

# AWARDS FOR EXCELLENCE 2015



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# AWARDS FOR EXCELLENCE 2015



## WINNERS AND FINALISTS

### RUSSEL PERRY AWARD FOR URBAN DEVELOPMENT EXCELLENCE

#### *Elements*

Cedar Woods Properties Limited

### JUDGES' AWARD

#### *One on Aberdeen*

Housing Authority

### RISING STAR AWARD

#### *Providence*

Eastcourt Living

### AFFORDABLE DEVELOPMENT

Winner:

*Elements* entered by Cedar Woods Properties Limited

Finalist:

*One on Aberdeen* entered by Housing Authority

### URBAN WATER EXCELLENCE

Winner:

*Eliza Ponds* entered by MMJ Real Estate

### ENVIRONMENTAL EXCELLENCE

Winner:

*The Glades at Byford* entered by LWP Property Group

Finalist:

*Perry Lakes Redevelopment* entered by LandCorp

### SUSTAINABLE URBAN DEVELOPMENT

Winner:

*Perry Lakes Redevelopment* entered by LandCorp

Finalist:

*The Village at Wellard* entered by Peet Limited and Housing Authority

### HIGH DENSITY DEVELOPMENT

Winner:

*Spring View Towers* entered by Finbar Group Limited

Finalist:

*Encore Apartments* entered by Blackburne

### RESIDENTIAL DEVELOPMENT UNDER 250 LOTS

Winner:

*The Primary Coolbellup* entered by Lendlease and LandCorp

Finalists:

*Elements* entered by Cedar Woods Properties

*Eliza Ponds* entered by MMJ Real Estate

### URBAN RENEWAL

Winner:

*Eliza Ponds* entered by MMJ Real Estate

### RESIDENTIAL DEVELOPMENT OVER 250 LOTS

Winner:

*Baynton West* entered by LandCorp

Finalists:

*Honeywood* entered by Satterley Property Group

*Providence* entered by Eastcourt Living

### MEDIUM DENSITY

Joint Winners:

*Monarc Apartments* entered by Blackburne

*North One—Subi Centro* entered by Pindan Capital Limited

### MASTERPLANNED DEVELOPMENT

Winner:

*The Village at Wellard* entered by Peet Limited and Housing Authority

Finalists:

*Brighton Estate* entered by Satterley Property Group and Housing Authority

*Dalyellup Beach* entered by Satterley Property Group and Housing Authority





The UDIA Awards for Excellence celebrate remarkable developments throughout Western Australia. Excellence is not something which is easy to achieve, and it doesn't happen by chance. Each of the Award entrants strive for excellence, an ever evolving accolade used to describe projects which go above and beyond, changing from year to year, driven by market demand, the requirements of government and the expectations of the broader community.

Some developments have been with us for a long time, achieving excellence since the conception of the Awards over twenty years ago. Masterplanned communities such

as Ellenbrook and Brighton have consistently impressed our judges, having been recognised for their excellence across several categories over the years. Ongoing achievement of this calibre, in the face of the significant changes seen in Perth within that time, is remarkable, and the Awards serve in recognising the exceptional projects that accomplish this.

Western Australia's development industry is evolving, with approvals for units, apartments and townhouses becoming increasingly prevalent. The year ending 30 June 2014 saw 5,831 approvals for dwellings other than houses, while in the 2014/15 financial year that figure jumped 45% to 8,559. This resulted in the market share of new detached housing dropping below 70%. These changes are reflected within the Awards, with the mix of products entered in the broader categories becoming more diverse as our population grows and community expectation changes. This does not make the job of the judges easy and we thank them for their professionalism and commitment.

From personal experience, I can tell you that delivering an award winning project can be challenging, but the satisfaction of being recognised by your peers for delivering great places for people to live, work and enjoy their lives is immense.

We hope that you enjoy reading about the 2015 Awards recipients. These projects have achieved excellence and are outstanding examples of development within the Western Australian urban development industry.

Warm regards,

Paul Lahey

UDIA WA President



**AWARDS  
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## AWARDS FOR EXCELLENCE 2015

The Russel Perry Award for Urban Development Excellence is given to the project judged to be the best of the best in 2015.

This is the most prestigious recognition that is awarded by UDIA in Western Australia

### Russel Perry Award for Urban Development Excellence

**Winner: *Elements*, Cedar Woods Properties Limited**

#### About the Project

The Elements estate, built by leading property developer Cedar Woods, has gained a reputation for delivering a new standard of living for South Hedland. Comprising over 190 homes, this estate is a unique example of excellence in urban development, innovation and community initiatives. In close proximity to the South Hedland town centre and the airport as well as to Port Hedland, Elements is an estate that flows, with well landscaped streets all leading to a central parkland. A range of housing options are available, from large lots for generous single and dual key homes to group housing sites delivering smaller townhouse and apartment living options.

At Elements, Cedar Woods has produced an innovative affordability approach to deliver housing to indigenous and not-for-profit community groups. Cedar Woods partnered with community organisations including Foundation Housing and IBN Corporation to make a number of homesites at Elements available to those who would otherwise not have access to adequate housing. In addition, indigenous heritage was a key consideration during the design and construction phase at Elements.

Elements has been designed to incorporate environmentally sustainable features. The highly connected road network within the estate has been orientated to create breeze corridors through the site, and homes have been built to maximise cross ventilation and to reduce solar gain. By adopting solar orientation, shading and air flow measures, Elements delivers a low energy urban design and architecture in South Hedland.

The Elements development has not been without its challenges. Cedar Woods made the decision to build the estate in a region where nearly all notable developments are Government-led. In addition, the uniqueness of the site presented difficulties in relation to unseasonable cyclonic events as well as labour, material and accommodation shortages.

Cedar Woods Managing Director Paul Sadleir said he was proud of what had been achieved at Elements, particularly given the downturn in the Pilbara property market.

"Our prudent sales and marketing approach, which resisted the urge to inflate prices in an overheated market, has resulted in another highly successful project for Cedar Woods," he said.

"In simple terms, Cedar Woods had the courage to develop a lifelong legacy for the community of South Hedland."

"It is testament to the success of the company as a whole, continuing to deliver high quality residential estates in a responsible, professional and sustainable manner."

For more information, visit [www.elements-hedland.com.au](http://www.elements-hedland.com.au)

#### Judges' Comments

It is perhaps fitting that the inaugural winner of the award now named in commemoration of the late Doctor Russel Perry should be won by a private sector developer who has ventured into a difficult environment to deliver a project that provides so much good for a deserving group of end users, whilst delivering a commercially sound outcome for the developer, arguably against the odds.

When Cedar Woods Properties embarked on the project now known as Elements, the iron ore price was reaching record highs and the price of land and housing in the Pilbara was at its peak due to an historic lack of supply and pent up demand.

While the difficulties of developing residential land and housing in the Pilbara are well documented and have been faced by others, the point of difference in Elements is its foundation in Cedar Woods' core value to build community diversity, which led the company in this instance to strive for price normalisation and the provision of affordable housing for those disadvantaged by the prevailing market conditions at the time.

Forming a strategic partnership with two indigenous groups, IBN Corporation and Gumala Corporation and not-for-profit community housing provider Foundation Housing, Cedar Woods has managed to fulfil its aim of a diverse community and has delivered at Elements an example of how the private sector can deliver sustainable outcomes in regional areas.

Congratulations to Cedar Woods and all involved in Elements.





## AWARDS FOR EXCELLENCE 2015



**Michael Glendinning**  
*Head Judge  
Business Director  
Planning & Development  
RPS Planning &*



**Ian Holloway**  
*Judge  
Residential Building  
Industry Consultant  
All Things Residential*



**David Horn**  
*Guest Advisor  
Manager, Environment  
GHD Pty Ltd*

### Judges' Award

#### Winner: *One on Aberdeen*, Housing Authority

One on Aberdeen is an outstanding example of how the government is working differently with industry to deliver more affordable housing at no capital cost to government. Rather than being a passive seller of the land, the Department of Housing has been an active equity partner in a private sector led development that has delivered 161 high quality apartments in the CBD, with 66 specifically for people on low to moderate incomes.

"One on Aberdeen has transformed a previously under-used carpark into quality, affordable accommodation for people who would otherwise struggle to afford to live in the city," Department of Housing, A/Director General Paul Whyte said.

"The Department partnered with Diploma Properties to develop the inner-city apartment complex which is an innovative response to the affordable housing challenge that increases supply without relying on Government finance."

"Land was provided by the Department which helped secure the private sector equity and debt and finance for construction. From land valued at approximately \$6 million, the partnership has delivered a \$73 million residential project in the heart of Perth which was completely sold prior to completion.

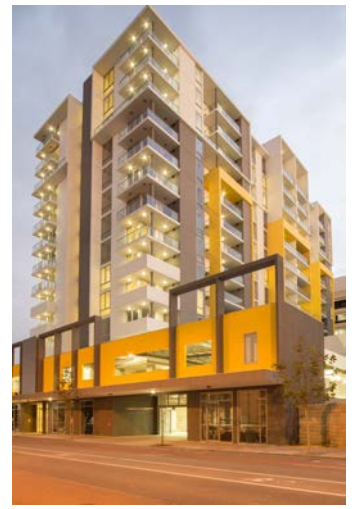
"One on Aberdeen has brought more affordable housing to the heart of Perth and has helped to inject a greater vibrancy and activity within the CBD."

Completed in 2014, One on Aberdeen comprises 161 high quality residential apartments and seven commercial units in a 13-storey building. The development was designed by architects McDonald Jones and features high-quality fixtures and fittings with an emphasis on style and functionality.

It incorporates a range of affordable housing options in a single building, incorporating both smaller studio and one bedroom apartments as well as apartments targeted specifically for social housing, shared equity home ownership, key workers and discounted rentals under the National Rental Affordability Scheme (NRAS).

One on Aberdeen is a transport-oriented project and very well-located. Residents are only 650m walking distance from the Perth city train station and bus routes. It is also close to many other essential services and utilities like shops, a range of cafes and restaurants, public open spaces, and Perth's new Northbridge City Link.

One on Aberdeen is a key project under the State's Affordable Housing Strategy to deliver at least 20,000 affordable housing opportunities by 2020.



### Judges' Comments

The Housing Authority's "One on Aberdeen" apartment development on the corner of Aberdeen and Pier Streets in Perth demonstrates how the Government can think and act differently to leverage private sector capital and development expertise to achieve outstanding affordability outcomes and strong commercial returns.

In partnership, the Housing Authority made its land available to support debt finance for the project, remained an active equity partner throughout the project and directed its profits into retained apartments. Comprising seven street front

commercial units and 161 apartments over 13 storeys, 60% of the apartments were sold to owner-occupiers or investors and 40% were made available to people on low to moderate incomes.

The judges were impressed by the building's design and finishes, which were evident in the internal inspection of an occupied rental apartment which enjoyed views to the Darling Ranges.

Congratulations to the Housing Authority and all involved.







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## Rising Star Award

**Winner: Providence, Eastcourt Living**

Providence is a boutique 790-lot community in Wellard, approximately 32 kilometres south of Perth CBD. The development of the 73-hectare site has been carried out with a strong aesthetic vision. Benefits of its design-driven ethos are present across all aspects of the development – from its eye-catching public art and generous expanses of landscaped parkland, to its sensitive retention of native trees and outlook-focused lot orientation. The overall impression is that of a premium country club.

“Providence is an opportunity for buyers to access premium living without the premium price tag,” explained Sam Gill, Manager Property Development at Eastcourt Living. “We’ve invested heavily in quality design and amenities. Residents are coming here to build their dream homes and we wanted to provide them with an environment to match.”

Providence’s masterplan includes no less than six landscaped parks, one of which contains a state-of-the-art, supersized adventure playground. Other al fresco facilities include picnic spots, barbecue areas, half-court basketball zones and all-weather gym equipment. There’s also a 5km walking trail and cycle ‘loop’ that encircles the entire development.

Recently the on-site facilities were broadened to include a 17-home display village featuring showcase homes from some of WA’s premier builders, including Redink, Content Living, National Homes, Smart Homes and Impressions.

Providence is being developed with environmental considerations front of mind. Mature trees, which line the estate perimeter, have been retained in large numbers and manicured parkland is positioned to create picturesque transitional corridors into areas of bulrush wetland and conservation bushland that adjoins the development to both the north and south.

In the first two years of marketing sales at Providence have far exceeded expectations, with the variety of lot sizes on offer (blocks range from 225 sqm to 650 sqm) helping to maintain a broad appeal.

“The range of housing options we have is certainly helping us in terms of sales,” said Mr Gill. “But our biggest advantage is the value for money on offer. Our investment in design-driven principles ensures that the community is truly a special place to live. Our customers can see the value in this vision and they are enthusiastic about buying into it.”

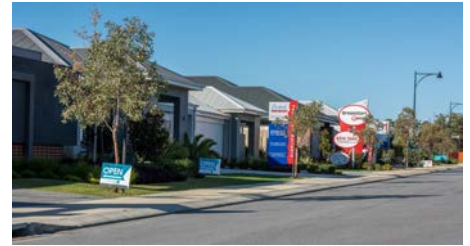
## Judges’ Comments

Probably the element which stands out more than anything else at Providence is the visual environment, an almost nebulous and subjective judgement when you enter and drive around the estate. On closer examination is the very real effort that has been put in to achieve an exceptional result. Providence will eventually be a 790 lot development plan for a wide ranging housing product diversity providing broad market appeal.

A reasonably difficult site with its underlying saturated clays, a location situated between the Leda Bush Forever reserve, the Bollard Bulrush Wetland and the Peel Main Drain. The approach to come off Wellard Road with respect to the relationship with Homestead Ridge has isolated the development and given it a true separate identity in the area.

Elements such as a permeable grid layout with a majority of East-West orientated lots, realignment of Johnson Road to facilitate public transportation, the use of the parks and retained natural bush to buffer but at the same time provide an outstanding visual amenity, tree retention and integration of water management into the design and the decision to provide over 15% public open space to achieve the outcomes, all adds to make this development a rising star.

Congratulations to all involved in Providence.





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## Finalist

*One on Aberdeen*  
Housing Authority

## Affordable Development Award

**Winner: *Elements*. Cedar Woods Properties Limited**

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Elements has been designed to incorporate environmentally sustainable features. The highly connected road network within the estate has been orientated to create breeze corridors through the site, and homes have been built to maximise cross ventilation and to reduce solar gain. By adopting solar orientation, shading and air flow measures, Elements delivers a low energy urban design and architecture in South Hedland.

The Elements development has not been without its challenges. Cedar Woods made the decision to build the estate in a region where nearly all notable developments are Government-led. In addition, the uniqueness of the site presented difficulties in relation to unseasonable cyclonic events as well as labour, material and accommodation shortages.

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For more information, visit [www.elements-hedland.com.au](http://www.elements-hedland.com.au)

### Judges' Comments

The Elements development evidenced the capacity of the private sector to deliver quality affordable housing as well as assisting with the local aboriginal communities and community housing to provide much-needed housing for the community.

As stated in their entry, one of Cedar Woods' core values is "to Build Community Diversity where the company seeks to address population growth by providing housing choice, diversity and affordability". Consistent with this core value, Cedar Woods articulated its primary objective for Elements - to bring about certainty in land supply, price normalisation and the provision of affordable housing opportunities for those disadvantaged by the market conditions which existed at the time. The judges felt that this was achieved at Elements.

At a time when housing demand was at its absolute peak in Port Hedland, Cedar Woods took a path that was not the normal development approach, but sought to provide affordable housing, while at the same time producing a subdivision which has set a new benchmark, not only for South Hedland but for the Pilbara in general.

Five years has passed since the land was secured and the development proceeded during a period of extreme labour demand in the region. It is now two years since civil construction started and the whole estate is practically built out. The covenant controls have ensured the built form has synergy and the estate has excellent presentation.

Congratulations to Cedar Woods.







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Finalist

Perry Lakes  
Redevelopment  
LandCorp

## Environmental Excellence

### Winner: *The Glades at Byford*, LWP Property Group

Launched in 2007, The Glades at Byford is a master-planned community by developer LWP Property Group and one which Managing Director of LWP, Mr Danny Murphy, says has been designed with leading environmental principles from the outset.

"Our aim at The Glades has been to create an urban development that enhances the natural ecosystems that are at the heart of the development for both environmental and community benefit," he said.

The Glades at Byford takes its name from a series of landscaped multiple use corridors (or 'glades'), designed to foster a unique local character and sense of place that is sensitive to the existing rural heritage of the locality.

They also serve to maintain their natural function as drainage corridors and habitats for native flora and fauna and provide a diverse range of recreational opportunities for local residents in the form of activity nodes connected by a series of walk and cycle trails.

More than 85% of trees within The Glades have been retained, either within road reserves or parks and public open spaces, whilst Australian native plants have been used extensively in the landscaping design.

Another key feature of The Glades is the water sensitive urban design principles adopted which take into account the natural hydrology of the site.

"Smart water management not only is important in the public areas at The Glades, but also down to each individual homesite," Mr Murphy said.

"Waterwise landscaping packages ensure that each home will have a waterwise front yard and we also incentivise a 2500L rainwater tank, connected to the toilet and laundry."

Eighty-five percent of homesites at The Glades are also located on a north/south alignment allowing residents to construct solar passive homes.



## Judges' Comments

A masterplanned community delivering almost 4,000 homes near Byford and the Darling Scarp, The Glades at Byford comprises a series of discrete precincts which are defined by drainage corridors. Applying outstanding design principles, LWP has produced a community within which the built environment integrates seamlessly with the natural, utilising multiple use corridors which maintain their natural drainage function while fostering a unique local character, providing amenity and linear movement systems through the estate and a sense of place that is sensitive to the rural heritage of the locality.

Key elements of environmental excellence include tree retention, additional mass planting of natives, weed eradication, water sensitive urban design and water efficient principles and

management. Due to its need to overcome significant environmental challenges, The Glades has achieved multiple certifications from UDIA's EnviroDevelopment program. The Glades is an outstanding example of a quality development which protects, integrates with and enhances the natural environment.

Congratulations to LWP.







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## Urban Renewal

**Winner: Eliza Ponds, MMJ Real Estate**

The new Eliza Ponds estate has gained a reputation as one of the most historic, well-located and liveable communities to be developed close to Fremantle in recent times.

Located just 1km from Coogee Beach, the new master-planned community is known for its picturesque ponds and pretty parklands, in addition to its commemorative boardwalks and public art.

Brad Carey, Director of MMJ Real Estate WA, says the new estate has brought together the past and present by transforming the century-old Watsonia factory site.

"This is a community rich in history, which also combines affordability and location," he said.

"Eliza Ponds really is one of the most livable communities to be developed close to Fremantle and Coogee beach in recent times.

"It's proving particularly popular with young families, with an impressive choice of four childcare centres, three public primary schools and one Catholic primary school nearby."

During its transformation, careful attention was paid to the site's scenic ponds, with a major focus on rehabilitating and enhancing the area's wetlands, which involved relocating turtles, snakes and fish to a nearby conservation area.

Several interpretive signs have also been included in the new community, which include details about significant local businessman, philanthropist and politician William Watson, the Founder of Watsonia, in addition to the site's factory, which was a major local employer in the area, and its homestead.

A town centre is also planned for Eliza Ponds with retail offerings such as a small supermarket, café, newsagency, chemist and hairdresser, alongside other speciality stores and up to two storeys of residential apartments.

The community is named after the wife of William Watson and the historic wetlands that feature throughout the site. It was awarded the Urban Development Institute of Australia's (UDIA) Rising Star Award for 2014.

For more information on Eliza Ponds, contact Fred Burnett on 0417 981 443 or visit [www.elizaponds.com.au](http://www.elizaponds.com.au).



## Judges' Comments

Over the past five years, the former Watsonia manufacturing "brownfield" site in Spearwood has been transformed from a contaminated, 100 year old industrial facility, to a thriving and highly sought-after community.

The name of the estate, Eliza references the wife of the founder of Watsonia and the restoration of the ponds ties this urban renewal project back to its roots. This includes the public art that has been recycled and referenced back to the original purpose of this site before its renewal.

With the exception of these references there is little to show of the degradation of the site prior to its repatriation. Probably one of the most important repatriation has been the ponds which now represent a core component of the development. The site was very challenging but the results have been outstanding. Located 1 km from Coogee and 7 km from Fremantle this development has added true regeneration to the area of Hamilton Hill and its surrounds.

Congratulations to all involved in Eliza Ponds.





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**LAVIN** LEGAL  
Leaders in Law

Finalist

*Encore Apartments*  
Blackburne

## High Density Development

**Winner: *Spring View Towers*, Finbar Group Limited**

The Spring View Towers development is a leading example of urban infill that was the first new multi-residential development within the Springs Rivervale precinct.

Spring View Towers consists of 188 residential apartments across two buildings ranging from nine to sixteen storeys over a shared podium. Taking full advantage of River and City aspects, the separate tower elements provide high amenity views of the Swan River, the CBD and the Darling Escarpment.

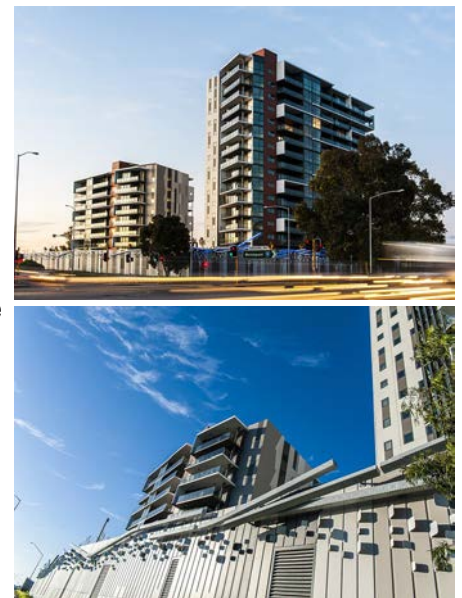
Reflecting Finbar's corporate ethos of "Developing Better Lifestyles", the project shares a full range of amenities, including two residential lounges, 20m solar heated lap pool with water feature, gym, timber-lined sauna, and an expansive, landscaped podium deck area with BBQ facilities.

The site was purchased in 2012 from LandCorp with the planning framework yet to be formally finalized. The development was completed and settled in 2014.

Located at the corner of Great Eastern Highway and the Graham Farmer freeway off-ramp, the tender process for purchase was looking for design excellence that would anchor development throughout the precinct. After initial discussions with LandCorp and the City of Belmont that began with built form as contemplated within the Design Guidelines, Finbar explored a variety of alternative ways to positively play with massing and articulation.

Original concepts consisted of one building spread across the site at a lower height but greater mass, with residential uses concentrated in the towers and significant commercial in an expansive podium with nil setbacks. Further design development and negotiations with LandCorp and the City saw the built form broken up into three towers, two higher residential towers with a shared podium as a separate development, and the third a proposed, lower, solely commercial building. The latter commercial tower has DA approval but awaits a feasible level of leasing pre-commitments before construction is to commence.

The Spring View Towers development is urban infill of the highest order, reflecting both state and local government aspirations for infill development, located in close proximity to public transport routes (rail and bus), the CBD, and the amenity of the Swan River and Burswood Crown Casino, which has provided an important benchmark for multi-residential development within an existing degraded urban context.



## Judges' Comments

Spring View Towers is located on the corner of the Graham Farmer freeway and Great Eastern Highway, one can only envisage this as being a challenging and fairly hostile environment. The negotiated outcome is anything but that.

The use of the two towers instead of a single block has resulted in an amenity which has given both great built form outcomes and a grand feeling of visual space and amenity. It covers 13 hectares of land and provides 188 residential apartments. One being nine storeys running East-West and the other being 16 storeys running north-south. There is a public park fronting both buildings which allows the open space from the site to bleed into the park and integrate the development into the space. The incorporation of this amenity is outstanding from ground level and also from the first level of the development giving a palazzo effect. This negotiated outcome of the separation of the buildings with a shared podium rather than a block has made this an outstanding development.

While it was the first multi residential development in the Springs it was 90% sold prior to completion with a 60% owner occupier rate. Spring View Towers also provides exceptional communal facilities which was seen by the developers as a necessity given the original isolation of the towers. The high standard of these facilities is proven in their utilisation by residents.

Congratulations to all involved in Spring View Towers, you have created an exceptional, high density development with amazing amenities.







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## Medium Density

### Joint Winner: *Monarc Apartments, Blackburne*

Several developers had tried to redevelop the Pacific Motel site over ten years without success. The hurdles were numerous, mainly relating to the distinctive heritage nature of the location. Bringing *Monarc* to fruition demanded all of the design sensitivity and negotiation skill Blackburne could bring to bear.

Constraints on the redevelopment of the site included: a heritage listed church on one boundary, a residential character house on the other boundary, and a neighbourhood dominated by single-storey character homes east of Stirling Street. This called for a design solution that carefully responded to its context.

*Monarc* applied high quality architecture and a layering of materials, textures and wall depths to break down the scale and bulk of the building and allow it to sit comfortably amidst its heritage surroundings. The design referenced the historical nature of the local neighbourhood in a number of ways, including traditional red brick and metallic claddings echoing iron roofing.

The project's open central core design facilitating solar penetration and cross ventilation saw the City of Vincent's Design Advisory Committee (DAC) judge *Monarc* as representing 'Design Excellence', allowing an additional two storeys over the three-storey height limit. The podium of three levels reduced the scale of the development, with levels 4 and 5 terraced back from the streetscape to minimise the impact of the building.

A considerable contribution was also made to the streetscape through the commissioning of local, internationally renowned artist Kyle Hughes-Oggers. He created significant permanent art pieces on the main facade and an integral entry statement feature.

Highgate's leafy character demanded special consideration for landscaping, so a feature of *Monarc's* design is a central courtyard beautifully landscaped both at ground level and vertically on the southern wall of the void. This 'gro-wall' has been designed to flourish in the northern sunlight and offer a diversity of plant species between the lower and upper level.

Despite the quality of the building design and the outstanding inner-city location close to transport, cafes, bars and restaurants, Blackburne faced a competitive selling environment – particularly with several projects in lesser locations but with lower entry prices competing for the same buyers. The solution was to substantially improve the fitout, so *Monarc* featured: high quality European appliances throughout with stone bench tops, concealed cisterns, reverse-cycle ducted airconditioning with remotely located condensers, and much more.

To appeal to a broad buyer market, there were also a remarkable 18 apartment types, including innovative two-storey loft apartments. With sensitivity and innovation, *Monarc* proved to be both a sales success and a neighbourhood asset.



## Judges' Comments

Monarc Apartments and North One – Subi Centro, are worthy joint winners of the Medium Density Award for Excellence. While both projects could be said to be quite different they also had some close similarities. After reassessing the score sheets the judges could not separate the scores and believe them both to be very worthy winners.

Both developments used an internal courtyard or atrium to provide strong light and ventilation connection to the units. There was a "freshness" in walking through the projects because of the absence of long internal corridors and the judges believed the costs associated with this form of design benefited the feeling that was achieved.

Both projects had a symbiotic relationship with their adjoining buildings and while the architectural forms are very different, they tied in using materials and architectural elements. Both used a red brick that enabled the buildings to feel very much a part of their older environment.

Monarc achieved a high-level fit out but aimed at an affordable outcome, as such there was no communal facilities.

North One – Subi Centro on the other hand had an outstanding communal area on the upper level with barbecues, kitchen, large internal entertaining area and a great external rooftop lounging space.

The Judges commend them both on their objectives and how many of those objectives were reflected very differently but gave outstanding results. Congratulations to Blackburne and all involved in Monarc Apartments and Pindan Capital and all involved in North One – Subi Centro.







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## Medium Density

**Joint Winner: North One - Subi Centro, Pindan Capital Limited**

Pindan's North One development in Subiaco is located in a high profile landmark location and has been recognized as a strong example of a high quality built form and architectural excellence.

The mixed-used development was completed in late 2014, with first residents moving in prior to Christmas. It comprises 2 basement level carparks, 17 commercial units on the ground level and 88 apartments over 4 floors.

Senior Project Manager for Pindan, Mr Tim Cummins, said of the 88 apartments a high proportion of one bedroom layouts were included, a conscious decision to meet the growing appetite for a price sensitive product with immediate access to transport, shops, cafes and restaurants.

"With 60% of the apartments on offer at North One comprising one bedroom, a lot of time was spent on the design of common facilities which could be used by both those living in the apartments as well as commercial tenants," he said.

Communal facilities at North One include a 'master chef' kitchen, known as "The Loggia", and an open rooftop terrace complete with BBQs, a cinema, resident's lounge, gym and steam room.

The focus on high quality communal space was purposeful and is unique when compared many other similar developments.

"Our emphasis at North One was on creating communal spaces which are well used - places where residents and commercial tenants can entertain clients and friends in an excellent facility - and our rooftop is a great example of that," Mr Cummins said.

All apartments also feature a high quality fit out, previously unheard of for apartments at an entry level pricing structure, which Mr Cummins said was essential in ensuring the internal design of the building matched the external architecture.

"Architecturally, the external façade with its angular forms of the building on the north side and its patterned brick blades on the south are contemporary and striking, so it was essential the internal fitout has the same wow factor," he said.



## Judges' Comments

Monarc Apartments and North One – Subi Centro, are worthy joint winners of the Medium Density Award for Excellence. While both projects could be said to be quite different they also had some close similarities. After reassessing the score sheets the judges could not separate the scores and believe them both to be very worthy winners.

Both developments used an internal courtyard or atrium to provide strong light and ventilation connection to the units. There was a "freshness" in walking through the projects because of the absence of long internal corridors and the judges believed the costs associated with this form of design benefited the feeling that was achieved.

Both projects had a symbiotic relationship with their adjoining buildings and while the architectural forms are very different, they tied in using materials and architectural elements. Both used a red brick that enabled the buildings to feel very much a part of their older environment.

Monarc achieved a high-level fit out but aimed at an affordable outcome, as such there was no communal facilities.

North One – Subi Centro on the other hand had an outstanding communal area on the upper level with barbecues, kitchen, large internal entertaining area and a great external rooftop lounging space.

The Judges commend them both on their objectives and how many of those objectives were reflected very differently but gave outstanding results. Congratulations to Blackburne and all involved in Monarc Apartments and Pindan Capital and all involved in North One – Subi Centro.





**AWARDS  
FOR EXCELLENCE  
2015**

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## Urban Water Excellence

**Winner: *Eliza Ponds*, MMJ Real Estate**

The new Eliza Ponds estate has gained a reputation as one of the most historic, well-located and liveable communities to be developed close to Fremantle in recent times.

Located just 1km from Coogee Beach, the new master-planned community is known for its picturesque ponds and pretty parklands, in addition to its commemorative boardwalks and public art.

Brad Carey, Director of MMJ Real Estate WA, says the new estate has brought together the past and present by transforming the century-old Watsonia factory site.

"This is a community rich in history, which also combines affordability and location," he said.

"Eliza Ponds really is one of the most livable communities to be developed close to Fremantle and Coogee beach in recent times.

"It's proving particularly popular with young families, with an impressive choice of four childcare centres, three public primary schools and one Catholic primary school nearby."

During its transformation, careful attention was paid to the site's scenic ponds, with a major focus on rehabilitating and enhancing the area's wetlands, which involved relocating turtles, snakes and fish to a nearby conservation area.

Several interpretive signs have also been included in the new community, which include details about significant local businessman, philanthropist and politician William Watson, the Founder of Watsonia, in addition to the site's factory, which was a major local employer in the area, and its homestead.

A town centre is also planned for Eliza Ponds with retail offerings such as a small supermarket, café, newsagency, chemist and hairdresser, alongside other speciality stores and up to two storeys of residential apartments.

The community is named after the wife of William Watson and the historic wetlands that feature throughout the site. It was awarded the Urban Development Institute of Australia's (UDIA) Rising Star Award for 2014.

For more information on Eliza Ponds, contact Fred Burnett on 0417 981 443 or visit [www.elizaponds.com.au](http://www.elizaponds.com.au).



## Judges' Comments

The Eliza Ponds Estate manages water on a challenging site in a way that enhances environmental outcomes across the development. The judges were particularly impressed by the remediation of the Factory Ponds into a sustainable, permanent water body, designed to minimise the mobilisation of legacy contaminants and improve urban stormwater quality. The retention and integration of a second existing wetland in Stages 4-8 is another example of best practice water sensitive urban design.

Congratulations to all involved in the Eliza Ponds Estate.





**AWARDS  
FOR EXCELLENCE  
2015**

**Award Sponsor**



**Finalist**

*The Village at Wellard*

Peet Limited and Housing  
Authority

## **Sustainable Urban Development**

**Winner: *Perry Lakes Redevelopment*, LandCorp**

LandCorp's urban renewal development of Perth's iconic Perry Lakes athletic stadium has won this year's prestigious Urban Development Institute of Australia's Sustainable Urban Development award.

Transforming the underutilised stadium into a vibrant community for 1,200 people in the western suburb of Floreat, LandCorp created a place that was reflective of its past while responding to the city's current needs.

LandCorp Chief Executive Frank Marra said LandCorp embraced the challenge of applying the highest of sustainable practices and environmental excellence targets, to this development, setting a new benchmark for environmentally sustainable urban renewal projects in Western Australia in the process.

"The success of the Perry Lakes development was down to good design and a commitment to achieving the best things possible for the site," Mr Marra said.

"We have minimised the development's impact on the environment as much as was possible. By embracing sustainability principles and high environmental targets, we have achieved a medium density housing development that embraces passive climate control and features a rehabilitated landscape."

"The stringent environmental framework on this development tested our innovation and creativity in delivering a highly-desirable place to live."

Mr Marra said by recycling and reusing materials from the site, LandCorp reduced materials being sent to landfill and connected the development with its heritage.

"Timber seating from the old stadium has been reused in landscaping, boardwalks and public art while the old scoreboard is now an architectural feature that all residents can enjoy," he said.

"These amenities are further enhanced with the treatment given to the area's natural environment. LandCorp successfully incorporated the network of wetlands and native bush land surrounding the old track and field facilities in the new development, rehabilitating the erosion from years of previous use."

LandCorp's application of innovative and ground-breaking techniques in the Perry Lakes residential estate saw the cutting edge use of recycled material in the construction of the project's roads, a method years ahead of its time. The practise is now more widespread and acknowledged by Main Roads WA through its recycled road bases standards.

"With Perry Lakes, we have shown that building an attractive, sustainable, medium density community that appeals to homeowners is possible and worthwhile," Mr Marra said.

## **Judges' Comments**

An outstanding development. One does not realise the commitment to sustainability until you have the advantage to walk through the estate. The reuse of materials is quite extraordinary, down to the reuse of the bricks in walls of the estate. The Wandoo timber from the seating is now in boardwalks, whilst other recycled timber has been made into outdoor furniture. Crushed brick has been used as inorganic mulch and in rammed earth walls. In fact this reuse has kept the sentiment of the stadiums original use alive throughout the estate.

The original trees planted for the stadium in 1964 have been protected within the design of the estate and looked after during the development process. Even the stadium track is reflected in the street layout.

The rehabilitation of the wetlands and lakes which were hunting grounds and fishing holes for the local Aboriginal families is another outstanding benefit.

The Judges highly recommend a walk around this development to enjoy the way in which it has rejuvenated and connected with Perry Lakes and the Commonwealth Games at the stadium.

Congratulations to LandCorp.







AWARDS  
FOR EXCELLENCE  
2015

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#### Finalists

Elements

Cedar Woods Properties

Eliza Ponds

MMJ Real Estate

## Residential Development Under 250 Lots

**Winner: *The Primary, Coolbellup*, Lend Lease and LandCorp**

The Primary at Coolbellup has taken out the Affordable Development category at the UDIA State Awards for Excellence held last night at PCEC. The project, by development partners Lend Lease and LandCorp won the category against a strong field and also took out the Residential Development Under 250 Lots Category.

A seamlessly integrated urban infill redevelopment of the former Coolbellup Primary School, the 4.67 hectare site includes 58 single housing lots, two medium density grouped housing sites and almost a quarter of the site is a beautifully considered public realm. Key to the planning of the sustainably designed site was delivering the community vision to turn it "from Classrooms to Community", while embracing the "Cooby Spirit." The result is a community that not only celebrates the history of the former school site, and considers its significant environmental features but most importantly maintains a sense of place and inclusiveness for the wider community.

Upon receiving the award General Manager of Lend Lease's Communities business in Western Australia Anthony Rowbottom said the development partners were very proud about what had been delivered at The Primary at Coolbellup.

"The Primary successfully celebrates the role the school played in the community over many years and provides a wide range of quality, yet affordable home options to meet the diverse lifestyles, needs and budgets of people and families of all ages, as well as providing aging in place," he said.

"The strategies we used at The Primary may be common-place in larger master planned communities, but are rarely seen in small infill developments under 100 lots. The development and delivery of these strategies involved a concerted effort by development partners, the project team and City of Cockburn to achieve these outcomes within the short 12 month project delivery timeframe.

Affordable development highlights of The Primary at Coolbellup;

- Provision of a variety of smaller and affordable lots fit for purpose and offered at an affordable price point
- Partnering with innovative builders to enable the development of new affordable built form product (including detached 2 x 1 adaptable homes, and small lot 3 x 2
- Partnering with builders to enable the design and sale of turn-key fixed price house and land packages targeted to an affordable price point
- A stringent EOI process to secure well-respected residential builders and developer of both group housing sites, ensuring the highest value return for the project and lowest price for purchasers to enable the delivery of innovative two-storey adaptable dual-key townhouses
- Unique inclusions to the planning and Detailed Area Plans for all single residential lots such as reduced setbacks and reduced private open space to enable additional home site coverage to allow for optimisation of the use and affordability of the land
- Increased investment in the public realm to offset the smaller outdoor living spaces ensuring a quality of living regardless of the lot size.

## Judges' Comments

The Primary at Coolbellup is an outstanding example of urban regeneration, with almost 90 dwellings developed on the site of the former Coolbellup Primary School, some 15km from the Perth CBD. Acquiring the site at market value from the Department of Education, development partners Lend Lease and LandCorp have delivered much needed new housing stock to a suburb in great need of rejuvenation, in an efficient and profitable manner whilst meeting density and affordability targets, delivering sustainable living measures and stimulating further private redevelopment in the area.

Following exhaustive community consultation, as is necessary for the redevelopment of once public land, the plan retains over 20% public open space, within which significant vegetation has been retained and enhanced. The former use and heritage of the site has been captured in more formal open spaces which contain a series of outstanding pieces of themed public art creating a sense of place and a community focus. Using a ballot system to cater for an oversubscribed registration list, the developers worked closely with the cottage building sector to deliver affordable and aesthetically pleasing house and land packages.

Congratulations to all involved in The Primary.





AWARDS  
FOR EXCELLENCE  
2015

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#### Finalists

Honeywood

Satterley Property Group

Providence

Eastcourt Living

## Residential Development Over 250 Lots

**Winner: Baynton West, LandCorp**

LandCorp's quality residential development, Baynton West in Karratha, is flying the flag for the Pilbara in this year's UDIA WA Awards for Excellence.

Entered in the *Residential Development Over 250 Lots Category*, Baynton West was developed when the Pilbara community was confronted with limited housing stock at a time of significant demand during the resources construction boom.

LandCorp Chief Executive Frank Marra says Baynton West has successfully delivered family-friendly, affordable housing of varying density into the Karratha community.

"Only five short years ago, the only option for many in Karratha was to live in a donga camp or sleep in someone's living room", Mr Marra said.

"LandCorp's Baynton West changed all that, offering residents a master planned community with a high level of amenity on par with what you would find in the metropolitan area."

"The features include quality homes designed for the local climate, located in a well planned pedestrian friendly precinct which also integrates a popular local primary school.

"Partnerships between LandCorp and the Shire of Roebourne as well as the private sector have also resulted in construction of an \$11.5 million family centre and \$2 million adventure playground."

Mr Marra said the release of Baynton West lots also acted as a stimulus to the Karratha home building market, with the number of builders in the town increasing fivefold.

"The depth of demand for new homes is illustrated by the fact that Baynton West was the first development where we used an online registration process and just one 45 lot release received over 1200 online registrations," Mr Marra said.

"We synchronised the civil works and sales program resulting in some 350 lots having site works completed, sold and settled within just over 30 months."

Over 800 lots have now been sold in Baynton West.

Mr Marra said a key indicator of the success of development is that market research has shown that 4 in 5 residents are highly satisfied with Baynton West.



#### Judges' Comments

The challenges of development in the Pilbara have been met head-on by LandCorp at Baynton West, where in 2008 the resources boom created a crisis in affordable housing options in the Pilbara. On a 92 hectare site west of the centre of Karratha, LandCorp has produced a development which will comprise around 1000 homes and which has matured into a welcoming oasis, housing an active, permanent community.

While dealing with difficult site conditions and high development costs including major infrastructure upgrades, the need to address the harsh climate of the Pilbara to provide for comfortable living, has been resolved through a climatically sensible plan and the adoption of housing design guidelines which have been embraced by buyers. The plan provides for a diversity of housing product which is primarily detached housing but contains a significant element of attached, grouped and apartment options.

With an agenda to offer the land to the market at affordable prices, the land was sold through a series of ballots to an oversubscribed registration list. As the market in the Pilbara has moderated, it is evident that this community, anchored by an \$11m family centre and \$2m adventure playground, has thrived on the back of LandCorp's sound planning.

Congratulations to all involved in Baynton West.







**AWARDS  
FOR EXCELLENCE  
2015**

#### Award Sponsor



#### Finalists

*Dalyellup Beach*

Satterley Property Group  
and Housing Authority

*Brighton Estate*

Satterley Property Group  
and Housing Authority

#### Masterplanned Development

**Winner: *The Village at Wellard*, Peet Limited and the Housing Authority**

Perth's first greenfields, purpose-built transit oriented development, The Village at Wellard has been named the best masterplanned residential development in Western Australia by the Urban Development Institute of Australia (WA).

The residential community, which is home to more than 3,000 people and expected to expand to 7,000 residents, is a joint venture between Peet Limited and the Western Australian Department of Housing.

The development has received the recent accolade by UDIA WA for its pioneering design, which broke new ground in WA to deliver a commercially successful, attractive and affordable new community which elevated the level of civic facilities and amenities for the entire Kwinana region.

One of the best-selling estates in Perth for more than a decade, The Village at Wellard's 320-hectare site brings together mixed-use residential and commercial development, community parklands and civic amenities, schools, and conservation areas – with the Wellard Train Station and Village Centre shopping precinct at its heart.

Key features such as Wellard Square, with a Woolworths supermarket and 18 specialty shops, train station and bus depot, school, community centre and sporting fields, all link seamlessly with the surrounding natural bushland.

Designed as a walkable neighbourhood, most homes are less than 10-minutes' walk from the train station and Village Centre, reducing dependency on vehicles, improving residents' health and lifestyle, and creating a pedestrian-friendly, more interactive community.

Peet Limited Managing Director and CEO Brendan Gore said: "The Village at Wellard is one of Western Australia's most awarded communities and an excellent example of Government and the private sector working together to create a quality, affordable and sustainable community that will service the Perth of people well into the future."

The estate has a strong focus on sustainability and the environment, featuring a nine-hectare rehabilitated wetland, 17-hectare Bush Forever site and a large number of retained native trees.

It also successfully balances higher-density living around the train station with the neighbouring communities' larger homestead-style development, with apartments near Wellard Train Station already being awarded for its affordable design in the 2014 UDIA Awards.

Offering some of the most affordable living on the market, The Village at Wellard is also one of the most active new communities in the state, with an impressive calendar of events including the increasingly popular The Village Markets at Wellard.

The Village at Wellard will ultimately house more than 7,000 people, representing 14.2 per cent of Kwinana's projected population in 2021 of 49,300.

#### Judges' Comments

After 12 years in the making, The Village at Wellard has matured to the point where it is a worthy winner of this year's Masterplanned Award. Straddling the Perth-Mandurah commuter rail line the development provides more than 3000 families with easy access to Wellard Train Station, combined with the opening of the Wellard Square commercial and social hub adjacent to station and the rapid development of affordable density housing within the station's walkable catchment, the development is now a true leading example of Transit Oriented Development.

The estate integrates seamlessly with its natural setting, with great effort and innovation applied to preserving environmental attributes and incorporating existing bushland within the developed area, including the successful retention of two wetlands. Partnering with the Housing Authority, Peet Limited has exceeded the project's initial affordability targets and built a strong community development programme. This together with the early delivery of an Anglican Community School and a Community Centre in the heart of the Village, have delivered market-leading sales rates and a community, which in a recent survey, reported an astounding 93% level of satisfaction with life at The Village at Wellard.

Congratulations to Peet Limited, the Housing Authority and all involved.





## WINNERS AND FINALISTS

### Contractors and Consultants

#### BAYNTON WEST

ENTERED BY	LandCorp
WINNER	Residential Development Over 250 Lots
CONSULTANTS	Burgess Design Group Downer Edi Works Emerge Associates GHD Pty Ltd Mackay Urban Design Whelans Australia Pty Ltd Wood & Grieve Engineers

#### BRIGHTON ESTATE

ENTERED BY	Satterley Property Group and Housing Authority
FINALIST	Masterplanned Development
CONSULTANTS	Bruce Aulabaugh CLE Town Planning + Design Cossill & Webley Pty Ltd Emerge Associates EPCAD Pty Ltd MNG. Satterley Property Group Strategen Environmental

#### DALYELLUP BEACH

ENTERED BY	Satterley Property Group and Housing Authority
FINALIST	Masterplanned Development
CONSULTANTS	APH Contractors Pty Ltd Calibre Consulting Emerge Associates Jim Davies & Associates LD Total SW MNG. RPS Planning & Development Satterley Property Group Wood & Grieve Engineers

#### ELEMENTS

ENTERED BY	Cedar Woods Properties Limited
WINNER	Russel Perry Award for Urban Development Excellence
WINNER	Affordable Development
FINALIST	Residential Development Over 250 Lots
CONSULTANTS	Douglas Partners Pty Ltd Environmental Industries Georgiou Julie Harold Architect MNG. RPS Planning & Development UDLA Wood & Grieve Engineers Young & Connell Lawyers

#### ELIZA PONDS

ENTERED BY	MMJ Real Estate
WINNER	Urban Renewal
WINNER	Urban Water Excellence
FINALIST	Residential Development Under 250 Lots
CONSULTANTS	Cossill & Webley Pty Ltd Emerge Associates Georgiou MNG. Roberts Day RPS Planning & Development Saranac PR The Brand Agency Total Eden Pty Ltd

#### ENCORE APARTMENTS

ENTERED BY	Blackburne
FINALIST	High Density Development
CONSULTANTS	CADDs Group Pty Ltd Engineering Technology Consultants Pty Ltd Hillam Architects Pty Ltd Milestone Building Certifiers Peritas Consulting Pty Ltd Planning Solutions (Aust) Pty Ltd Resource Engineering & Design Pty Ltd Slattery Australia Pty Ltd SPP Group Pty Ltd Strategic Fire Consulting Tuscom Subdivision Consultants Pty Ltd VIPAC Engineers & Scientists Limited



## WINNERS AND FINALISTS

### Contractors and Consultants

#### HONEYWOOD

ENTERED BY Satterly Property Group  
FINALIST Residential Development Over 250 Lots  
CONSULTANTS Emerge Associates  
JDA Consultant Hydrologists  
MNG.  
Parsons Brinkerhoff Australia Pty Ltd  
Peritas Consulting Pty Ltd  
RJV  
Rowe Group  
Strategen Environmental  
Tranen Revegetation Systems P/L

#### MONARC APARTMENTS

ENTERED BY Blackburne  
JOINT WINNER Medium Density  
CONSULTANTS BCA Consultants Pty Ltd  
CADDs Group Pty Ltd  
DMG Australia  
Land Surveys  
Planning Solutions (Aust) Pty Ltd  
Resource Engineering & Design Pty Ltd  
Slattery Australia Pty Ltd  
Strategic Fire Consulting  
VIPAC Engineers & Scientists Limited

#### NORTH ONE - SUBI CENTRO

ENTERED BY Pindan Capital Limited  
JOINT WINNER Medium Density  
CONSULTANTS All Earth Group  
Brown McAllister  
Calibre Consulting  
Hassell  
Smart Design Studio  
Tim Davies Landscaping  
Wood & Grieve Engineers

#### ONE ON ABERDEEN

ENTERED BY Housing Authority  
WINNER Judges' Award  
FINALIST Affordable Development  
CONSULTANTS AECOM Australia Pty Ltd  
Rowe Group  
McDonald Jones Architects  
Norman Disney Young  
Ralph Beatty Bosworth

#### PERRY LAKES REDEVELOPMENT

ENTERED BY LandCorp  
WINNER Sustainable Urban Development  
FINALIST Environmental Excellence  
CONSULTANTS BCA Consultants Pty Ltd  
Blackwell & Associates  
Coda Studios  
Georgiou  
GHD Pty Ltd  
Landscape Elements  
MNG.  
NS Projects Pty Ltd  
Roberts Day  
SKM  
VDM

#### PROVIDENCE

ENTERED BY Eastcourt Living  
WINNER Rising Star Award  
FINALIST Residential Development Over 250 Lots  
CONSULTANTS CLE Town Planning + Design  
Emerge Associates  
JDSi Consulting Engineers  
MNG.  
PGV Environmental  
RJV

#### SPRING VIEW TOWERS

ENTERED BY Finbar Group Limited  
WINNER High Density Development  
CONSULTANTS AB Western Air  
Best Consultants  
Clive Bradshaw Engineering  
CMW Geosciences  
EPCAD Pty Ltd  
Hanssen P/L  
Hutchinson Associates  
S.S. Chang Architects  
Tuscom Subdivision Consultants  
VIPAC Engineers & Scientists Limited



# AWARDS FOR EXCELLENCE 2015

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## WINNERS AND FINALISTS

### Contractors and Consultants

#### THE GLADES AT BYFORD

ENTERED BY	LWP Property Group
WINNER	Environmental Excellence
CONSULTANTS	Coffey Environments
	Croker Construction (WA) Pty
	JDA Consultant Hydrologists
	JWT
	MNG.
	Plan E
	Taylor Burrell Barnett
	Wood & Grieve Engineers
	Zuideveld Marchant Hur Pty Ltd

#### THE PRIMARY, COOLBELLUP

ENTERED BY	Lendlease and LandCorp
WINNER	Residential Development Under 250 Lots
CONSULTANTS	Croker Construction (WA) Pty
	Environmental Industries
	RPS Planning & Development
	TABEC Pty Ltd
	UDLA
	Whelans Australia Pty Ltd

#### THE VILLAGE AT WELLARD

ENTERED BY	Peet Limited and Housing Authority
WINNER	Masterplanned Development
FINALIST	Sustainable Urban Development
CONSULTANTS	Creating Communities Australia Pty Ltd
	Creating Design + Planning
	EPCAD Pty Ltd
	Fugro Spatial Solutions Pty Ltd
	Mills Wilson
	RJV
	Strategen Environmental
	TABEC Pty Ltd
	Taylor Burrell Barnett

