



UDIA WA
AWARDS FOR
EXCELLENCE
2019
WINNERS
SUPPLEMENT

CONGRATULATIONS

TO THE 2019 AWARD WINNERS AND FINALISTS

RUSSEL PERRY AWARD FOR URBAN DEVELOPMENT EXCELLENCE

Cirque Mount Pleasant
by Stirling Capital

JUDGES AWARD

Carrington57
by Parcel Property

ENVIRODEVELOPMENT CHAIRMAN'S CHOICE

Allara
by Satterley Property Group
and LandCorp

Finalists:
*Sugar Gum Estate by
Department of Communities*
Waranyjarri Estate by LandCorp

RESIDENTIAL DEVELOPMENT (MORE THAN 250 LOTS)

Bushmead
by Cedar Woods

Finalists:
Calleya by Stockland
Heron Park by Satterley Property Group
Honeywood Estate by Satterley Property Group

RESIDENTIAL DEVELOPMENT (250 LOTS OR FEWER)

The Amble Estate
by Yolk Property Group
and Department of Communities

MASTERPLANNED DEVELOPMENT

Dalyellup Beach Estate
by Satterley Property Group

Finalists:
*Brighton/Eden Beach by Satterley Property
Group and Department of Communities*
Newhaven by Stockland

AFFORDABLE DEVELOPMENT

Nicheliving Willetton
by Nicheliving

Finalists:
*The Amble Estate by Yolk Property Group
and Department of Communities*
Cambria at Clarkson by Now Living
*15 Cummins Street, Willagee
by Department of Communities*

HIGH DENSITY DEVELOPMENT

Cirque Mount Pleasant
by Stirling Capital

Finalists:
*Enclave Apartments
by Blackburne Property Group*
Verdant Perth by Stirling Capital
Vue Tower by Finbar

MEDIUM DENSITY DEVELOPMENT

Botanical Apartments
by Edge Visionary Living

Finalists:
Cambria at Clarkson by Now Living
Carrington57 by Parcel Property
Edition Como by Parcel Property
*The Residences - Tribeca North
by BGC Development*

URBAN RENEWAL

Chinatown Revitalisation

by Shire of Broome

Finalist:

The Amble Estate by Volk Property Group and Department of Communities

ENVIRONMENTAL EXCELLENCE

The Amble Estate

by Volk Property Group and Department of Communities

Finalists:

Alkimos Beach by Lendlease and LandCorp

Allara by Satterley Property Group and LandCorp

Bushmead by Cedar Woods

Cirque Mount Pleasant by Stirling Capital

SENIORS LIVING

Australis at Rossmoyne

by Hames Sharley and Adventist Care

EXCELLENCE IN SOCIAL AND COMMUNITY INFRASTRUCTURE

Armada Fitness and Aquatic Centre

by City of Armadale

Finalists:

The Boulevard Student Accommodation by Stirling Capital

Shorehaven - Waterfront Park by Peet

Yagan Square

by Metropolitan Redevelopment Authority

EXCELLENCE IN MARKETING

Verge by Now Living, and Claremont (Rent to Buy Campaign)

by Mirvac

Finalists:

Allara by Satterley Property Group and LandCorp

Bushmead by Cedar Woods

DIVERSITY IN DEVELOPMENT

Stockland

Finalist:

Urbis

UDIA STOCKLAND YOUNG DEVELOPMENT PROFESSIONAL AWARD

Daniel Panickar

Eco Logical Australia

Finalists:

Greg Halls, Richard Noble

Sean Morrison, Urbis

Sariska Neale,

Metropolitan Redevelopment Authority

Fenualla O'Brien, Parcel Property

UDIA FRASERS PROPERTY WOMEN IN LEADERSHIP AWARD

Tiffany Allen

Department of Communities

Highly Commended:

Anna Broughton, NS Projects

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FROM THE UDIA WA PRESIDENT

It is my pleasure to present to you the winners and finalists of the highly esteemed UDIA WA Awards for Excellence for 2019.

The award program this year received a record number of nominations and is a testament to the resilience and innovation of the urban development industry in the midst of challenging market conditions across the state.

The Awards for Excellence showcase the 'best of the best' in urban development and represent the growing diversity of projects that are being offered to the local market from high-density inner-city apartments through to larger, masterplanned communities.

We have introduced new categories this year to better reflect the changing nature of the urban development industry and align with our National awards categories.

New categories include Excellence in Social and Community Infrastructure, Excellence in Marketing and Diversity in Development.

Due to the growing number of entries that we receive each year, we have expanded our judging team.

Led by head judge Cameron Shephard and returning judge Gavin Hegney, Kim Lawrance and Danielle Davison have joined the team and participated in site visits across the state. It is a huge task and one that is taken very seriously by our judges and I sincerely thank them all for their time and commitment.

I would also like to take this opportunity to thank our valued sponsors, including Platinum Sponsor the Western Australian Planning Commission, Gold Sponsors NBN and Wood & Grieve Engineers (now part of Stantec) along with all our category sponsors recognised in this brochure.

I trust you will enjoy learning more about the best urban development projects in Western Australia for 2019.

Nick Allingame
President, UDIA WA



FROM OUR PLATINUM SPONSOR



As Platinum sponsor, the Western Australian Planning Commission (the Commission) is pleased to provide its continued support to the UDIA Awards for Excellence.

The 2019 awards showcase the very best the State has to offer in contemporary urban design and development and encourage innovation and best practice in the Western Australian development industry.

This aligns closely with the Commission's primary focus of creating better places to live and work for all Western Australians.

Over the past 12 months, we have released Stages 1 and 2 of the suite of Design WA policies that aim to put good design at the heart of all development, from inception to delivery.

Focusing primarily on optimal apartment design and more recently, a draft policy to guide precinct development, particularly around station precincts and activity centres, Design WA is set to redefine our urban landscape, supporting the development of new communities, and breathing new life into existing ones.

We need to ensure that the communities we create today meet the needs of future generations. We need communities that are robust and vibrant; where people have housing choices; where they live close to their work and transport links; where children can walk to the park or the shops; liveable communities that people want to call home.

Good planning and optimal design underpin this goal and I am pleased that the UDIA Awards for Excellence categories reflect this. I congratulate all winners of these prestigious awards and congratulate the UDIA for its significant contribution to the development and planning sectors.

David Caddy

Chairman, Western Australian Planning Commission



RUSSEL PERRY AWARD FOR URBAN DEVELOPMENT EXCELLENCE WINNER:

CIRQUE MOUNT PLEASANT

BY STIRLING CAPITAL

The Russel Perry Award for Urban Development Excellence is awarded to the project judged to be the very best project across all of the category winners in 2019.



SPONSORED BY



ABOUT THE PROJECT

Public amenity in the Perth suburb of Mount Pleasant has been bolstered thanks to Stirling Capital's eye-catching 111-apartment luxury Cirque development which sets the benchmark for the multi-residential sector and shows that it is within the realms of possibility to achieve a mix of affordable, high quality, sustainable design.

Cirque includes a range of community amenities including new streetscaping, an art-enhanced pedestrian link, and community space at street level. Increased setbacks achieve the smallest solar impact of the buildings and deliver the best possible outcome for the community.

Inside the tower, each apartment features generous spaces with large floorplans, high ceilings and sophisticated finishes, plus substantial balconies optimised for views and comfort.

Shared-resident facilities provide 1,500sqm of indoor and outdoor resort-style features on the resident's deck, providing an unsurpassed level of amenity.

KEY CONSULTANTS

- MJA Studio
- Hera Engineering
- Planning Solutions
- MNG
- Wallbridge Gilbert Aztec

- Carrier and Postmus Architects (CAPA)
- Phase 3
- Jaxon
- Total PM

- Floth
- Resolve Group
- Full Circle
- Windtech
- Encycle

JUDGES' COMMENTS

Cirque Mount Pleasant is a showcase in style, marketability and sustainability. Set in the burgeoning Canning Bridge precinct, this project sets a high benchmark for future development in the area.

The apartments provide residents with luxurious living areas including expansive balconies, magnificent views, outstanding amenity and significant sustainability features that reflect a true commitment to long term liveability.

Resort style communal facilities, high quality finishes and attention to detail set Cirque apart from its competitors.

The success of Cirque is evidenced by the strong interest from buyers, particularly downsizers from nearby areas who are seeking a lifestyle change without compromise.

A market leading project that deserves this prestigious recognition.

JUDGES AWARD **WINNER:**

CARRINGTON57

BY PARCEL PROPERTY



ABOUT THE PROJECT

Carrington57 by Parcel Property, is an impressive four storey development featuring a collection of 24 architectural boutique apartments and 3 commercial tenancies located in the heart of Palmyra.

Meticulously designed to thoughtfully integrate with the surrounding neighbourhood, Carrington57 offers diversity and focuses on establishing a strong sense of community and place within a vibrant area.

Careful consideration to the site design, to incorporate the building within internal open spaces, was undertaken to provide a sense of openness and reduce overall bulk of the development.

Apartments are extremely space-efficient and the complex makes excellent use of the land available.

The overall design intent was to create a sense of community within the development, thanks to communal areas acting as extensions to apartment living areas, encouraging interaction and familiarity between neighbours.

With a clear objective of showcasing apartment living, without compromise on space, quality and design, it was important to ensure residents were provided with facilities that would create a lifestyle of convenience and functionality.

JUDGES' COMMENTS

The unique design, look and feel of Carrington57 successfully complements the surrounding neighbourhood.

Located on a prominent corner in Palmyra, the development is leading the way in the local area by helping to create a new neighbourhood centre that provides an excellent example of how medium density that is well designed and functional can be an attractive addition to a suburb.

The design of the building fosters a sense of community with a clever use of entry areas to apartments for resident use and interaction. The communal facilities on the top level are also very appealing.

Overall the floor plans and balconies are functional and attractive and there is a clever use of building materials and scale which makes this project worthy of distinction.

KEY CONSULTANTS

- MJA Studio
- Pritchard Francis
- MNG
- PACT Construction
- LD Total

ENVIRODEVELOPMENT CHAIRMAN'S CHOICE **WINNER:**

ALLARA

BY SATTERLEY PROPERTY GROUP & LANDCORP



ABOUT THE PROJECT

Allara's vision is to create an active, connected, sustainable and affordable urban coastal community, embedding smart technology into homes and community landscape.

By focusing on amenity and opportunity, Allara focuses on value and lifestyle-driven benefits.

In December 2016, Allara achieved the highest EnviroDevelopment accreditation, achieving all six leaves, which has enabled the team to strengthen key messaging around sustainability and environmental awareness.

Attracting new residents to Allara is supported by the promotion of sustainable and innovative initiatives providing benefits in regards to household savings and convenience.

A focus on sustainability has resulted in a more environmentally friendly development as a whole, with residents feeling pride in Allara's UDIA EnviroDevelopment certification.

Development partners LandCorp and Satterley Property Group have invested considerable effort into designing a sustainable estate.

JUDGES' COMMENTS

Allara is an innovative new community that has demonstrated excellence across all six EnviroDevelopment elements including ecosystems, waste, energy, materials, water and community.

The development has delivered several outstanding community and environmental outcomes despite difficult market conditions, due to strong community engagement that truly creates a sense of place given sustainability is embedded across the project.

Initiatives such as bike sharing facilities, an onsite recycling centre, extensive green space, solar panels and energy smart meter monitoring systems for residents, and community events are all fantastic benefits for residents.

Allara is exemplary of how EnviroDevelopment certification can be achieved and utilised to add great benefit to residents and ensure long term sustainability.

KEY CONSULTANTS

- Wood & Grieve Engineers now part of Stantec
- RobertsDay
- MNG
- Wormall Civil
- Emerge Associates
- The Brand Agency
- Rare Creative Thinking
- Strategen-JBS&G
- Emerge Environmental

RESIDENTIAL DEVELOPMENT (MORE THAN 250 LOTS) **WINNER:**

BUSHMEAD

BY CEDAR WOODS

SPONSORED BY



ABOUT THE PROJECT

Bushmead is Perth's newest and most natural suburb, nestled at the foot of the Perth Hills, yet just 16km away from Perth CBD. Developed by award-winning Cedar Woods Properties, Bushmead is set amongst 188 hectares of pristine natural bushland, with over two thirds of the community set aside as parks and recreational space.

As one of the few communities in Western Australia to be awarded the 6-Leaf EnviroDevelopment Accreditation, Bushmead offers a range of environmental, health and cost benefits to its residents. These, together with a number of local parks and nature trails within the community, ensure enjoying an active, outdoor lifestyle is easy.

Local convenience is never far away at Bushmead either, with Midland and Guildford just 5km away. With various living options at varying price points, Bushmead appeals to a range of buyer types and lifestyles.

JUDGES' COMMENTS

Bushmead is a high quality, sustainable residential development established in a tranquil, bushland setting. The project has achieved an impressive six leaf UDIA EnviroDevelopment certification due to a clear commitment to the protection and improvement of the natural environment.

The retention of trees in road reserves and the significant level of revegetation undertaken provides a rural feel for residents whilst being located within the Perth Metropolitan Area.

Strong community engagement within the estate is evident, with residents actively involved in community events, sustainability initiatives and planning for their local area.

The judges were particularly impressed with the high proportion of resident referrals, demonstrating an extremely high level of customer satisfaction and the overall quality of the estate.

KEY CONSULTANTS

- Wood & Grieve Engineers now part of Stantec
- Georgiou
- Creating Communities
- RobertsDay
- Plan E
- Tranen
- MNG
- ANT Marketing
- Strategen-JBS&G

RESIDENTIAL DEVELOPMENT (250 LOTS OR FEWER) **WINNER:**

THE AMBLE ESTATE

BY YOLK PROPERTY GROUP & DEPARTMENT OF COMMUNITIES



SPONSORED BY



ABOUT THE PROJECT

The Amble Estate in Girrawheen is an ambitious urban infill project on 4.2 hectares of land owned by the Department of Communities on the former Hainsworth Primary School site. The Department of Communities is delivering this urban infill project in collaboration with Yolk Property Group and Ventura Home Group.

The project will yield approximately 129 affordable, diverse and environmentally sustainable dwellings (74 single detached houses, 31 townhouses and plans for 24 apartments) for more than 200 residents. The project will also incorporate social housing and affordable housing options.

On previously underutilised vacant land that was prone to antisocial behaviour and littering, the estate creates a catalyst to enable sustainable and connected communities.

In line with Bioregional's One Planet Living framework, purchasers receive a complimentary Sustainable Living Package valued at \$4,500 which includes a WA-first solar Power Purchasing Agreement with solar systems installed at no cost to all participating homes.

JUDGES' COMMENTS

A successful example of how quality infill development can be delivered within an established community. The Amble Estate showcases that it is possible to provide environmentally sustainable, innovative and affordable outcomes within a smaller scale development.

The project team's commitment to sustainable development and innovation particularly impressed the judges, with Bioregional's One Planet Living framework being implemented to guide built form and land development.

The Amble features a high quality of built form and attractive parklands that have proven popular in the local market despite a challenging economic environment. The developers have also offered complimentary Sustainable Living Packages with a solar Power Purchase Agreement to further assist in addressing affordability in the local area.

KEY CONSULTANTS

- Harris Architects
- Porter Consulting Engineers
- Taylor Burrell Barnett
- Veris
- Tracc Civil
- Densford Civil
- MGC Civil
- Emerge Associates
- Department of Communities
- Yolk Property Group
- Ventura Home Group
- Infinite Energy
- Underground Power Development

MASTERPLANNED DEVELOPMENT **WINNER:**

DALYELLUP BEACH ESTATE

BY SATTERLEY PROPERTY GROUP

SPONSORED BY



ABOUT THE PROJECT

Located in the Shire of Capel, Dalyellup Beach Estate provides unique beachfront access along the coast with 50 hectares of parks and gardens, 25 kilometres of bikeways and walking trails as well as its own piece of preserved Tuart Forest.

Dalyellup Beach Estate is a 3,500 residential subdivision which will ultimately house over 11,000 people. Satterley's vision for Dalyellup Beach included 14% of designated open space within the Estate, comprising of landscaped parks, playgrounds, BBQ areas, exercise equipment, walking and cycle trails, regional open space, and conservation areas.

Dalyellup Beach Estate is a prime example of the success a meticulously designed masterplanned community can achieve.

JUDGES' COMMENTS

Commenced in 1999, Dalyellup Beach Estate has stood the test of time, becoming an integral part of Greater Bunbury and providing a coastal lifestyle for residents which is serviced by a well-planned town centre that is the focal point for the community.

The project team had a strong vision for Dalyellup Beach Estate from the outset which has assisted the estate in weathering several market cycles. The ability to adapt to changing market needs, including providing a greater diversity of housing choices, has also ensured continued success.

There is an impressive level of open space, bike and walking trails along with conservation Tuart Forest which provides a pleasant and attractive place for residents to call home and successfully links the different neighbourhoods together.

KEY CONSULTANTS

- Wood & Grieve Engineers now part of Stantec
- Planned Focus
- MNG
- Emerge Associates
- MP Rogers & Associates

AFFORDABLE DEVELOPMENT WINNER:

NICHELIVING WILLETTON

BY NICHELIVING



SPONSORED BY



Government of Western Australia
Department of Communities

ABOUT THE PROJECT

Nicheliving's Willetton project represents an opportunity for families and investors to get a foothold into an established suburb at an affordable price.

The development is optimally located, with easy access to essential amenities, including the 'Piazza on Collins' retail, schools, restaurants, medical services, recreational facilities and public transport links.

The site is also approximately 15km south of Perth CBD and 4km southwest of the Cannington Strategic Metropolitan Centre, 4km east of the Murdoch Specialist Activity Centre and opposite the Canning Vale Industrial Park which provides important links to major employment nodes.

In order to provide the most affordable product, Nicheliving maximised the yield and density of its Willetton site by offering a variety of housing types, in collaboration with award-winning Zuideveld Marchant Hur Architects and a range of leading consultants.

JUDGES' COMMENTS

Nicheliving have delivered a genuine value proposition in a high value suburb that provides an opportunity for families to benefit from the amenities of a quality established area within an excellent school catchment.

The attention to detail in the architecturally designed terrace style homes is evident in high quality finishes including high ceilings, stainless steel appliances, double garages and front and back landscaping included in the final cost.

Buyers benefit from the costs savings that have been made via the Niche vertical integration business model that allows it to conduct land development, construction, finance, real estate and property management as one entity.

Positive collaboration with the City of Canning has also resulted in improvements to the streetscape and public open space that would not have otherwise occurred.

KEY CONSULTANTS

- Zuideveld Marchant Hur Architects
- NicheLiving in house
- Taylor Burrell Barnett
- Land Surveys
- Calibre Group
- LD Total

HIGH DENSITY DEVELOPMENT **WINNER:**

CIRQUE MOUNT PLEASANT

BY STIRLING CAPITAL

SPONSORED BY



ABOUT THE PROJECT

Public amenity in the Perth suburb of Mount Pleasant has been bolstered thanks to Stirling Capital's eye-catching 111-apartment luxury Cirque development which sets the benchmark for the multi-residential sector and shows that it is within the realms of possibility to achieve a mix of affordable, high quality, sustainable design.

Cirque includes a range of community amenities including new streetscaping; an art-enhanced pedestrian link; and community space at street level. Increased setbacks achieve the smallest solar impact of the buildings and deliver the best possible outcome for the community.

Inside the tower, each apartment features generous spaces with large floorplans, high ceilings and sophisticated finishes, plus substantial balconies optimised for views and comfort.

Shared-resident facilities provide 1,500sqm of indoor and outdoor resort-style features on the resident's deck, providing an unsurpassed level of amenity.

KEY CONSULTANTS

- MJA Studio
- Hera Engineering
- Planning Solutions
- MNG
- Wallbridge Gilbert Aztec
- Carrier and Postmus Architects (CAPA)
- Phase 3
- Jaxon
- Total PM
- Floth
- Resolve Group
- Full Circle
- Windtech
- Encycle

MEDIUM DENSITY DEVELOPMENT **WINNER:**

BOTANICAL APARTMENTS

BY EDGE VISIONARY LIVING



SPONSORED BY



ABOUT THE PROJECT

Botanical Apartments creates a bold architectural statement with its curved form wrapped in unique golden “ribbon” balustrading. The urban form of the building connects the vibrancy of a premier inner-city location with the tranquillity of a stunning parkland setting.

Botanical brings the outside in with an atrium that is bathed in natural light. The louvred roof allows air to circulate through the building interior, creating an internal sense of light, space and calm. On every floor, each apartment is connected with a sky bridge that includes centrally reticulated planter boxes and cascading plants.

The rooftop is where you will find resort-style amenities including a 25m infinity edge pool, fully equipped gymnasium, sauna and steam room, yoga retreat, and multiple outdoor dining facilities. There is also a spectacular dining and entertainment area that can act as a function room, plus a rooftop cinema for Perth’s summer evenings.

Excellence is standard and apartments include Gaggenau appliances and reverse cycle ducted air-conditioning to all bedrooms and main living areas.

KEY CONSULTANTS

- Hillam Architects
- Pritchard Francis
- ETC
- ACOR
- PGD
- Wood & Grieve Engineers now part of Stantec
- Strategic Fire Consulting
- PSS Group
- Tim Davies Landscaping
- DCWC
- Napier & Blakeley
- Resolve Group
- RARE

JUDGES’ COMMENTS

A high-end apartment project that has catered particularly well to buyers from the local area of Subiaco looking to downsize without compromising on quality and amenity.

Botanical Apartments is true to its name, aiming to ‘bring the outside in’, the project is located opposite parkland and integrates with a landscaped façade and lush, natural internal areas. The judges particularly liked the atrium at the centre of the building that opens to the sky and provides an attractive place for residents to relax.

The apartments also feature an impressive rooftop communal area featuring an infinity pool, sauna, outdoor cinema, gym and private dining area.

Sustainability measures incorporated into the project include an average 7-star NatHERS rating, double glazing, smart metering, electric car bays and waterwise planting.

URBAN RENEWAL **WINNER:**

CHINATOWN REVITALISATION

BY SHIRE OF BROOME

SPONSORED BY



ABOUT THE PROJECT

The Chinatown Revitalisation Project is a transformational urban renewal initiative. The Project has been delivered through a partnership between State and Local Government and is a unique place-based approach to urban renewal and is an excellent example of how communities can work with government to identify needs and contribute towards the longer-term success of their communities.

The Revitalisation included several sub-projects such as feasibility studies into long-term initiatives including the iconic Kimberley Centre for Culture, Art and Story which will be of national significance, improved road connections, construction of the Roebuck Bay Lookout, special events and grant funding to encourage the community to invest in Chinatown.

The centrepiece of the Revitalisation is the major upgrade of the streetscape in Carnarvon Street and Dampier Terrace. The upgrades have created new spaces to promote economic opportunities for businesses, improved access and has reinjected pride and ownership of this community space.

JUDGES' COMMENTS

The Chinatown Revitalisation project has successfully repositioned Chinatown as the 'historical heart' of Broome and provided improved pedestrian friendly access to the location.

The local community has been meaningfully engaged throughout the project and this is evidenced in the success of the project and the renewed vibrancy of the two main streets as well as the smaller laneways.

The renewal project has paid respect to the complex cultural history of the area with extensive public art works including many local artworks integrated throughout the streets.

The judges also noted the attention to detail in the landscaping which responds well to the local climate.

The return on investment in Chinatown is clear through the improved conditions for local businesses due to the increase in visitors and locals to the area.

KEY CONSULTANTS

- Josh Byrne & Associates
- TABEC
- MNG
- UDLA
- Element
- Downer EDI
- ACOR Consultants (WA)

ENVIRONMENTAL EXCELLENCE WINNER:

THE AMBLE ESTATE

BY YOLK PROPERTY GROUP & DEPARTMENT OF COMMUNITIES



SPONSORED BY



ABOUT THE PROJECT

The Amble Estate in Cirrawheen is an ambitious urban infill project on 4.2 hectares of land owned by the Department of Communities on the former Hainsworth Primary School site. The Department of Communities is delivering this urban infill project in collaboration with Yolk Property Group and Ventura Home Group.

The project will yield approximately 129 affordable, diverse and environmentally sustainable dwellings (74 single detached houses, 31 townhouses and plans for 24 apartments) for more than 200 residents. The project will also incorporate social housing and affordable housing options.

On previously underutilised vacant land that was prone to antisocial behaviour and littering, the estate creates a catalyst to enable sustainable and connected communities.

In line with Bioregional's One Planet Living framework, purchasers receive a complimentary Sustainable Living Package valued at \$4,500 which includes a WA-first solar Power Purchasing Agreement with solar systems installed at no cost to all participating homes.

JUDGES' COMMENTS

The Amble Estate reflects a strong commitment from the project team to achieve excellent sustainable outcomes using innovative technologies without compromising affordability within a small-scale development.

The judges were impressed by the willingness to try new approaches and forge a challenging new path that has not been explored previously.

The collaborative approach to working with infrastructure providers has meant that both the developer and homeowner can benefit through cost saving, and achieve positive environmental outcomes at the same time.

Among a range of measures, a significant part of the estate's Sustainable Living Package is the solar PPA - the first of its kind to be offered to homebuyers free of charge by a residential estate in WA, delivering a net 40% discount on daytime solar energy.

KEY CONSULTANTS

- Harris Jenkins Architects
- Porter Consulting Engineers
- Taylor Burrell Barnett
- Veris
- Tracc Civil
- Densford Civil
- MGC Civil
- Emerge Associates
- Department of Communities
- Yolk Property Group
- Ventura Home Group
- Infinite Energy
- Underground Power Development

SENIORS LIVING **WINNER:**

AUSTRALIS AT ROSSMOYNE

BY HAMES SHARLEY AND ADVENTIST CARE



ABOUT THE PROJECT

Australis at Rossmoyne is recognised as a project leader in retirement and aged services in Australia.

The development comprises a mixture of 79 two bedroom and 7 three-bedroom dwellings over eight storeys, with associated car parking. The subject land is zoned 'Private Clubs and Institutions' under the City of Canning Town Planning Scheme No. 40.

Architecturally, the design solution focused on opening up internal space to provide residents with a connection to the outside community within the village, the wider neighbourhood and surrounding environment.

JUDGES' COMMENTS

The first stage of a larger master planned development, Australis showcases standout design principles and has set up the subsequent stages of development for success.

The judges were impressed with the lifestyle aspect of the large, well-integrated communal areas that encourage residents to get out of their own apartments and interact with other residents and the surrounding environment.

Comfort is the key word both within individual apartments as well as in the broader development with happy residents providing evidence of the design working in practice.

While encouraging community, the building design also allows residents to live at the level of interaction that they choose.

Financial options that work have led to the success of this project in the context of challenging market conditions.

KEY CONSULTANTS

- Hames Sharley
- Pritchard Francis
- Emerge Associates
- NS Projects

EXCELLENCE IN SOCIAL AND COMMUNITY INFRASTRUCTURE **WINNER:**

ARMADALE FITNESS AND AQUATIC CENTRE

BY CITY OF ARMADALE



SPONSORED BY



ABOUT THE PROJECT

Opened in March 2019, the Armadale Fitness and Aquatic Centre (AFAC) boasts an outdoor 8 lane 50m pool; an undercover family leisure pool with integrated walking lanes; an indoor 8 lane 25m pool; a 'wellness suite' incorporating a warm water program pool, spa, sauna and steam room; and zero depth splash pad, all heated via a geothermal bore.

The AFAC also has a 650m² gymnasium complete with state-of-the-art Technogym equipment, as well as a group fitness studio and cycle studio.

The Armadale Fitness and Aquatic Centre, inclusive of a crèche and café, offers more than an aquatic and gym facility. It's a holistic health and wellbeing destination where every member of the community can experience an easily accessible healthy lifestyle.

JUDGES' COMMENTS

With over 5000 memberships already secured at opening, which was double initial expectations, the Armadale Fitness and Aquatic Centre is an asset to the local community which is designed for a broad range of uses from recreation to rehabilitation.

Offering members excellent value for money the centre includes a gym, childcare, cafe, outdoor 50m pool, indoor 25m pool, rehabilitation pool, large exercise room catering to the demand, a swim school, water playground, wellness suite and Ashi-Yu (Japanese style foot spa).

The project is also set in attractive parklands featuring a children's playground and BBQ facilities.

The judges appreciated the added sustainability measure of utilising geothermal energy to heat the pools.

KEY CONSULTANTS

- Donovan Payne Architects
- Airey Taylor
- Rockwater
- ETC
- NDY
- PS Structures
- WSP

EXCELLENCE IN MARKETING **JOINT WINNER:**

VERGE

BY NOW LIVING

SPONSORED BY

ant.



ABOUT THE PROJECT

Verge created a unique marketing solution to address many project objectives:

- speak to the development industry about an innovative WA first project addressing a variety of housing challenges
- sell the ready built Micro Lot homes as completed homes
- use the display homes to sell future stages as house and land packages

In response, a marketing plan with multiple implementation strategies, branding priorities, aimed at different stakeholders, delivering different core messaging, across a lengthy communication schedule period was developed.

In addition, the project had several partners, being Now Living, Department of Communities and LWP. The challenge in this was creating a strategy that respected each brand's corporate identity and branding, as well as how the project fit within their corporate strategy, all underpinned by the goal of project sales. Collaborative marketing strategies were developed across the companies to balance these challenges, whilst maintaining continuity in messaging.

JUDGES' COMMENTS

It was impossible for the judges to separate these two unique marketing propositions that have both delivered innovative new products to the WA property market.

The marketing team at Verge by Now Living were tasked with targeting the development industry in terms of educating them about the 'micro lot' product as well as speaking to consumers looking to buy the completed homes.

The multi-faceted implementation strategy for the marketing plan was well executed, representing a clear understanding of relevant stakeholders and the target market. This has resulted in extensive engagement from industry and government on the project along with significant buyer interest converting to strong sales.

Both unique initiatives assist to get more people into home ownership.

PROJECT PARTNERS

- Now Living
- LWP Property
- Department of Communities

EXCELLENCE IN MARKETING **JOINT WINNER:**

CLAREMONT (RENT TO BUY CAMPAIGN)

BY MIRVAC



SPONSORED BY

ant.

ABOUT THE PROJECT

Further highlighting a commitment to make home ownership achievable, Mirvac introduced the rent-to-buy initiative at Claremont by Mirvac to help aspiring home owners overcome the initial deposit barrier of buying a home.

Rent-to-buy sees purchasers move into their new Mirvac apartment, paying fortnightly rent equivalent to the deposit and stamp duty owed on the apartment and ultimately supporting the purchase of the apartment.

The agreement can be entered with just 2.5% of the total deposit saved, allowing buyers to take possession of a brand new Claremont apartment sooner. The buyer then has two years to save the remainder of the deposit and stamp duty amount via fortnightly rental installments.

The innovative campaign is the first rent-to-buy program offered by a major developer in Australia. It provides practical and achievable steps to home ownership opportunities in the sought after suburb of Claremont.

JUDGES' COMMENTS

It was impossible for the judges to separate these two unique marketing propositions that have both delivered innovative new products to the WA property market.

The Claremont Rent to Buy campaign is the first of its kind in Western Australia and was launched by Mirvac in early 2019 resulting in the sale of all available products.

The concept of delivering an affordable product in an affluent area such as Claremont and offering an innovative initiative that allows purchasers to enter an option to buy and lease, paying a minimum 2.5% option fee has gained extensive interest from the media as well as the market.

Both unique initiatives assist to get more people into home ownership.

KEY CONSULTANTS

- Mirvac Design

DIVERSITY IN DEVELOPMENT WINNER:

STOCKLAND

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Stockland's Diversity & Inclusion Committee is chaired by Managing Director and CEO Mark Steinert, and includes all of the executive team ('ExCo').

On two-year rotation, four ExCo members take the additional role as a sponsor of one of the four Employee Advocacy Groups ('EAG's). The EAG model was established to drive stronger employee advocacy and embedding of diversity & inclusion initiatives organisationally. The four EAGs are Gender Equity, LGBTI+, Flexibility and Wellbeing, Accessibility & Cultural Inclusion.

Stockland have a number of policies and programs as part of their Diversity and Inclusion approach that cover a range of areas including flexibility; recruitment and selection; learning and talent development opportunities; talent identification and succession planning, performance and career advancement; and domestic and family violence.

JUDGES' COMMENTS

Stockland have demonstrated a real commitment to providing leadership and improving and measuring diversity within their organisation.

Through creating a more diverse workforce, Stockland have been able to measure and demonstrate results, and achieved a more productive workplace.

The achievements in this area set an excellent example for the wider industry that whilst change can often create uncertainty, the benefit to both company and employee is both measurable and favourable.

The judges noted the significant uplift in staff satisfaction and the genuine commitment to continual improvement.

WOMEN IN LEADERSHIP AWARD **WINNER:**

TIFFANY ALLEN

DEPARTMENT OF COMMUNITIES



Tiffany is a team leader with a proven track record in senior management and mentoring roles. Currently holding the position of Director, Community Construction and Development at the Department of Communities, Tiffany has established herself as a confident, strategically minded, role model who is focused on achieving excellent results for the agency and her team.

Tiffany has delivered many significant projects for the agency, including in regions such as the Pilbara, that have posed challenges. However the final outcomes have achieved a great legacy for local communities.

Tiffany is a champion for diversity and inclusion in her role, advocating for a social mix in housing tenure to support diverse communities.

She has also presented at forums about work-life integration and initiated a 'women in senior leadership' group to support and share ideas.

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YOUNG DEVELOPMENT PROFESSIONAL AWARD **WINNER:**

DANIEL PANICKAR

ECO LOGICAL AUSTRALIA



Daniel is the State Manager and Bushfire Lead – WA for Eco Logical Australia and works across the land development industry for a range of clients in several regions to deliver long term environmental and bushfire solutions.

Daniel's career has progressed rapidly since graduating with Honours in 2011, taking on management roles within ecological and bushfire management service sectors.

Daniel volunteers significant time to progressing industry issues and is also an active member of the UDIA WA Outlook Committee, delivering presentations to students on career and development opportunities, he is already a fantastic ambassador for young people in the industry.

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