

## **2001 National Awards for Excellence Winners**

### **Congratulations to:**

#### **Master-Planned Development Award**

Ellenbrook, LWP Property Group Pty Ltd, WA

Ellenbrook is an excellent example of the benefits of large-scale master-planned development. The project presents residents with pleasant surroundings, lifestyle choices and a diverse community environment. This is a benchmark development in its field for planning, urban design, marketing and infrastructure.

#### **Residential Development Award**

Ascot Waters, Estates Development Level 1, WA

The developers of Ascot Waters have overcome the challenges of a very difficult site to create a desirable residential address that is conveniently located between the city and the airport. The project's marina takes advantage of links to the Swan River and a large portion of the site has been given over to a nature reserve for the benefits of residents and the wider community.

#### **Medium Density Development Award**

The Rockpool, Cornerstone Property Group Pty Ltd, NSW

Medium Density Development was one of the most hotly contested categories of the Awards this year. Not only does the market demand well-designed and high-quality housing, having the ability to meet the needs of many households, from families to young single to retired couples is equally important. The Rockpool demonstrated what could be achieved with good design and careful consideration of all the issues facing the developer of a controversial site. The result is a small, almost understated group of apartments and townhouses that meet rigorous council requirements for community development and yet have received a high level of market acceptance.

#### **Urban Renewal Award**

ANZAC Square Building, Forrester Kurts Properties Ltd, QLD

The ANZAC Square Building was originally constructed between the Wars as a government office building. Redeveloped by Forrester Commercial, the project is now an excellent example for the adaptive reuse of a city building. Defining one edge of Brisbane's ANZAC Square, the building's four facades have been retained as important elements of the city's urban environment. The developers have reconfigured the internal spaces to create retail, commercial and residential components in an integrated mixed-use complex. The ANZAC Square Building also incorporates a strong pedestrian link system taking advantage of its proximity to CBC facilities, pleasant open spaces and Central Railway Station.

### **Environmental Excellence Award**

Twin Waters Residential Community, Lend Lease Development Pty Ltd, QLD

As Twin Waters matures as a development project, the important and effectiveness of its various environmental initiatives becomes evident. The constant monitoring of water quality and acid soil control measures has proved to be very successful on the site. Any flooding in the past twelve months has also been accurately forecast. In addition, the foreshore design of Twin Waters appears to have removed the risk of bird concentrations on the approach path to Mooloolaba. Tree retention on the project has contributed greatly to the amenity and appearance of the locality.

### **President's Award**

Newington and Sydney Olympic Village, Mirvac & Lend Lease Village Consortium, NSW

The Olympic Village is part of a new suburb called Newington that consists of three residential precincts, an industrial business park and a neighbourhood retail centre. The site is approximately 262 hectares of which 90 hectares is being developed. The rest of the site forms part of the Millennium Parklands.

Newington offers a wonderful parkland lifestyle right at the centre of Sydney, designed to maximise health and comfort while achieving harmony with its environment. The judges found that the developers had thoughtfully resolved issues of solar access and ventilation. The homes at Newington are designed for natural comfort, to be heated by

the sun in winter and shaded from it in summer. The effect is naturally comfortable living spaces otherwise known as Passive Solar Design.

868 permanent dwellings were built before the Sydney 2000 Olympic Games to briefly accommodate 15,3000 Olympic athletes and officials. Temporary additions were also made to the houses as well as some specially designed modular homes.

The developers of Newington have created a high quality master-planned community that includes award winning small-lot and medium density housing. Mirvac and Lend Lease were also able to respond to the rigorous requirements of an Olympic Athletes village in a commercially viable way. The development accomplishes the retention of the site's historic buildings and forest area whilst answering the demands of an athlete's village. The project also conquered problems of incompatible neighbouring uses and difficult access.