

## **The 2008 UDIA National Awards for Excellence Winners**

The prestigious 2008 Urban Development Institute of Australia (UDIA) National Awards for Excellence were announced on the 6th March 2008 at the National Congress Gala dinner held in Melbourne. The awards recognise the leading developments nationwide and bring together the best in urban development from around Australia, addressing issues such as quality design, use of infrastructure, land revitalisation, community consultation, sustainability, energy efficiency, environmental management and affordability.

According to UDIA National President, Stephen Holmes " the Awards showcase the truly outstanding level of development that is occurring around the country. These projects have already been recognised as winners in their own state, therefore to be then awarded with UDIA National Award for Excellence clearly demonstrates that they are the 'best of the best' in urban development in Australia."

"All the winners should be congratulated on the high level of quality and innovation that has been achieved in these projects."

### **Message from National Judge**

Mr Laurie Rose:

"It was a Pressure packed but exciting two weeks inspecting all the potential winning sites. Being shown amazing projects by their hyper-enthusiastic creators was an absolute privilege. Determining the category winners was as difficult as ever and complicated by the variations in projects within the same categories. We did consider some of the larger projects to be premature entries struggling to match it against mere complete developments. However, we encourage these to nominate again in the next few years. Congratulation to all entrants. Keep demonstrating your successes to your industry peers."

### **Congratulations to:**



### **President's Award**

Delgany (VIC) by Buxton Group Pty Ltd

Creating a fine balance between the intricate legacies of history and the needs of modern quality living brought many complex and daunting challenges for the Buxton Group when it decided to transform Delgany the castle into Delgany the 21st century neighbourhood.

And that they had succeeded so admirably in making one of Victoria's finest examples of heritage architecture into a prestigious collection of homes is why the judges of the Urban Development Institute of Australia's awards for excellence had no hesitation in presenting the group with the national Presidents award.

### **Judges' Comments:**

*Although nominated in the 'Medium Density' category the Judges agree Delgany exhibits innovation and best practise in a broader context and is therefore well deserved of the President's award. The developers decision to create the development at well below the permitted yield and restore the heritage has resulted in a very special outcome that gives a new life to the castle.*

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### **Masterplanned Development**

Mawson Central (Mixed Use Precinct), Mawson Lakes (SA)

by Mawson Lakes Joint Venture. Delfin Lend Lease and Land Management Corporation



The Mawson Lakes Joint Venture project, which commenced in March 1998, was guided by project objectives and benchmarks that include the delivery of a "mixed use" precinct and Town Centre that was to form the central community heart of the project.

The original project masterplan identified a mixed use area stretching from the western boundaries of the University of South Australia across the existing railway line to Salisbury Highway. As further detailed masterplanning evolved, the Mawson Lakes Joint Venture confronted the challenge of turning the master plan vision into an economic, social and community reality.

### **Judges' Comments:**

*Mawson Lakes has come of age since the town centre has grown and reached critical mass. The precinct is surrounded by a well-known residential development area and supported by comprehensive water quality schemes that are part of the overall*

*development. The mix of residential with commercial and retail activities on the ground floor was very successful. The master planning created a cohesive integration of the separate users to make this project a worthy winner of this award.*

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### **Residential Development**

Pacific Harbour (QLD) by QM Properties Pty Ltd



Pacific Harbour represents the first attempt by a developer to create a residential subdivision that recognises the interaction between the needs of a community, the environmental issues, marine ecosystems and the commercial progress.

QM properties prepared preliminary master plans, embraced by all key stakeholders and innovative recommendations such as a Residents Community Association have ensured

that Pacific Harbour will be maintained for the years to come.

Pacific Harbour goes beyond the expected. It illustrates a thorough and creative approach to innovative project management, marketing and communications with total commitment and attention to detail.

### **Judges' Comments:**

*An older development with a new owner, Pacific Harbour has grown from modest beginnings to become a highly desirable resort based development. QM Properties overcame major challenges such as groundwater controls. Biodiversity and acid sulphate soils through skilful control of existing groundwater and lakes.*

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### **Medium Density Housing**

South Beach (WA) by Stockland

South Beach offers a unique lifestyle, integrating the vibrancy and port of Fremantle five kilometres to the north with calm, modern, refined beach side living and views of the Indian Ocean. Stockland first acquired an interest in the project in mid 2002 with a view to developing the 16ha site to include both individual residential lots and group dwelling sites. The Stage One integrated seed housing site consists of 10 homes located centrally on the green-spine parkland and demonstrates the estate's distinct beach character and individuality.

The houses reflect a sophisticated and refined interpretation of calm beach side, city-edge living, and in turn, demonstrate a commitment to a community that values high quality design and construction.

Housing is spacious, and open planned, with the creation of 'outdoor rooms' enabling residents to enjoy the natural coastal environment. South Beach is flagship of high quality medium density urban residential and sustainable development.

**Judges' Comments:**

*The judges were impressed with Stocklands commitment to quality and the significant lift in value for a very difficult site. The site was substantially improved by combining major landscape elements with the adjoining owner and developing a scheme to maintain quality buildings throughout the varying lot sizes. A comprehensive 'design guidelines' booklet was produced for purchases and maintaining architectural approval. The Judges congratulate Stockland on an outstanding development.*



**High Density Housing**

Allegro at The Peninsula Burswood (WA) by Mirvac WA Pty Ltd

Allegro was the first high-rise apartment building (tower) to be constructed at the Peninsula in Burswood and was developed through a joint venture partnership with Mirvac (formally Mirvac Fini) and Burswood Ltd. Allegro is 17 storey's, faces west and offers sweeping views over the Burswood Park Golf

Course and Swan River to the Perth CBD and east to the Darling Ranges.

Allegro comprises 80 residential apartments, 3 live/work Townhouses, 2 Maisonettes and 2 commercial spaces, one of which is Mirvac's Sales and Information Office and the other a gourmet café/delicatessen. Amenities exclusive to Allegro residents include an outdoor heated swimming pool, barbecue facilities, garden courtyard and fully equipped gymnasium.

**Judges' Comments:**

*Allegro is the first tower block in the Burswood Masterplanned Community. It incorporates podium level townhouses and a coffee shop. Being somewhat centrally located in the community it could not present any back face and accordingly, Allegro is aesthetically pleasing from all directions. Allegro is a superb development and the Burswood community is one to watch.*



**Urban Renewal**

Latitude, Lavender Bay (NSW) by Mirvac Projects Pty Ltd

Latitude, Lavender Bay is a new addition to Sydney's most exclusive residential addresses. Located right on the water's edge of Sydney Harbour, Latitude's unsurpassed location offers owners panoramic views of the harbour and city skyline. Mirvac's name is synonymous with excellence and Latitude is no exception. Mirvac's total control over the design and construction process particularly its attention to detail

has produced one of Sydney's most desirable addresses.

Latitude was completed in October 2006 and consists of 21 levels of residential apartments. Facilities include indoor swimming pool, gymnasium and spa and three levels of basement car parking. Situated at 55 Lavender Street in Milson's Point, the project involved converting an existing commercial building to create the mixed used development. This involved extending the existing building with new balconies, interior alterations and demolition of facade.

**Judges' Comments:**

*By its very nature, this category produces a wide variety of projects making comparisons difficult. What particularly impressed the Judges with the winner of this category was that Latitude, at no stage, had a clean canvas to work with. Mirvac created renewal by change of use, incorporating clever design and advanced building techniques. Existing floor plates were retained and then extended, while all walls were removed and replaced in a manner which created an entirely different, and much improved external appearance.*

*The Judges agreed that this development with 117 suites ranging from studios to three bedroom penthouses and retail suites was of the best quality, and is a product that best utilises the original building to the best of its ability.*



**Environmental Excellence**

Sunrise at 1770 (QLD) by Midell Developments

Sunrise at 1770 is a \$100 million, sustainable residential community, located five kilometres south of the Central Queensland coastal towns of Agnes Water and Town of 1770. As an area of diverse landscape and high scenic quality it was crucial that any development be undertaken in an environmentally sustainable manner that protects, enhances and rehabilitates the magnificent natural environment.

The site includes a sustainable village of 172 residential lots, an Eco tourism site, a site for a cultural heritage centre and a significant nature reserve. Over 75% of the land has been donated to the Australian Bush Heritage Fund, which represents Queensland's largest single donation of private land to a conservation group and has ensured the protection of the site's unique

environmental values for perpetuity.

**Judges' Comments:**

*The Judges felt that Sunrise at 1770 demonstrated environmental excellence across numerous parameters. Cleverly crafted into existing bushland with absolute minimal clearing, each dwelling is effectively without neighbours and busy pathways link residences with community facilities. The Judges were impressed by the environmental commitment and sustainable construction. Midell Developments must also be recognised for donating 75% of the land to the Reedy Creek.*



### **Affordable Development**

Studio 51, Terrace Homes (SA) by Delfin Lend Lease

The Studio 51 product was evolved as a single storey affordable version of the successful Terrace Homes product developed at Mawson Lakes. Designed to maximise the land usage with an innovative boundary to boundary design, the 5.1 metre wide Studio 51 ensures the land price is kept affordable and that the

product can be delivered at an attractive price point.

### **Judges' Comments:**

*Studio 51 Terraces represent a new product in the arsenal to fight for affordability. The clever design demonstrates seamless integration of facades which do not stand out in the street scape and the small width of each dwelling is well disguised. Sold to pre-qualified purchases for less than \$210,000, the Judges felt that Studio 51 represents a marvellous way to assist people onto the housing ladder.*