

2009 UDIA National Awards for Excellence Winners

Presidents Award

Winner: Prince Henry at Little Bay

By: Landcom

Judges' Comments

"This project won its category (Masterplanned Development) but would have also scored well in Urban Renewal and Medium Density Development Categories.

Moreover it is a true collaboration between the Master Developer (Landcom) and the Development Industry Partners including Stockland, Sunland and Multiplex and Community Organisations relocating their headquarters to the site.

Significant problems resolved along the way include heritage, contamination, bushland and of course rezoning and approvals in the face of focused community objections.

Sensitive masterplanning and strong guidelines proved the solution.

Truly the best of the best."



Masterplanned Development Award

Winner: Prince Henry at Little Bay

By: Landcom

Judges' Comments

"Prince Henry at Little Bay is an urban revitalisation project where Landcom has taken the role of Master Developer and then worked with other development industry leaders and community organisations to create the multi-use community that now exists.

The project is on the site of a disused hospital that was very contaminated, degraded and chock full of heritage buildings. It also had areas of rare bushland and a valuable geological site, but it also had a beach and golf course.

As development nears completion we see detached housing, heritage housing, new and redevelopment apartment buildings, and everything in between. It is also home to seven community organisations mostly in restored heritage but some in new purpose built offices.

Design Guidelines for purchases and developer partners ensure sustainable water and energy implementation. The master development includes retained bushland, open space, public access to the beach as well as water sensitive urban outcomes.

This project has got it all."



**Residential Development Award
Winner: South Beach Promenade
By: Stockland South Beach Pty Ltd and LandCorp**

Judges' Comments

"South Beach is a new residential community just south of Freemantle constructed over previously contaminated industrial lands. Separated from the beach and degraded foreshore by an active railway line. Stockland and Landcorp were owners of adjoining parcels. It was quickly determined that they needed to cooperate to optimise development outcomes. The resulting development is seamless and the ownerships invisible.

Development constraints included poor access, existing service, and decontamination and an articulate community group opposing development and lobbying the two Councils controlling the site.

The development is predominantly detached small lots and apartment sites. There are also townhouses. The joint open space and drainage works were constructed up front. Streetscapes are good and the neighbourhood walkable. Attention to detail in urban design is a real feature."



Medium Density Housing Award
Winner: Visage at Hyatt Coolum
By: Lend Lease

Judges' Comments

"VISAGE undoubtedly started with some locational advantages being attached to the Hyatt Regency Coolum resort. However it was the way the project set itself apart from the resort and created its own add-on quality that attracted the judges

Density was achieved by merging detached small lot housing with apartment living. The site was not easy but clever design around existing trees created an attractive irregular urban form. Water Sensitive Urban Design was integrated into the streetscape in a far more attractive way than normal. Water quality was further enhanced by incorporating an attractive wetland with the overflow directed to the golf course lakes.

The built form is of high quality commensurate with the sale price. Architectural design afforded both individual privacy and community contact around the meandering central spine.

Construction quality and marketing were excellent as expected in the price range. Architectural and urban designs are quite special."



High Density Development Award

Winner: Castlebar Cove

By: Principle Properties Pty Ltd

Judges' Comments

"Castlebar Cove has transformed a very difficult but wonderfully located site. In a category full of quality apartments on wonderfully located urban renewed sites Castlebar Cove nonetheless stands out. It matched the others in the difficulties on gaining approvals, community negotiations, building envelopes and such.

But in the areas of finish quality, attention to detail and understanding of purchaser needs, it is quite superb. It is also stronger on the sustainability issues with stormwater recycling for irrigation and use of recycled materials. Air conditioning is more efficient as is the lighting systems.

The development also provides a segment of the long term design for public access to the waterfront. Perhaps the cleverest detail is the architectural design of apartments and their interrelation with one another. Once inside there is the illusion of being in a house rather than an apartment. Quality shows all round."



Urban Renewal Award

Winner: Kingston Foreshore

By: Land Development Agency

Judges' Comments

"Kingston Foreshore was a degraded and underutilised industrial area fronting Lake Burley Griffin's south eastern bank. It now has a new life as a burgeoning lakefront multi-use community.

Already completed is the foreshore reconfiguration providing for a boat harbour and land for the feature residential/retail island. Demolition is also completed as is decontamination. Several buildings including the LDA's own offices are restored heritage buildings. The centrally located open space also includes major Water Sensitive Urban Design Components.

Substantial environmental benefits include stormwater reuse energy savings and recycling of demolished construction materials. Apartment sales by partner developers are excellent.

At about 30% complete there is plenty to watch as more apartments and retail approach the foreshore and residential mixed uses commences."



**Environmental Excellence Award
Winner: Lochiel Park Green Village
By: Land Management Corporation**

Judges' Comments

"Lochiel Park at around 100 dwellings is essentially a boutique demonstration project full of environmental and community goodies. It is a redevelopment site of former Government Uses and is situated on the Upper Torrens River. It is a mix of detached small lot housing and community titled mews. To gain approvals around 70% of the site is open space including retained and restored bushland and water quality wetlands.

Roofwater is collected in tanks to serve the hot water systems and stormwater is treated in wetlands and returned for toilet flushing and irrigation.

Building guidelines ensure the inclusion of Photovoltaic Solar Cells, energy efficient appliances and electricity use monitoring. Homes are mostly double glazed to ensure 7.5 star energy ratings.

There is significant recycling (timber and concrete) used in the streetscape and parklands. Environmentally positive housing inclusions were expensive and the builders were subsidised.

There is much to learn from this demonstration of environmental opportunities."



Affordable Development Award

Winner: Tenterfield

By: VicUrban

Judges' Comments

"It is a walkable neighbourhood well integrated with its neighbouring developments and exhibits housing opportunities ranging from normal scale detached residential to integrated housing.

The site is remarkable for its integration of open space and Water Sensitive Urban Design. The creeks and wetlands provide casual open space walking trails and spacious atmosphere as they lead to the playground and playing fields. This relatively dense community does not feel crowded.

Tenterfield is now sold out but the community welcoming programme continues. Vic Urban retains an architectural review role to ensure dwellings achieve 5 star energy ratings. Unashamedly targeting affordability Tenterfield nevertheless does not compromise quality. Vic Urban and Burbank Homes have created a special first home owner buyer product called 'ownhome'. Thirty-three homes have been sold for 75% of market value with Vic Urban retaining 25% equity in the homes. Large scale unsubsidised affordability is difficult to obtain. Tenterfield has done it well."



The boardwalk at Tenterfield



A variety of housing sizes affordable living via key streets at Tenterfield

Seniors Living Award

Winner: Halcyon Waters
By: Halcyon

Judges' Comments

"Halcyon Waters sits at the more affordable end of the excellent group of Senior Living entrants. However, it does not compromise on quality.

Halcyon Waters is a gated seniors living community targeting active seniors but also accommodating the less active neighbours. Residences are detached 3 and 4 bedroom homes on small lots in a community or group title.

Halcyon have built and fully equipped normal homes on a 'relocatable home' site. The site adjoins and supplements retained public bushland and makes fine use of a lake and wetlands. The site also required filling and preloading for flooding and geotechnical purposes.

Community facilities include a substantial clubhouse with all inclusions, gymnasium, pool, tennis court and 2 substantial secure parking lots for caravans and boats. Management fees are affordable, sales are great and the living excellent.

The financial purchase model is terrific and adds to the project's overall appeal."

