2016
UDIA AWARDS
FOR EXCELLENCE
URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA
(VICTORIA DIVISION)
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Message from the CEO

Chief Executive Officer

Urban Development Institute of Australia (Victoria Division)

Now in its 21st year, the Victorian UDIA Awards for Excellence continues to showcase the urban development industry’s finest work, and invites the public to learn more about the exceptional projects happening across the state.

The Urban Development Institute of Australia (UDIA) actively promotes quality and innovation across the urban development industry.

Through our annual Awards for Excellence program, we recognise and celebrate the best projects of the year, and offer the world a glimpse into the first-class developments happening here in Victoria.

This year, we received a record-breaking number of award entries. The high calibre submissions prove that Victoria’s industry has a deep respect for design, development, innovation, sustainability – and most importantly – delivering high quality projects to meet the needs of current and future Victorians.

With an array of remarkable features, inspiring innovations and exciting potential, each of our 2016 award winners is the epitome of excellence in urban development.

Thank you to our dedicated team of judges who invested their time and expertise visiting and assessing sites across the state, and to Red23 as our Platinum Sponsor for the 2016 UDIA Awards for Excellence.

Finally, thank you and congratulations to each of our 2016 UDIA award winners – your contribution to our industry and to Victoria is truly remarkable.

Danni Addison
Chief Executive Officer

2016 Judges Biographies

Kathy Mitchell (2016 Head Judge)

Chief Panel Member, Planning Panels Victoria

Kathy Mitchell was appointed as Chief Panel Member with Planning Panels Victoria (PPV), for the Victorian State Government in June 2004. Amongst a range of PPV matters, her role requires her to chair matters of State and regional significance.

Kathy is the immediate past President (2004 – 2011) and a Fellow of the Victoria Planning and Environmental Law Association (VPELA), and has been a State Judge for the Urban Development Industry Association (UDIA) - Victorian Chapter Awards of Excellence since 2003. In 2008 Kathy was the recipient of the Raymond J Peck award for services to industry by the UDIA. In 2011, she was the recipient of the Richard J Evans award from VPELA for her services to planning in Victoria. In 2012, Kathy was a judge for the Planning Institute of Australia (Victoria Division) (PIA) Awards. In 2013 Kathy was awarded an Honorary Fellowship from the PIA for her contribution to planning in Victoria.

Kathy has a Bachelor of Arts in Planning, a Graduate Diploma in Urban Sociology and a Master of Arts in Planning (Research). She has previously worked in the private sector, local government, and as an academic.
Mark Bartley
Partner, HWL Ebsworth

Mark is an accredited specialist in environmental, planning and local government law and a member of HWL Ebsworth’s Planning, Environment and Government group. He has 20 years’ experience in planning and environmental law and previous experience in town planning and project management.

Mark advises on property development, town planning and environment approvals, administrative procedures and related areas of property law.

Mark acts for developers, local governments and other statutory authorities in relation to all aspects of property development and approvals, and regularly appears before the Administrative Appeals Tribunal of Victoria and Planning Panels and Advisory Committees.


Julie Katz
Senior Consultant, APP Corporation

Julie Katz started her own private practice in 1994, and after selling her company to Transfield Services (now Broadspectrum) is now a senior consultant to APP Pty Ltd a Broadspectrum subsidiary. She has made significant contributions to planning in providing strategic advice to the development industry, statutory authorities and State and Local Government for the last 20 years.

Julie has practiced in town planning with State and regional planning authorities for over 30 years. She has worked in both the traditional spheres of town planning as well as honed her skills in project management, production and marketing of commercial and residential development projects.

She is a past President of UDIA Victoria having served for 3 years and also was National President of UDIA Australia until 2013. She sits on several Committees and Boards and has been recognised by UDIA with life membership and also as a fellow of VPELA and Victorian Leadership.

Bernard McNamara
Managing Director, BMDA

Bernard McNamara is the principal and managing director of BMDA Development Advisory. His qualifications are in town planning and in business management.

He has worked in local government, in a major private property group, in a publicly listed property trust and in consulting. Bernard has extensive experience in acquisition, planning and development of retail and commercial/mixed use projects across Australia.

As an experienced planner with development management experience, Bernard acts as an expert witness in legal proceedings in the areas of town planning and in the assessment of town planning implications for land valuation matters.

Bernard has served on number of state government advisory committees, most recently for the Minister for Planning’s Plan Melbourne Refresh in 2016.

Jane Monk
Director - Innovation and Reform, Victorian Planning Authority

Jane Monk is the VPAs Director of Innovation and Reform.

In this role, she oversees projects and initiatives that further the VPAs reputation for delivering best practice planning outcomes. Most recently Jane headed up the MPAs Inner City team.

Jane is an urban planner of many years’ experience including as a past Senior Member of the Victorian Civil and Administrative Tribunal and as Chair of the Bracks/Brumby Government’s Priority Development Panel.
Masterplanned Development

WINNER

Selandra Rise by Stockland

Stockland’s Selandra Rise community, in Melbourne’s south-east growth corridor, was developed as a demonstration project to test and apply the highest principles of healthy, sustainable and highly liveable design and development.

Located at Clyde North, Selandra Rise is home to more than 3,000 people, and has been designed to offer residents everything they want and need within walking distance. Selandra Rise has a Town Centre with a supermarket and specialty shops, two schools, playgrounds, retirement village, community garden and a well located off-lead dog park all within close proximity.

The award-winning Selandra Community Place is a ground-breaking community hub, offering classes and activities for residents, a small business centre and information about sustainability in an 8-star, zero-emissions home that demonstrates the very latest in sustainable living.

Affordable Development

WINNER

Lifestyle Hastings by Lifestyle Communities

Lifestyle Hastings enables working, semi-retired and retired people over 50 to live an independent life of luxury at an affordable price.

The development fills a void in the local residential market for those looking to downsize, as well as those living on a pension.

The quality, low maintenance varied homes are priced at approximately 80% of the median house price of the area and the community format enables homeowners to release money tied up in their old homes to fund retirement.

Value for money is further supported by resort amenities such as a bowling green and men’s shed which support an active lifestyle surrounded by like-minded people.
High Density Development

**WINNER**

Upper House by Piccolo

Upper House is a multi-award winning development created by Piccolo and located in one of the most highly sought after inner-city areas of Melbourne close to Melbourne University. It’s concept of the cloud above the building is innovative and works as a local landmark and the use of modular balconies jutting over the pedestrian walkways below is spectacular.

Designed by Jackson Clements Burrows Architects, Upper House comprises 110 luxury apartments, zero parking, street level tenancies, abundant bicycle parking, rooftop terraces and recreational facilities for residents boasting views to the CBD and surrounding suburbs.

After an extremely successful marketing campaign that saw the development completely sold off the plan in just four months, the building was completed in September 2014 on program and within budget.

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**FINALIST**

Nord, North Melbourne by Oliver Hume Property Funds

Nord, created by Oliver Hume Property Funds and architects Hayball, is a stand-out development for its innovative approach to a site in North Melbourne, located right on the edge of the CBD close to the Peter McCallum Cancer hospital and Melbourne University.

As its name suggests, the medium-rise 13 level development takes inspiration from classic Nordic design.

It provides 143 apartments in a range of one, two and three bedrooms. Looking over the tree-lined boulevards of North Melbourne, the apartments feature a minimalist combination of natural wood tones and warm whites in their high-quality interiors.
Medium Density Development

**FINALIST**

**Canopi Valley Lake by MAB Corporation and Canopi Homes**

Joint venture partners MAB Corporation and Canopi Homes are behind the outstanding Canopi Valley Lake project, which is located 15km from the CBD in the disused Niddrie quarry. Its use of the topographical features and views to the adjoining cliff face and high panoramic view lines make this project unique. Its engineering challenges were immense and have been well thought through as have the clear market sectors it caters to.

The development consists of three separate land holdings, totalling approximately two hectares surrounding the new Lake Niddrie, at the heart of the 48-hectare master planned community of Valley Lake.

120 townhouses offer a diverse range of two and three storey options and innovative design for the infill location provide an alternative housing model within established surrounds.

Medium Density Development

**WINNER**

**The Barkly by ID_Land**

Commencing construction in January 2015 and reaching completion earlier this year, ‘The Barkly’ consists of 65 design-led town-homes that launched to the public in late 2013 and subsequently reached 100 per cent sold after just three months on market. It is located adjacent to Barkly Gardens and just to the east of the vibrant Brunswick Rd shopping precinct.

Developers ID_Land, in collaboration with award-winning architects ROTHELOWMAN, are behind the project, which incorporates intelligent planning, well-considered design and flexible floor plans that adapt to the purchasers’ ever-changing lifestyle needs.

A real gem in this locality that epitomises the new range of apartments designs that suit inner city dwellers.
Residential Development

**FINALIST**

**Banbury Village by Cedar Woods Properties Limited**

Developed by Cedar Woods with dKO Architecture, MGS Architects and Rothelowman, Banbury Village has played a big role in the reinvigoration of this large redevelopment site adjoining West Footscray station.

Banbury Village is a sensitive multi-residential development on the site of a historic disused tyre factory in Footscray, and has previously won the prestigious UDIA award for best Victorian Medium Density Development in 2013, as well as a commendation for Best Urban Renewal development in the same year.

Exceptional design, particularly its respectful integration with three heritage Art Deco buildings on site, including Sir Frank Beaurepaire’s original offices, make Banbury Village a real stand-out.

The $195 million development, delivering 430 dwellings over 8.8 hectares, was released in three major stages and has achieved 100 per cent sell out.

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**WINNER**

**Somerfield by Intrapac Property**

Located in Melbourne’s south-east, Somerfield is an integrated residential development by Intrapac Property and BrenCorp properties. The development weaves together the best in urban design, landscaping and sustainability to produce a vibrant community connected to the natural environment.

An active resident’s social club sponsored by the developers creates a strong community spirit, and events throughout the year welcome the diverse ethnic groups within the neighbourhood. Lots of varied size, shape and price have enabled different market segments to call Somerfield home, while strict design guidelines ensure a high quality urban form, and a landscape maintenance plan will help retain the premium feel.

Somerfield is close to amenities, employment opportunities, good schools and shopping centres. Melbourne’s CBD is 25 minutes away via the Eastlink, and the beach is just 8 minutes away. It comes as no surprise that the tagline for Somerfield is: “At the Heart of Everything.”
Urban Renewal

**FINALIST**

Living Carlton – Lume, Reside & The Carlton by Frasers Property Australia & Citta Property Group

Living Carlton is the largest public and private housing redevelopment in Victoria’s history. It is located on the site and surrounds of the historic Queen Elizabeth Centre on Keppel Strand, much of the historic context and buildings have been redeveloped and historic features retained.

Lume, Reside and The Carlton, by Frasers Property Australia and Citta Property Group, collectively delivered 5 private apartment buildings, one social housing building and a collection of townhouses, within this Carlton Housing Redevelopment project. The retaining of the Chapel and its use as a community toy library provides a central stunning local asset.

This collection has been intentionally designed for diversity and vitality, and was created in collaboration with a ‘who’s who’ of Victorian architects.

Urban Renewal

**WINNER**

Polaris 3083 by ClarkeHopkinsClarke

‘Polaris 3083’ is a vibrant new residential, retail and community hub and 20-minute neighbourhood master-planned by ClarkeHopkinsClarke for developer DealCorp.

The mixed-use development has revitalised the former Larundel Psychiatric Hospital, a site that has been famously uninhabited since the late 1990s. The master planning of the site, its attention to focus on corner style development and its linkages through pedestrian ways to the local oval and new rehabilitated building for a community centre, are a testimony to the architects and developers’ sensitivity to its historic context.

Featuring medium density housing set around a vibrant village centre, the project has been dubbed the ‘Carlton of the North’, and has already achieved the UDIA’s National EnviroDevelopment certification. Up to 1100 townhouses and apartments will feature in the development when Polaris 3083 is fully completed. A difficult site where sensitive redevelopment has been achieved.
Environmental Excellence

**WINNER**

**Somerfield by Intrapac Property**

Located in Melbourne’s South-East, Somerfield is an integrated residential development that sets a new benchmark for thriving communities.

Developed by Intrapac Property and Bremcorp Properties, this estate combines leading edge urban design with the highest levels of environmental sustainability.

A focus on creating a premium development where every home is within 400 metres of green area, has led to almost 20% of Somerfield’s land area to be dedicated to open space – which includes award-winning landscaping, wetlands, playgrounds and natural parkland.

Many environmental challenges, such as ecologically degraded soils from the region’s history of market gardening and noxious uses, were overcome in the process of creating Somerfield, which is an ideal model of urban renewal.

Special Purpose Living

**WINNER**

**Monash University Logan Hall by McBride Charles Ryan**

Logan Hall is a remarkable bold and stylish building that embodies Monash University’s master plan to transition the Clayton Campus into a new University City.

The 7-level building with 250 units of student accommodation is located on a central strategic corner of the campus, where Sports Walk meets Scenic Boulevard.

Logan Hall combines an expressive celebration of communal and social spaces with vibrant colour combinations, offering a variety of opportunities for chance student encounters and incidental learning for the student residents. Its location with eateries underneath and emphasis on pedestrian and bicycle movements epitomise its integration into the life of the campus.

Designed by McBride Charles Ryan, Logan Hall truly does provide a new and holistic model for high-rise living.
Government Leadership In Urban Development

WINNER

Greening the West by City West Water

‘Greening the West’ is an initiative by City West Water and the local community that enables sustainable, liveable communities in the western suburbs of Melbourne through urban greening. The ongoing initiative is driven by a very active steering committee from local government, government agencies, water authorities and community groups.

A core objective of ‘Greening the West’ is to improve overall community health. The enterprise recognises that quality green space allows for passive and active public recreation, which can be used as an effective strategy in tackling health issues such as obesity, diabetes, heat stress and mental illness.

The steering committee takes a regional approach rather than a hyper-local approach, to enable cross-agency collaboration and consolidation of resources to promote the benefits of green space. One of the stand-out strengths of ‘Greening the West’ is the commitment of the stakeholders and the belief that much can be achieved through co-operation and collaboration.

Spiire have demonstrated leadership and innovation in regional Victoria in recent years, exemplified by their role in the complex projects of Kilgour Place in Geelong and the Boulevard Estate in Shepparton.

Both projects showcase thoughtful planning and design excellence, with Spiire working with clients prepared to try something different to achieve market acceptance.

Kilgour Place, in particular, with its redevelopment of the former Gordon TAFE now provides three housing options in the form of serviced apartments, social housing and serviced apartments, where the heritage of the area is not only maintained, but enhanced.
Landscape Award

**WINNER**

Armstrong, Mt Duneed by Villawood Properties

Armstrong, Mt Duneed is a flagship project in the Geelong and Bellarine region, which upon completion will feature approximately 2,500 homes.

The judges highly commend the Display Village in the ‘Green Street’, which reads as an interactive landscape and play area dominated by mature planting and numerous ‘cubby houses’ all set in a secure but accessible space.

When complete, Armstrong, Mt Duneed will feature a waterfront dining precinct in addition to a showpiece Club Armstrong Residents Club, the first of its kind in the region. A $7.5million state-of-the-art facility, the Residents’ Club will include a gymnasium, heated swimming pool, tennis courts and café.

Judges’ Award – Metro Melbourne

**WINNER**

Saratoga Townhouses – Park Release by Wolfdene

Wolfdene redefines medium density living with its Saratoga Townhouse collection in Victoria’s burgeoning Western suburbs. Offering 6-star sustainable living, these two-storey homes enjoy immediate access to Saratoga’s parks and lifestyle precinct, and feature modern architecture, private courtyards, smart landscape design, and the convenience of undercover off-street parking.

The judges were particularly impressed by the attention to detail, including large balconies and the rear laneways that were sensitively designed and which value added to the overall development concept.

Providing the perfect balance of style, comfort and convenience, Saratoga is Wolfdene’s response to the growing demand for alternative, well priced housing in Melbourne’s urban growth areas. A choice of two of three bedroom residencies make the townhouses a perfect home for singles, couples, small families or those looking to downsize.
Judges’ Award – Regional Victoria

**WINNER**

**Junction Place, Wodonga by Places Victoria**

Located in central Wodonga on the Victoria/New South Wales border, the project consists of 10 hectares of former railway land, which is being transformed into a commercial and civic heart for the regional city over the next 10 to 15 years.

Junction Place is being delivered by Places Victoria, the State Government’s property development agency, in partnership with the City of Wodonga, government agencies and the private sector.

With a dedicated team and a presence in Wodonga, Places Victoria is driving capital investment and creating opportunities for the private sector through joint venture Development Agreements.

UDIA & Frasers Property Women in Leadership Award

**WINNER**

Georgia Willis
Senior Development Manager Acquisitions, Caydon Property Group

Outlook & ID_Land Young Professional of the Year Award

**WINNER**

Alexandrea Malishev
Senior Strategic Planner, Victorian Planning Authority
Upcoming Events

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