



# CREATING INSPIRED COMMUNITIES FOR QUEENSLANDERS



Urban Development Institute of Australia Queensland | 2017 Annual Report

*The Melbourne Residences by Aria Property Group, winner of the 2017  
UDIA Qld Mitchell Brandtman Awards for Excellence President's Award*

# TABLE OF CONTENTS

|  |    |
|--|----|
| ABOUT THE UDIA QUEENSLAND                              | 3  |
| PRESIDENT'S REPORT                                     | 4  |
| BOARD MEMBERS  | 6  |
| POLICY   | 9  |
| RESEARCH FOUNDATION                                    | 11 |
| ENVIRODEVELOPMENT                                      | 12 |
| REGIONAL BRANCH REPORTS                                | 14 |
| MEMBER SERVICES  | 26 |
| 2017 STATE EVENTS                                      | 27 |
| 2017 UDIA QLD MITCHELL BRANDTMAN AWARDS FOR EXCELLENCE | 28 |
| 2017 PARTNERS  | 30 |
| ANNUAL FINANCIAL REPORT                                | 32 |

# UDIAQ

## ABOUT US

The Queensland office of the Urban Development Institute of Australia (UDIA) was established in 1971 and is now the largest of all the UDIA state bodies.

The Urban Development Institute of Australia Queensland (the Institute) is the peak body for Queensland's development industry. Our mission is to support our members in creating inspired communities for Queenslanders to enjoy. The Institute advocates on behalf of our members on the matters that mean the most to the industry and ensures our members are kept informed.

Our doors have been open for more than 40 years. We've pushed for positive change, practical policies, and a more connected industry. 2017 was a year of major planning reform, and the Institute's feedback was featured in important frameworks and policies like the South East Queensland Regional Plan, the Ferny Grove, Spring Hill, and Upper Kedron Neighbourhood Plans, and Local Government Infrastructure Plans across the State. In total, we made 70 policy submissions. A key piece of legislation that reflected our Advocacy efforts was the *Manufactured Homes (Residential Parks) Act 2003*.

This year, the Institute also put the missing middle and housing diversity front and centre. Thanks to the work of our Research Foundation, we know consumer preferences have changed. These and other insights informed all conversations with stakeholders. It also culminated in the launch of the

Density and Diversity Done Well Open Ideas (DDDWW) competition, a joint initiative with the State Government. The competition activated creativity and innovation within the industry. Built environment professionals and students were invited to submit their ideas for missing-middle housing that met the South East Queensland context and climate.

Findings from our Research Foundation formed a basis to inform all levels of government and community consultation. We used our findings as evidence in our policy submissions and to create events that armed our members with quality intelligence on important industry matters.

The Institute's exciting program of events challenged and inspired the industry to innovate and form new ideas so that we continue to build communities Queenslanders want to live in. Our events were attended by nearly 6,300 people from across the State. Our events tackled the industry's hot topics, and most were held exclusively for our members.

From breakfast with three of South East Queensland's mayors to our annual Awards for Excellence, the Institute's events offered a platform for sharing knowledge and ideas and recognising the contributions our

members make to our great State.

We represent the development industry across the State with an extensive network of regional branches. Our eleven regional branches are led by volunteer Branch Presidents who are experts working in the local development industry in their region. Each region faces different local opportunities and challenges. Our grassroots level advocacy allows us to push for the local changes that mean the most to our members and the local community.

The Institute's elected Board of Directors provide valuable governance and strategic direction for Institute's policy agenda and advocacy efforts. You can learn more about our Board on page 6.

Lastly, we engage a network of committees to provide feedback and advice on issues that matter. Our committees offer a forum to connect with our members and for our members to voice their feedback. The Institute's policy activity is strongly driven by the work of seven UDIA Queensland policy committees and the input of our eleven regional branches. The committees are made up of volunteers from the Institute's membership who donate their time and expertise for the benefit of the broader membership.

# PRESIDENT'S REPORT

It was a strong year for the Institute. Our membership grew across the State as we continued our work to support building affordable and desirable communities in Queensland.

The organisation also committed to implementing its yearly business plan and meeting key performance targets. It was also a year for major planning and policy work. The State Government released the South East Queensland Regional Plan (SEQR), which is a blueprint for future development in the region. We engaged with the State Government and provided comprehensive feedback on behalf of our members across the region, and it was pleasing to see some of our ideas incorporated in the final version. Following the release of the SEQR, our members received the Institute's report card via email that marked the final plan against key areas of critical feedback.

This year the Institute also put density and diversity of housing at the forefront of our policy agenda. The work produced from our Research Foundation highlights that Queenslanders are not only interested in a house on a single block, but they want choice in housing product that meets their lifestyle needs. Our ageing residents want to age-in-place, and our nuclear families do not necessarily want a home with a big backyard, but to live close to amenities such as parks, cafes, and transport.

We took these findings to the State Government to advocate for better policies and frameworks to support our members in creating communities that Queenslanders want to live in. As result of this advocacy, the Institute successfully partnered with the State Government in the Density and Diversity Done Well Open Ideas competition. It was a design competition that encouraged innovation in the sector. Built Environment professionals had the opportunity to submit a design for a diverse housing typology that was between a house on a single block and a high-rise apartment that responded to the South East Queensland climate and context.

Our Research Foundation is led by the Industry Leaders Research Group. They act as the brains trust ensuring we deliver research that reflects the business needs of our members. This year, the Research Foundation delivered the latest facts and figures to our members. We also used our research as evidence to support our policy and advocacy work so that members can continue to deliver communities that are desirable to their target markets.



Stephen Harrison at the 2017 Annual Developers Conference

Our eleven regional branches continued their work cultivating positive working relationships with local councils. Our relationship with local government is critical to ensuring our members voices are being heard on the matters that mean the most to them. In a number of regions, we've started the process of implementing a Memorandum of Understanding with the local council to ensure we maintain strong, transparent, and positive communication into the future.

I would like to take the opportunity to acknowledge all of our support partners. It is with your assistance we can continue to ensure our industry is thriving with knowledge, skills, and ideas. Turn to page 30 for a full list of our 2017 partners.

Lastly, I would like to acknowledge the hard work of the Institute's staff led by former CEO Marina Vit (resigned February 2018). It's with their tireless dedication that the business is able to produce the best outcomes for our members. Across all our endeavours remains a sole purpose that is to support our members in creating inspired communities for Queenslanders.



# BOARD MEMBERS



**STEPHEN HARRISON (MDIA)**  
PRESIDENT

Stephen was appointed President in 2016 after being appointed Vice President of the UDIA Queensland in 2013. Stephen was the Gold Coast Logan Branch President between 2010 and 2013. He has more than 25 year's experience in the development industry and has held key positions in both public and private sectors. Stephen is currently the Principal of Harrison Development Group, which is responsible for the delivery of signature projects in Cairns, Coomera, and Pimpama. He is also Project Director for Flinders, a 20,000-lot master planned community at Flagstone. He holds a Bachelor of Civil Engineering and a Master of Project Management.



**MICHAEL LONEY**  
VICE PRESIDENT

Michael is a Joint Managing Director of Ausbuild. He began working with Ausbuild in 1999. Michael's expertise is primarily focused in financing, funds management, and development management within the Ausbuild Group. His risk management approach to every aspect of business matched with his entrepreneurial pursuit delivers consistently strong results. Michael holds a Bachelor of Commerce, Financial Planning, Investments and Professional Accounting with extensive experience in housing, commercial development, and finance.



**IAN MURRAY**  
VICE PRESIDENT

Ian is the Regional Development Manager, Communities, for Lendlease. he has worked in the development industry for over 20 years with several corporate developers including Australand, Urban Pacific, and AV Jennings in both Queensland and South Australia. Prior to this he was a consulting engineer providing services to the development industry for nearly a decade. Ian has been a UDIA member in both Queensland and South Australia and served on the UDIA Queensland Brisbane City Council Committee for several years.



**NEIL McALLISTER**  
(MDIA) TREASURER

Neil was appointed UDIA Queensland Treasurer in 2010. He is the Head of Property Finance (Qld) at St.George Bank and a member of CPA Australia and Finsia. St.George Bank has been a member of the UDIA Queensland since 2001 and was a Foundation Partner for EnviroDevelopment. St. George has also been a Major Industry Partner of the UDIA Queensland.



**SARAH MACOUN**  
SECRETARY

A Partner in HopgoodGanim Lawyers' Planning and Environment team, Sarah has extensive experience in the areas of planning approvals, litigation and dispute resolution, together with many years of expertise and a keen interest in environmental legislation and policy. Her practice involves advising developers, government entities, and mining and infrastructure proponents across the spectrum of planning and environment related legislation. Sarah is Board Secretary for the UDIA Queensland and is the Chair of the UDIA Queensland Planning and Environment Committee.



**BRETT GILLAN (FDIA)**  
IMMEDIATE PAST PRESIDENT

Brett has served two terms as President of the Institute. He served as President from April 2008 to July 2009 after serving as Vice President from 2007 to 2008, and following this he served again as President in November 2013 to April 2016 after serving as Vice President in 2012. Brett joined the UDIA Council as a Director in August 2005 and chaired the IPA Review taskforce, UDIA Queensland Industry Development Steering Committee in 2006 and 2007, and was a judge for the UDIA Queensland Women in Development Excellence Awards in 2007 and 2008. Brett is a founding Director of Axis Capital Pty Ltd and has more than 30 year's experience in the property and development industries.



**WARWICK BIBLE**  
DIRECTOR

Warwick Bible is General Manager of Mirvac Qld and is responsible for Mirvac's residential development operations including its apartments and master planned communities portfolio throughout Queensland. With more than 20 years' property experience in Queensland and New South Wales, Warwick has held senior property executive roles with several of Australia's largest private and public property companies. Warwick is a current Board Member of UDIA Queensland and holds formal qualifications in Property Economics, an MBA, and is a Fellow of FINSIA.



**ALAN BUCKLE (FDIA)**  
DIRECTOR

Alan has been involved in the body corporate management industry and consultancy services within the development sector since 1983. From a duplex in suburban areas to a 250,000-lot tourist resort in Egypt, Alan has been involved with the titling and operational design and administration of a diverse and eclectic range of community title developments. Alan is also a Fellow of UDIA Queensland, a Board Member and Fellow of Strata Communities Australia Qld, and he chairs the UDIA Queensland Property Law and Community Management Committee.



**LACHLAN GRANTLEY**  
DIRECTOR

Lachlan leads the Residential Division at Consolidated Properties Group and has worked with the business since 2000. Lachlan oversees a talented team specialised in the development of residential buildings and mixed-use projects, such as combined residential-resort-retail-commercial. Prior to joining Consolidated Properties, Lachlan worked for leading town planner and architectural practice, ML Design. Lachlan focuses on reaching outstanding outcomes for all stakeholders and community groups involved in a project's development.



**DAVID LANER**  
DIRECTOR

David is the Regional Manager for the Greater Brisbane and Gold Coast residential business for Stockland in Queensland. Since joining Stockland in 2007, David has held several senior positions within both the residential and retirement living businesses. Prior to joining Stockland, David consulted for the development and construction industries, as well as State and local governments via his own business and through a national consultancy group. He graduated with an Honours Degree in Civil Engineering from Queensland University of Technology in 1996, and is a member of the Institute of Engineers Australia, Australian Institute of Project Management, and is a qualified real estate agent. David has been a member of the UDIA Queensland since 2008 and was elected to the Board of Directors in April 2013.

# BOARD MEMBERS



**CAMERON LEGGATT**  
DIRECTOR

Cameron is the General Manager Residential Queensland at Frasers Property Group Australia (formerly Australand). Cameron joined Australand in 2010 and was appointed General Manager Residential Queensland in 2013. He now oversees the state business unit that includes business acquisition and growth, sales targets, and forecasts, as well as internal and external relationship management. Prior to joining Australand, Cameron was an Associate Director at Macquarie Bank in the Property Investment Banking Division. Cameron holds a Bachelor of Business majoring in Property and a Masters in Commerce majoring in finance.



**MICHAEL MCNAB**  
DIRECTOR

Michael is the Managing Director and founder of Queensland construction company McNab, now one of Queensland's largest privately owned construction companies. McNab are renowned for delivering high quality projects ahead of schedule for Australia's leading public and private developers, and consistently stay at the forefront when it comes to innovation and insights in the development industry. The company is proud to have constructed landmark projects like The Village at Coorparoo, which won the prestigious National UDIA Best Seniors Living and overall President's Award in 2015.



**PAUL MELVILLE**  
DIRECTOR

Paul is currently a joint Managing Director of Halcyon Management Pty Ltd, Chair of the Residential Tenancy Authority, and Chairman of the UDIA Queensland Seniors Living Committee. Paul graduated from QIT (now QUT) with a degree in law. With more than 20 years' experience in the legal sector, Paul has also been involved in the retirement industry and manufactured home estates for over 18 years. Halcyon commenced in July 2003 with the goal of changing the face of retirement living through delivery of innovative housing solutions for lifestyle oriented over 50s and has been a UDIA Queensland member since 2006.



**BRETT SCHIMMING**  
DIRECTOR

As the CEO of Construction Skills Queensland (CSQ) Brett initiates and leads partnerships with industry, government, employers, unions, educators, trainers, and associations to develop initiatives and programs to grow the skills base and capacity of Queensland's building and construction industry workforce. Brett is passionate about ensuring the workforce meets the demand of employers, and he is active in national and state policy discussions and initiatives to predict and grow the skills base. He has qualifications in Education, Business, and Public Policy and many years of experience managing training and education organisations. Brett is a Fellow of the Australian Institute of Management and the Australian Institute of Company Directors. Brett is Queensland's representative to the Australian Industry Skills Committee.



**PATRICE SHERRIE**  
DIRECTOR (RESIGNED 30 AUGUST 2017)

Patrice is a Director of Bentley's Chartered Accountants. Her professional career has spanned chartered accounting and commerce roles across the finance and property sectors, including as CEO of an unlisted mezzanine finance company, and as a senior executive with a boutique investment bank. Patrice also worked for 13 years with two of the 'big four' accounting firms in Australia and Papua New Guinea in corporate finance and business services areas. Patrice is a Fellow of the Institute of Chartered Accountants in Australia and holds a number of board and committee positions.

# POLICY



Over the last twelve months the Institute continued to advocate to all levels of government to ensure policy frameworks allow the industry to build diverse and affordable housing for all Queenslanders.

The Institute continues to build on its earlier and extensive engagement efforts with the State Government to reaffirm the importance of a strong program of infrastructure investment, land supply, regional planning priorities, and planning reforms. As a result, we continue to have a productive relationship with the State Government, and this year the Institute was directly engaged in various consultation processes on behalf of its members including the new planning system, South East Queensland Regional Plan, and *Manufactured Homes and Residential Parks Act 2003*.

The Institute was involved in key reference and advisory groups in relation to policy changes and policy reviews. For example, we developed and encouraged the koala expert panel consider cohesive regional sustainable corridor outcomes.

During the year the new *Planning Act* was implemented. Our advocacy efforts have directly resulted in a number of significant changes including the replacement of the conflict and sufficient grounds tests with more simple decision rules.

Another major policy achievement was the inclusion of the Institute's feedback in the South East Queensland Regional Plan. The Institute offered significant input that was coordinated across eight regional branches affected by

the plan. The outcomes reflected in the draft and final plans include:

- The articulation of a process for a land supply framework including a process for resolving shortfall in supply
- The establishment of a process to monitor housing and land supply and funding to support the establishment of a growth monitoring program for the region
- Refinement of 'measures that matter' and the inclusion of several housing supply related indices including years of supply and housing density
- Recognition of the highly fragmented nature of land within the urban footprint and commencement of a process to consider how underutilised land within the footprint can be unlocked
- The replacement of the terms infill and greenfield with consolidation and expansion in line with the Institute's recommendations
- Articulation of the importance of diverse housing options and inclusion of strategies to ensure innovative housing solutions and the delivery of missing middle housing forms are supported and planned
- The inclusion of recently released census data within the plan and alignment of future regional plan development with census release timing
- A commitment to include the review of Matters of Local

Environment Significance parallel with the commencement of a strategic assessment

- Inclusion of several region-shaping infrastructure projects like the Beerburum to Nambour rail upgrade
- The requirement for SEQ local governments to have at least 15 years supply of zoned and serviced land at all times

This year also saw the fruition of years of advocacy work to improve the *Manufactured Homes (Residential Parks) Act 2003*. This involved extensive consultation with members, participation in government consultation groups, briefing to state representatives, review of a disclosure draft of the *Housing Legislation Amendment Bill 2017*, and formal submission and presentation to the Public Works and Utilities Committee of State Parliament. Many details that modernise the legislation were supported. However, we played a critical role in ensuring that site rent and utility costs recovery provisions were practical and workable for the industry. All in all, a number of detailed improvements to the legislation were implemented.

In addition to this, the Institute delivered a number of significant results for our members including:

- Moderating the wide application of new taxes on foreign property buyers, related parties, and developers
- Initiated the Density and Diversity Done Well Open Ideas competition

# POLICY

- Provided consultation on the State Housing Code with the aim of creating a code for modern housing development
- Brought forward government development of a statewide land division code (RaL Code) to provide a model land division code for local government adoption
- Contributed to government thinking on the need for a strategy on a diversity of housing for the State's ageing population
- Achieved local government concessions for additional seniors accommodation
- Developed a cohesive housing affordability agenda
- Obtained incentives from some local governments to stimulate development activity
- Achieved substantial improvements to the regional planning arrangements
- Made submission to the State Parliament Legal Affairs and Community Safety Committee regarding the *Belcarra Local Government Electoral (Implementing Belcarra) and Other Legislation Amendment Bill 2017*
- Engaged with decision makers on matters relating to State roads and development application referrals
- Responded to draft Local Government Infrastructure Plans including from Gladstone, Cairns, Ipswich, Moreton Bay, Brisbane, Townsville, and Redland councils
- Advocated on many proposed amendments to Local Government Planning Schemes including in Brisbane, Redland, Gladstone, Livingstone, Ipswich, Toowoomba, Cairns, and Moreton Bay
- Moderated wider potential impact of the Heritage and Urban Design Referral Triggers
- Responded to consultation on the Aboriginal Cultural Heritage Duty of Care
- Provided comment on the Queensland Building Plan supporting a broad Housing Code to facilitate a diversity of housing



# RESEARCH FOUNDATION

## Research Foundation Partner



STRONGER FUTURES  
IN CONSTRUCTION

Four years ago, the Institute formed a Research Foundation with support from Construction Skills Queensland. The purpose was to learn consumer sentiment about housing in our State and share these pivotal insights with our membership. We also wanted to uncover the market trends that made our industry tick and weave this evidence into our advocacy work.

We undertook our first consumer sentiment study in November 2015. The objective was to quantify purchase intentions in the Queensland property sector. Data was collected from a representative random sample aged 20+ and spread across South East Queensland and seven regional locations. The Institute used these findings to inform our policy and advocacy work, as well as form our program of events.

The Institute's members also receive important market data compiled by our Research Foundation. We released 24 Planning Pulses that measured development assessment fees and infrastructure charges across 15 local governments.

The foundation also delivered 36 Regional Radars that monitored market activity across 16 regions comparing top performing suburbs and home, land, and rent figures. Our members also received exclusive Census fact sheets specific to their region.

Additionally, in 2017, the Research Foundation worked with Urbis to interrogate the missing middle, and it commissioned qualitative consumer research as part of our Industry in Focus program.

The program of research is guided by the Industry Leaders Research Group. They are the 'brains trust' ensuring we deliver research that reflects the business needs of our members. The ILRG comprises leaders from businesses with an interest in the health of the industry. These influential leaders act in an advisory capacity to guide the scope and delivery of the Research Foundation.

## The 2017 Industry Leaders Research Group



# ENVIRODEVELOPMENT



Harmony by AVID Property Group

It was an exciting year for EnviroDevelopment in Queensland. The program achieved important milestones, continued to expand into new markets, and maintained a diversified project portfolio.

The EnviroDevelopment program is a national program. It is a scientifically-based assessment scheme that independently reviews development projects based on outstanding achievement across ecosystems, waste, energy, materials, water, and community. It recognises those developments that have been carefully designed to protect the environment with responsible use of resources. EnviroDevelopment certification also makes it easier for consumers to recognise environmentally sustainable developments and lifestyles.

Nationally, many new developers chose to embrace EnviroDevelopment certification this year including Mosaic Property Group, Graystone, Tymore, Riverlea, Pask Group, MAB, Dacland, AV Jennings, and BPG. This year, a total of fourteen projects were certified by the Queensland EnviroDevelopment office including Solis by Mosaic Property

Group, which is the first 6-leaf, multi-unit residential certification on the Sunshine Coast. AVID Property Group became the first company to commit their entire active portfolio to the program certifying Brentwood Forest (Qld), Harvest (NSW), Bloomdale (Vic), and Savana (Vic) in 2017 to accompany their 2016 certification of Harmony (Qld) and Breezes Muirhead (joint venture with DHA) in 2013.

EnviroDevelopment has also seen strong interest in residential subdivisions and master planned communities seeking certification. As EnviroDevelopment continues to grow its brand, more land developers are prioritising sustainability. Other EnviroDevelopment achievements for this year included the first commercial certification for the project 381 MacArthur Ave by Graystone and the first child-care certification for the project Loving Hearts by Tymore.

The program gained significant momentum across Australia during the year. Victoria recorded 9 certifications, its highest number of certifications completed in a year. Developments certified included Merrifield by MAB, Lyndarum North by AV Jennings, Villages

of Rothwell by Dacland, Lochaven by Dacland, Ellarook by Intrapac, Kingston Links by Pask Group, Aquarevo by SEW/Villawood, and Canopy by BPG.

EnviroDevelopment certified projects were recognised as industry-leading developments at the 2017 UDIA Awards for Excellence in Queensland. Sanctuary Cove by Mulpha Sanctuary Cove, Fitzgibbon Chase by Economic Development Queensland, and Spectrum by BHC – Creating Liveable Communities each received an Award for Excellence, while Woodlands Andergrove by Economic Development Queensland, Brentwood Forest by AVID Property Group, The Village, Townsville by Economic Development Queensland, Halcyon Lakeside by Halcyon, and Solis by Mosaic Property Group were all recognised as finalists.

Lastly, the EnviroDevelopment Professional program had strong interest from the industry. A total of 56 professionals attended the training courses in Brisbane and Melbourne. The program provides sustainability training to consultants that support the development industry.



Aura by Stockland, winner of the 2017 UDIA Qld Mitchell Brandtman Awards for Excellence Environmental Excellence Award

# REGIONAL BRANCH REPORTS

The Institute's regional structure is unique. The eleven regional branches, from Cairns to the Gold Coast, provide important local context and insight into development in their areas. The regions are a specific focus for a number of Federal and State Government initiatives and their grassroots feedback allows the Institute to deliver a strong industry-wide voice that is relevant to all our members regardless of location.



## Bundaberg

**Branch President: Bill Moorhead (FDIA)**

Bill has more than 30 years' experience in the property development industry. He is currently the Managing Director of his own company Moorhead Family Communities Bundaberg. The family is currently developing estates in the region, including Parklands Grange, Headlands Bargara, and Paddington Grove. Bill is a foundation member of the Surveying and Spatial Sciences Institute, a Fellow of the UDIA Queensland, Fellow of the REIQ, and formerly, a Director on the Board of the Gladstone Ports Corporation. He holds an Honours Degree in Surveying.

### 2017 branch report

In 2017, Bundaberg engaged extensively with decision makers and encouraged the local government to apply for State Government funds for projects like the Rubyanna Wastewater Treatment Plant, the Burnett Heads Streetscape, as well as for stages one and two of the Bundaberg Multiplex. The branch also ensured the voices of the branch members were heard in its responses to the \$1 billion training hospital on the University of Central Queensland grounds, and a multi-modal path between Bundaberg and Bargara. Additionally, the branch provided support and direction on the Port State Development Area planning

### 2017 Bundaberg Branch events

| Event Name                         | Month    |
|------------------------------------|----------|
| Bundaberg Planning System Workshop | March    |
| Bundaberg Market Update            | May      |
| Ageing in Place                    | August   |
| Building Bundaberg                 | November |

scheme and cooperatively worked with council on their Local Government Infrastructure Plan to confirm the priority infrastructure areas. Members had the opportunity to attend four events, including a regional market update, Planning Scheme workshop, and another discussing flexible housing choices for our ageing population.



## Cairns

**Cairns Branch President: Adam Gowlett (FDIA)**

With more than 25 years' project management experience in the development industry, both in the public and private sectors, Adam has been an active member of the UDIA in both Western Australia and Queensland. Adam held the role of Cairns Branch President from 2008 until 2011, and again from 2013. Adam now works for Kenfrost 1987 Pty Ltd, a civil construction company and residential home builder.

### 2017 branch report

In Cairns, the branch focused on ensuring members' voices were heard in response to pivotal matters like the Cairns South State Development Area (SDA), Far North Queensland Regional Organisation of Councils Development Manual, and the Cairns Local Government Infrastructure Plan. The branch also strongly advocated for a Headworks (Infrastructure Charges) Incentive Scheme and extended its support for the Cairns Shipping Development Project. It also contributed to advocacy on the Queensland Building Plan, Queensland Housing Code, and Urban Design trigger.

### 2017 Cairns Branch events

| Event Name                      | Month     |
|---------------------------------|-----------|
| Cairns Planning System Workshop | March     |
| Cairns Market Update            | May       |
| Infrastructure and Investment   | August    |
| Ageing in Place                 | September |
| State Infrastructure Plan       | October   |

# REGIONAL BRANCH REPORTS



## Central Queensland

**Branch President: Gideon Genade**

Gideon Genade has extensive planning experience from private practice and local and state government. Gideon started his town planning career in Australia, following several years working as a town planner in South Africa, then working as planning officer for Rockhampton City Council. Following this role, Gideon accepted a Senior Town Planner role with Flinders Group to start-up a regional office in Rockhampton. From here, Gideon grew a client base in Central Queensland and has since facilitated the needs of this client base through a range of successfully managed planning projects and in 2017 he started his own consultancy, Gideon Town Planning, that services Central Queensland.

### 2017 branch report

The Central Queensland Branch continues to engage with local councils to ensure robust discussion and better outcomes for the industry. In 2017, the branch began a process to establish a Memorandum of Understanding with each council as a tool to keep the door open for dialogue. The branch also continued its efforts to advocate to local government on planning reforms that directly affect the local industry like Gladstone's Draft Local Government Infrastructure Plan, Gladstone's Draft Planning Scheme Amendment, and the Draft Livingstone Planning Scheme

### 2017 Central Queensland Branch events

| Event Name                                  | Month     |
|---|-----------|
| Central Queensland Planning System Workshop | March     |
| Central Queensland Market Update            | May       |
| Ageing in Place                             | September |

Amendment. The branch was also involved in cooperative engagement regarding the roll out of the new Planning Act.

## Fraser Coast

**Branch President: Kane Macready**

Kane is Director at Engineers Plus. He is a Registered Professional Engineer (RPEQ) with over 17 years' of experience in local, state, private, and industrial infrastructure. He specialises in urban infrastructure, bulk and reticulated water and waste water infrastructure, and infrastructure planning, design and contract management. His key skills are urban development, water and waste water strategic planning, and project and contract management.

### 2017 branch report

The Fraser Coast Branch kept the future of the region at the forefront of its work by encouraging council to think ahead and plan for increasing density. It also focused on advocating for better stormwater planning, the Urangan South structure plan area, and supported the Maryborough CBD revitalisation project. Three knowledge sharing events were scheduled throughout the year to ensure members had access to the exclusive opportunities to hear from local experts in the industry.

**Branch President: Stan Sandford**

### 2017 Fraser Coast Branch events

| Event Name                            | Month     |
|---------------------------------------|-----------|
| Fraser Coast Planning System Workshop | February  |
| Fraser Coast Market Update            | June      |
| Ageing in Place                       | September |





# REGIONAL BRANCH REPORTS



## Gold Coast Logan

Sean is Managing Director of SCG Urban. He has a detailed knowledge of the urban development industry and is focused on providing high quality development management services to his clients and ensuring the project objectives are achieved. He has over 27 years' experience in his field and has been involved in early investigations, design, documentation, management, and delivery of a wide range of residential, commercial, and industrial projects across Australia and overseas.

### 2017 branch report

Membership growth in the Gold Coast Logan branch was strong in 2017 with a record number of new members joining throughout the year. The branch introduced a new Business Plan that focuses on local government engagement, effective communication to members, and ensuring membership growth. It also hosted nine events throughout the year including a Planning System workshop. Feedback was provided on frameworks for coastal management districts, vegetation offsets, and Planning Act impacts such as plan sealing. Additionally, the branch made it a priority to advocate for improvement to the infrastructure plan, the critical land development guidelines,

| Event Name                                | Month    |
|---|----------|
| Gold Coast Logan Development Showcase     | February |
| Gold Coast Logan Planning System Workshop | March    |
| Gold Coast Logan Body Corporate           | April    |
| Gold Coast Logan Market Update            | May      |
| Gold Coast Logan Golf Day                 | June     |
| Ageing in Place                           | July     |
| State Infrastructure Plan                 | October  |

to the infrastructure plan, controls for flooding areas, water quality approaches, Planning Scheme changes, and the Temporary Local Planning Instrument (flooding).



## Ipswich

**Branch President: Andrew Bradford**

Andrew draws on more than 12 years' experience in the planning and delivery of residential communities and commercial development projects in Queensland. His industry experience includes his current role as General Manager at Metro Property Development and Creation Homes Qld, and previous roles for various developers, both public and private, including Frasers Property Australia, Australand, and Devine Limited. Throughout his career, Andrew has had a long involvement with the UDIA Queensland, sitting as a committee member for the Ipswich Branch since 2007.

### 2017 branch report

It was a year of major planning reform and the Ipswich Branch was active in advocating on key industry matters. In addition to supplying feedback on the draft Queensland Building Plan, the proposed Urban Design Referral Trigger, and the Queensland Housing Code, the branch worked hard to provide substantial input on Ipswich's Planning Scheme development. Feedback was submitted to council on the Draft Local Government Infrastructure Plan, planning scheme amendments, and the branch advocated for specific changes affecting cottage lot yields in land developments. The branch also engaged extensively with Economic Development Queensland on its infrastructure delivery in the region.

| Event Name                   | Month    |
|------------------------------|----------|
| Ipswich Development Showcase | March    |
| Ipswich Golf Day             | May      |
| Vision for Ipswich           | October  |
| Ipswich Market Update        | December |

# REGIONAL BRANCH REPORTS



## Mackay Whitsunday

### Branch President: Mark McGrath

Mark has been a part of Mackay's legal industry since 1994. He has been admitted as a solicitor since January 1996 and has been a partner of McKays Solicitors since July 2003, where he is now the Managing Director. Mark's achievements and qualifications include completing a Master of Law majoring in commercial law from the Queensland University of Technology and having the Archbishop of Canterbury confer on him the title "Notary Public" for Queensland on 25 August 2010. Mark was appointed to the role of Branch President for the Mackay Whitsunday region in 2015.

### 2017 branch report

The Mackay Whitsunday branch engaged with council on the master planning of the Mackay Waterfront. The branch is also investigating further industrial land supply at Rosella in conjunction with Economic Development Queensland. The branch engaged with decision makers in an effort to improve the Development Incentives Policy, Regional Economic Development Strategy, and Mackay's new Planning Scheme and prepared responses to the new Whitsunday Regional Council Planning Scheme, the 'Priority Five' regional infrastructure priority list, and reviewed stormwater drainage studies for strategic areas in Mackay.

### 2017 Mackay Whitsunday Branch events

| Event Name                      | Month    |
|---------------------------------|----------|
| Mackay Planning System Workshop | February |
| Mackay Market Update            | May      |

## Moreton Bay

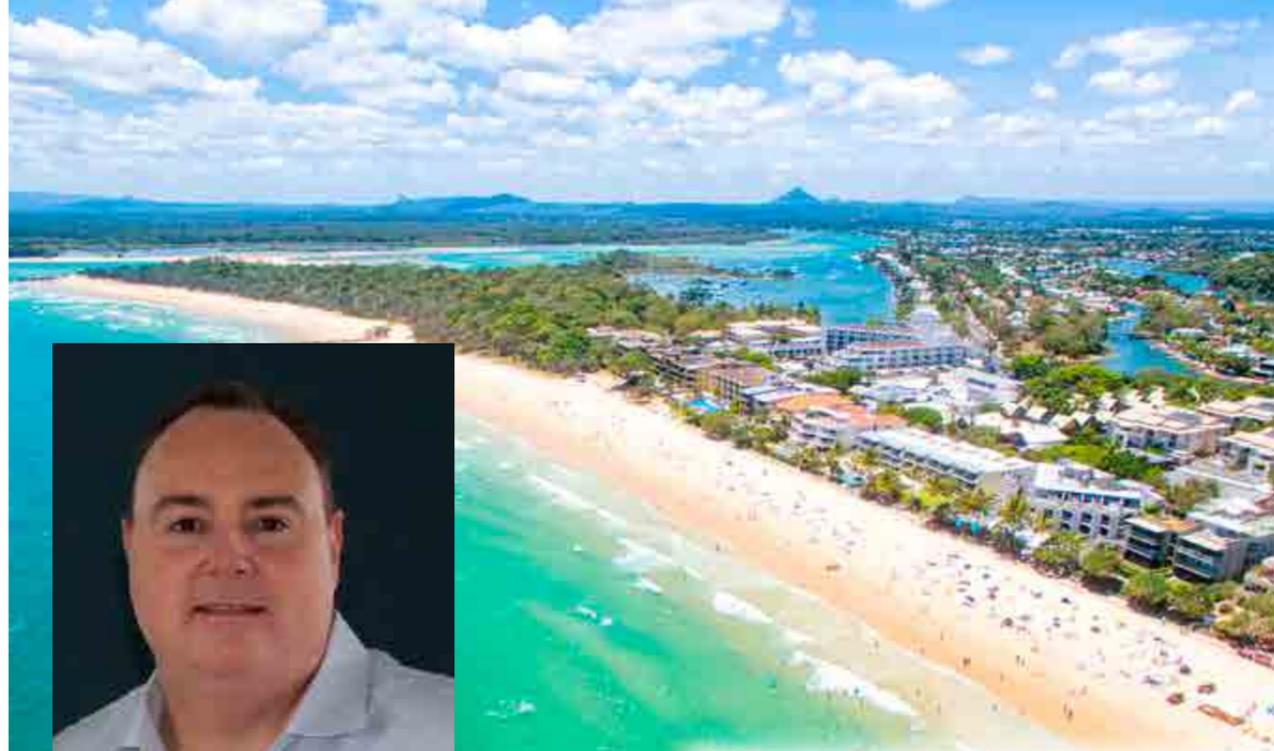
### Branch report

In 2017, the Moreton Bay Branch regularly collaborated with Unitywater and the Sunshine Coast branch about issues affecting members in the region. The branch was also an active participant in industry reference groups and engaged extensively with council on land supply work including industrial and residential panels and land supply mapping for the Residential Land Supply Assessment Project. The branch also ensured feedback from members was incorporated in the submission on amendments to the Moreton Bay Planning Scheme, the draft Local Government Infrastructure Plan, and the South East Queensland Regional Plan. Another highlight of the year was the branch's sold-out event about the Mill Priority Development Area.

### 2017 Moreton Bay Branch events

| Event Name                 | Month |
|----------------------------|-------|
| Moreton Bay - The Mill PDA | April |





## Sunshine Coast

### Sunshine Coast Branch President: Brent Thomas

Brent is a Registered Professional Engineer Queensland (RPEQ) and has over 16 years' experience in the industry. He is a Fellow of Engineers Australia, a Chartered Professional Engineer, and registered on the National Engineering Register. Brent also holds an Executive MBA and is experienced in the planning, design, and delivery of major urban development projects. Some of the projects he has been involved in are Harmony in Palmview, Aura in Caloundra South, and Halcyon Landing in Bli Bli. Brent has been Branch President of the Institute's Sunshine Coast Branch since 2017.

### 2017 branch report

The Sunshine Coast Branch continues to grow its membership in the region with a record number of new members joining in 2017. It hosted seven knowledge sharing events, including a Sunshine Coast 2040 event that featured demographer Bernard Salt. Over the past the year, the Sunshine Coast Branch made it a priority to ensure member feedback was heard on the policy frameworks that impacted development in the region. The branch provided strong input on the South East Queensland Regional Plan and a lengthy submission on council's Draft Environmental and Liveability Strategy. The branch was also a strong advocate for further land supply in the centre and northern coast area.

### 2017 Sunshine Coast Branch events

| Event Name                              | Month    |
|---|----------|
| Sunshine Development Showcase           | February |
| Sunshine Coast Planning System Workshop | March    |
| Sunshine Coast 2040                     | May      |
| Sunshine Coast Market Update            | June     |
| Sunshine Coast Golf Day                 | June     |
| Ageing in Place                         | August   |
| Sunshine Coast Infrastructure Plan      | October  |



## REGIONAL BRANCH REPORTS



## Toowoomba

### Toowoomba Branch President: Stephen Bowers

### 2017 branch report

During 2017, the Toowoomba Branch held eight local events for members offering a recurring opportunity for members to network and engage with local industry influencers including an event where the Mayor of Toowoomba shared his vision for the region. The branch kept its member interests front of mind when providing feedback on Planning Scheme Policy Number 2 Engineering Design Standards. It also made a submission on dual occupancy changes, followed up on advocacy around council's Medium Density review, and engaged with council on their new design quality emphasis.

### 2017 Toowoomba Branch events

| Event Name  | Month    |
|---|----------|
| Toowoomba Members Breakfast                             | February |
| Toowoomba Planning System Workshop                      | March    |
| Highfields Cultural Precinct Update                     | April    |
| Toowoomba Market Update                                 | May      |
| Ageing in Place   | June     |
| 2016 Census and Toowoomba Infrastructure and Investment | July     |
| New Age Financing                                       | August   |
|   | October  |



## Townsville

### Townsville Branch President: Andrew Astorquia

Andrew is a Project Director within the Stockland residential business with over 20 years' experience in the development and construction industry. Since joining Stockland in 2007, Andrew has overseen the planning and delivery of master planned communities in Mackay, Townsville, and Rockhampton.

### 2017 branch report

This was a year of major planning reform and the Townsville Branch provided significant feedback on a range of matters on behalf of its members. The branch provided critical input on the Townsville Local Government Infrastructure Plan, associated infrastructure charges, the Development Manual, and the planning fee schedule. Additionally, the branch engaged with local decision makers and assisted on matters relating to State roads, development application referrals, and the North Queensland Regional Plan. The branch was pleased to see successful outcomes in the Townsville Dust Monitoring Program and water usage allowance for developments during water restrictions. Another highlight for the branch included its work in relation to development fees and charges, the Townsville City Deal, and the Townsville City Waterfront Priority Development Scheme.

### 2017 Townsville Branch events

| Event Name                          | Month   |
|-------------------------------------|---------|
| Townsville Planning System Workshop | March   |
| Townsville Market Update            | June    |
| Ageing in Place                     | August  |
| Transforming Townsville             | October |



Women in Leadership Award winner Beth Toon from Place Design Group pictured with Mary McCabe-Gray from award sponsor Frasers Property Australia

# MEMBER SERVICES

The Institute's membership grew by approximately six percent in 2017. Our membership is divided across eleven regional branches not including Brisbane.

These are Townsville, Cairns, Mackay Whitsunday, Central Queensland, Moreton Bay, Fraser Coast, Sunshine Coast, Gold Coast Logan, Ipswich, Toowoomba, and Bundaberg. Brisbane has the largest cohort of members followed by Gold Coast Logan and the Sunshine Coast.

Our regional structure is unique, and members in each branch have access to a number of benefits specific to their region and membership. Over the course of the year the branches host many events that aim to inform and provide valuable knowledge. The popular 2017 Market Update roadshow, powered by the Institute's Research Foundation, offered a regionalised take on important consumer and market data relevant to each branch.

Over the course of 2017, a total of 67 events were held across the State. The 2017 program of events sought to enhance member's industry knowledge and offer exclusive networking opportunities with key industry leaders. Members had the opportunity to hear from government and council representatives including Deputy Premier Jackie Trad, Lord Mayor Graham Quirk, Mayor Tom Tate, and Mayor Mark Jamieson.

The Institute's two Signature Series events, the Annual Developers Conference and UDIA Qld Mitchell Brandtman Awards for Excellence occurred in the second half of the year. The conference was a one-day event, and over 300 members attended. Following conference was the 2017

Awards for Excellence, the industry's premier Awards luncheon, and for the second consecutive year, the event sold-out in a record amount of time with over 700 attendees. For a list of winners, turn to page 28.

In 2017, the Institute also refreshed its Member Alert newsletter. The aim was to provide members with a better format to read important industry news. The Member Alert is distributed by region, and each edition offers insight on policy matters affecting that branch. It's our opportunity to keep members informed and up-to-date.

The Institute also introduced three other new communications to its membership in the form of branch, policy, and research alerts, which are used to distribute urgent and timely news to members.

The 2017 International Tour of Excellence made its way to Singapore. The Study Tour is an exclusive opportunity for members to see firsthand projects that are making waves in the international property development scene. The Singapore tour sold-out, and delegates had the opportunity to tour the city.

Over the course of the year, Institute members also had the opportunity to participate in professional development courses. Fundamentals of Property Development and In-Depth Property Development offer tailored education delivered by professionals in the development industry. Both course intakes reached capacity and received positive feedback.

# 2017 STATE EVENTS

| Event Name  | Month     |
|---|-----------|
| National Development Showcase                         | February  |
| Leadership Lunch with the Premier                     | March     |
| Ageing in Place                                       | March     |
| Brisbane 2027   | May       |
| The Radar   | May       |
| Future of Families                                    | June      |
| Unlocking Infill                                      | July      |
| Census and Sensibility Part 1                         | August    |
| Annual Developers Conference                          | August    |
| Final SEQRP   | September |
| Fundamentals of Property Development Course           | September |
| International Tour of Excellence                      | October   |
| Power of 3  | October   |
| In-Depth Property Development Course                  | October   |
| Density Design Winners                                | October   |
| 2017 UDIA Qld Mitchell Brandtman Awards of Excellence | November  |
| Lay of the Land                                       | November  |
| Census and Sensibility Part 2                         | November  |
| Innovation Showcase                                   | November  |



# 2017 UDIA QLD MITCHELL BRANDTMAN AWARDS FOR EXCELLENCE

| Award Category                    | Winner                                       | Project                         | Location       |
|-----------------------------------|--|---------------------------------|----------------|
| President's Award                 | Aria Property Group                          | The Melbourne Residences        | South Brisbane |
| CEO's Award                       | RV Homebase Fraser Coast LTD                 | RV Homebase Fraser Coast        | Tinana         |
| Residential Subdivision           | Economic Development Queensland              | Fitzgibbon Chase                | Fitzgibbon     |
| Master Planned Development        | Mulpha Sanctuary Cove (Developments) PTY LTD | Sanctuary Cove                  | Hope Island    |
| Affordable Housing                | BHC Creating Liveable Communities            | Spectrum Apartments             | Lutwyche       |
| Urban Renewal                     | Aria Property Group                          | The Melbourne Residences        | South Brisbane |
| Seniors Living                    | RV Homebase Fraser Coast LTD                 | RV Homebase Fraser Coast        | Tinana         |
| Medium Density Development        | Frasers Property Australia                   | The Residences, Yungaba House   | Brisbane       |
| High Density Development          | Aria Property Group                          | The Melbourne Residences        | South Brisbane |
| Environmental Excellence          | Stockland                                    | Aura                            | Bells Creek    |
| Small Scale Development           | Pradella Property Ventures                   | Canopy Bardon                   | Bardon         |
| Residential Care                  | Woombye Care Inc                             | Woombye Care Aged Care Facility | Woombye        |
| Retail, Commercial and Public Use | Aria Property Group                          | The Melbourne Residences        | South Brisbane |
| Marketing Excellence              | Spyre Group                                  | Zahra                           | New Farm       |
| Consultants' Excellence           | Covey Associates                             | Parklakes 2 Estate              | Bli Bli        |



**Nominations for the Institute's Diversity Awards are taken from members. It is an opportunity to recognise a standout employee who is making a difference in the industry.**

**The winner of the 2017 Young Leaders Award is Jaryd Collins from Brookfield Residential. The award is sponsored by Austral Bricks.**

**The winner of the 2017 Women in Leadership Award is Beth Toon from Place Design Group. The award is sponsored by Frasers Property Australia.**



2017 UDIA Qld Mitchell Brandtman Awards for Excellence MC, Tommy Little

# 2017 PARTNERS

## Principal Partner



**MitchellBrandtman**  
5D Quantity Surveyors

## Research Foundation Partner



**CSQ**  
STRONGER FUTURES  
IN CONSTRUCTION

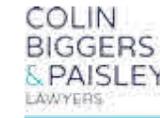
## MAJOR INDUSTRY PARTNERS



## INSTITUTE PARTNERS



## AWARDS PARTNERS



**MitchellBrandtman**  
5D Quantity Surveyors



## CONFERENCE PARTNERS



LEADING PAINT BRANDS



## FLOOR EXHIBITORS

