



# CREATING INSPIRED COMMUNITIES FOR QUEENSLANDERS



Urban Development Institute of Australia Queensland | 2018 Annual Report

The Parklands Project by Grocon Projects Pty Ltd, winner of the 2018 UDIA  
Queensland Mitchell Brandman Awards for Excellence President's Award



# TABLE OF CONTENTS

ABOUT THE UDIA QUEENSLAND PRESIDENT'S REPORT	4
BOARD MEMBERS	6
POLICY	9
RESEARCH FOUNDATION	11
ENVIRODEVELOPMENT	12
REGIONAL BRANCH REPORTS	14
MEMBER SERVICES	26
2018 STATE EVENTS	27
2018 UDIA QLD MITCHELL BRANDTMAN AWARDS FOR EXCELLENCE	28
2018 PARTNERS	30
ANNUAL FINANCIAL REPORT	32

Walton Stores by Aspect Architects & Project Managers , winner of the 2018  
UDIA Queensland Mitchell Brandtman Awards for Excellence CEO's Award





# 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.

## Advocate

The Institute advocates on behalf of our members on the issues that matter most to the industry and ensures our members are kept informed. For more than 45 years, we've pushed for positive change, practical policies, and a more connected industry. Representing thousands of members, running thousands of events and preparing thousands of submissions, we've been a key player in all significant decisions relating to planning legislation, new development guidelines, housing affordability, major property initiatives, urban renewal, infrastructure planning, regional and coastal plans, water and waste strategies, biodiversity, rural planning, open space, housing needs, environmental issues, transport, and cultural heritage.

## Members

Over the years we have recognised the local differences that require on the ground industry representation. Responding to

this important requirement, we have grown to represent all of Queensland through our regional branch structure. 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.

We also 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.

## Inform

Findings from our Research Foundation form the basis to inform all levels of government and community consultation. Not only do we use our findings as evidence in our policy submissions, we also share this intelligence

with our members to inform and educate and to create events that arm our members with sophisticated analysis and rich insights on a range of industry matters.

Our exciting program of events challenge and inspire the industry to innovate and form new ideas so that we continue to build communities that Queenslanders want to live in. In 2018, our events were attended by more than 5,000 people across the state and tackled some of the industry's hot topics.

## Governance

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

The Institute plays an important role in helping all segments of the property development industry to add real value to Queensland communities. We have a vision and a plan to keep growing and supporting the property development industry in the quest to create world class communities for Queenslanders.

# PRESIDENT'S REPORT

2018 was another strong year for the UDIA Queensland with membership growth across the State, as we continued to support the development industry in its efforts to build affordable and diverse communities around Queensland. This year, the Institute has striven to advocate based on our proactive policy agenda, educate through an on-going professional development program, and facilitate high quality networking opportunities through our vast event program.

The year also saw significant efforts made in our extensive policy work on behalf of members. We saw the release of the Land Supply Monitoring Report, long called for by the UDIA Queensland. The Institute has engaged with state and local governments to provide comprehensive feedback on behalf of our members across the state, and it was pleasing to see some of our contributions come to fruition within the report.

The Institute has eleven regional branches outside of Brisbane including Townsville, Cairns, Mackay Whitsunday, Central Queensland, Moreton Bay, Fraser Coast, Sunshine Coast, Gold Coast Logan, Ipswich, Toowoomba, and Bundaberg. With our unique regional structure, 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 a number of events that aim to inform and provide valuable knowledge.

The year saw a significant number of research projects come to fruition including the launch of the UDIA Queensland's Community Engagement Guide. Supported by the Queensland Planning Minister, this guide helps developers and the industry as a whole connect, interact, and work with local communities to ensure they continue to deliver developments that are inclusive, progressive, and most importantly, wanted.

The Institute also commissioned and developed the "Contribution of the Development Industry" report on behalf of members. The report was critical in communicating the industry's value to regional economies and highlighted the vital importance of development to the local community.

In 2018 a total of 92 events were held across the State, the year's program of events sought to enhance members' industry knowledge and offer exclusive networking opportunities with key industry leaders. The Institute's three Signature Series events, the Annual Developers Conference, the 2018 UDIA Queensland Mitchell Brandtman Awards for Excellence, and International Tour of Excellence to New Zealand occurred in the second half of the year.



Ian Murray at the 2018 Annual Developers Conference

Our Awards for Excellence continued to be Queensland's premier industry accolade, and our 2018 luncheon sold out in record time with over 700 attendees. With 19 categories to judge across the industry, there were many outstanding projects that entered. We then saw our State's best take on projects from around Australia at the UDIA National Awards for Excellence at the 2019 UDIA National Congress on the Gold Coast. This national event has been undertaken by the Queensland events team, and is the event of the year!

As we look forward to 2019, the Institute is clear that we have a track record of considered advocacy on behalf of members. Our industry is in a constant state of change and the work that the Institute performs is vital to ensuring members can continue to create better communities for Queenslanders. We believe that Queenslanders deserve homes that meet their diverse needs, and our members are the ones to deliver this.





# BOARD MEMBERS



**IAN MURRAY**  
**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 AVJennings 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 Board and committees for several years.



**MICHAEL LONEY**  
**VICE PRESIDENT**

Michael currently holds a position as Joint Managing Director at Ausbuild and is today jointly responsible for the strategic direction of Ausbuild's large development portfolio, the company's day-to-day operations and its future direction. Michael's strengths are derived from a long career in cost management and project feasibility studies where he developed a succinct practical working knowledge of the mechanics of property development including the art of negotiation with industry, government and vendors.



**WARWICK BIBLE**  
**VICE PRESIDENT**

Warwick Bible is General Manager of Mirvac Queensland 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.



**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, President of the National EnviroDevelopment Board of Management, and is the Chair of the UDIA Queensland Planning and Environment Committee.





**STEPHEN HARRISON (MDIA)**  
**IMMEDIATE PAST 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 years' 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.



**BRETT GILLAN (FDIA)**  
**DIRECTOR**

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 Board 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 years' experience in the property and development industries.



**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 Fellow of Strata Communities Australia Qld, and he chairs the UDIA Queensland Property Law and Community Management Committee.



**LACHLAN GRANTLEY**  
**DIRECTOR**

Lachlan consults for Consolidated Properties as well as running his own development business. He previously lead the Residential Division at Consolidated Properties and has worked with the business since 2000. Lachlan continues his involvement in residential buildings and mixed-use projects and more recently applying these skills in the development of integrated retirement, aged care and health communities. 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.



**CAMERON LEGGATT**  
**DIRECTOR**

Cameron is the General Manager Residential Queensland at Frasers Property Group Australia. Cameron joined Frasers 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 Frasers, 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.

# BOARD MEMBERS



**DAVID LANER**  
**DIRECTOR**

David Laner graduated with an Honours degree in Civil Engineering from the Queensland University of Technology in 1997, and is a Member of the Institute of Engineers Australia; Member of the Australian Institute of Project Management; and is an accredited real estate agent. David has also previously held a committee position on the Retirement Villages Association (QLD). Prior to joining Stockland in 2007, David consulted to the development and construction industry, as well as state and local government via his own business, and through a national consultancy group. The earlier part of David's career was spent with the LendLease Corporation, where David spent almost 6 years working on a number of industrial, infrastructure, retail, office and residential developments. Since joining Stockland, David has held several senior positions responsible for residential and retirement portfolios. David's current role is as the General Manager for the Queensland Communities business.



**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, including UDIA Award winning clients such as Aria Property Group, The Village Retirement Group, Brisbane Housing Company, Frasers Property and Stockland.



**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 2004 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.



**LIZ RONSON**  
**DIRECTOR (MARCH 2018 - JUNE 2018)**

A development professional with over 18 years' experience in West Australia, Victoria and now Queensland, including senior roles in Mirvac, Villawood and Peet Ltd. With a degree in Property and Finance from Curtin University, a Graduate Certificate in Project Management from RMIT, and a Graduate Diploma in Business Management from UTS, Liz currently holds the position of Managing Director - Developments at Jinding Australian. Prior to this, Liz was the Development Director at Peet Ltd where she was responsible for Peet's Queensland project portfolio, including its most significant project nationally, Flagstone City.





# 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.

Driven by a growing body of exclusive knowledge emerging from the Research Foundation, the Institute continued to pursue four key proactive policy priorities throughout 2018. These were carefully selected based on research findings, member drivers and policy impact and included:

- Land supply and fragmentation
- Diversity of housing supply
- Transparency and delivery of infrastructure
- Community consultation and engagement.

We need sufficient land supply to deliver diverse and affordable housing. Land in the SEQ urban footprint in particular is highly fragmented so it's a challenge to develop. The working group we were instrumental in calling for the government to establish, has more work to do, and we helped drive it toward solutions, including the release of the Land Supply and Development Monitoring Report in December 2018.

From the work of the Research Foundation we know people want alternatives to detached houses and high rise apartments. Last

year we made headway with governments to encourage LMR development in established and greenfield areas, which is work we will continue. We identified the red tape that stops our members delivering alternative or diverse housing types and provided submissions to councils throughout Queensland on how to improve both planning schemes and development assessment processes.

Through our Research Foundation we've also learnt that the community has little awareness that our industry pays infrastructure charges. There's no transparency on how local governments spend the money and the Palaszczuk Government has now promised to introduce transparency at our request. Throughout 2018, we have held them to their promise on reforms requiring local governments to tell the community how those millions are spent. A review of the planning regulations was announced to introduce these reforms in early 2019.

Finally, through our research we've identified the pain points associated with the current approach to community consultation and engagement. We're busy trialling alternatives and this year we'll work to understand how developers can proactively engage and work with the community. We released a best practice guide based on the findings of our independent qualitative research for our members.





# RESEARCH FOUNDATION

The Institute's Research Foundation was formed in 2014 with the support of Construction Skills Queensland. Its purpose is to uncover consumer attitudes towards housing in Queensland and share this knowledge with our members. The knowledge we gather enables our members to continue to deliver affordable, sustainable, and desirable housing that Queenslanders want to live in.

We've developed a robust program of research that delivers timely and informative insights into market trends and consumer attitudes and helps inform our advocacy agenda and shape our events program. Our research program continues to evolve to ensure its relevancy for our members.

In 2018, we conducted our consumer sentiment survey, a biennial report tailored to the Queensland new property market, providing insights into buying patterns, emerging trends, and preferences.

During the year we released our community engagement guide exclusively to our members. The guide is the result of the Industry Leaders Research Group's work in 2017 and arms our members with

actionable ideas on how to improve their community engagement approach and processes.

The Industry Leaders Research Group is the peak group guiding the work of the Research Foundation. They act as our 'brains trust' ensuring we deliver research that reflects the business needs of our members.

Working with our research partners CoreLogic and CDM Smith, we delivered our quarterly market reports across 16 regions comparing top performing suburbs and home, land, and rent figures.

We also measured and reported development assessment fees and infrastructure charges across 15 local governments.

With the support of our research partner Urbis, our 'On the Radar' research series monitors and analyses hot industry topics. This year we analysed the Brisbane property market to understand who's buying and renting across the city.







Research Foundation Partner

# CSQ

STRONGER FUTURES  
IN CONSTRUCTION

The 2018 Industry Leaders Research Group



*Dedicated to a better Brisbane*



PEET



CONSOLIDATED  
PROPERTIES





# ENVIRODEVELOPMENT



2018 was an exciting year for EnviroDevelopment, with the program achieving important milestones and continuing to expand into new markets while maintaining a diversified project typology.

A total of eighteen projects were certified by the Queensland EnviroDevelopment office last year including the first 6-leaf multi-unit residential certification on the Gold Coast, Bela by Mosaic Property Group. Clarence Property Corporation certified its first EnviroDevelopment project. Casuarina Beach located in Casuarina and EPIQ located in Lennox Head. EnviroDevelopment has seen strong interest in residential subdivisions and master planned communities seeking certification. As EnviroDevelopment continues to grow, developers are recognising the value of the brand with consumers. Other EnviroDevelopment achievements included the certification of the first health & aged care project on the Sunshine Coast, Tewantin Gardens by Sundale, and the first retail certification, Coles North Ormeau by Coles Group.

As at the end of 2018, the EnviroDevelopment program has certified 169 projects nationwide. In 2018, we welcomed multiple new developers to the program gaining certifications including Golden State Properties, Sundale, Northeast Business Park, Clarence Property Corporation,

Edgewater Shores Pty Ltd, and Coles Group.

EnviroDevelopment has gained significant momentum across Australia in 2018. In Victoria, developments across the state included Westwood by Dahua Group, Riverwalk by Development Victoria, and Alphington Village by Alpha Partners. Western Australia recorded some key certifications including Broome North by LandCorp, a key housing project to bolster housing stock in a rural centre.

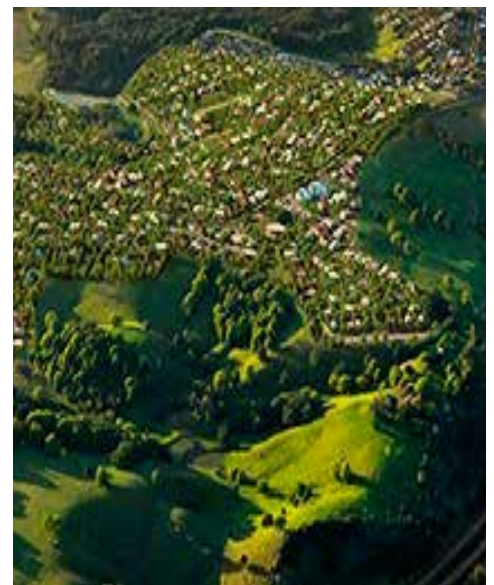
Northern New South Wales recorded strong growth with four projects achieving certification. Aureus is the most recent project by Intrapac Property to be certified, located in Skennars Head. Edgewater Shores achieved all six leaves in Diamond Beach. Casuarina Beach and EPIQ by Clarence Property Corporation rounded out strong growth in the Northern New South Wales market.

EnviroDevelopment certified projects were recognised as industry-leading developments at the 2018 UDIA Queensland Awards for Excellence in Queensland. Parklands by Grocon, North Harbour by Northeast Business Park, Halcyon Lakeside by Halcyon, Avalon, Drift by Mosaic Property Group, and Dovetree by Wesley Mission Queensland all took out UDIA Queensland Awards. Bluewattle by Defence Housing Australia and Harmony by AVID Property

Group both received finalist nominations.

The EnviroDevelopment Professional program continued to build capacity in consultants that support the development industry, with 56 professionals attending training courses in Brisbane and Melbourne.

This year for EnviroDevelopment is looking to be our busiest yet with a large increase in registered projects across the country, and the soon to be released updated EnviroDevelopment Technical Standards to be unveiled shortly.







Minnippi by Urbex, winner of the 2018 UDIA Queensland 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 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.

### 2018 Branch Report

In 2018, the Bundaberg Branch has been working hard to voice member feedback on local industry matters with the relevant governmental decision makers. The Branch held several meetings with the Joint Working Group between council and committee members, as set out under the Memorandum of Understanding, and have proven to be an effective collaboration tool with council.

As a direct result of the Branch working with, and actively supporting, council we have seen the successful commissioning of the Rubyanna Wastewater Treatment Plant worth \$70 million. Furthermore, the Committee has also joined local advocacy efforts for a Level 5 Training Hospital to be established within the region.

### 2018 Bundaberg Branch Events

Event Name	Month
Heads Up: Multiplex & CBD Plan	March
Heads Up: Bundaberg SDA	June
Bundaberg Market Update	September
Future of Bundaberg	November

Support from all levels of government for this project has been achieved and the Bundaberg Branch will maintain momentum and continue its advocacy for this project. Member engagement across the region remains strong with the Branch hosting highly informative and valuable industry events, including the Bundaberg State Development Area event.





## 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.

### 2018 Branch Report

In Cairns, the Branch has continued its focus on voicing the concerns of its members on pivotal matters that are affecting the local industry. The Branch has raised concerns regarding the outdated interpretation and regulatory management of the *Vegetation Management Act 1999* and the *Water Act 2000*.

Furthermore, the Branch has advocated for the extension to the Priority Development Area to improve infrastructure planning for additional areas and welcomes the Queensland Government declaration for the Cairns South State Development Area following our high-level advocacy efforts in late 2017. Our engagement endeavours with local government continue, with the Branch reviewing and presenting an in-depth submission regarding the Cairns City Master Plan to council. Committee members have also

### 2018 Cairns Branch Events

Event Name	Month
Heads Up: Vision for Cairns	March
Heads Up: Cairns Development Showcase	May
Spotlight On: Global Tourism Hub	June
Spotlight On: Belcarra - Finding a Way Forward	August
Cairns Market Update	September

played an active and significant role in the Cairns City Council's Economic Development Group.

The work in growing this relationship between the Branch and the Cairns Regional Council achieved a new high point in 2018, with the Mayor signing a Memorandum of Understanding with the Cairns Branch to formalise our working relationship. The Branch also hosted several industry events that aimed to bring highly informative and valuable updates regarding the Belcarra legislation and its impacts, and the Cairns Global Tourism Hub.

# 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.

### 2018 Branch Report

The Central Queensland Branch continues to engage with local councils to ensure robust discussion and better outcomes for the industry. The Committee have continued their efforts to advocate to local and state governments on planning reforms that directly affect our industry and maintained strong working relationships across various stakeholders. The Branch's engagement continued, hosting three events that included a regional market update and the 'Heads Up: Vision for Central Queensland' event.

### 2018 Central Queensland Branch Events

Event Name	Month
Heads Up: Vision for Central Queensland	March
Central Queensland Market Update	September
Heads Up: Central Queensland Council Close Up	November





## Fraser Coast

### Branch President: Kane McCready

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.

### 2018 Branch Report

In 2018, the Fraser Coast Branch has continued to build upon its positive working relationship with the Fraser Coast Regional Council and new Mayor, George Seymour. This productive relationship was again formalised with the re-signing of the Memorandum of Understanding between the Branch and council, ensuring that regular meetings between the Branch and council continue.

The policy advocacy efforts of the Branch remain focused on local government to continue the Development Incentive Policy and lower infrastructure charges through council's review process. Furthermore, the Branch has continued to raise issues on the Hervey Bay CBD Masterplan, the Urangan South Structure Plan, and the Rural-Residential Strategy.

### 2018 Fraser Coast Branch Events

Event Name	Month
Heads Up: Vision for Fraser Coast	February
Heads Up: Future of Fraser Coast	July
Spotlight On: Fraser Coast State Infrastructure Plan	August
Fraser Coast Market Update	September

The Branch has also kept the future of the region at the forefront of its work by encouraging council to think ahead and plan for increased density and infrastructure through regular meetings. The Fraser Coast Branch held several successful and highly informative events, including the Fraser Coast Market Update and the 'Heads Up: Vision for Fraser Coast'.

# REGIONAL BRANCH REPORTS



## Gold Coast Logan

Branch President: Sean Sandford

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.

### 2018 Branch Report

The Gold Coast Logan Branch has heavily advocated on various pieces of strategy and policy this year to ensure that members' needs and requirements are addressed. This includes advocacy efforts relating to the TLPI #5 (flooding), which resulted in a reduction to the area subject to the TLPI's proposed restrictions, encouraging better public transport funding for the Transport Plan, supporting the ongoing expansion of the Gold Coast Light Rail, and revising the minimum lot size requirement for Auxiliary Units in Logan.

The Branch continues to establish a positive working relationship with Logan City Council and City of Gold Coast and have worked

### 2018 Gold Coast Logan Branch Events

Event Name	Month
Gold Coast Logan Development Showcase	February
Heads Up: Games on the Gold Coast	May
Gold Coast Logan Golf Day	June
Heads Up: Spit Master Plan	July
Gold Coast Logan Market Update	September
Heads Up: Towards 2028	October
Gold Coast Logan End of Year Breakfast	November

closely on the detail regarding the critical Land Development Guidelines whilst advocating for streamlining and clarifying the assessment process for reconfiguring a lot. The Branch's position for these guidelines was to reduce the amount of information required and reduce the cost and delays that impact the industry and the community. The Branch's engagement with members continues, hosting a variety of events related to critical issues impacting the region.





# Ipswich

**Branch President: Frank Galvin**

Frank has over 15 years' experience in the property industry and holds a Bachelor of Civil Engineering and Master of Business Administration. He has participated in the growth and development of master planned developments and built form product across Queensland and NSW. Frank has been developing Ecco Ripley for the last 5 years and is passionate about creating sustainable and liveable communities.

## 2018 Branch Report

In 2018, the Ipswich Branch ensured its members are heard on pivotal matters that impact them, the industry, and the community. This includes amendments to the Ipswich City Council Planning Scheme relating to auxiliary units, the Land Development and Vegetation Clearing workshop hosted by council and providing input into the review of the Queensland Government's broad hectare study.

Furthermore, the Branch's engagement with the local council and the new Administrator, Greg Chemello, is on going. The Branch has secured Greg's attendance as a keynote speaker at an Ipswich Branch Breakfast event for early 2019 to discuss his vision for Ipswich. The Branch also hosted several successful events including the Development Showcase in partnership with Stockland, Intrapac and Sekisui House, as well as the Branch's annual golf day.

## 2018 Ipswich Branch Events

Event Name	Month
Queensland Urban Utilities Update	March
Ipswich Golf Day	May
Ipswich Development Showcase	August



# 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.

### 2018 Branch Report

The Mackay Whitsunday Branch has been actively engaging with Mackay Regional Council on a range of policy matters for 2018. The Branch was very successful in advocating to have the Waterfront PDA declared by the Queensland State Government. Furthermore, the Branch has been able to advocate to council on other policy matters including the council's open space policy and highlighting the need for parity with other local government open space requirements, and expressing members views on the need for reduced charges in the Local Government Infrastructure Plan.

The Committee has also expressed UDIA Queensland members 'views on matters related to the planning and funding of the Rosella Industrial Area, to ensure that it meets the future industrial

### 2018 Mackay Whitsunday Branch Events

Event Name	Month
Spotlight On: Infrastructure and Investment in Mackay	February
Spotlight On: Vision for Mackay	April
Spotlight On: Deputy Prime Minister Michael McCormack	June
Spotlight On: Waterfront PDA	July
Mackay Whitsunday Market Update	September

and employment needs of the Mackay region.

The Branch initiated regular meetings with the State Member for Mackay and Assistant Minister for State Development, the Honourable Julieanne Gilbert MP on various key issues that concern members.

The Mackay Whitsunday Branch engagement with its members has been very successful, holding a range of informative member events including hosting Australia's Deputy Prime Minister Michael McCormack to speak directly to the Institute's members.



## Moreton Bay

### Branch President: Keith Cairns

Keith has had more than 40 years' experience in residential development, with AVJennings, Frasers (formerly Australand), Peet Limited and Ausbuild. He has used that experience to help the Moreton Bay region's development industry and more broadly other development regions such as Redland City Council. Holding a Graduate Diploma in Applied Finance, Keith started his professional career at AVJennings as a Building Administration Manager.

### 2018 Branch Report

In 2018, the Moreton Bay Branch has continued to advocate for its members across a range of issues that impact the industry. The Committee consulted widely with the Branch to establish members' views on the council's proposed Major Scheme Amendment, ensuring that these views were reflected to both government and council.

Furthermore, the Branch continued to campaign council for necessary planning arrangements to unlock potential greenfield areas across the region. The Branch has also focused on council's Local Government Infrastructure Plan and dwelling setback issues for development.

### 2018 Moreton Bay Branch Events

Event Name	Month
Moreton Bay Development Showcase	September

The Moreton Bay Branch has worked closely with Unitywater in a collaborative manner to improve approval and live work timeframes, accreditation processes, and consistency in the interpretation of the SEQ code.



# REGIONAL BRANCH REPORTS



## Sunshine Coast

### Sunshine Coast Branch President: Carl Nancarrow

Carl has over 30 years' experience in the building and property industry, and currently heads the McNab Sunshine Coast business. Over his career Carl has been associated with development, advisory and operational roles with major construction companies, Sunshine Coast Council, Master Builders Association, Regional Development Australia, and Tourism Sunshine Coast.

### 2018 Branch Report

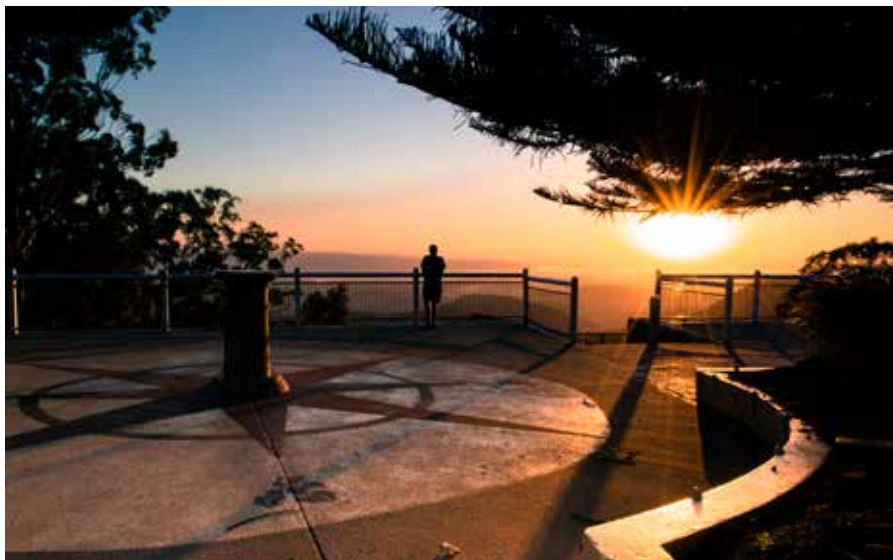
The Sunshine Coast Branch continues to engage extensively with a range of decision makers, including the Sunshine Coast Council Mayor, on various regional issues. The Branch has continued to advocate for further land supply in the central and northern coastal areas of the Sunshine Coast region. Furthermore, the Branch has campaigned on various planning scheme amendments including car parking requirements for multiple dwellings, supporting increases to building heights, and developing alternative ways to provide street tree contributions.

The Sunshine Coast Branch has worked closely with Unitywater in a collaborative manner to improve approval and live work timeframes, accreditation processes, and consistency in the interpretation of the SEQ code.

### 2018 Sunshine Coast Branch Events

Event Name	Month
Sunshine Development Showcase	February
Sunshine Coast Golf Day	June
Heads Up: Coast Construction Costs	July
Sunshine Coast Market Update	September
Sunshine Coast Breakfast	October

The Branch's engagement with members has been very successful, with the Branch hosting several popular events that have brought into focus key industry issues, including the address from the Mayor and Development Showcase events.



# Toowoomba

## Toowoomba Branch President: Stephen Bowers

Stephen Bowers is a surveyor and urban designer by profession, and for 20 years was the Managing Director of a Brisbane based consultancy specialising in town planning, urban design, surveying, engineering and project management. In 2001 Stephen commenced a boutique development advisory consultancy with particular focus on public engagement and collaborative design processes to foster the development of high quality urban places and sustainable communities. In 2005 Stephen was awarded State and National Planning Excellence awards for the community led Wynnum CBD Urban Renewal Charrette. In 2015 he became the Project Director of The Avenues of Highfields, a 540 lot Master Planned Community north of Toowoomba. Stephen's broad experience of the development process from concept to delivery allows him to provide unique insight and advice to his clients.

## 2018 Branch Report

The Toowoomba Branch has continued to work on behalf of its members to advocate for real change for both its members and the community. The Branch has a productive relationship with the Toowoomba Regional Council and achieved a significant step in formalising this with the Mayor and Branch President signing the Memorandum of Understanding between the UDIA Queensland and council.

The Branch has been successful in working with stakeholders to reduce maintenance bonds from 15% to 10%, with the aim of reducing costs for our members. The Branch also addressed

## 2018 Toowoomba Branch Events

Event Name	Month
Heads Up: Vision for Toowoomba	February
Heads Up: SEQ's Sleeping Giant	March
Heads Up: Toowoomba Land Supply	April
Toowoomba Development Showcase	May
Heads Up: Toowoomba Construction Costs	June
Spotlight On: Chasing Capital	July
Toowoomba Market Update	August
Spotlight On: Planning Scheme Review	October
Toowoomba Market Review	November

a number of policy, planning, and services issues that the industry faces, including the planning scheme amendment on flooding and working with council on ways to improve key processes and eliminate time and cost excesses that can be incurred.

The Branch hosted several successful events including a regional market update, an open forum conversation around the future of Toowoomba, and invited the Mayor to discuss the planning scheme review.





# 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.

## 2018 Branch Report

In 2018, the Townsville Branch continued its advocacy efforts on behalf of members on a range of issues. The Branch has focused on reducing infrastructure charges, by arguing for the removal from the LGIP, of items already paid for by the State, such as the Haughton Pipeline. The Branch has also lodged various policy submissions on critically important local projects including the Waterfront PDA Design Guidelines, potential PDA expansion, headworks payments at plan sealing, and the waterfront walkway connection.

Furthermore, the Branch has continued to play an active role and participated in various industry stakeholder forums including the City Deal, the CRC Water Sensitive City, and the Townsville City Council Industry Reference Group.

The Townsville Branch continues to deliver high quality and

## 2018 Townsville Branch Events

Event Name	Month
Heads Up: Townsville Banking and Valuations	March
Townsville Development Showcase	July
Townsville Market Update	September
Heads Up: Hot Property Townsville	November

informative industry related events to its members with the Branch hosting three extremely successful events, with topics ranging from market updates to discussions on the vision for the region with council and elected officials.



Diversity Award Winners 2018 - Young Leaders Winner Brent Thompson  
Sera Group, Women in Diversity Winner Rebecca Oelkers BHC, and  
Diversity in Development Winners Mosaic Property Group.





# MEMBER SERVICES

The Institute's membership grew by approximately seven percent in 2018. 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 2018 Market Update roadshow, offered a regionalised take on important consumer and market data relevant to each branch.

Over the course of 2018, a total of 92 events were held across the State. The 2018 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 Prime Minister Michael McCormack, Brisbane Lord Mayor Graham Quirk, Queensland Minister for State Development, Manufacturing, Infrastructure and Planning Cameron Dick, Redland Mayor Karen Williams, and Sunshine Coast Mayor Mark Jamieson.

The Institute's two Signature Series events, the Annual Developers Conference and UDIA Queensland 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 2018 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.

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 continued its efforts in supplying the three other new communications to its membership from 2017, in the form of branch, policy, and research alerts, which are used to distribute urgent and timely news to members. The 2018 International Tour made its way to New Zealand. The Study Tour of Excellence is an exclusive opportunity for members to see firsthand projects that are making waves in the international property development scene. Delegates visited some of New Zealand's most innovative developments on both the North and South Islands, with particular interest in those recovery efforts in and around Christchurch after the devastating earthquakes of 2011.

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



# 2018 STATE EVENTS

Event Name	Month
Leadership Lunch with Tim Lawless	February
Economic Outlook 2018	February
Leadership Lunch with Hon. Cameron Dick	April
UDIA Queensland Developers Forum	May
Global Development Trends	May
Fundamentals of Property Development Course	June
Development Showcase	June
Chasing Capital	July
Annual Developers Conference	August
Market Update Roadshow	August
Jobs in the Hood	September
Research Insights: Community Engagement	September
Morning with the Mayors	September
In-Depth Property Development Course	October
UDIA Queensland Developers Forum	October
Leadership Lunch with Dr Guy DeBelle	October
International Tour of Excellence	October
2018 UDIA Queensland Mitchell Brandtman Awards of Excellence	November
In-Depth Property Development Course	November
Lay of the Land	November





# 2018 UDIA QLD MITCHELL BRANDTMAN AWARDS FOR EXCELLENCE

Award Category	Winner	Project	Location
President's Award	Grocon Developments Pty Ltd	Parklands Project	Southport
CEO's Award	Aspect Architects & Project Managers	Walton Stores	Toowoomba
Affordable Housing	Churches of Christ	Kurrajong Townhouses	Kallangur
Affordable Small Scale Development	Stockland	Baringa Urban Village	Caloundra West
Community Engagement Excellence	Brisbane City Council	Plan Your Brisbane	Brisbane
Consultant's Excellence	Cardno/AAA (Archipelago, Arkhefield, ARM)	Parklands Project	Southport
Design Excellence	Mosaic Property Group	Avalon by Mosaic	Maroochydore
Environmental Excellence	Urbex	Minnippi	Cannon Hill
High Density Development	Aria Property Group	Oxley + Stirling Residences	South Brisbane
Marketing Excellence	Mosaic Property Group	Drift by Mosaic	Coolum
Master Planned Development	Grocon Developments Pty Ltd	Parklands Project	Southport
Medium Density	Mosaic Property Group	Arc by Mosaic	Auchenflower
Premium Small Scale Development	Sunland Group	The Lakes Residences - Northern Peninsula	Mermaid Waters
Residential Care	Wesley Mission Queensland	Dovetree	Sinnamon Park
Residential Subdivision	North East Business Park Pty Ltd	North Harbour	Northlakes
Retail, Commercial & Public Use	Consolidated Properties Group	900 Ann Street	Fortitude Valley
Seniors Living	Halcyon	Halcyon Lakeside	Bli Bli
Urban Renewal	Cavcorp QLD Pty Ltd	Lucent Gasworks	Newstead
Wildcard	Scotbar Pty Ltd T/A Rock Trade Industries	Sustainability through innovation and scientific solutions	Helidon



2018 UDIA Qld  
Mitchell Brandtman  
Awards for Excellence

2018 UDIA Queensland Mitchell Brandtman  
Awards for Excellence MC, Urzila Carlson



# 2018 PARTNERS

## PRINCIPAL PARTNER



**MitchellBrandtman**  
5D Quantity Surveyors

## RESEARCH FOUNDATION PARTNER



**STRONGER FUTURES  
IN CONSTRUCTION**

## MAJOR INDUSTRY PARTNERS



## INSTITUTE PARTNERS



## AWARDS PARTNERS



**MitchellBrandtman**  
5D Quantity Surveyors



**COLIN BIGGERS & PAISLEY**  
LAWYERS



## CONFERENCE PARTNERS



## CONFERENCE EXHIBITORS

