

MEDIA RELEASE

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'The Ribbon' takes out Urban Taskforce Development of the Year

Urban Taskforce CEO, Tom Forrest, this evening said he is delighted to announce the Urban Taskforce Australia's 2024 Development of the Year, The Ribbon, at the head of Darling Harbour.

In an evening to celebrate the best of the best in the property sector, The Ribbon at Darling Harbour was a worthy winner of the big prize – Development of the Year. The prestigious award was presented by the NSW Minister for Planning and Public Spaces, the Hon. Paul Scully MP.

This iconic building, which already holds a high place in the pantheon of great Sydney buildings, shows the flair and design excellence that continues to underpin the most impressive buildings in Sydney.

Emerging from the western distributor roads and framing the water's edge of the southern end of Darling Harbour, The Ribbon took its physical constraints, along the need to accommodate the largest IMAX in the southern hemisphere to emerge as a stunning development that stands proud amidst its surrounds.

The Ribbon engages with Darling Harbour, the water and the surrounding cityscape. Even the 'ribbons' of elevated roadways seems an almost natural part of this development.

The striking north façade, running at right angle to most of the CBD buildings, is a fantastic transition from the CBD to Pyrmont.

The Development of the Year Award was a fitting acknowledgement of the perseverance and determination of developer Pinelake, who are rightfully proud of what they have delivered, as well as the vision and ingenuity of architects Hassell who designed a building that is instantly recognisable not just locally, but internationally.

Multiplex too deserves praise in taking on the project and delivering yet another iconic Sydney building.

The story of the Ribbon's construction reflects the challenges of the development and construction sector – and is testament to the power of imagination, problem solving and sheer determination to finish the job. Credit goes to Multiplex for stepping up to complete this complex build and bring the building to life.

Despite all the challenges thrown the way of the development sector – rising construction costs, interest rates, labour shortage and a planning system still too unresponsive to the needs of the residential, commercial and industrial property sector, tonight's winners showcase the very best in our sector – creating places to live work and play.

Development of the Year Jury Chair and former NSW Government Architect, Chris Johnson, said the Ribbon was a worthy winner.

"The Ribbon Development demonstrates that despite having to change builder (twice) the project has now become an iconic Sydney destination," Mr Johnson said.

"All of this year's winners show how developers can persevere in difficult times to produce excellent results. They have battled covid restrictions, economic constraints, supply difficulties and a slow planning system to produce quality developments.

"The judges also supported innovation in development with the Falls Estate showing how a developer can become personally involved in driving a new approach to retirement living by incorporating the natural bush environment, including a waterfall, into an excellent development.

"The Blacktown Exercise Sports and technology Hub (BEST) by Blacktown Council shows how a council can be creative in providing community facilities.

"The Nightingale development by Fresh Hope is an innovative approach to providing affordable housing," Mr Johnson said.

The **Urban Taskforce Australia** is a property development industry group, representing Australia's most prominent property developers and equity financiers.

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	Category	Project	Organisation
1	UTA DEA Development of the Year	The Ribbon	Pinelake Group Services
<p>Quotes from Chris Johnson, "The jury was impressed with the perseverance of the developers on the Ribbon project through some difficult times. The end result, however, is a triumph of making an exciting project become real. The dramatic shape by Hassell architects is instantly recognizable with its flowing profile and dual cantilevers. Amazingly the 330 seat Imax theatre has reappeared in a new form and a new government facility for SHFA has been incorporated. Internally an exciting design led journey takes visitors through a copper clad entry into a blue Bower Bird inspired bar. This is an exciting new venue to be explored."</p>			
2	Low Density Development	Tara Lane	Hycorp
<p>Quotes from Chris Johnson, "This 5 floor development with 37 apartments sold out within 3 months of launching. The developers, Hycorp, customize each apartment by giving purchasers 5 hours of discussion on internal finishes called "Live Your Way". There is a rooftop entertaining area with extensive views of Sydney's CBD skyline. The developers liaised with the adjacent Mowbray Public School to ensure there were happy neighbors. EV charging is included and there are solar panels to reduce energy consumption. An excellent development that suits its market."</p>			
3	Medium Density City Development	The Parq	Urban Property Group
<p>Quotes from Chris Johnson, "This 6 storey development at Bexley has 67 apartments, 1,192 sqm of retail and includes a childcare centre, retail and a roof top communal area. The project was one of the first to manage Latent Defects Insurance and received a 4 star Building Trustworthy Indicator from KPMG Origins. The design by Urban Link Architects is innovative and demonstrates how mid – rise apartments can have an interesting and attractive character."</p>			
4	Medium Density Metro Development	Azure	Dasco Australia
<p>Quotes from Chris Johnson, "This project has 45 penthouse type apartments in a 6 storey development at Point Fredrick near Gosford. The units have excellent views of Brisbane Waters through full height sliding glass doors. 70% of apartments were pre-sales at a value of \$37m. The project includes recycled rainwater, solar panels and smart home technology."</p>			

5	Masterplanned Development	The Gladstone Village Stage One	ALAND
Quotes from Chris Johnson, “This Merrylands project is the first stage of a master planned development and it includes 363 apartments with 99% of them sold by the time of the building completion. The apartments achieve a 5.0 NatHERS rating and 67% have cross ventilation. The site is close to Merrylands station and also includes a rooftop pool, BBQs and a vegetable garden on the roof.			
6	Adaptive Reuse Development	Locomotive Workshop	Mirvac
Quotes from Chris Johnson, “Mirvac have successfully adapted the Locomotive Workshop at Redfern to develop a Tech Central concept anchored by Quantum as the key tenant. The project is 97.4% occupied with a valuation of \$472 million. The character of the original workshop has been retained while allowing modern workspaces to occur within the heritage fabric.”			
7	Commercial Development	88 Walker	Billbergia
Quotes from Chris Johnson, “This commercial office building is the tallest in North Sydney at 180m and 50 levels. 20 levels accommodate the 252 room Citadines Hotel and 24 levels are A grade office space that has been acquired by Lasalle Investment and 20 levels have been acquired by Ascott Ltd. The original Firehouse Hotel has been refurbished. The design by Fitzpatrick Architects has a dramatic cantilever over the heritage building.”			
8	Affordable Development	Nightingale, Marrickville	Fresh Hope Communities
Quotes from Chris Johnson, “This build-to-rent project is a comfortable 6 stories designed by SJB architects. The development is aimed at the affordable end of the market with rents reduced to 80% of the market rate of the area. Homes are allocated through a ballot system. The architecture includes brick arches in its podium to give an interesting presentation to the street.”			
9	Build to Rent Development	Mason & Main Stage One	Coronation Group
Quotes from Chris Johnson, “This is the first stage of a larger build-to-rent development at Merrylands. It includes 434 apartments with resort style amenities including a vibrant eat street, bbqs, sauna, cinema, co-work space and lounges. The building has become a new landmark 5 minutes from Parramatta CBD. The building sits on a brick arched podium.”			
10	High Rise Residential Development	Ocean	Meriton Group
Quotes from Chris Johnson, “The most recent Gold Coast tower by Meriton has 377 units with 80% sold at the time of settlement. The dramatic design continues Meriton’s confidence in the Gold Coast market. Sales have gone to two groups being investors looking for strong returns and migrants from interstate or international looking for more affordable living in a warmer climate. 1,500 reviews from Tripadvisor give the rentals a 4 out of 5 rating.”			
11	Retail Development	Chatswood East Shopping Centre	Fabcot Pty Ltd
Quotes from Chris Johnson, “Woolworths bought this site in an industrial zone 11 years ago and had to pay \$6 million on public roads as part of their DA approval. The supermarket has already achieved its 10 year forecast showing the long planning time led to a good result. The design allows lots of natural light into the centre and the roof has significant solar panels.”			
12	Senior Living Development	St Nicholas Seniors Care Centre	Deicorp
Quotes from Chris Johnson, “The 86 bed aged care centre is one of the first to respond to the recommendations of the Aged Care Royal Commission and had financial support from the NSW Government. Careful internal design included window seats that look through picture windows onto garden areas. The design includes Biophilic principles to work with nature.”			

13	Innovation Development	The Falls Estate	The Falls Estate Trust
Quotes from Chris Johnson, “This development gives a new approach to retirement living in the Northern Beaches by integrating the building with its natural bushland site. The site includes an historic waterfall and dam that the 40 units in 9 buildings share access to. The bushland site required woodland management particularly as it is in a bushfire zone. 40% of units were leased off the plan.”			
14	Industrial Development	M80 Connect	Centuria Capital Group
Quotes from Chris Johnson, “This large development is on a 7.92 hectare site as part of an industrial corridor in North Melbourne on the Campbellfields Industrial Hub. It includes 5 very large warehouses that can be linked together in various combinations. The internal heights are 13.7m. The buildings include solar collectors and environmental and sustainability initiatives and external walls have strong graphics.”			
15	Hospitality Development	Capella	Pontiac Land Group
Quotes from Chris Johnson, “This adaption of the old Education Department Building on Bridge Street Sydney has restructured the building into a 192 room hotel. The design by Make Architects has retained the sandstone character of the original building while incorporating modern hotel facilities. The central atrium brings light into the building and the various restaurants and hotel lounges have a quality feel about them. The jury supported the renewal of the building into a use that allowed significant public access.”			
16	Mixed Uses Development	One Hurstville Plaza & Humphrey’s Hotel	Coombes Property Group
Quotes from Chris Johnson, “This project took some time to be finalized in a suburban market. The end result is a successful 14 storey A grade office building with 10,600sqm of space and floors of 780sqm. The development includes the Humphrey’s Hotel and the Hatch Restaurant. The building has a shared rooftop terrace. The restaurant received a Chefs Hat from the Good Food Guide.”			
17	Highly Commended High Rise Residential	The Grand Park	JQZ
Quotes from Chris Johnson, “The project at Homebush has 360 apartments and two retail spaces in two towers of 25 and 26 storeys on a seven storey podium. Eight of the apartments are affordable and the building exceeds BASIX standards. The project includes a rooftop garden, BBQ and a playground for residents.”			
18	Highly Commended Senior Living	Jardin	Platino Properties
Quotes from Chris Johnson, “This 6 storey development at Frenchs Forrest caters for the over 55 market. It has been very successful with a waiting list of 200 prospective residents keen on stage two. The complex includes a roof top garden for residents and for locals as well as a café and fitness facilities.”			
19	Highly Commended Community Facility	Blacktown Exercise Sports and Technology Hub - BEST	Blacktown City Council
Quotes from Chris Johnson, “The jury supported the innovation demonstrated by Blacktown Council in undertaking this project. The site began as an Olympic facility for baseball and softball and has now been dramatically reimagined to a health and well being centre. The architecture by ARM Architecture is bold and exciting.”			