

NATIONAL

JUDGES COMMENT

The Judges felt that Sunrise at 1770, located on the Queensland coast, demonstrated environmental excellence across numerous parameters. Cleverly crafted into existing bushland with absolute minimal clearing, each dwelling is effectively without neighbors and bush pathways link residences with community facilities.

Although the property is beachfront, none of the dwellings encroach on the national beauty of the beach and many enjoy spectacular views, Midell Developments has further maintained the integrity of the site with its national surrounds through narrow roads and underground services which are woven amongst the bushland. An innovative sewerage treatment plant has also been installed which creates recycled water and is supplemented by groundwater polished through an onsite water treatment plant.

The Judges were impressed by the environmental commitment and sustainable construction. Midell Developments must also be recognised for donating 75% of the land to the Reedy Creek



WINNER

7 ENVIRONMENTAL EXCELLENCE

SUNRISE AT 1770

Springs Road
Agnes Water, QLD 4677
By MIDELL DEVELOPMENTS



Sunrise at 1770 is a \$100 million, sustainable residential community, located five kilometres south of the Central Queensland coastal towns of Agnes Water and Town of 1770. As an area of diverse landscape and high scenic quality it was crucial that any development be undertaken in an environmentally sustainable manner that protects, enhances and rehabilitates the magnificent natural environment.

The site includes a sustainable

village of 172 residential lots, an eco tourism site, a site for a cultural heritage centre and a significant nature Reserve. Most remarkable of the original 628ha, is that 97.5% of the site has remained in its natural state. Over 75% of land has been donated to the Australian Bush Heritage Fund, which represents Queensland's largest single donation of private land to a conservation group and has ensured the protection of the site's unique environmental values of perpetuity.

Other Key achievements of the project include:

- The establishment of Management Plans for vegetation, cultural heritage, feral animals, fire and waste;
- The sterilisation of 12 sandmining leases scattered over an 80km piece of the Queensland Coast;
- The establishment of legally binding design covenants incorporating sustainable design & place strict controls on building size, form and

material;

- Low density, low impact housing with large lot sizes and wildlife corridors;
- An innovative sewage treatment plant and waste water recycling facility;
- Extensive involvement of the local community in environmental initiatives; and
- Engineering design which minimises impact via narrow roads and stormwater management.

KEY CONSULTANTS



awaken designs
Design of Built form,
Landscape and Model
Home

Gray Robinson Cotrell
Quantity Surveyor

Bligh Tanner
Civil Engineering

Michael Banks
Environmental/
Horticultural Planning

KBR
Town Planning,
Engineering

Wilson Ryan & Grose
Legal, Town Planning,
Body Corporate
Planning