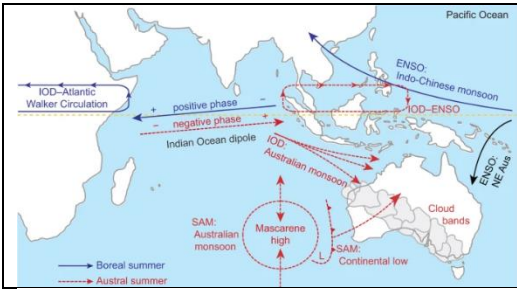


**AIA International Region 2022 Spring Conference**

**New Beginnings: Embracing Change**

**HOW DEVELOPERS CAN EMBRACE CHANGE BY VALUE ADDING TO PROJECTS TO BENEFIT STAKEHOLDERS, BENEFIT END USERS, AND BENEFIT THE PUBLIC.**



Although this is the AIA International Region’s Spring Conference, here in Australia we are enjoying the autumnal hues with exceptional period of wet weather being caused by the negative Indian Ocean Dipole mixing with the El Nino Southern Oscillation’s La Nina.



How Developers Can Embrace Change by Value Adding to Projects to benefit stakeholders, benefit end users, and benefit the public.

What is the green belt for if it's not going to be released.  
 Cartoon by George Molnar 28.3.59  
 Identifier: <http://mla.gov.au/mla/04847513529>  
 APA citation  
 Molnar, George. (1965) George Molnar cartoon. Retrieved May 19, 2022, from <http://mla.gov.au/mla/04847513529>

Today’s guest speaker is Barrie Harrop. Barrie has worked on many projects taking them from an idea through to seeing them come to fruition after many years. His projects have provided many benefits not only to investors, but to the surrounding community and to the general public. In all of the projects he has put together teams of Architects, Planners, Quantity Surveyors, Realtors, and the other necessary Consultants. Thinking outside of the square, these projects have changed the way we think about a development.



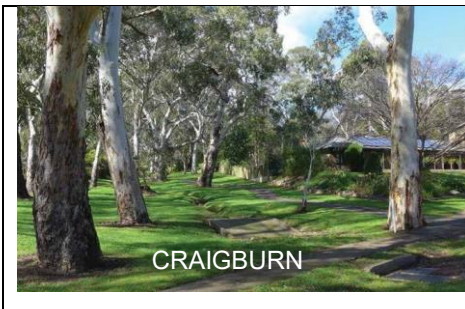
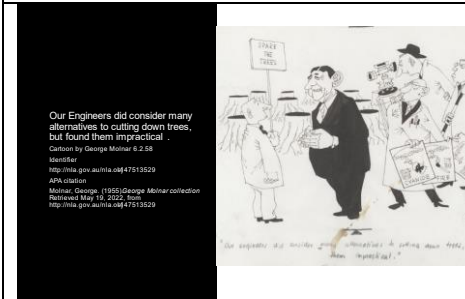


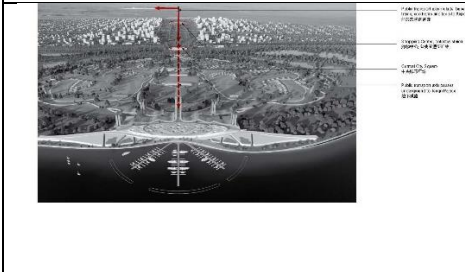


Over the last 30 years, his projects have changed the city dynamics in Sydney, Melbourne, Perth and Adelaide. Currently he is working on the new eco city Tengri in Kazakhstan. With the world requiring reduction in greenhouse gases with the targets set for 2030 and 2050 becoming political footballs, some innovative thinking is required on how projects need to be focused. The entrenched nature of building in Australia has necessitated a rethink on how we build. Projects have become bigger, more costly, more inefficient, requiring greater energy, more skilled labour and longer build times. Changes in methods of construction using four advanced modular building types of

1. Social Housing
2. Build to rent
3. Student Accommodation
4. Affordable Luxury Hotels

using cross laminated timber will go a long way to resolving some of these problems. This talk will give confidence that the world can be made a better place if we all look at the possibilities of value adding and taking care of the built and natural environment. Welcome Barrie

 <p>Melbourne Central</p> <p>Changing a city's dynam</p>	<p>The overall stagnation in the economy at the time had been strongly felt in the centre of Melbourne and the escape of retail expenditure and employment to outer metropolitan regions. The concept to revitalise the central city and to enhance its role as the Capital of Victoria and a create a project of national/international standing.</p>
	<p>Melbourne Central changed the dynamics of the city, increased property values, provided huge public benefit with transport links, turned a heritage structure into a focal point and became a catalyst for new development in surrounding neglected properties.</p>
	<p>SECTION: Transport interchange and links          SHOT TOWER: Preservation of Industrial Heritage          CLOCK : Create iconic tourist destination</p>
 <p>NORTH HAV</p>	<p>Previous wasteland open to 3m swells          12 km of breakwater created protected harbour for marina</p>
	<p>Rehabilitated land for housing with 50% made affordable with innovative purchase contracts .          Other ideas included some housing built over water with marina berths .</p>
	<p>Location adjacent to Port Adelaide's main wharf area</p>
 <p>BAYSIDE</p>	<p>Bayside in Port Melbourne was a more advanced model but project stalled for lack of finance and procrastination by government. Project eventually sold to another developer who changed plans to include many of these innovations</p>



 <p style="text-align: center;">CRAIGBURN</p>	<p>Craigburn Farm was a farm with a dormitory for children with intellectual disabilities. It was purchased by Minda Home in 1923. By the early 1930s the 1400 acre (566 hectare) property operated as a farm supplying meat, firewood, fruit and vegetables for Minda Home. Dormitories were built at the Farm to accommodate workers who were primarily boys from Minda Home. Developed as a non risk profit share.</p>
 <p>Our Engineers did consider many alternatives to cutting down trees, but found them impractical.  <small>Cartoon by George Monnar 6.2.98    Identifier  <a href="http://nla.gov.au/nla:qld47513529">http://nla.gov.au/nla:qld47513529</a>    APA citation    Monnar, George. (1998) George Monnar collection    Retrieved May 16, 2022 from  <a href="http://nla.gov.au/nla:qld47513529">http://nla.gov.au/nla:qld47513529</a></small></p>	<p>Site surveyed to allow preservation of over 7,000 trees and watercourses.        Further benefits of cycleways and tracks through parklands          Housing in the suburb is almost exclusively large detached family homes that are owner-occupied</p>
 <p style="text-align: right;">TENG</p>	<p>In Tengri the proposed development will include</p> <ol style="list-style-type: none"> <li>An airport, a resort and casino</li> <li>An eco-city for 400,000 people near Kazakhstan – Chinese border.</li> <li>140,000 m<sup>2</sup> luxury goods retail</li> </ol> <p>Barrie has been brought back to reconfigure the project post covid.</p>
	<p>Master plan        The proposed new city of Tengri in Kazakhstan will</p> <ol style="list-style-type: none"> <li>Capture and purify water</li> <li>Create combined heat and power systems linked to use of renewable energy</li> <li>Have safe permeable urban block strategy accessible to pedestrians and cyclists</li> </ol>
	<p>Public transport connecting airport, shopping centre, city, resort.        Largest light rail infrastructure in world without wire</p>
	<p>A symbolic gateway makes use of the golden signature concept of the Tengri palace.        The idea is that as people arrive and drive through these piers into the resort, where it mimics the mountains on the other side of the lake and appears like the word Chinese word 'mountain' The airport has similar symbolic design features.</p>
	<p>Future expansion        Career paths for young        Kazakhstan has great wealth in oil, mining and gas.        12 casinos operate in country and the Government will shift these to this area similar in size to Macau.        Duty concessions making it 40% cheaper than China</p>



China banned Australian timbers from the green triangle of South Australia and Victoria.



This has provided an opportunity to create an industry repurposing the 1 million tonnes of the banned product, where 100% of plantation pine may be utilized in upstream products for domestic and overseas markets.



four advanced modular building types and how they are linked in resolving some of these problems

1. Social Housing
2. Build to rent
3. Student Accommodation
4. Affordable Luxury Hotels

By upskilling workers and automation, capabilities for factory produced housing at reduced cost, could achieve up to 2 million units of housing using cross laminated timber for multi storey buildings.



Whyalla has a steel mill which is likely to be converted to make green steel from Hydrogen energy using a number of renewable energies including solar and wind. City will require major redevelopment as this process occurs



First model of Affordable luxury Hotel proposed in Whyalla Botanic Gardens using multi storey structural cross laminated timber. Beachfront.  
Build time 12 months as opposed 2-3 years by traditional method  
Saves interest  
30- 40% less per square metre build cost



Proposed model can be repeated across Australia with high demand for luxury hotels within 3 to 4 hours drive from capital cities



Whyalla Cuttlefish...a good fun story to end the session.

My motivation on Whyalla.

Australia is one of the top ten scuba/snorkelling locations globally, but here in Whyalla is the world's best-kept secret scuba diving location.

For the Scuba diving world, just off the Coast from the Upper Spencer Gulf City of Whyalla in South Australia is perhaps the world's most exciting scuba/snorkelling diving experience as the National and International borders open, creating new tourism opportunities as a destination.

**The three months annual winter marine is spectacular when thousands of giant cuttlefish migrate to the Upper Spencer Gulf Marine Park coastline for spawning.**

**"Once a year, at the beginning of the Southern Winter, a bay on the South Coast of Australia becomes home to the only known mass spawning aggregation of cuttlefish on earth. "**

**<https://www.bbc.co.uk/programmes/articles/4tfgmTgfJHlJpvmnRlq9pG/filming-the-giant-cuttlefish-aggregation>**

"The Giant Australian Cuttlefish (*Sepia apama*) gather along an 8km stretch of the rocky reef at Point Lowly about 20km east of Whyalla."

"Nicknamed the **"rock stars of the ocean"** because they live fast and die young, the cuttlefish have a life span of just 12-18 months."

"This makes each May to August breeding season critical because the number of surviving eggs one year directly impacts the number of adult cuttlefish that return the next year to breed."

"The unique congregation is linked to the cuttlefish being drawn to dark rocks and crevices at Point Lowly to protect their eggs from light."

"Males, which can reach 50cm long and weigh 10kg, employ a fascinating mix of camouflage to match rocks or seaweed, sparring and changing colour to win female attention in a colourful dance."