

GOLDFIELDS ESPERANCE PERSPECTIVES

AUGUST 2010

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GEARING UP IN GOLDFIELDS-ESPERANCE

FOR MORE THAN A CENTURY THIS REGION HAS BEEN A BAROMETER OF WESTERN AUSTRALIA'S PROSPERITY.

While the growth across a range of mining and oil and gas projects around WA has broadened the focus of our State's wealth and its contribution to the national economy, the Goldfields-Esperance region remains a vitally important link for our resources sector and export success.

On behalf of the State Government it is our job to actively plan places for people to live and work in the region's larger towns as well as helping smaller communities identify and create residential or industrial opportunities.

By working together with the many State Government department's and local authorities who play a pivotal role in regional development, this collaborative approach helps ensure our project's can move through the complexities of land development as smoothly as possible.

Furthermore we are increasingly looking at partnerships with the private sector. The pooling of skills, expertise and understanding of local markets can help deliver the best

possible outcomes to help us achieve our goal of making great places to live and work.

Through the Regional Development Assistance Plan (RDAP) funded by the State Government, we are also able to undertake development's that will benefit or stimulate growth in towns across regional WA where there is limited interest from private developers.

Our Goldfields-Esperance team can help when called on by local government authorities with applications to identify the need for new developments in their towns as well as advise on the funding model available through RDAP.

As several key resources projects are kick-started across the region, or are in the pipeline, the growing regional confidence is reflected in growing demand for residential and industrial developments. At GreenView at Karlkurla in Kalgoorlie's North West, the opening of the new grassed Kalgoorlie Golf Course off Aslett Drive will

undoubtedly make living at the estate even more attractive.

Local builders in Kalgoorlie are also set to unveil new display homes at GreenView in the second half of 2010. They will showcase a range of designs and set a new benchmark in housing choice for the community. With mining operations restarting in Ravensthorpe we've re-released a number of light industrial and commercial lots to meet the expected growing demand for land in the town.

And at Kalgoorlie, businesses are seeing the benefits of our commercial and industrial developments with more operations choosing the Anzac Drive Industrial Estate to headquarter their Goldfields operations.

There's more news about our Goldfields projects in this issue.



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GOLF GREENS BOOST FOR RESIDENTIAL LIVING

Regional Development & Lands Minister, Brendon Grylls, with City of Kalgoorlie-Boulder Deputy Mayor Allan Pental

THE FIRST STAGE OF KALGOORLIE-BOULDER'S NEW 18-HOLE GRASS GOLF COURSE IS NOW OPEN TO THE PUBLIC AND IS SET TO INJECT NEW LIFE INTO THE GOLDFIELDS GOLFING COMMUNITY.

Located off Aslett Drive, just north west of the city centre, the new Kalgoorlie Golf Course offers players a challenging, championship grade golfing experience amongst the stunning backdrop of the Goldfields.

Developed by the City of Kalgoorlie-Boulder with State Government support, the course is planned to ultimately deliver international standard facilities and to enhance tourism in the region, whilst providing a range of amenities including visitor accommodation.



City of Kalgoorlie-Boulder Mayor Ron Yuryevich teeing off at the recent opening of the new Golf Course

The course's potential will be further enhanced with the appointment of a resort developer to deliver these facilities, which the City is continuing to work towards.

City councilors and club executives played a friendly Ambrose game for the launch of the first nine holes in July 2010. Mayor Ron Yuryevich said the opening was the realisation of a long held goal for the City and golfers alike.

"The City has been working with local golfers towards the completion of a grass golf course for more than 10 years, and it has been fantastic to see the first nine holes complete, with the second nine to be ready for play very soon," Cr Yuryevich said.

"We are looking forward to welcoming golfers of all abilities to the new Kalgoorlie Golf Course."

The new Kalgoorlie Golf Course is located directly opposite our GreenView at Karlkurla residential estate, which offers a variety of options to suit where you are in life, with many lots offering views of the new golf course.

For more information on the Kalgoorlie Golf Course, visit www.kalgoorliegolfcourse.com.

MORE CHOICE FOR KALGOORLIE

GreenView at Karlkurla offers an ideal lifestyle opportunity for singles, couples and families. Located next to the new Kalgoorlie Golf Course, lots range from 442sqm to 903sqm and provide buyers a choice of home size and price.

A \$5,000 rebate is offered by LandCorp for purchasers who install a Grid Connected Solar Power Supply System to their home upon construction, which harnesses renewable energy which in turn reduces greenhouse gas emissions and significantly reduces electricity bills.

For more details on what's available for sale, visit greenviewestate.com.au or contact the estate sales agent Mark Brennan of John Matthew & Sons on (08) 9080 1900.



RAVENSTHORPE ON THE MOVE

An upswing in confidence in Ravensthorpe led to the re-release a range of lots earlier this year in the town.

First Quantum Minerals recently announced it expects to spend more than \$150 million dollars modifying the Ravensthorpe nickel mine over the next 12 months, with a view to then recommissioning and ramping-up the mine. This announcement comes with a range of other activities in the region which are boosting confidence.

"We are keen to see renewal in the town and we are monitoring the potential for mining development to generate interest in the area," said LandCorp Business Manager Paul Ferrante.

"We currently have five light industrial lots and one residential/commercial lot on the market and will continue to monitor needs in the area with the potential for further development."

Mining company First Quantum Minerals is expected to commission its Ravensthorpe operation during 2011. Other projects in the area include gold exploration and Galaxy Resources recently commissioned lithium mining operations.

For further information on land available in Ravensthorpe, visit www.landcorp.com.au/ravensthorpe

NEW DISPLAY HOMES IN GREENVIEW AT KARLKURLA

KALGOORLIE'S NEWEST RESIDENTIAL ESTATE, GREENVIEW AT KARLKURLA, IS SET TO BENEFIT FROM THE CONSTRUCTION OF NEW DISPLAY HOMES SO HOME BUYERS CAN ADOPT GREAT IDEAS FOR THEIR DREAM HOME.

LandCorp Business Manager Paul Ferrante said he is excited about the new display homes from two of Kalgoorlie's leading home builders Goldfields Homes and Westralia Homes who are currently well into construction of the new homes at the estate.

"We believe these award-winning companies will build some great display homes in the GreenView estate," Mr Ferrante said.

"The display homes offer a range of designs and use construction materials which are suited to local conditions."

Located on Aslett Drive the display homes will overlook Kalgoorlie's new golf course.

Westralia Homes is building a 291sqm double-storey four bedroom, two bathroom display at 76 Aslett Drive. It will have a main bedroom, ensuite with spa, study and games/sitting room upstairs, along with a balcony and alfresco area. Downstairs comprises three bedrooms, bathroom, open planned kitchen, dining and living area.

The company's second display home, a double storey duplex at 84 Aslett Drive, is a four-by-two configuration. Each duplex has an alfresco balcony, three bedrooms, games room and bathroom upstairs. Downstairs will be the main bedroom with ensuite and an open planned living-dining area.

Goldfields Homes is building a 260sqm double storey five bedroom, two bathroom display at 78 Aslett Drive. It has four bedrooms and a balcony upstairs. Downstairs, a main bedroom features an ensuite with spa.

"WE BELIEVE THESE AWARD-WINNING COMPANIES WILL BUILD SOME GREAT DISPLAY HOMES IN THE GREENVIEW ESTATE"

The display homes are expected to be complete later this year and are anticipated to attract considerable local interest. To stay informed visit www.greenviewestate.com.au and sign up to receive emails or keep an eye on local press.

LAND FOR SALE

WE HAVE A GREAT RANGE OF ATTRACTIVELY PRICED RESIDENTIAL LOTS FOR SALE IN THE GOLDFIELDS ESPERANCE REGION. ENJOY LIVING AT ONE OF THESE TOWNS TODAY.

COOLGARDIE	1,012sqm	\$15,000
KALGOORLIE – GREENVIEW AT KARLKURLA	442sqm-904sqm	From \$140,000
KALGOORLIE – KARLKURLA RISE	671sqm-982sqm	From \$176,000
MENZIES	1,012sqm	\$10,000
NORSEMAN	989sqm-1,012sqm	\$10,000

To find out more, visit www.landcorp.com.au



REGIONAL ROUNDUP

WE HIGHLIGHT TWO TOWNS IN THE REGION THAT PROVIDE LIFESTYLE OPPORTUNITIES AND HOUSING LOTS AT VERY COMPETITIVE PRICES.

MENZIES

Historic Menzies offers a glimpse into the gold rush that swept through the Western Australian Goldfields at the turn of the previous century.

Currently there are four 1,012sqm residential lots available for sale in Webb Street and MacDonald Street. These lots are attractively priced at only \$15,000.

For further information contact Gregory Smith of Elders Real Estate on (08) 9422 2444 or 0428 486 806 or email gregory.smith@elders.com.au

NORSEMAN

Norseman is the western gateway to the Nullarbor Plain.

Currently there are 15 residential lots available for sale. Thirteen of these are 1,012sqm in size, with two lots 989sqm. All lots are attractively priced at only \$10,000.

For further information contact Gregory Smith of Elders Real Estate on (08) 9422 2444 or 0428 486 806 or email gregory.smith@elders.com.au

MAJOR BUSINESS RELOCATES TO ANZAC DRIVE

BLACKWOODS, AUSTRALIA'S LARGEST DISTRIBUTOR OF INDUSTRIAL, ENGINEERING AND SAFETY WORKPLACE GOODS AND SERVICES, RECENTLY RELOCATED ITS KALGOORLIE OPERATIONS TO THE ANZAC DRIVE INDUSTRIAL ESTATE.

"It is great to have a major company secure its operations in this prime industrial estate," said LandCorp Business Manager Paul Ferrante.

"The estate was designed to accommodate the increasing needs of large lot users and to support economic growth in the region.

"Blackwoods is a member of Wesfarmers Industrial and Safety Division, and its decision to relocate to the estate in West Kalgoorlie is great news for the region."

Blackwoods Regional Operations Manager David Bowles said the company had outgrown its previous premises in town and was looking to move.

"It was a strategic move to relocate to a high quality estate and expand business in the growth area of Kalgoorlie," Mr Bowles said.

"We are absolutely delighted and look forward to the future of providing goods and services to local mining and associated businesses."

Anzac Drive Industrial Estate is located on the corner of Great Eastern Highway and Anzac Drive on the western approach to Kalgoorlie and is specifically designed for transport, freight and large lot businesses.

The estate is 70 per cent sold, with only eleven sites remaining. These range in size from 2,448sqm to 10,641sqm. Prices start from \$360,000 and it is anticipated with the upsurge in the economy, the balance of the estate will sell out in the coming year.

For further information contact Chris Fyson at Professionals-Fyson & Associates Kalgoorlie on (08) 9080 9200 or 0418 945 393.

LAST CHANCE FOR LOTS AT KARLKURLA RISE

Homebuyers still have the chance to secure the last quality home sites at our Karlkurla Rise residential estate in Kalgoorlie.

Project Manager Mark D'Onofrio said the estate's quiet location only four kilometres from the Kalgoorlie GPO, plus the opening of the nearby new Kalgoorlie Golf Course had great appeal for homebuyers.

"Karlkurla Rise offers an excellent place to live, with high quality homes being built and the opportunity for residents to enjoy Karlkurla Bushland Park and its trail of walk paths," Mr D'Onofrio said.

Located on a ridge overlooking the park, the estate offers commanding views and natural surrounds. Karlkurla Rise is close to Hannans Boulevard Shopping Centre, Hannans Primary School and the city centre, and features residential lots to suit a variety of living styles with appeal for singles, couples, retirees and families.

Stage 1 of the estate sold quickly and only fourteen lots are left in Stage 2. Lots range in size from 671sqm to 982sqm, with prices starting from \$176,000.

"PROJECT MANAGER MARK D'ONOFRIO SAID THE ESTATE'S QUIET LOCATION ONLY FOUR KILOMETRES FROM THE KALGOORLIE GPO, PLUS THE OPENING OF THE NEARBY NEW KALGOORLIE GOLF COURSE HAD GREAT APPEAL FOR HOMEBUYERS."

Reflecting our commitment to developing high quality developments that allow for community living at outstanding value, sustainability is a strong focus of the estate. Rebates of up to \$4,000 are available to develop a waterwise garden and build an energy efficient home.

For further information contact the estate sales agent Mark Brennan of John Matthew & Sons on (08) 9080 1900 or visit www.landcorp.com.au/karlkurlarise



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