

GASCOYNE PERSPECTIVES

JULY 2008

RECORD BREAKING EXMOUTH BRIDGE LINKS TOWN AND TOURISTS **02** | THE WAIT IS OVER **02** | RELAXED ATMOSPHERE OF EXMOUTH HAS BROAD APPEAL **03** | DENHAM BRIEFING SESSION SMOOTH PATH TO WORLD HERITAGE HAVEN **03** | BEAUTY OF EXMOUTH DRAWS DEVELOPERS **04** | USE OF WATER NOT A DRAIN IN EXMOUTH **04** |



WE HOPE YOU ENJOY READING THIS ISSUE OF GASCOYNE PERSPECTIVES. THIS 6-MONTHLY NEWSLETTER IS DESIGNED TO PROVIDE INSIGHT INTO LANDCORP'S ACTIVITIES IN THE GASCOYNE.

We also invite you to visit our website www.gascoyne.landcorp.com.au for more information on all our projects across the region.

In addition, each month we publish a short review of our smaller but none-the-less important community projects in our Ground Up column in your local newspaper.

Gascoyne Perspectives is available on-line and if you would like to receive future issues by email, please register your details on the website.

GROWING THE GASCOYNE

The Gascoyne is a thriving region attracting significant interest and investment. Tourism is the largest and fastest growing industry in the region, contributing approximately \$172 million per year to the region's economy. The region's diverse economy is also built around the retail, mining and fishing industries.

More and more people visit popular attractions such as the Shark Bay World Heritage area in Denham, the Ningaloo Reef near Exmouth and the banana plantations at Carnarvon, and continue to return year after year.

With the population predicted to increase to 11,400 by 2019, LandCorp is planning for this growth by identifying parcels of land throughout the region for future development.

In 2007/08, LandCorp delivered more than 150 residential lots in the region with releases in Exmouth, Carnarvon and Denham.

We work closely with local governments, the community and other State Government agencies to meet current needs and future growth. This collaborative approach enables LandCorp to plan for both residential and industrial expansion, as well as the provision of short stay accommodation.

LandCorp is working hard to deliver social, economic and environmental benefits to regional WA, already spending more than \$100 million on land supply in the past year.

Parcels of land have been earmarked for industrial development in Carnarvon, and in several areas of Exmouth, with initial feasibility progressing on 90 hectares of potentially developable land suitable for residential and tourist accommodation.





Alannah MacTiernan MLA and Vince Catania MLC check out the view.

RECORD BREAKING EXMOUTH BRIDGE LINKS TOWN AND TOURISTS

Fast becoming a prominent focal point at Exmouth Marina Village, LandCorp's bridge is Western Australia's longest single span pedestrian footbridge over water.

Spanning 90 metres, rising 19.5 metres above water and extending from Horwood Quays to Madaffari Drive, it is the first of its kind to be built in the Gascoyne, providing easy access to the restaurants, bars and facilities of the award winning Novotel Resort.

The landings, lighting and extra height handrails facilitate easy and safe use for pedestrians, cyclists as well as wheelchair users.

Novotel Ningaloo Resort General Manager Darren Cossill said that the footbridge gives guests and residents of Exmouth walking access from the Exmouth Marina Village to the Resort - as well as offering a great visual spectacle as they cross.

"From the viewing deck of the footbridge, our guests enjoy the panoramic views of Exmouth Gulf, Exmouth Marina and the Exmouth Boat Harbour," he said.

Managing Director of Exmouth Marina Holdings Pty Ltd Jon Warren said the popularity of the Exmouth Marina Village development has been overwhelming, with the new footbridge only adding to the appeal.

"The Marina is a real showpiece for the region, and when fully developed, will feature a waterfront public open space flanked by restaurants, retail outlets and apartments situated along the main canal," he said.

"A major part of the Exmouth Marina Village is Marina Quays, which will provide commercial moorings for tourism based operators such as recreational fishing, game fishing, whale watching charters and sunset cruises."

THE WAIT IS OVER

Soon-to-be residents in LandCorp's NorthWater Carnarvon Estate celebrated a milestone this month when they were notified that titles for the development had finally been issued.

Not one to say no to a celebration is Mr Harvey, who secured a block at LandCorp's Carnarvon Estate, and then commemorated his purchase with some champagne.

"I was driving past the Estate, still in my grubby work clothes, when I noticed the auction taking place, so I decided to stop for a look with my two boys."

"I liked the price and decided to put my hand up to buy a block - and won the bid! I didn't even know which block it was that I had just bought."

"My wife happened to be walking past with our youngest daughter, and when I told her we won the block, the look on her face was priceless."

Mr Harvey and his wife said they moved to Carnarvon from Waikiki 18 months ago for the climate and the marine lifestyle on offer.

"Our block at NorthWater has a shared jetty where my three kids will be able to safely go crabbing, fishing and swimming. It is a great place to raise our family in a safe environment and still remain close to town," he said.

"We have chosen Carnarvon as our permanent home and are now

drafting some plans for our house - and are looking locally for builders to do the job."

Another couple, local business owners Wayne Reece and Glenda Sullivan from Carnarvon Cabinetmakers, are also excited to be one step closer to building their dream home in Carnarvon.

"Glenda and I have lived in Carnarvon for 13 years and are pleased to be able to get started on constructing our future home here," Mr Reece said.

"WE HAVE SECURED A LARGE CORNER BLOCK WHICH OVERLOOKS BOTH THE FASCINE AND CANAL, SO NOT ONLY DO WE GET THE SPECTACULAR WATER VIEWS, BUT I AM ABLE TO MOOR MY BOAT AND GO FISHING MORE OFTEN."

LandCorp project manager Lyndelle Perpoli said the titles process had been frustrating and had to overcome unforeseen obstacles.

"The titles process incurred frustrating delays and LandCorp worked hard to find solutions to every difficulty along the way," she said.

"We were determined to get titles as quickly as possible and are pleased that they have now been issued and people can progress their settlements and commence construction."



RELAXED ATMOSPHERE OF EXMOUTH HAS BROAD APPEAL

WITH A RELAXED ATMOSPHERE AND REAL SENSE OF COMMUNITY, EXMOUTH HAS BECOME ONE OF THE FASTEST GROWING AREAS IN NORTHERN WESTERN AUSTRALIA.

Shire of Exmouth President Veronica Fleay says LandCorp's new residential development at Exmouth will see this trend continue.

"Exmouth attracts many visitors, year after year, which sees our population grow from around 2,500 permanent residents to more than 6,000 during peak tourism months," she said.

"Our population is quite diverse and we have many people visit on a seasonal basis. The growing tourism and hospitality industry is placing demand on the community and providing affordable, diverse housing options is a significant factor affecting the retention of staff for business operators."

The Shire has been working closely with LandCorp to progress future development in the town.

"LandCorp's residential development at Snapper Loop will provide a much needed land resource on which local residents can build, but future development of residential land is important to the development of the town," Cr Fleay added.

Local Police Constable Mike Donaghy quickly snapped up a lot at LandCorp's residential estate.

"A transfer through work brought me to Exmouth around 18 months ago and I soon fell in love with the lifestyle on offer."

"It is a safe community with a great marine environment and a balanced community."

Mr Donaghy was successful in purchasing a prime residential lot at the LandCorp ballot in September last year.

"My lot is exactly what I wanted in a good sized corner block with ocean views," he said.

Mr Donaghy has also found an innovative way to build his home, quickly securing a local builder who uses the Nirvana insulated concrete sandwich panel system.

Coolbrook Enterprises owner Barry Hughes said the construction system is a great alternative building method.

"The Nirvana panels are fantastic for residential buildings as they have a 5-star energy rating, a Category-D cyclone rating and can be erected in a couple of days, which significantly reduces labour costs.

"Nirvana panels produce a great looking, solid product that reduces energy costs and is easy and fast to erect."

DENHAM BRIEFING SESSION SMOOTH PATH TO WORLD HERITAGE HAVEN

A group of people with their eye on their own patch of land in Denham came together in June to better understand the design guidelines at LandCorp's Denham residential estate.

The briefing sessions, hosted by LandCorp's Project Manager Patrick Smit and architects Overman & Zuideveld's Director Ron Marchant, provided valuable insight into common questions.

"LandCorp held two sessions in March, one in Perth and a second in Denham, which were widely attended by property owners, potential buyers and builders," Patrick said.

"The sessions provided guidance and stimulated discussion about the development and were successful in dispelling the perception that the design guidelines are hard to comply with."

Discussions included the 30-month development conditions, approval process and alternative housing options such as transportable and pre-fabricated homes.

LandCorp's design guidelines are intended to ensure new dwellings help enhance the Denham community, complement the environment and maximise energy efficiency.

Shire of Shark Bay President, Cr Bob Eddington said the land release was an important development for the future growth of Denham and the Shire of Shark Bay.

"Recognition of the lifestyle and the natural environment in the area has seen demand to live in Denham increase significantly in recent years. Now with land available in the Denham estate, we look forward to welcoming more permanent residents to

Denham and to the healthy growth of our community," he said.

Priced from \$132,000, the lots are now available by private treaty from local selling agent Rex Grass at Ray White Shark Bay on 9948 1323.





BEAUTY OF EXMOUTH DRAWS DEVELOPER

Watson Property Group has been named as the successful proponent to develop 12 units at LandCorp's Exmouth residential development.

Watson Group Managing Director Peter Brown said he was excited at the announcement and his team was eager to help development in Exmouth.

"Exmouth is a steadily growing community and one of the few areas in Australia that provides a unique coastal and inland experience," he said.

"LandCorp's Exmouth development presented an ideal opportunity to apply key principles in sustainability, renewable resources and conservation with the proposed designs for Skipjack Circle."

Watson Property Group is a privately owned company specialising in residential development and operates to strong sustainability principles.

"In all Watson Property Group developments, we seek to offer lifestyle and amenity choices that define each location as something special, now and into the future," Mr Brown said.

USE OF WATER NOT A DRAIN IN EXMOUTH

The Shire of Exmouth and LandCorp joined together recently to reuse one million litres of water.

"The Shire is currently repairing and repainting the Paltridge Memorial Swimming Pool bowl and was required to empty the swimming pool which has a volume of one million litres," Shire of Exmouth Chief Executive Officer Phillip Anastasakis said.

"The swimming pool contained clean, chlorinated water and was considered by the Shire to be a valuable resource that could be reused, as opposed to disposing of the water into the town drainage system."

The Shire looked at a number of options for reuse of the water and was aware that contractors working in the area required fresh water for road construction as opposed to the saline/brackish water that was available to

them. These companies were asked whether they would be prepared to pump out the swimming pool water for reuse at their sites.

Georgiou Group Pty Ltd, currently working on the LandCorp Snapper Loop subdivision, expressed interest in reusing the water.

"The swimming pool water was pumped into a 28,000L truck over the course of three days and stored in a large pond at the subdivision prior to reuse," Mr Anastasakis advised.

This agreement between Georgiou Group and the Shire of Exmouth provided an opportunity for the contractors to source fresh water required for road construction as well as contributing to conservation of the region's water resources through reuse of the swimming pool water.



If you want to find out more about any of the featured stories or other LandCorp projects in the Gascoyne, please contact the North West Information line on 1300 730 479, or visit www.gascoyne.landcorp.com.au

1 Mile Jetty image courtesy of Nigel Jordan and Exmouth Bridge image courtesy of Branwen Smith, The Northern Guardian.

