

GREAT SOUTHERN PERSPECTIVES

APRIL 2010

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LANDCORP: A SNAPSHOT OF WHAT WE DO

OVER THE PAST YEAR WE HAVE BEEN COMPILING A LOT OF FEEDBACK FROM COMMUNITIES AROUND THE STATE TO HELP US KEEP YOU UP-TO-DATE WITH OUR DEVELOPMENTS.

The feedback has varied greatly from region to region, but a common theme has emerged: people everywhere have asked for more information on the role of LandCorp.

In other words: what we do, how we do it and why we do it.

Most people are aware that we are responsible for developing land for the State to make it ready for market, but there is so much more to what we do.

With around 150 projects spread across the State, our overall aim is to support the economic and social prosperity of WA by providing places for people to live, work and socialise.

Apart from looking at the matter of land supply to cater for future population and economic growth, one of the lessons of the past was the need to integrate an influx of workers into townships. Careful planning of new community hubs is

required, and the development (or in some instances, the revitalisation) of existing areas creates more amenities for the local community to enjoy.

To help us achieve our goal for great outcomes, we work together with other agencies and local government, and are increasingly looking to partner with the private sector to combine skills, knowledge and expertise.

On behalf of the Government, we also play a key role in encouraging industry to raise the bar with new developments, particularly in regards to environmentally sustainable design. One of the ways we do this is through example.

By demonstrating different water efficiency and renewable energy solutions, climate responsive building design, and so on, we seek to encourage others to adopt similar initiatives.

An example of this is the REAL Challenge – a competition which inspired architects and builders to work together to address the combined issues of affordability and climate responsive design for regional housing. More information on this project can be found on our website.

With a number of growing industries in the Great Southern region including construction and retail, our role is to help deliver residential, industrial and commercial land to house the growing population and expected new businesses.

Some exciting projects are underway in the Great Southern region, including the Waterfront at Albany, Emu Point residential estate, and a new residential land release in Cranbrook later this year.





THE WATERFRONT AT ALBANY LEAPS FORWARD

THE WATERFRONT DEVELOPMENT CONTINUES TO MOVE FORWARD IN LEAPS AND BOUNDS WITH THE COMPLETION OF STAGE 2 NOW IN SIGHT

Regional Business Manager David McFerran said site works for Stage 2 of the Albany Waterfront development are now more than 50 per cent complete, and on schedule for completion in late 2010.

“We have seen so much positive change in the Waterfront site over the past six months, and it is now possible to see the development taking shape and giving visitors a glimpse of what is to come,” he said.

Stage 2 civil works include earthworks for the hotel and short stay accommodation site, and commercial site to the east of the jetty, plus construction of the marina and breakwater.

Up to 74 boat pens in the new Marina are currently scheduled for release in early 2011, and will be managed



by the Department of Transport. “It will be great to see the new Marina being utilised by local boat owners, and adding to the vibrant atmosphere that we anticipate in the near future,” David said.

To find out more information on the Waterfront development, visit www.albanywaterfront.com.au

NEW APPOINTMENT TO REGIONAL TEAM

We recently welcomed a new Business Manager for our southern regions into the fold. David McFerran has been with us for a number of years, and earlier this year stepped into the role. During his time with LandCorp, David has been responsible for a number of projects covering all facets of our operations, including industrial, residential and commercial.

Before joining LandCorp, David was Project Manager for the relocation of the Midland Sale yards and the facilitation of the Livestock exchange at Muchea as its replacement.

“Having grown up in the South West, I have a real affinity and understanding of issues affecting WA’s southern regions. There are some exciting developments in the Great Southern, both in the rural town sites and the regional centres, which are set to bring a positive growth to the region and it’s great to be a part of it.”



NEW DEVELOPMENTS FOR EMU POINT

Albany’s proposed Emu Point residential development is set to take another step forward with the new Outline Development Plan planned for submission to the City of Albany at the end of April.

The Outline Development Plan resulted from extensive consultation with the local community and consultants, after review of the concept plan released in April last year.

Project manager, Catherine Bentley, said that community feedback has played a vital role in the creation of the plan for Emu Point.

“The community consultation session held last year really helped us understand the issues and concerns of residents in

the area. We took this on board and after working it into our revised plans, took them to the residents immediately adjoining the development area on selected streets to get their thoughts,” she said.

Should the local council decide to pass the Outline Development Plan for public comment, it’s anticipated the plan will be advertised around June 2010.

“There are many important changes to the development following feedback on design and planning from residents,”

“Given the strong level of community interest in this project since its inception, we believe that it is vital that people in the local area

have the opportunity to view and comment on all stages of the process.” Catherine said.

LandCorp will be arranging a community open day later this year, pending a decision by the council to pass the plan for formal comment. This will enable local residents to ask consultants questions about the new Outline Development Plan, and find out how they can formally comment to the City of Albany.

For further information on the Emu Point development, please visit www.landcorp.com.au/emupoint or contact the Great Southern information telephone line on 1300 730 245.



DEVELOPERS SOUGHT FOR ALBANY'S FIRST 4-STAR OR HIGHER HOTEL

The Waterfront development in Albany is one step closer, with the State Government recently calling for Expressions of Interest (EOI) to construct and operate a new 4-star or higher rated hotel and short stay apartments.

Lands Minister Brendon Grylls said the hotel and short-stay site was integral to the success of the waterfront development and would add to the mix of accommodation already available in the City of Albany.

"Although a major tourist destination and commercial hub, Albany has no 4-star or higher rated hotels or equivalent short stay apartments," Mr Grylls said

"This EOI represents an outstanding opportunity for an experienced hotel operator or developer not only to provide much-needed accommodation choice to the city,

but also to enjoy being part of one of the best waterfront developments in the State."

Tourism Minister Elizabeth Constable said Albany was an important gateway to the South Coast of WA and received more than 253,000 overnight visitors last year.

"ALBANY HAS CONTINUED TO GROW IN POPULARITY BUT IS HAS BEEN WAITING A LONG TIME FOR A HOTEL OF THE CALIBRE WE ENVISAGE FOR THE WATERFRONT DEVELOPMENT."

Expressions of Interest for the hotel and short stay site close at 2pm (WST) Thursday 24 June 2010. To find out more about this opportunity, visit www.albanywaterfront.com.au

DISCOVER THE DELIGHTS OF DENMARK

2010 has been a hot year for Denmark – in more ways than one. Sales of lots in our Paterson Street estate have been at an all time high – with eight prime lots selling during the first quarter alone.

John Ricketts from South Coast Properties in Denmark explains:

"After a slow start during the worst of the global financial crisis in 2009, these lots have attracted a lot of interest from people outside of town, but mostly from locals who recognise good value when they see it, and who are looking to build their new dream house."

"Over Easter I expected that we would get even more queries as it is traditionally a very busy time of year, and this was indeed the case."

The remaining lots are all sized from 910-962 sqm, and are excellent value at only \$165,000-\$170,000. Denmark is located only 45 minutes from Albany, and the Paterson Street estate is only a short stroll to the centre of town, with a number of great bakeries, cafes, shops and the local primary school within easy walking distance.

For more information, please visit www.landcorp.com.au/denmark or contact John Ricketts at South Coast Properties on 9848 2211.





TIME TO DISCOVER CRANBROOK

WE ARE SET TO RELEASE FIVE LOTS IN STAGE 1 OF A NEW RELEASE IN CHARMING CRANBROOK.

Located just over an hour's drive north of Albany and 325 kilometres from Perth, Cranbrook is a picturesque regional town commonly known as the Gateway to the Stirling Range National Park.

Cranbrook is a historically rich agricultural farming area, with a number of vineyards and wineries recently established in the Frankland area. Other local industries including olive growing and processing, horticulture, timber plantations, and tourism.

The town is a popular destination for those visitors wanting to experience the magnificent Stirling Ranges and the wildflowers which grow in abundance during September and October each year.

Construction of civil works by local Albany company TriCoast Civil, including roads, power, sewer and drainage on the new site, commenced in mid April, with completion scheduled for the end of June this year.

Project Manager Jon Bettink said the new land release in Cranbrook was a positive sign of growth for the Great Southern region:

"The new development will bring a greater range of choice to local residents, and open up housing and land options for those wishing to move into the area,"

"It is a great location and we anticipate that there will be a fair amount of interest once these lots go on the market later this year."

Lots will range from 500sqm – 1,100sqm.

To find out how you can be one of the first to register your interest in this new development, head to www.landcorp.com.au/cranbrook

INDUSTRIAL LAND STILL AVAILABLE IN THE GREAT SOUTHERN

We have a number of light industrial estates through the Great Southern region. These estates are perfectly suited to a wide range of industries including transport, logistics, agriculture, resource support and other general uses, within well established towns.

Fully serviced general and light industrial lots are available in the Great Southern region of WA, including:

BORDEN	2,075sqm – 4,449sqm	from \$10,000
KATANNING	996sqm – 1,059sqm	from \$10,000
MIRAMBEENA INDUSTRIAL ESTATE	10,073sqm	\$220,000

David McFerran, LandCorp Business Manager, said the lots offered businesses a great opportunity to get a foothold in these towns,

These lots offer fantastic value for money and with WA's economy really starting to pick up again, now is a great time for local businesses to look at an affordable lot to expand or relocate.

To find out more or to register your interest head to www.landcorp.com.au/Development-By-Region/Great-Southern/ or contact Greg Smith from Elders Real Estate on 0428 486 806.

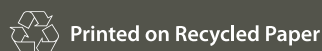
LAND FOR SALE

WE HAVE A GREAT RANGE OF RESIDENTIAL LAND FOR SALE AROUND THE GREAT SOUTHERN REGION, AT VERY ATTRACTIVE PRICES. GET YOUR PIECE OF THIS SCENIC REGION TODAY!

BORDEN	994sqm	\$10,000
CRANBROOK	1,012sqm	\$28,000
DENMARK	910sqm	\$165,000
KATANNING	1,024sqm – 1,642sqm	From \$32,000
MT BARKER	1,770sqm	\$120,000
MURADUP	1,416sqm	\$10,000
NEWDEGATE	888sqm – 1,029sqm	From \$10,450
NYABING	720sqm – 918sqm	\$10,000
TENTERDEN	4,047sqm	\$25,000

To find out more about any of these lots, head to www.landcorp.com.au/Development-By-Region/Great-Southern/ or contact Greg Smith from Elders Real Estate on 0428 486 806.

If you would like to know more about LandCorp projects in the Great Southern or any of the featured stories please call the information line on 1300 730 245 or visit www.greatsouthern.landcorp.com.au



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