

KIMBERLEY PERSPECTIVES

OCTOBER 2009

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'REAL' VOTE IN HOME DESIGN CHALLENGE

IT IS HOPED THAT BY CHALLENGING THE BUILDING INDUSTRY TO 'THINK OUTSIDE THE BOX' THROUGH INITIATIVES SUCH AS THE REAL CHALLENGE, WE WILL HELP BRING MORE HOUSING OPTIONS TO THE MARKET - AND ENCOURAGE A NEW ERA OF CLIMATE RESPONSIVE HOUSING DESIGN IN WESTERN AUSTRALIA.

Not too hot, not too cold, not too expensive. What do residents believe is the best and most affordable home for life in the Kimberley?

Earlier this year we challenged home builders, designers and architects to collaborate on the development of original housing designs and construction methods in the climatically diverse regional centres of Kununurra, Karratha and Collie.

The aim of the REAL Challenge - which stands for 'Regional Environmental Affordable Living' - is to find new designs that tackle extreme climatic conditions and keep the cost of construction in check.

From a number of submissions, a panel of industry experts selected two designs for the region, and then it was up to Kimberley residents to vote for the 'People's Choice' home for the best design for Kununurra.

The winners for each region were announced by our Minister, Hon Brendon Grylls MLA, in early October. A design by SIA Architects and Northern Aspect Construction, called the K1 House, proved to be the most popular amongst the Kimberley voters.

The winning design will be built on Lot 244, Emu Apple Street in our Lakeside Park Estate in Kununurra, with the design and construction team receiving \$20,000 towards development approval documentation.

Construction on the home will start as soon as possible after the necessary approvals have been received, and the home will be open for public display for several months, after which the winning team can sell the house within a set affordability price bracket.

To view all the winning designs and shortlisted finalists, visit landcorp.com.au/sustainability/realchallenge



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RESPONSES APLENTY TO ONLINE ORD SURVEY

FEEDBACK HAS BEEN COMING IN THICK AND FAST SINCE WE LAUNCHED OUR ONLINE MARKET NEEDS SURVEY FOR THE ORD-EAST KIMBERLEY EXPANSION PROJECT.

191 potential land users have taken advantage of the web-based survey to tell us about their requirements for the \$220million Royalties for Regions project.

The online survey aims to build a detailed picture of land users' needs including their current farming activities, how much land they require and whether they will work the land themselves or lease it out.

In conjunction with this we were interested to know about the types of

crops that farmers intend to plant, as well as their ultimate destination and how they would need to be transported from Kununurra.

The survey will also build a social infrastructure picture and sought input from potential farmers about where they would prefer to live, likely employee numbers and housing requirements.

The survey has now closed and the results will be available soon.

SEEKING CONTRACTORS TO EXPAND THE ORD

We recently ran an expression of interest (EOI) process to find a contractor to construct and manage the delivery of the infrastructure required for the 8,000 hectare expansion of the Weaber Plains agricultural area.

LandCorp's Ord Project Director, Mark Pasalich, said that with an estimated monthly contract spend in excess of \$15million, this was a job for a contractor with significant experience in delivering large civil construction projects.

'While the contractor will need to have the capacity and experience to deliver the

project, we're also looking for companies with experience in delivering indigenous employment opportunities, so that we can maximise benefits to local people.'

He said the contractor would also be required to maximise use of local labour and subcontractors wherever possible.

The EOI closed on 8 October and we're now assessing the submissions with a view to shortlisting four to six companies by the end of the month. The shortlisted candidates will then be required to submit formal tender proposals.

LANDCORP NOW LIVING IN BROOME



HILARY WOODLEY, OUR NEWLY APPOINTED KIMBERLEY REGIONAL MANAGER, TRADED THE FREEWAY FOR FRANGIPANIS WHEN SHE MOVED TO BROOME IN AUGUST.

We recognised that the growth and future potential of the Kimberley region required a permanent on-the-ground presence to complement the previous part-time support in the town.

Hilary said the move would allow her to gain daily first-hand knowledge of local issues and forge even closer working partnerships with local industry, local businesses, local government and the community.

Her focus will be on overseeing the region's growing development opportunities and managing LandCorp's strategic issues across the Kimberley arising from the demand for land, housing and community infrastructure.

'With exciting projects like the Ord expansion, and major new residential land plans in Broome and Kununurra, we needed to be closer to local people to understand how we can best help the region's communities to grow and to ensure that our developments meet their needs,' she said.

Hilary brings a wealth of experience to her new role, with 15 years work across the marketing, property management and government sectors. She has worked for the past two years on LandCorp's large Statewide regional program.

Hilary's office is situated in the Kimberley Development Commission building, on the corner of Dampier and Napier Terrace, Broome. Tel: 9192 6557.

AWARDING WINNING JANUBURU SIX SEASONS

WE'VE BEEN RECOGNISED FOR OUR RESIDENTIAL DEVELOPMENT AT JANUBURU SIX SEASONS IN BROOME, RECENTLY RECEIVING ONE OF THE HIGHEST HONOURS IN THE WESTERN AUSTRALIAN PROPERTY INDUSTRY.



The estate won the sustainable urban development category at the Urban Development Institute of Australia State Awards for Excellence 2009.

Chief Executive Ross Holt said the award from the development industry's peak body was testament to the quality of projects LandCorp was delivering in regional Western Australia.

'Our projects are driven by sustainability and design principles and it is rewarding to be recognised for the work we have done with the community to achieve an outstanding residential development in Januburu Six Seasons,' Ross said.

'We worked closely with the Yawuru, the Shire of Broome, the Department of Planning and community groups to ensure the estate delivered a sustainable outcome which reflects the cultural and environmental heritage of Broome and the surrounding area,' he said.

'This consultation enabled us to preserve a 'cultural corridor' across the centre of the estate, keeping open the traditional path used by the Yawuru to travel to Cable Beach.

Yawuru spokesperson Micklo Corpus said the traditional owners had been heavily involved in the design of the estate from the outset.

'The project enabled us to tell people the story of our 'six seasons' through the estate, including the eastern entry

mosaic and through landscape design using a range of local plants which flower during each season.

'People living in Januburu Six Seasons have inherited a unique lifestyle and a responsibility to look after the country, and we hope this can be maintained and adopted in future developments,' he said.

The estate also interprets the cultural heritage of the Yawuru through the naming of streets and parks, landscape design, indigenous artwork and a connection to Minyirr Park.

Shire President Graeme Campbell also welcomed the award and in particular the use of indigenous landscaping and the drainage design in the estate.

'The softer swale drainage system manages stormwater flows more effectively than the hard edged drains seen in other developments, and we'll be using this as the basis for future drainage requirements.

'It is great to see a development in Broome receiving an award usually won by metropolitan estates, and we hope to repeat this success with future projects.'

Blocks are available now in Januburu Six Seasons, priced from \$225,000. Visit www.landcorp.com.au/januburusixseasons or contact Tony Hutchison on 9192 1677 for more details.

COMMUNITY SPEAKS ON KUNUNURRA'S FUTURE DEVELOPMENT

We're working with the Shire of Wyndham-East Kimberley to ensure the area's growth as a result of significant government investment in the town is well planned and managed.

To achieve this, we organised a three-day community-led design workshop in Kununurra to develop a common vision for the Kununurra town centre and a strategy plan for the wider East Kimberley area.

The workshop involved members of the public, community, business leaders, key stakeholders, traditional landowners and government agencies.

About 40 members of the public attended the community workshop on Day 1. Added to this were discussion groups involving traditional owners, the MG Corporation and the Youth Council.

Day 2 of the EbD involved designers, architects, town planners, engineers, community development officers and government agencies working together to come up with some initial plans for the town centre and broader district.

Business Development Manager Suzanne Woolhouse said whilst Day 2 finished early to coincide with the arrival of the Prime Minister to announce the Commonwealth Government's \$195million East Kimberley Development Package, the sessions went well.

'The main aim of the workshop was to develop a common vision for development, and to share information about issues, constraints and the opportunities for development, and take into account community needs and wants.'

A report-back session involving about 20 community members was held on Day 3 when we sought responses to the initial development concept plan.

Added to all of this, we invited further community input at the Agricultural Show on July 10 and 11 with the plans then displayed at the Shire offices.

The Kununurra community will have further opportunities to comment on the plans when the Shire puts out the final set of plans for public comment.

To see the latest plans visit www.landcorp.com.au/kununurraenquirybydesign



BROOME NORTH MOVES UP A GEAR

TEAM WORK AND AFFORDABLE LIVING ARE THE KEY FOCUS AS PLANNING FOR THE EXCITING BROOME NORTH DEVELOPMENT MOVES FULL STEAM AHEAD.

Working in conjunction with the Shire, servicing authorities, a community reference group and Yawuru traditional owners, we hosted a four-day Planning Design Forum in August to formulate a concept plan for the development, which will deliver the majority of Broome's medium and long term land supply and cater for the future growth of the town.

In his opening address Shire president Graeme Campbell stated that planning for Broome North was the 'single most important planning exercise in Broome's history'.

Broome North senior project manager Paul Ferrante said the design forum provided the chance for the community to get involved in this major project at a very early stage.

'We'll be taking into account ongoing input from the community to help ensure everyone's needs are considered.'

A range of sessions at the forum were open to the community including a daily summary session. Other technical sessions included local stakeholders plus designers, architects and town planners.

The site, which is approximately 700ha, is located north of Gubinge Road and is bordered by Broome Road to the east and Lullfitz Drive to the west. It is separated into two areas north and south of Fairway Drive, and will ultimately have capacity for several thousand new homes as well as schools, workers' accommodation, tourism, light industrial and commercial/retail operations.

'We must get ahead of demand to ensure there is enough land in the pipeline to avoid future supply issues.'

'That's why we are accelerating master planning and community consultation now,' Paul said.

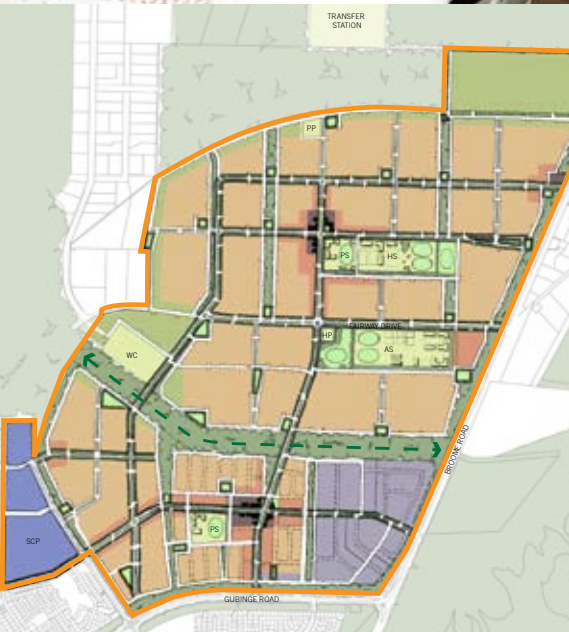
He said elements to be embedded into Broome North would recognise cultural needs; achieve climate sensitive building design; and provide a contemporary interpretation of 'old Broome' style, especially in the design of public areas and facilities.

We're also planning to release large areas of land at Broome North - known as 'superlots' - to the private sector to increase competition, choice and continuity of supply in the local market.

'WORKING TOGETHER IN THE REGION IS THE KEY. WHILST WE ARE RESPONSIBLE FOR DELIVERING LAND, OTHER AGENCIES AND THE PRIVATE SECTOR WILL DELIVER HOUSING AND COMMUNITY FACILITIES,' HE SAID.

We're hoping to start earthworks on-site next year, with first land releases to the private sector targeted for late 2010/early 2011.

A development plan will be lodged with the Shire this month. For more information, visit www.landcorp.com.au/broomenorth



A larger version of the concept plan can be viewed at www.landcorp.com.au/broomenorth

KEY AIMS OF THE PLANNING DESIGN FORUM FOR BROOME NORTH INCLUDED:

- Identifying what matters to the local community and other key stakeholders in the development.
- Detailing the issues, opportunities and values of the site.
- Establishing overarching design principles for future development and how these can be incorporated into a development plan.
- Agreeing on the best urban design and built form outcomes which reflect the land's values and vision of the community.
- Preparing a draft design concept that had the support of forum participants.

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

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