

# LANDCORP REVIEW

JULY 2008

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# MESSAGE FROM THE CHAIR

For LandCorp, the need to think global and act local has never been more timely or necessary.

Western Australia's strong growth is predicted to sustain itself well into the next decade, as Chinese steel mills continue to pay a high premium for raw materials. With China's population on a sharp incline, along with high migration from rural to urban areas, infrastructure development in the country is at an all-time high.

The demand for Western Australia's resources from China as well as Japan, India, the European Union and various other ASEAN countries is fantastic news for the State's economy. This demand will not only stimulate new investment but ultimately help shape the State's future.

However, with this growth comes a real challenge - to ensure the infrastructure required for Western Australia's ongoing economic growth is carefully planned and managed.

A developing State relies on government and industry being willing to commit to thinking outside the square and achieving real outcomes for WA.

LandCorp has continued to push the innovation envelope over the past six months by challenging benchmarks in environmental sustainability, planning and design.

Our strong Western Australian economy has created an unprecedented need for industrial and residential land in both regional and metropolitan areas.

LandCorp's goal is to ensure the legacy of the current growth period will be well-planned, residential, commercial and industrial communities.

LandCorp is also working with builders to explore innovative materials and construction techniques to assist in the reduction of building times, and establish alternative building solutions.

There's no doubt we are living in exciting times in terms of the future of our great and vast State. LandCorp is committed to raising the bar in planning and developing a State that future generations can be proud of.

**TERRY BUDGE**  
Chairman

## VALE VERITY ALLAN

In June 2008, the Board and staff of LandCorp were saddened at the passing of Board Member Verity Allan. Since her appointment as a director in July 2004, Verity brought to the Board exceptional skills as a strategic thinker and planner.

Verity worked as a consultant and town planner drawing on her wealth of experience in government and industry.

She served the people of Western Australia with great distinction in many roles including being the Chairperson of the Water and Rivers Commission up until it ceased to operate in 2008, a member of the Statutory Planning Committee and also the Sustainability Committee of the Western Australian Planning Commission. Verity was also a Board Member of the Armadale Redevelopment Authority and was a former Councillor for the City of Nedlands.

Many people in the planning and property industry benefited from Verity's great knowledge and experience, which she shared with great generosity. For many years she lectured in Town Planning at Curtin University. She will be greatly missed and remembered by all at LandCorp for her passion and leadership in the field of sustainability.

The Board and staff of LandCorp extend their deepest sympathy to her partner Stephen and her family.

**FOR LANDCORP, THE NEED TO THINK  
GLOBAL AND ACT LOCAL HAS NEVER BEEN  
MORE TIMELY OR NECESSARY.**



# PARTNERING

Ensuring a sustainable future for Western Australia is a LandCorp commitment that resonates through all our projects. With the State still experiencing unprecedented levels of growth and industry responding accordingly, the need for fresh approaches to planning has never been more important.

By partnering with other developers at the initial stages of project planning, We aim to influence industry to think beyond traditional construction methods, design and materials, and offer more flexible, affordable and sustainable solutions.

The partnering approach has proven an excellent method of extending the capacity of a relatively small, but highly experienced LandCorp team, allowing them to benchmark their work and projects against industry practice.

We partner with companies sharing similar commitments, to work collaboratively towards creating liveable, sustainable communities. This approach helps create better resourcing opportunities, manage project risk across a wider base and importantly, encourages adoption of the latest sustainable development practices.

A number of new design and development partnership projects are currently in progress. Further information on partnering initiatives is available at [www.partnering.landcorp.com.au](http://www.partnering.landcorp.com.au).

## PORT HEDLAND - A KEY PARTNERING OPPORTUNITY

Partnering opportunities are being pursued in the fast-growing Pilbara town of Port Hedland. The increase in industrial and port activity over the coming years presents both challenges and opportunities for the town, providing a catalyst to redesign and develop the region.



We are also seeking a partner to explore the development potential of 120 hectares of crown land, 5km east of the Port Hedland Town Centre. This was identified for very long term development potential at the 'Enquiry by Design' Community forum held in October 2004'.

In addition, the residential Pretty Pool estate in Port Hedland is set to become a vibrant mixed-density residential estate comprising more than 300 homes, designed to protect and enhance the surrounding beach and mangrove area. Located alongside the Pretty Pool tidal inlet, close to the beach and about 5km east of the town centre, the 37 hectare site will bring a range of higher density and single residential housing opportunities to the region.

## BALDIVIS - EVERMORE HEIGHTS

Evermore Heights in Baldivis is another example of a partnership where the focus is firmly on innovation and savings for homeowners.

Located in the rapidly growing heart of Baldivis, Evermore Heights has been developed by LandCorp and Satterley Property Group. The estate offers award-winning facilities coupled with a demonstrated sustainability model that makes the estate one of the most environmentally friendly communities in Western Australia.

The 34 hectare development is based on a number of key objectives aimed at achieving balanced outcomes in the areas of social and environmental enhancement.

Each home within the 300-house estate will feature a minimum 3,000 litre tank to store rainwater for garden and household use.

Incentives packages to the value of more than \$26,000 are being offered to assist purchasers to achieve the optimum environmental benefit of the estate. As a total package it is estimated a household could reduce their greenhouse gas emissions by six tonnes per year, cut their electricity costs by up to 40 per cent and reduce their scheme water consumption by more than 70 per cent.

# RECENT REGIONAL ACTIVITY

Western Australia is a State in transition and is experiencing growth unlike any other taking place throughout the country. As a result LandCorp is working harder than ever to ensure adequate land can be delivered in regional areas.

More than \$100million was spent in regional WA in the 07-08 financial year, and another \$400million is committed over the next four years, subject to demand.

We have also been actively working to resolve unique regional challenges, such as facilitating short-term accommodation and capacity in the North West, as well as identifying future hotspots and working collaboratively across government to better plan for meeting future demand and to resolve native title and planning issues.

More than half of our active projects are in regional WA, where land is either currently available, in feasibility or under construction in 106 towns.

In undertaking development in the regions, we face many of the same complex and everyday issues as other developers, such as the need to obtain a range of statutory approvals, limited contractors to construct the lots or undertake landscaping and a shortage of builders.

We are also working to improve the amenity of regional towns, to attract and retain working families and investors to the regions and to reduce reliance on a fly-in, fly-out workforce.



We take our commitment to regional communities seriously. The focus on housing diversity will provide a range of lot sizes, as well as group housing sites in our regional developments. Such diversity will help to increase the accommodation options for potential purchasers, no matter what their requirements, within each development.

## SUSTAINABLE PLANNING IN ACTION

### GRACETOWN

Gracetown is a model for sustainable living, setting new benchmarks in water saving and alternative energy initiatives.

After calling for Expressions of Interest in August 2007 for a recycled water service provider, we have nominated United Utilities Australia to build, operate and manage a renewable-powered water recycling system at Gracetown.

Once operational, it will deliver Class A+ recycled water directly into homes for non-drinking purposes, including toilet flushing and washing machine use. This will help supplement drinking water which will be supplied through an installed rainwater tank for each home.



Importantly, this system will be made available to the existing homes in Gracetown as well as to our proposed 140-lot residential subdivision and low rise eco-style tourism development.

When the recycled water system is complete, water storage will include an amount for fire fighting, with hydrants to be installed by LandCorp throughout the town. Water will also be used to flush the aquifer that appears to have been contaminated by existing septic systems in order to restore groundwater quality over time.

Subject to approvals, construction is expected to begin in August 2009 and the system should be fully operational by March 2010.

Plans for the eco-tourism development, which may include self-contained chalets and lodge accommodation for 'Cape to Cape Track' hikers and others, are also progressing, with a suitable site having been identified within the town.

Other sustainability initiatives of the Gracetown project include:

- ▶ A 60kW wind turbine system to power the wastewater treatment plant;
- ▶ Individually-mounted 1.5kW photovoltaic (solar) cells to be installed on all new homes, generating power and renewable energy credits to reduce household energy costs;
- ▶ Climate-sensitive (air and solar) design aiming for a small ecological footprint;
- ▶ Retaining up to 40 per cent of natural vegetation on the development site as public open space and returning almost 93 per cent of the project area to the Leeuwin Naturaliste National Park.

## KARRATHA

While thousands of people have been riding the wave that is Western Australia's resource boom, a lack of workers' accommodation in the North West of the State has posed obvious problems for key players in the sector with workers having few rental options.

As well as undertaking a range of subdivisions in Karratha, LandCorp has facilitated a number of initiatives to help build construction capacity in the area through the provision of additional short-term accommodation.

Construction of a workers' accommodation village providing short term motel-like accommodation will commence shortly.

Five group housing sites are being made available by design tender, with two of the sites required to be developed for rental only housing. The five sites will yield a minimum of 50 homes, with builders to be chosen on design and construction outcomes, as well as speed of construction and pricing. The rental only accommodation will consist of smaller two bedroom units, required to be exclusively for rent for the first 10 years, after which strata titling will be permitted.

## EMPHASIS HAS BEEN PLACED ON RETAINING UP TO 50 PER CENT OF THE NATURAL VEGETATION AND ENSURING, WHERE POSSIBLE, THE EXISTING TOPOGRAPHY OF THE LAND IS MAINTAINED.

The next land release in Karratha will see more than 350 lots released in Baynton West Stage 1, with Stage 2 to follow as soon as possible after. Allocations will be made for small businesses, first home buyers and owner occupiers, with several multi-lot packages being allocated to builders to develop as house and land packages.

LandCorp is also beginning the necessary work to gain approvals for future land release beyond Baynton West into the Madigan Road and Mulataga areas of Karratha.

### HOPETOUN

Hopetoun has been under serious pressure to meet its changing community's needs. Its permanent town site population has more than trebled to 1,100 since 2001 and the town receives more than 20,000 tourists and visitors per year.

The commencement of BHP Billiton's Ravensthorpe Nickel Operation (RNO) contributed significantly to this demand and to the development of the Mary Ann Waters Estate in town, which will ultimately generate more than 500 lots.

LandCorp is working with the local planning authorities to tackle a range of infrastructure issues before Stages 4 and 5 are released. LandCorp, the Department for Planning and Infrastructure, the Department of Industry and Resources and RNO are jointly funding an infrastructure study to assist the Water Corporation plan for the future expansion of Hopetoun.



The study will seek to identify leading edge solutions in water, wastewater and energy and best practice options to enable the town's sustainable expansion. The resulting approach will have the potential to be applied to other towns across regional WA.

### ALBANY, EMU POINT

The 34 hectare Emu Point residential development in the Great Southern region is next to Albany's Middleton Beach between the Albany Golf Course and the existing residential and tourism developments at Emu Point.

A draft concept plan is now being developed for the site to ensure the residential development planned for Emu Point will build on the location's sense of place and to ensure it blends seamlessly with its immediate surrounds.

Emphasis has been placed on retaining up to 50 per cent of the natural vegetation and ensuring, where possible, the existing topography of the land is maintained.

Since the initial round of community consultation for Emu Point, LandCorp has undertaken detailed fauna and vegetation surveys as well as geotechnical, ground water and coastal setback studies. The outcomes of these studies are now being used to determine which areas are suitable for this style of sustainable development.

# THE LANDCORP ENVIRONMENT AND SUSTAINABILITY AWARD ACKNOWLEDGES INDIVIDUALS AND ORGANISATIONS THAT SHOW A PROVEN PASSION AND DEDICATION TO REDUCING ENVIRONMENTAL IMPACTS IN RURAL AND REGIONAL AREAS.



## LANDCORP TAKING A COMMUNITY APPROACH

LandCorp is recognising environmentally-focused community initiatives through sponsoring the 2008 Western Australian Regional Achievement and Community Awards.

The awards are aimed at encouraging, acknowledging and rewarding valuable contributions and outstanding achievements in regional and rural areas.

The focus of these national awards, will be small to medium size businesses, organisations involved in promoting the community through events and tourism, individuals providing leadership and initiative and community groups enhancing the social, economic, commercial and environmental prosperity of their region.

The LandCorp Environment and Sustainability Award acknowledges individuals and organisations that show a proven passion and dedication to reducing environmental impacts in rural and regional areas.

## INVEST SOUTH WEST

LandCorp recently supported the Property Council's Invest South West tour showcasing a selection of LandCorp's most recent developments.

LandCorp business managers Peter McNally and Dale Page, and project manager Ben Killigrew, gave presentations and led site tours to Bunbury Waterfront, Busselton Foreshore and Gracetown.

Property Council Manager, Policy and Communications, Lino Iacomella, said the tour was designed to track progress and identify opportunities for investment and joint venture.

## BALLOT OVERVIEW

The Western Australian Electoral Commission continues to operate a ballot system for lots in areas of high demand.

The approach is aimed at giving fair and equitable access to lots, avoiding methods of sale which encourage price inflation. The ballot system gives preference to locals and people working in the respective towns.

Successful land ballots have been run in the past year in growing regional towns including Broome, Derby, Denham, Kununurra, Karratha, Port Hedland and Exmouth.

Interest was high in the 43 lots at Kununurra's Lakeside Park Estate balloted at the town's annual Agricultural Show in July.

The ballot for lots at the estate was staggered, with six of the lowest priced lots being offered initially to first home buyers. The second round of the ballot gave preference to people who live or work in the Shire of Wyndham-East Kimberley.

Eleven lots have been allocated to the Department of Housing and Works, to provide social housing and staff accommodation for government officers and three additional group housing sites are to be offered to developers later in 2008.

In a busy start to the new financial year, ballots are set to be held in the next six months in Broome, Newman, Port Hedland and Karratha, with land for over 600 new homes coming onto the market in these four towns.

## KALGOORLIE GREENVIEW

The first phase of development at GreenView at Karlkurla, North West of the Kalgoorlie's city centre, is nearing completion, creating major housing opportunities for the Goldfields region.

The development has been made possible through an agreement between the State Government, the City of Kalgoorlie-Boulder, private investment and LandCorp. Once fully developed, the area will boast more than 1,500 dwellings, helping to meet Kalgoorlie's housing needs for the next 25 years.

A primary and high school and a new neighborhood centre will be included in the development which is located adjacent to existing and proposed commercial, retail and tourism development, including a resort site.



The second half of the Karlkurla Rise 68-lot estate is also well underway and Stage 2 civil works are expected to be completed later in 2008.

Development guidelines will include climate sensitive design of buildings, energy efficiency and Waterwise gardens.

Stage 1 of GreenView was recently launched by Planning and Infrastructure Minister Alannah MacTiernan. 32 lots ranging from 442 to 903sqm and priced from \$155,000 are now available.

12 group housing sites, including a number for display homes, have also been advertised through an Expression of Interest process.

## **BUNBURY WATERFRONT**

The Bunbury Waterfront project aims to provide the 'capital' of the South West with a world-class destination for the local community and visitors alike. Residents will have access to a greatly improved public waterfront, better family beaches, improved boating facilities, a new marina, and a range of retail outlets, restaurants and cafes.

The development will connect the city's waterfront to the CBD, and includes the development of four precincts right on the water's edge.

LandCorp will continue to listen to the views and ideas of the community during the development of the Bunbury Waterfront.

It is estimated that the project will attract \$3billion in investment for the city over the next 30 years and that 3,000 jobs will be generated during the building phase, with 7,400 jobs created in the longer-term.

## **THE WATERFRONT AT ALBANY DEVELOPMENT**

One of the world's most stunning natural harbours is being complemented by a waterfront development on Albany's Princess Royal Harbour foreshore.

Incorporating the new \$49million Albany Entertainment Centre within an integrated boat harbour, tourism and entertainment precinct the project promises to further revitalise central Albany.

The pedestrian bridge which links Albany's central business district to the new foreshore development is complete, with locals and visitors now able to walk the entire length of the bridge and onto the newly completed 2,300sqm landscaped waterfront plaza. The bridge allows direct pedestrian access from the Albany CBD to the waterfront, ANZAC Peace Park, the Albany Visitor Centre and the start of the Bibbulmun Track.

Stage 1 civil works, which consisted of earthworks on the western side of the jetty, seawall and a landscaped plaza, are now complete and Stage 2 civil works are expected to begin later in 2008.

Release of the first commercial site, for the hotel and short stay accommodation, is expected later in the year.

The State Government has committed \$89million to the redevelopment of The Waterfront at Albany, a project which is expected to bring \$60million in private investment and up to \$400million in economic activity to the region up until 2020.

# ACTIVATING PERTH AND PEEL



Metropolitan Perth and Peel is one of Australia's fastest growing areas.

Based on the current level of migration to Western Australia from other parts of Australia and overseas, predictions that suggest Perth's population will grow by 50 per cent in the next 30 years are gaining support.

While the resource boom is playing a major part in the economic and population growth of the regions, it is also having a major impact on the capital.

This growth has prompted a need for the further development and rejuvenation of a number of areas in Perth and Peel, but most importantly, for LandCorp to assess the direction future development should take if these areas are to respond to changing social, economic and environmental pressures. LandCorp is committed to building communities, not simply housing developments.

LandCorp is serious about countering urban-sprawl with the creation of hubs for people to live, work and play.

We are designing a number of developments in line with the State Government's Network City vision to address ways in which to promote urban revitalisation, reduce reliance on cars and to assist in accommodating the city's projected population growth.

Our sustainability focus is not solely on land development and building design, but embraces Transit-Oriented Developments (TODs), another key initiative of the Network City vision. TODs create community hubs within easy walking distance of public transport and are designed to support a thriving shopping, business and entertainment precinct.

The expansion of the metropolitan rail network to Mandurah has greatly extended the opportunities for TODs.

Innovation in the creation of communities will be seen in the next wave of LandCorp developments throughout Perth and Peel - from Perry Lakes in Floreat to The Springs at Rivervale and the proposed Perth Waterfront development.

## ROCKINGHAM WATERFRONT VILLAGE

The Rockingham Waterfront Village development is set to change the face of Rockingham while at the same time maintaining the charm of a coastal city located 48km south of Perth.

The project is focused around a Village Square and Village Green. Included within the development will be a range of residential options, enhanced streetscapes, improved car parking and links with the Rockingham City Centre Transit System and the Southern Suburbs Railway.

The LandCorp-managed project is a partnership between the State Government and the City of Rockingham.

When fully completed, the Rockingham Waterfront Village will accommodate more than 159 dwellings, comprising 100 apartments and 59 single homes.

The project is expected to strengthen Rockingham's traditional waterfront area and encourage the growth of a new and vital community, at the same time bringing a range of recreational and other benefits to the local area.

## **PERTH WATERFRONT - BUILDING A NEW HEART FOR THE CITY**

Perth's waterfront, particularly the area between Barrack and William Streets and The Esplanade, is set to become the new civic heart of the State's capital. An expanding city population has created a need for redevelopment of the area that will reconnect Perth City with the Swan River and its natural culture and heritage.

The proposed design was released by WA Premier Alan Carpenter in early 2008 and created by a consortium headed by urban design and planning firm Ashton Raggatt McDougall.

Stage 1 will include two main public spaces, Esplanade Square and the inlet, which will be known as The Circle. At 500m in circumference, The Circle will be similar in size to the WACA Ground and is designed to provide a central and vibrant meeting place for locals and visitors. It will be surrounded by an exciting blend of restaurants, cafes, bars, hotel and residential accommodation, retail and office development and cultural experiences.

Esplanade Square will also include a mix of uses, although the core components will be commercial buildings with underground car parks, and urban public space featuring a large public screen for broadcasting major events and performances.

It is expected that major works for Stage 1 will commence during 2011 to 2012 with completion scheduled for 2015.

Other features of the Perth Waterfront Plan include an enhanced Supreme Court Gardens, which would be extended towards the Perth Concert Hall, an additional major public place, as well as further mixed use development, linked by footpaths and bike lanes along Mounts Bay Road and Riverside Drive.

The Perth community has been taking an active role in the vision for the development. During the six week public feedback period earlier this year, some 1,598 submissions were received with two thirds of respondents strongly in favour of the masterplan design concept.

The project remains one of the most talked about new developments in Perth's history with more than 48,000 hits recorded to date on the website - [www.perthwaterfront.com.au](http://www.perthwaterfront.com.au).

## **SEVILLE GROVE**

Located at the corner of Lake Road and Champion Drive in the City of Armadale, the 11 hectare estate will provide 100 residential lots including two group housing sites and house and land packages.

Centred on a conservation category wetland, the estate features dual use pathways, attractive landscaping, a children's playground and boardwalks in a natural setting.

Within the Seville Grove estate a range of highly innovative houses are being showcased at Revolution Road, an exciting new demonstration housing development.



The Revolution Road houses display alternative design and construction techniques, using new materials which may deliver accelerated completion times for new homes, with enhanced energy and climate performance.

Seven builders are constructing 10 display homes designed to show homebuyers how it is possible to achieve style, sustainability and affordability without sacrificing design, construction and streetscape quality.

Students from the recently opened Australian Technical College - Perth South, at Armadale, have been working on the construction of some of the display homes to learn new building techniques.

Revolution Road provides an opportunity for the public to directly compare innovative alternative materials and methods such as quick-build panel systems and materials like aerated concrete, steel or lightweight composites, with a new generation, energy efficient brick and tile house also on display at Revolution Road.

# CHAMPION LAKES ESTATE IS DELIVERING UNIQUE HIGH-QUALITY WATERFRONT LIFESTYLE ALTERNATIVES NEVER SEEN BEFORE IN PERTH'S SOUTH EASTERN CORRIDOR.

## CHAMPION LAKES

This 26 hectare estate is situated around a \$35million 55 hectare lake and 2,000m international standard rowing course surrounded by extensively landscaped public open spaces, waterways, a wildlife conservation area, and a beach on the waterfront. Stage 1 comprises 40 builders' house and land packages and 12 land-only lots, ranging in size from 266sqm to 699sqm.

Champion Lakes estate is delivering unique high-quality waterfront lifestyle alternatives never seen before in Perth's south eastern corridor.

Just 23km from the Perth CBD, Champion Lakes is part of the ongoing renewal of the Armadale area, offering a range of homes designed to appeal to a broad section of the homebuyer market.

A six-home lakeside display village comprising four traditional and two cottage-style houses, will be constructed by Dale Alcock Homes, building company In Residence, Rural Building Company and Summit Homes Group. The display village is due for completion in early 2009, in addition to two group housing lots on prime waterfront sites comprising 10 units and nine terrace houses.

The estate will eventually deliver up to 700 homes, including 300 single residential sites.

We will invest up to \$4.5million in extensive native flora landscaping which includes lakeside boardwalks linking parkland and playgrounds, barbeque areas around a central



water feature, and a public amphitheatre overlooking the water competition course. Landscaping is due for completion by October 2008.

Additional facilities set to boost the area as a tourism destination include an Aboriginal Interpretive Centre complete with an amphitheatre for traditional ceremonies. The State Government has provided an initial \$1.8million for the project.

To further improve Champion Lakes as a new lifestyle centre, other amenities planned include a function centre, tavern, restaurant and short stay accommodation.

## HARVEST EDGE

Harvest Edge, which was launched in June 2008, is breaking new ground as an innovative and diverse development that reflects the growing needs of a changing population.

Harvest Edge is located within Harvest Lakes at Atwell, the multi-award-winning LandCorp development project and the State's first Housing Industry of Australia (HIA) GreenSmart Estate.

Harvest Edge will form the "Village Centre" of Harvest Lakes and will contain a range of housing types such as townhouses, maisonettes, detached homes and apartments and will yield up to 264 homes when complete. In addition 5,000sqm of retail space has been proposed for a commercial and retail centre to the south which will include a shopping centre as well as medical and childcare facilities.

Building design guidelines ensure the creation of climate responsive homes by making energy efficient design, solar orientation, ventilation and insulation mandatory components.

The first stage of 53 dwellings is being developed in partnership with builders Dale Alcock Homes and APG Homes.

## RIVERSIDE LIVING AT THE SPRINGS

Our plans to revitalise The Springs at Rivervale into an exciting modern riverside community have moved forward.

Following its approval by the City of Belmont in May 2008, a Structure Plan for the area's revitalization has been submitted to the WA Planning Commission for final endorsement.



The Springs at Rivervale is part of the State Government's Network City initiative - to tackle urban sprawl, promote revitalisation and reduce reliance on cars.

Nestled on the banks of the Swan River, just five km from the Perth CBD and six km from Perth Airport, the 14 hectare estate is located between the Graham Farmer Freeway to the west and the Great Eastern Highway to the east.

The Springs is situated within walking distance of the Burswood train station, major bus transport routes and is linked to the city by bicycle and walking paths.

The Springs will yield up to 800 new residential dwellings including a variety of housing types. The development will also offer a new, well connected alternative for office space with nine superlots zoned for mixed use.

Building heights will range from four through to 18 storeys with the site on the corner of Great Eastern Highway and Graham Farmer Freeway earmarked for a landmark 18 storey building.

## PERRY LAKES

The Perry Lakes redevelopment, seven km from the Perth CBD, will create a new high quality residential address in a unique parkland setting.

Perry Lakes will offer a diverse choice of housing to cater to the emerging trend for smaller households. It will incorporate public open spaces, many retained trees and comprehensive building design guidelines to create an environment to complement the existing community.

In late 2007, we released the Perry Lakes Draft Redevelopment Plan for community comment.

The comments were balanced with the requirements of the Perry Lakes Redevelopment Act 2005 and State Government planning guidelines Liveable Neighbourhoods and Network City.

The Perry Lakes Draft Redevelopment Plan was submitted to the WA Planning Commission in May 2008 and was approved by the State Government in July 2008.

The Plan includes provision for a significant 16 per cent of public open space and a diverse mix of housing styles providing up to 600 new homes.

Our commitment to sustainability will be demonstrated throughout the Perry Lakes development making it a real benchmark for environmental design over and above our Act requirements.

Originally built for the 1962 Commonwealth Games, Perry Lakes Stadium has been under-utilised for several decades. In addition to the new residential estate, the Perry Lakes Redevelopment project will allow for the development of new state-of-the-art athletics, basketball and rugby facilities for the benefit of the whole WA community.



### MANDURAH REVITALISATION

We are committed to the sustainable growth and development of Mandurah and the Peel region.

In 2006, we signed a Memorandum of Understanding with the City of Mandurah to bring new community and economic development opportunities to the region. The agreement followed the successful development of the Mandurah Ocean Marina which has been a catalyst for development across the city.

The Mandurah Ocean Marina now provides Mandurah and Peel with a world-class marina facility and is a key example of how Government investment can encourage further economic growth within an area, attracting more than \$500million in investment from the private sector following a \$58million investment by LandCorp.

Comprising North and South harbours, the integrated marina is home to more than 70 businesses, more than 50 commercial fishing vessels and has the capacity for up to 500 recreational vessels.

Final subdivision and lot sales in both the North and South Harbour are currently taking place.

Work has also commenced work on a Structure Plan for a 14.9 hectare site adjoining the Mandurah rail station to be released for public comment in early 2009.

This development will be integrated with the bus and rail interchange facilities and adjoining existing land uses. Land uses proposed include diverse housing forms such as town houses, mixed use apartment buildings and commercial office/retail uses and public open space.

### KNUTSFORD

The Knutsford Green urban renewal project will revitalise a previously tired Fremantle industrial precinct into a vital new community.

The project, which will ultimately create a new community of about 1,700 people, was identified as a key priority in the Memorandum of Understanding between the City of Fremantle and LandCorp in 2004. The Memorandum addresses a range of development opportunities that will benefit the local Fremantle community.

Covering approximately 21 hectares, the area will be redeveloped in consultation with private land owners and the City of Fremantle.

### WORKING TOGETHER WITH THE ROCKINGHAM KWINANA DEVELOPMENT OFFICE - LARK HILL

The 270 hectare Lark Hill Sportsplex is set to be one of the largest multi-sports facilities in Australia.

The Sportsplex forms part of a broader complex that comprises more than 270 hectares of land and includes a unique combination of regional sporting facilities. It caters for a wide range of major sports, an all-weather thoroughbred horse training venue, walk trails, viewing platforms and interpretative signage throughout the conservation and heritage areas.

Stage 1 of Lark Hill Sportsplex will provide for a multitude of sports including six rugby fields, two turf cricket playing fields, two synthetic cricket playing fields, 12 turf practice wickets, four hockey fields, six soccer pitches, four junior soccer fields and eight softball diamonds. It will also boast a synthetic hockey pitch and extensive outdoor playing areas as well as a range of social facilities.

Serving the rapidly-expanding population of Perth's south west corridor, and more specifically the Rockingham and Peel regions, the facility will be well serviced by a range of public transport options, including the Southern Suburbs Railway. Lark Hill Sportsplex is situated in Port Kennedy approximately 60km south of Perth.

The Lark Hill Sportsplex is one of the many key projects of the Rockingham Kwinana Development Office (RKDO).

The RKDO is helping to enhance the communities of Rockingham and Kwinana and brings together representatives from LandCorp, the Department for Planning and Infrastructure, the City of Rockingham and the Town of Kwinana.

### ALKIMOS

At Alkimos, LandCorp's vision is to create a master-planned coastal community of global significance that is moving towards carbon neutral living.

Located 40km north of Perth, between Joondalup and Yanchep, the proposed 2,600 hectare coastal site will ultimately be home to more than 55,000 residents over a 25 year period.

Working in partnership with Eglinton Estates Pty Ltd, Peet and Water Corporation, the development is being planned as an innovative, self-sustaining community which will be served by its own transit-oriented regional town centre and coastal village.

We are coordinating planning with other landholders in the area and has embarked on the design of the first Local Structure Plan for a 315 hectare area. Expressions of Interest will be called to partner our own land parcels in the coming year.

# INDUSTRIAL OUTLOOK



## LAND SUPPLY STRATEGY

A thriving economy and a desire to better equip Western Australia for the long term requires a well thought out future-proof plan.

In the case of WA's economic and population growth, this means an investment in further industrial land and the carefully planned development of industrial estates.

The expansion of various overseas economies and a growing demand for the State's resources has meant a massive growth in demand for industrial land throughout the State, which is set to continue.

In response to this growth, the State Government is undertaking a major study which will report on the short, medium and long term outlook for Perth and Peel, analyse future industry needs and how they should be managed, and identify locations for future industrial estates.

## SUSTAINABILITY THROUGH DESIGN GUIDELINES

Commitment to environmentally sustainable development is a key priority for LandCorp in its planning approach as a whole. Going forward there will be a greater move to ensure

the all-important industrial projects LandCorp delivers embrace this. Sustainable design will be a major feature of industrial developments of the future. Leading-edge design guidelines will be used to promote sustainable water use and energy-saving practices to make the most efficient use of land, water, energy and resources.

## MERIDIAN PARK

Meridian Park, LandCorp's next generation industrial estate at Neerabup, is located six km north east of Joondalup in Perth's expanding north west corridor.

Meridian Park is designed to set a new benchmark for the development of sustainable industrial estates in WA.

The design guidelines will promote sustainable water use and energy saving practices.

Important conservation measures will include individual rainwater tanks, installation of Waterwise appliances, Waterwise landscaping using drought tolerant plants and energy efficient building design.

In addition we are developing plans to optimise the use of alternative energy sources such as solar and green power.

Showcasing innovative urban design principles, Meridian Park will boast many other features and a range of amenities for the business community including access to a high speed broadband network and provision of recreational public open space.

When completed, the development could generate up to 20,000 new employment opportunities, helping to ensure a bright future for the Park and surrounding communities.

Bulk earthworks on the first five stages will soon be completed, with civil construction of Stage 1 due for completion in October 2008.

## COCKBURN COMMERCIAL PARK

Located in Perth's fast growing south west corridor, Cockburn Commercial Park is well serviced by key transport routes to the Kwinana Freeway and nearby Fremantle.

Cockburn Commercial Park is setting the standard for industrial developments with a mix of design and sustainability guidelines.

Building guidelines ensure quality buildings and landscaping for the estate, creating a new commercial industrial heart within the City of Cockburn. The sustainable building parameters are encouraged through a rebate scheme, with the aim of reducing energy and water consumption.

The 89 hectare Cockburn Commercial Park site includes a 22 hectare conservation area adjoining the wetlands of the Beelie Regional Park. This represents approximately 25 per cent of the entire site and supports LandCorp's commitment to achieving positive environmental outcomes for the local community.

# BY PROVIDING AN ATTRACTIVE AND COMFORTABLE PLACE TO WORK AND RESPONDING TO IDENTIFIED SOCIAL AND ECONOMIC NEEDS, LANDCORP IS HELPING THE LOCAL ECONOMY AND AT THE SAME TIME ENCOURAGING JOB GROWTH.

## ROCKINGHAM INDUSTRY ZONE

With excellent access to a regional road transport network, including the Kwinana Freeway, Rockingham Industry Zone (RIZ) plays an important role in assisting measured economic growth along the south west trade and industry corridor.

RIZ is situated 40km south of Perth and is within easy reach of the Kwinana Industrial Area, Latitude 32 Industry Zone and the world-class Australian Marine Complex at Henderson.

In addition to introducing more efficient ways to save energy and water, reduce emissions and encourage green and clean work practices in the area, LandCorp is working to create a welcoming work environment. A grass tree relocation program is in place and provision has been made for the retention of Tuart trees, adequate public space and Atlantis cell drainage systems to encourage local infiltration back into the water table.

Each lot will be allocated a rainwater tank to facilitate rainwater reuse and water sensors for landscape irrigation are a mandatory design requirement to reduce potable water use.

By providing an attractive and comfortable place to work and responding to identified social and economic needs, we are helping the local economy and at the same time encouraging job growth.



## LATITUDE 32 INDUSTRY ZONE

A key part of the Western Trade Coast is Latitude 32 Industry Zone - a 1,400 hectare industry development zone.

Taking a new approach in planning, Latitude 32 aims to establish a new benchmark for environmental sustainability in industrial land use.

LandCorp is working with the Centre of Excellence in Cleaner Production, based at Curtin University, to ensure the new industrial precinct is developed and designed in an ecologically sustainable way.

According to LandCorp Sustainability Coordinator David Beyer, the centre is focused on making more efficient use of the materials and energy used by industry, while also minimising the generation of wastes and emissions.

We are working closely with landowners in the Latitude 32 Industry Zone, to communicate all options on the future of their land holdings. Landowners can sell their land to LandCorp or a private developer at current market value, or otherwise retain and develop it in line with conditions of the Hope Valley Wattleup Redevelopment Act and Master Plan.

## WESTERN TRADE COAST - A DESTINATION FOR SUCCESS

The Western Trade Coast is on track to become the nation's ultimate location for global industry and trade, providing a natural gateway to the powerhouse economies of China and the southern and eastern Asian arc.

Situated in Cockburn Sound, it will become a focal point for the strategic cluster of industry, encompassing some of WA's major established industrial assets, including the Kwinana Industrial Area, Rockingham Industry Zone, the Australian Marine Complex and the emerging Latitude 32 Industry Zone.

More than 4,000 hectares of industrial land makes up the Western Trade Coast which is already home to millions of dollars worth of infrastructure. Latitude 32 Industry Zone alone will create up to 1,400 hectares of new industrial land and with the Master Plan recently approved.

## AUSTRALIAN MARINE COMPLEX

Located at Henderson, the Australian Marine Complex (AMC), has quickly established an international reputation as Australia's leading facility for marine-related industries.

July 2008 marks five years since operations began at the AMC Common User Facility (CUF) and in this short period the CUF has far out-performed initial expectations.

The CUF offers superior access to vital services and world-class port and fabrication infrastructure and, as its name suggests, is open to all users. These significant and flexible capabilities are used extensively for the fabrication, assembly and loadout of large infrastructure modules. The CUF has developed an outstanding record for reliable project delivery, based on a commitment to safety, environmental protection and cost efficiency.

A \$174million State Government upgrade of the CUF has secured significant new infrastructure, including a \$60million floating dock and \$16million Self Propelled Modular Transporter (SPMT) system.

Both projects are set to be completed by mid-2009 and once commissioned, will greatly enhance the CUF's capabilities for major resources and defence projects, including support for an ongoing maintenance contract for the Royal Australian Navy Collins Class submarines.

This should inject more than \$2billion into WA's economy over the next 25 years from naval contracts and \$175million per annum from other commercial projects.

The AMC has experienced 25 per cent growth in recent times with the Support Industry precinct now home to more than 130 marine, defence and resource businesses.

The Central Services Facility within the AMC Technology Precinct is almost complete while the Australian Centre for Energy Process Training opened in early 2008 and has already begun courses to provide skilled workers for the future.

## PINJARRA INDUSTRIAL ESTATE

Stage 1 civil works at LandCorp's Pinjarra Industrial Estate commenced in June 2007, with the construction of 17 industrial lots progressing towards practical completion in September 2008.

As an important resource town in the Peel region, Pinjarra is set to become an even stronger employment generator for the local community, with businesses in Stage 1 expected to generate in excess of 100 new jobs.

Our desire to develop future stages of the Pinjarra Industrial Estate is set to further consolidate Pinjarra's status as an emerging population and employment centre of the Peel Region.



## AVON INDUSTRIAL PARK

Featuring 200 hectares of industrial land within a total area of 470 hectares, the Avon Industrial Park is ideally located to meet the needs of businesses servicing the agricultural and resources industries.

Its location, 18km east of Northam and 116km east of Perth, was chosen for its ease of access and proximity to major transport routes, including the Trans-Australia rail line and Great Eastern Highway, making it a convenient staging point between Perth and regional areas of WA.

Stage 2, comprising 50 hectares of land, will be released to the market in August 2008.

# SIX MONTHS AT A GLANCE

## INDUSTRY AND INFRASTRUCTURE

### ↘ Flinders Precinct - Latitude 32 Industry Zone

Master Plan Amendment No.1 and the Flinders Precinct Structure Plan were recently approved by the WA Planning Commission.

Following the approval of the Flinders Precinct Structure Plan, subsequent applications have been made including a subdivision application and three development applications to gain approval to commence bulk earthworks.

A bulk earthwork contract was recently tendered, which will be awarded following the receipt of the development applications. Construction is due to commence in September 2008.

We are moving to Structure Plan the remainder of Latitude 32 Industry Zone.

Marketing of the Flinders Precinct will commence in September 2008 and it is expected that titles will be available in late 2009.

### ↘ Australian Marine Complex

In June 2008, we requested proposals for operation of the Floating Dock and Self Propelled Modular Transporter system at the Australian Marine Complex - Australia's leading industrial facility for marine, defence and resources industries at Henderson.

The Floating Dock and Transfer System further enhances the capabilities of the Common User Facility by providing even greater flexibility for all companies to undertake major maintenance, fabrication and assembly projects at this open access facility.

### ↘ Meridian Park

Stage 1A at Meridian Park was released to the market in early 2008 and comprised 17 fully serviced lots between 2,500sqm and 6,000sqm.

### ↘ Enterprise Park Wangara

13 industrial lots were offered to the market in mid 2008 sized between 2,305sqm and 3,457sqm.

### ↘ Pinjarra Industrial Estate

Stage 1A at Pinjarra Industrial Estate was recently released to the market by and comprised nine fully serviced lots ranging in size from 3,600sqm to 5,832sqm.

### ↘ Collie Light Industrial

In May 2008 clearing commenced on expansion of the Collie Light Industrial area. Stage 1 will yield approximately five hectares of land with a total of 21 lots coming to the market later this year.

## PERTH AND PEEL

### ↘ South Beach

In March 2008, boutique development company Match and investment giant Hawaiian were announced as the successful joint tenderers of South Beach's largest prime group housing lot.

The 3,397sqm premium site overlooks the central lake on South Beach Promenade, in the heart of South Beach estate and will provide approximately 31 units.

Together with our partners, we are transforming South Beach - a former disused industrial area - into a residential estate offering an exceptional beachside lifestyle and Stage 4, the last major residential release, is now on sale.

### ↘ Cockburn Central

In March 2008 we sought Expressions of Interest from proponents interested in the commercial development of Cockburn Central Lot 13.

It is expected the site will be used for both office and retail purposes, with the possibility for some residential development above street level.

The successful candidates are expected to be announced within the next month.

All Stage 1 land at Cockburn Central has now been sold and design and civil works for Stage 2 lots are expected to commence in 2010.

### ↘ Champion Lakes

In May 2008 we launched Stage 1 sales at Champion Lakes.

Stage 1 featured 40 house and land packages and 12 land-only lots, ranging in size between 266sqm and 699sqm with prices from \$165,000.

The 26 hectare estate will eventually provide up to 700 homes, including 300 single residential sites.

### ↘ Harvest Edge

Harvest Edge at Atwell, the new 'Village Centre' of Harvest Lakes, launched in June 2008.

Harvest Edge will contain a range of housing types such as townhouses, maisonettes, detached homes and apartments and will yield up to 264 homes when complete.

Harvest Edge lots range in size from 200sqm to 527sqm with prices starting from \$440,000.

The homes are to be sold as house and land packages through Dale Alcock Homes and APG Homes.

## PARTNERING

### ↘ Kwinana

In November 2007, the Kwinana Education Precinct residential development moved forward with the announcement of Hale Investments Pty Ltd as our development partner.

A community briefing session was held in February 2008 and the feedback received, together with that obtained at a stakeholder workshop last year, is currently being considered and will feed into the development of the structure plan.

### ↘ Craigie

Australian property group Stockland was announced as our partner in the development of the former Craigie High School site in March 2008. Stockland will work with the local community to ensure a high level of communication on plans for the site.

### ↘ Coolbellup

Earlier this year LandCorp called for Expressions of Interest from private sector developers to revitalise and redevelop three former school sites.

This exciting new development will take place in the established suburb of Coolbellup in the south west corridor of the Perth metropolitan region, just 17kms from CBD. The project will help to meet the demand for new residential land, particularly for first homebuyers, and is expected to take between two to three years to complete.

The three sites, totalling almost 13 hectares, are situated at the Department of Education's former Coolbellup, Koorilla and North Lake primary school sites.



## REGIONAL

### ↳ Derby

Like many towns in the resource-rich Kimberley region, Derby is undergoing a period of rapid growth.

To facilitate new housing choices for the Derby community, a group of 10 lots in the town's Bloodwood Crescent estate are being offered to builders for house and land packages.

Eight residential lots will also be released for sale by private treaty in July 2008 with lots ranging in size from 650sqm to 904sqm and priced from \$135,000.

The expansion of operations at the Kimberley Diamond Mine, iron ore deposits on Koolan and Cockatoo Islands and future potential for the development of offshore gas deposits in the Browse Basin, is likely to prompt increased demand for residential land in the town.

### ↳ Denham

To meet the demand for housing in the town of Denham, 830km north of Perth, a quality residential estate to the north west of the existing town centre is being developed.

Phase 1 of the estate will create a total of 126 lots on 16 hectares of land and will be released over three stages. Stage 1 includes 45 residential lots and a group housing site. Lots within the first stage are available for sale by private treaty.

The Denham estate will demonstrate sustainable design features that protect and enhance the natural features of the area, respect the World Heritage listing of the Shark Bay region and complement the existing town.

### ↳ Darkan

Civil works to extend Darkan's existing residential area began in 2007 after the Shire of West Arthur requested a land release to address a land shortage.

14 lots on King Street in Darkan were released and will play a part in meeting demand from local retirees and employees. The lots are located on an elevated site surrounding the South West town.

### ↳ Williams

New residents are being attracted to the South West town of Williams thanks to its natural beauty and picturesque setting.

Eighteen new lots, bordering Williams River, will be released on land provided by the Shire of Williams to meet the town's demand for residential land.

The lots range in size from 814sqm to 1,389sqm and are expected to be released in the next month.

### ↳ Leeman

Plans to complete Indian Ocean Drive have fuelled Leeman's population growth with the road set to provide a faster link between Perth and those towns in the Shire of Coorow - including Leeman.

10 lots ranging from 250sqm to 550sqm are now for sale. LandCorp has incorporated a number of environmentally-sustainable aspects into the design guidelines for the area, including the provision for solar passive access for all blocks, plans to introduce endemic plant species and a move away from in-ground irrigation to help reduce water consumption.

### ↳ Green Head

Green Head's South Bay residential development is less than one km from the town centre and will ultimately yield up to 128 lots, along with public open space including recreation areas, artwork and barbecue facilities.

Twenty residential lots (sized from 586sqm to 734sqm) and three potential quadruplex (sized from 1,319sqm to 1,381sqm) sites are now available as part of South Bay Stage 2 second release.

Building design in the area will have a distinctly coastal feel with the relaxed beach lifestyle.

## THE IMPORTANCE OF SUSTAINABILITY

A sustainable approach to our use of land will strongly shape the future of society.

To meet the need of both current and future generations, we must consider all the effects of our actions: environmental protection, social advancement and economic prosperity.

LandCorp applies the principles and practices of sustainable development all across Western Australia, learning more and improving results with each project. We are committed to minimising our ecological impact and enhancing the community's way of life.

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