

MIDWEST PERSPECTIVES

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OAKAJEE – FACILITATING THE MID WEST'S GROWTH **02** | RELAXED ATMOSPHERE OF GREEN HEAD HAS BROAD APPEAL **02** | PRIMEAU FAMILY SNAP UP PRIME OCEAN VIEW LOT IN LEEMAN **03** | MID WEST IS MOVING BEYOND THE BOOM **03** | STATE-OF-THE-ART TECHNOLOGY TO PUT ENEABBA ON THE WORLD MAP **04** | KALBARRI – NOT JUST FOR TOURISTS **04** | LAND FOR SALE **04**



WE HOPE YOU ENJOY THIS FIRST ISSUE OF MID WEST PERSPECTIVES, A NEW SIX-MONTHLY NEWSLETTER THAT PROVIDES AN INSIGHT INTO LANDCORP'S PROJECTS ACROSS THE REGION.

Of course, with so much happening in the region, it's not possible to cover all our activities, so we invite you to visit our website, www.midwest.landcorp.com.au for a more comprehensive overview.

In addition, each month we publish a short review of our development and community projects in our Ground Up columns in your local newspapers.

Regular updates are also circulated via email, and if you would like to receive these, please register your details on the website.

GROWING THE MIDWEST

The Mid West is a booming area in Western Australia, with latest estimates indicating that by 2026, the region will be the fourth most populated in the State. The main driver of this growth is the resources sector, although the region's diverse economy is also being built around agriculture, fishing and tourism. Together with a desire for coastal living, this has created pressure for residential and industrial land in the Mid West.

LandCorp is working in close partnership with local governments, the community and other State Government agencies to provide quality land to meet current needs and provide for future growth. In particular we are working to deliver development opportunities that will bring social, environmental and economic benefits to the region.

One of the drivers for development is new industry and infrastructure. As the Mid West iron ore industry really takes off, new road, rail and port infrastructure is being built to service not only the industry itself, but the additional population it attracts.

With tenders for the Geraldton Southern Transport Corridor Stage 2 now well advanced, construction of Indian Ocean Drive is also on track to meet its 2011 completion date. The road is set to generate \$700million in revenue for the towns along the central Mid West coast, and drive new demand for land. LandCorp is ready for the demand, with developments underway or planned in Green Head, Leeman and Mingenew.



OAKAJEE: FACILITATING THE MIDWEST'S GROWTH

FOR TWENTY YEARS LANDCORP HAS WORKED TO ENSURE THE LONG-TERM AVAILABILITY OF SUITABLY ZONED AND BUFFERED LAND IS READY TO HELP DELIVER THE STELLAR ECONOMIC GROWTH NOW HAPPENING IN THE MID WEST.



LandCorp's Business Manager - Industrial, John Hackett said the State Government has spent \$30million on planning, environmental investigations and land acquisition to obtain necessary approvals and rezoning, and to secure freehold ownership for the 6,250ha estate located 20 kilometres north of Geraldton.

"The land, which was rezoned in 2004, will ultimately cater for uses related to the privately funded port and railway as well as having a 1,134ha heavy industry core with 195ha zoned for general industry and an all important buffer zone comprising more than 4,000ha."

This has provided a resource of major strategic significance, with the potential to accommodate downstream processing of minerals and oil and gas sourced in the

Mid West, and to export minerals mined in the region through a dedicated industrial estate and port.

"LandCorp is initiating a new Structure Plan for Oakajee in order to respond to emerging requirements of the proposed port and rail development and progress parallel development of the Oakajee industrial estate," John said.

"By using sections of the buffer zone for a planned revegetation project, there is the prospect of creating an effective and acceptable commercial use of buffer land while delivering long-term carbon offsets for the estate.

"Oakajee's success will come as a result of the public and private sectors working closely to achieve benefits to the growing population of the Mid West for decades to come."



RELAXED ATMOSPHERE OF GREEN HEAD HAS BROAD APPEAL

With a relaxed atmosphere and real sense of community, Green Head appeals to a wide selection of people.

Mark Hook, the new Chief Executive Officer at the Shire of Coorow, says the residential development at Green Head will see this trend continue.

"What was once a small fishing village has really moved forward with the new development, yet the relaxed spirit of the community has been preserved," he said.

Only 280km north of Perth, the small coastal town boasts idyllic beaches that provide an aquatic playground for those who want to enjoy the marine life nearby. The proximity to Perth is a bonus, especially for those wanting to make a lifestyle or a sea change whilst still maintaining links to the city.

"We have quite a range of people living in Green Head - from the semi-retired or retired to the younger generation who fly in and out as mine workers," Mark said.

LandCorp's latest land release at Green Head is sure to attract buyers who value the peace and tranquillity of the quiet coastal town.

Eighteen residential lots and three potential quadruplex sites in Stage 3 of LandCorp's Green Head South Bay development are now available via private treaty. For more information contact Ian Kelly from Professionals Jurien Bay View Realty on 9652 2055.

"GREEN HEAD ENJOYS A CLOSE RURAL ATMOSPHERE WHERE THE COMMUNITY REGULARLY GETS TOGETHER TO HOLD BUSY BEES AND OTHER EVENTS TO HELP THE TOWN PROGRESS."

MID WEST IS MOVING BEYOND THE BOOM

LANDCORP HAS RESPONDED TO THE MID WEST'S GROWTH BY WORKING IN CLOSE PARTNERSHIP WITH OTHER STATE GOVERNMENT AGENCIES SUCH AS THE MID WEST DEVELOPMENT COMMISSION TO DELIVER DEVELOPMENT OPPORTUNITIES THAT WILL BRING SOCIAL, ENVIRONMENTAL AND ECONOMIC RETURNS TO THE REGION.



Mid West Development Commission Chief Executive Officer Steve Douglas said although the mining industry had contributed significantly to the Mid West's economy recently, it was important to think beyond the boom and develop the region beyond its mining roots.

"The Mid West is a diverse region built around mining, agriculture, fishing and tourism, contributing \$3.5 billion to the State's economy," he said.

The Commission has also focused considerable effort on its SMART Mid West philosophy which to date has seen the establishment of Geraldton Universities Centre, the Separation Point Marine Precinct and now the Murchison Radio-astronomy Observatory which Western Australians hope will host the \$2billion Square Kilometre Array international radio-astronomy project.

With the growth comes a demand for housing in the Mid West, and paired with an increased desire for coastal living, LandCorp is working hard to provide residential and commercial land in the region.

LandCorp Business Manager – regional, Peter McNally, said Geraldton is one such city that is moving forward beyond the boom and thriving with the redevelopment and revitalisation of the foreshore and CBD.

"THE BATAVIA COAST MARINA, WHICH WILL CREATE TOURISM, COMMERCIAL AND RESIDENTIAL AND MIXED-USE OPPORTUNITIES, IS A REAL DRAWCARD FOR GERALDTON, LINKING THE WATERFRONT TO THE HEART OF THE CITY."

The marina development also includes the Western Australian Museum Mid West Gallery, a proposed hotel alongside commercial and residential mixed-use lots.



Successful bidders Terry, Shirley and Holly Primeau with LandCorp Project Manager Ben Killigrew.

PRIMEAU FAMILY SNAP UP PRIME OCEAN VIEW LOT IN LEEMAN

Terry Primeau's visit to a friend in Leeman led to a lifestyle change for him and his family in the quiet fishing town.

It was following a friendly catch-up a couple of months before LandCorp's March auction that led Terry and his wife Shirley to snap-up the ideal holiday home location for their family.

"I had been searching for that perfect coastal site over the previous few months, and Leeman's relaxed lifestyle is very appealing. There is so much to see and do in Leeman, with the wildflowers in spring and fishing all year round," he said.

"I am from a rural background and want to return to my small town roots – we may even make this a permanent lifestyle change in the future."

Terry said he is keen to start building on his ocean view lot following settlement in July.

"I have already contacted local builders and am interested in alternative housing options such as pre-fabricated homes."

All remaining nine ocean side lots at the Leeman residential development are now available by private treaty, with prices starting from \$212,750. For more information contact Ian Kelly from Professionals Jurien Bay View Realty on 9652 2055.



Aviva Chief Executive Officer Lindsay Reed with Eneabba Primary School children.

STATE-OF-THE-ART TECHNOLOGY TO PUT ENEABBA ON THE WORLD MAP

Eneabba has been earmarked as an ideal site for a cutting-edge low emissions power station that will help revolutionise the WA energy market.

Aviva Corporation, which is developing the Coolimba Power Project located near Eneabba, has commissioned Australia's leading low emission research company CO2CRC to undertake a study to locate suitable sites in the Mid West for sequestering and storing carbon dioxide from Coolimba's proposed major base load power station.

Aviva Corporation Chief Executive Officer Lindsay Reed said the Coolimba Power Station near Eneabba will help put WA on the map as pioneering new low emission technology for coal-fired power stations.

"The Coolimba Power project will position WA as a leader in the reduction of greenhouse emissions from power stations and is positioned to be among the first commercial projects to adopt carbon sequestration technology in the world," he said.

"We expect the project to contribute at least 600 jobs during construction, and in the long-term, it will host 100 permanent jobs for locally housed employees when commercial operation commences in 2012."

For further information, visit www.avivacorp.com.au

LAND FOR SALE

LandCorp currently has residential and/or commercial land available in Cue, Eneabba, Green Head, Kalbarri, Leeman, Meekatharra, Mount Magnet and Yalgoo. To register your interest in our upcoming land release in Mingenew, contact Greg Smith at Elders on 9422 2444.

KALBARRI – NOT JUST FOR TOURISTS



IN EARLY APRIL, WORK COMMENCED ON LANDCORP'S 16 LOT LIGHT INDUSTRIAL AND 41 LOT RESIDENTIAL ESTATES IN KALBARRI. CIVIL WORKS ARE EXPECTED TO BE COMPLETED BY SEPTEMBER THIS YEAR, WITH SALES ANTICIPATED FOR THE SECOND HALF OF THE YEAR.

As with all LandCorp developments, a lot of thought has gone into the design of the estate, especially with regards to vegetation retention and landscaping. For example, minimal clearing will take place on the blocks until they are developed to prevent wind erosion.

Street planting will include local waterwise tree species and groundcovers, which will survive without irrigation once established, instead drawing stormwater from the road run off which is designed to flow into the verges. This also has the added benefit of adding to local groundwater supplies.

Local real estate agent Ron Hayward believes many people are attracted to the lifestyle Kalbarri has to offer.

"Many people come here for a holiday or for work and end up falling in love with the place, more and more people are coming to Kalbarri and as a result demand for land is increasing in the town."

"We have even had interest from people in the Eastern States, who are looking for opportunities to buy here in Kalbarri."

To register your interest contact Ron from Ray White Kalbarri on 9937 1700.



If you want to find out more about any of the other LandCorp projects in the Mid West, please contact our information line on 1300 730 479, or visit www.midwest.landcorp.com.au

