

PILBARA PERSPECTIVES

NOVEMBER 2008

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PILBARA PERSPECTIVES IS PRODUCED TO PROVIDE AN UPDATE ON OUR ONGOING ACTIVITY AND INVOLVEMENT IN YOUR REGION.

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.pilbara.landcorp.com.au for a more comprehensive overview.

In addition, each month we publish a short review of our projects in our update 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 our website.

PERMANENCY IN THE PILBARA

The Pilbara's communities are continuing to grow. Recognising the need for a solid foundation for the future, we are designing and planning developments that will support and encourage a long term and permanent population.

Residential estates at Newman, Port Hedland and Karratha offer more than just land - parks, playgrounds, bbq areas, walking and cycle paths, public artworks and community facilities will complement and enhance a community lifestyle.

Alongside the usual single residential block offerings, we'll soon be catering for first home buyers, owner occupiers and people interested in house-and-land packages.

Demonstration housing at the Pilbara's first ever display village will provide home buyers across the region with options for alternative and sustainable building methods suited to the local climate.

Apartment and townhouse-style living has been designed to appeal to people seeking more compact, easier to maintain and affordable housing.

We have worked with indigenous groups to bring land to market and consulted with environmental groups and local government to develop design guidelines for our estates.

Planning is underway to release more commercial sites to support a market hungry for industrial land. This will also build a foundation to support ongoing prosperity in the Pilbara.





PRETTY POOL REMAINS A POPULAR STOP FOR MIGRATORY BIRDS

THE CONSULTANT ENGAGED TO STUDY BIRD ACTIVITY AT OUR PRETTY POOL RESIDENTIAL DEVELOPMENT HAS COUNTED A LOT OF BIRDS IN HIS TIME.

Environmental expert Mike Bamford surveyed 1,200 shore birds foraging on the mud flats between Pretty Pool and Four Mile Creek over two days in late October.

The surveys will help us understand the importance of the area for birds, especially protected migratory water birds.

“The work enables the prediction of potential impacts of development and housing at Pretty Pool on bird distribution and their abundance at the site,” Mike said.

Land birds and birds in the mangroves were also counted to determine their abundance.

“The survey regime was driven by the tide, because at low tide the birds are foraging and at high tide they roost where they will not be disturbed,” Mike said.

He monitored a 2km to 3km length of shoreline, including Pretty Pool Creek itself and adjacent tidal mud flats, up

to Four Mile Creek and back through new and existing residential areas.

He also conducted an aerial survey to measure the number of water birds on the coastline around Pretty Pool.

Migratory waterbirds arrive in the area around September and numbers peak in October/November.

Numbers remain high over summer and may peak again in March/April as birds pass through on northward migration, and are likely to be low in winter, with the possibility of some birds staying in the region.

“The sandy mud flats are what they are attracted to,” Mike said.

“Human activity is the biggest impact on these birds.

“Fishermen using the headlands, and swimmers and pets at the beach, populate areas in which the birds want to roost.

“The birds, as a result, seek quieter sites further and further along the coastline. If they are disturbed too much, they move their population entirely to a different location.”

Pretty Pool project manager Jackie Farmer said Mike’s findings will feed into the environmental management strategy being developed for Pretty Pool.

“THE STRATEGY WILL INCLUDE AN EDUCATIONAL ASPECT, TO RAISE AWARENESS OF THE AREA WHERE THE BIRDS ROOST AND ALSO THE IMPACTS OF HUMAN ACTIVITY ON BIRDS, TURTLES AND OTHER WILDLIFE.”

“It’s really encouraging to see so many birds there whilst development is in full swing.”

DIVINE INTERVENTION LOCATES CABLE AT PRETTY POOL

DIVINING IS AN ANCIENT PRACTICE IN WHICH UNDERGROUND WATER STREAMS AND CHANNELS ARE LOCATED USING MATERIALS SUCH AS A FORKED STICK OR BENT WIRE.

A diviner usually walks over a site holding these implements, which dip forward or move when the person approaches an underground flow of water.

But our contractor at Pretty Pool, Mark Sparrow, has an unusual ability to discover - or 'divine' - electrical and telecommunications pipes and cables as well.

This proved very useful recently, when a fibre optic cable running through the development wasn't in the location indicated on the plans provided to us.

Area supervisor with Downer EDI Works, Mark was able to track the cable in a different location using his divining abilities.

"Conventional methods don't always work," Mark said.

"All we knew was, the cable was somewhere in the vicinity."

Once Mark had identified the location, test pits were dug to confirm and sure enough, he was right.



KARRATHA'S BAYNTON WEST LAND TAKING SHAPE

EARTHWORKS STARTED ON SITE AT BAYNTON WEST IN AUGUST, AND OVER THE NEXT FEW MONTHS YOU'LL SEE THE DEVELOPMENT TAKE SHAPE.

We've been hard at work behind the scenes to meet all the development and legal conditions and approvals that will allow us to release the land for sale. Despite everybody's best efforts, this has taken longer than we had hoped, and we're now aiming to release the land early next year.

When complete, the Baynton West community will feature a variety of housing options and lot sizes as well as new parks, recreational facilities and a school to meet the

needs of the growing population.

We've already committed to allocating 50 blocks in the next release to local small businesses, to help assist with employee housing requirements.

We recently conducted a survey with the help of the Pilbara Development Commission and the Karratha District Chamber of Commerce, to get a better idea of the type and amount of land and housing

that local businesses require.

The feedback from that survey will help us determine demand for the 50 pre-allocated blocks, as well as ideas for future planning of different housing requirements.

If you have not already registered your interest in purchasing land at Baynton West, please contact our sales agent Lindsay Gibson of Ray White Karratha on 9185 2444 or e-mail karratha.wa@raywhite.com



DISPLAY VILLAGE ON TRACK AT NICKOL WEST

BRICK AND TILE. WHEN MOST HOMEBUYERS HEAR THOSE WORDS, THEY CAN EASILY PICTURE A HOUSE CONSTRUCTED USING TRADITIONAL BUILDING METHODS.

Mention modular panel systems, aerated concrete and lightweight composites, and many people would not know what to expect.

Pilbara residents and homebuyers soon will.

We have lined up builders to construct 12 display homes at our Nickol West residential estate in Karratha.

Due to open in early 2009, the project will be modelled on our extremely successful demonstration housing village Revolution Road, located at the heart of the Seville Grove subdivision near Armadale in Perth's south-east.

At Revolution Road, homebuyers and renovators can visit 10 homes and directly compare for themselves alternative materials, design and building methods with a new generation of brick-and-tile home.

The idea demonstrates how style, sustainability and affordability can be

achieved without sacrificing design, construction and streetscape quality.

The homes are also energy efficient, using passive solar design, WaterWise gardens and grey water and roof water re-use.

The Nickol West homes will be built by CREC, Elwood, McGrath Homes, Vicon, Vivendi, OptiBuild, 2020 Construction, and TR Homes. They will be for sale immediately upon completion but will be open for display for up to six months.

Pilbara stakeholders were recently invited to tour Revolution Road with LandCorp representatives and FORM executive director Lynda Dorrington.

Among those attending was Town of Port Hedland mayor Stan Martin.

"There were some new, innovative ideas in building that we have taken back to builders and key stakeholders in the Port Hedland area," Cr Martin said.

"We would like to see a diversity of styles of building in the North West.

This gives us options to create 'salt and pepper' aspects to our developments, rather than having everything look the same.

"Port Hedland, for example, will see the development of 3,000 to 4,000 new homes over the next three to five years and there is tremendous potential for those companies and for people to have choice.

"PREFABRICATED HOMES AND HOMES WITH QUICKER BUILD TIMES MAKE IT A LOT MORE FEASIBLE TO GET HOMES ON THE GROUND."

Ms Dorrington said there was an enthusiastic response to the diversity and knowledge available at one site.

"Locating the different industry options in one location is particularly helpful for those entering the market and hopefully it's also financially beneficial for the participating builders," she said.

LANDCORP POWERS JETS TO COMPETITION



Jackie Farmer with Jets president Kylie Parker and club members. Photo courtesy Mark Davis, North West Telegraph.

Land development is not the only activity we're involved in across the Pilbara.

You may have spotted our staff at the Welcome to Hedland event in May or the Spinifex Spree in July.

We're also supporting community groups, and recently provided sponsorship to allow the junior players at Port Hedland's Jets Softball Club to buy new uniforms and shoes.

Pretty Pool Project manager Jackie Farmer hopes the contribution will help the team achieve success.

"It is part of our efforts to develop sustainable communities, build community spirit and motivate people living in the town," she said.

"WE'RE HELPING SUPPORT THE COMMUNITIES WE WORK IN AND, IN THIS INSTANCE, MAKE SPORT MORE ACCESSIBLE FOR LOCAL YOUTH."

"The sponsorship of the Jets means the players only have to fund club fees themselves.

"It's great to be able to help the younger players within the club concentrate on the game and realise their true potential."

NEWMAN SITES SOLD TO EAGER HOME BUILDERS

Newman resident Jenny Hodder was left speechless after securing a homesite at our first ballot in the town on September 11.

Jenny was fortunate enough to be allocated the lot she had been eyeing off for some time in our 50ha residential development on the eastern side of the existing township.

"I was gobsmacked when they pulled my name out - I got the block I wanted and I wasn't expecting it at all," she said.

Jenny, who runs her own communications business and is also the Newman correspondent for the ABC and North West Telegraph, said interest in the ballot was strong among local residents.

"The town is growing exponentially with all of the mining activity," she said.

"Accommodation is a problem up here."

Jenny is considering a transportable home for the 640sqm site and is excited about the possibilities.

With the help of her brother, she has begun investigating building companies which promise rapid turn-around times.

"I'm looking at a whole lot of options," she said. "I would like to build as soon as possible."

29 home sites were sold in Newman at the ballot, with the remaining two lots selling shortly after.

Another 26 lots were allocated for essential service workers and resource companies, while three lots will be used by builders to construct demonstration homes.

Newman will undergo a dramatic facelift as we progress this release, which will provide land for more than 400 new homes in a mixture of single residential and grouped housing lots and also improve community facilities in the town.

A fully landscaped park will become a feature of the estate and will include a community amphitheatre, gardens, shaded areas, a dual use path for pedestrian and cyclists, and a playground.



A 640sqm lot at our East Newman residential development is perfect for local resident Jenny Hodder, a successful purchaser at the ballot on September 11.



Image courtesy of Tania Kranse.

DEMONSTRATION HOMES COMING TO NEWMAN

WITH NEWMAN IN NEED OF MORE BUILDERS, THREE CONSTRUCTION COMPANIES HAVE COME TO THE AID OF HOMEBUYERS SEEKING TO BUILD IN THE TOWN.

HOUSING DIVERSITY FOR NEWMAN

A NEW GROUPED HOUSING DEVELOPMENT WILL ALLOW FOR THE CONSTRUCTION OF SIX TO 10 UNITS IN THE HEART OF THE FIRST STAGE OF OUR EAST NEWMAN RESIDENTIAL ESTATE.

Tenders are now being sought for a 2,455sqm site that will increase housing choice for local residents.

Lot 181 is on the southern side of Ophthalmia Crescent.

As more people move to the region, we are conscious of the need to ensure homebuyers have a variety of housing types and sizes to choose from.

The preferred proponent will be chosen not just on price but also on design quality, including the incorporation of energy and water efficient features.

Best practice in design and environmental performance will create a quality living experience for future residents.

The proposal should capitalise on the site's location and create a distinctive and attractive development, connecting with the adjacent landscaped park, which covers an expansive 4,795sqm, and surrounding subdivision.

Tenders close at 2pm on Thursday, December 11, 2008.

Ark Homes, Thermal Comfort Homes and Alternative Living have been chosen to build three display homes in our East Newman residential estate, following an expressions of interest (EOI) process that we opened in August.

This is an opportunity for these companies to demonstrate design ideas and workmanship in a region undergoing strong growth.

The display homes will embrace the design principles of the estate and allow Stage One purchasers to see alternative building methods and techniques and the types of homes suited to the Pilbara climate.

The EOI required builders to comply with design guidelines, build to short timeframes and offer an affordable product.

Alternative Living's display home at Revolution Road.





The LandCorp and Hedland First National ballot team.

PEACE AND PROXIMITY TO WATER ARE POWERFUL DRAWCARDS

Wei Gui Huang has big plans for his new home in Stage 4 at our Pretty Pool residential estate in Port Hedland.

He hopes to build a two-storey house with enough room to comfortably accommodate his family of five.

Still surprised by his luck in September's ballot, Wei knew demand would be strong and was unsure of his chances of becoming a successful purchaser.

"I consider myself very, very lucky," he said.

"Land in Pretty Pool is in short supply."

Having lived for three-and-a-half years in South Hedland, where he runs Komayaka Oriental Restaurant, Mr Huang is impressed by many of the features of the Pretty Pool estate.

"LOTS OF PEOPLE HAVE SAID PRETTY POOL IS THE BEST LOCATION IN PORT HEDLAND."

He appreciates its tranquility and proximity to the water, and believes it will offer a comfortable lifestyle for his family, with planned community amenities such as a small retail centre, parks and playgrounds.

September's ballot was part of a 78-lot release in which land was also allocated to Government agencies including Port Hedland Port Authority, Main Roads, GROH, Defence Housing & Customs, Australian Maritime Safety Authority, Horizon Power, and WA Country Health as well as resources companies for employee housing.

Construction is now underway on almost half of the 95 sites previously sold.

Landscaping of these stages is now also complete, including the park and BBQ area in the centre of the estate.

MOVING TO THE PILBARA

FLY-IN FLY-OUT EMPLOYEE CARL JULIAN IS ENTHUSIASTICALLY INVESTIGATING BUILDING OPTIONS AS HE AND HIS WIFE, MIYAKO UOTA, PREPARE TO BECOME FULL-TIME PILBARA RESIDENTS.

The couple was thrilled when their ballot application was drawn at the Cooke Point Recreation Centre.

They have several ideas for the 640sqm lot.

“It is right next to the two biggest blocks in the subdivision,” Mr Julian said.

“We want something that looks just as great as we imagine those two homes will be, and we are also looking at environmentally-friendly options that are strong and suitable to the climate.”

Mr Julian, who has worked as a tugmaster for TK Shipping for six months, flying in to Port Hedland from his home in Greenfields, south of Perth, said he looked forward to settling permanently in the region.

“Pretty Pool is appealing to us and we have a couple of friends living in the area,” he said.

Jackie Farmer with Carl Julian and Miyako Uota.



BUSINESS INPUT INTO WEDGEFIELD PLANNING

We recently conducted an online survey among local businesses in October to determine what sort and size of lots to develop at Wedgefield Industrial Estate in Port Hedland.

The survey allowed us to research the types of businesses operating in the area, the amount of land they would use, and the facilities and access required to help plan for future growth.

About 12km from the Port Hedland town centre and 5km from South Hedland, land at Wedgefield is in high demand due to activity in the mining and resources sector.

We're working closely with the Town of Port Hedland to enable a land release at Wedgefield in the next 12 months.

FUTURE LAND RELEASES

If you are interested in land for sale in the region please register your interest with the relevant local selling agent on the numbers listed below.

NEWMAN

Gen Bartlett
Elders Real Estate
Mobile: 0403 939 054

PORT HEDLAND

Morag Lowe
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Tel: (08) 9173 2210
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KARRATHA

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