

SOUTH WEST PERSPECTIVES

JUNE 2008

A FRESH FACE FOR A FAST-GROWING CITY **02** | HAVE YOUR SAY **02** | INDUSTRIAL LAND COMING TO COLLIE **02** | JETTY REFURBISHMENT A STEP CLOSER **03** | BUCKINGHAM WAY WORKS UNDERWAY **04** | FUTURE PLANNING FOR WOODCREST RISE **04** | INVEST SOUTH WEST **04** | NANNUP LOTS SNAPPED UP **04** | AUSTRALIA'S FIRST RECYCLED WATER SUPPLY **05** | KEMERTON INDUSTRIAL PARK **06** | 2008 LAND RELEASES **06**



GROWING THE SOUTH WEST

WE HOPE YOU ENJOY THIS FIRST ISSUE OF SOUTH 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.southwest.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.

South West Perspectives is also available online. If you would like to receive further issues by email, please register your details on the website.

Business is booming throughout regional Western Australia. The population growth in the South West is set to continue, with leading demographer Bernard Salt recently predicting that Greater Bunbury's population will grow by 3,000 residents a year, potentially requiring up to 2,000 new homes.

That's why we're planning now for future demand, ensuring that sufficient land has planning approvals with the appropriate zoning in place, so that development can occur quickly when demand dictates.

But LandCorp isn't just about delivering blocks of residential land. We're driving major developments such as the Bunbury Waterfront which will support the social and economic growth of the region for decades to come, providing investment opportunities for local

businesses, as well as a lively place for entertainment and recreation.

We're also pushing the boundaries in terms of alternative infrastructure – looking at more sustainable ways of supplying and managing water and energy.

Our development at Gracetown will become a model for sustainable living and demonstrate the possibilities for other towns facing similar infrastructure challenges.

And a big part of our work in the South West is the provision of industrial land to support the resources growth of the region. You'll find more about all our projects inside this issue.





HAVE YOUR SAY

We want Bunbury residents to put forward their comments about the Eastside precinct of the Bunbury Waterfront development.

View the full details of the plan at www.bunburywaterfront.com.au and lodge your comment with the City of Bunbury before 5 August.

A FRESH FACE FOR A FAST-GROWING CITY

AS AUSTRALIA'S THIRD FASTEST GROWING REGIONAL CITY, BUNBURY WILL BE TRANSFORMED WITH A PLAN TO TURN ITS WATERFRONT INTO A WORLD-CLASS DESTINATION CONNECTING THE COMMUNITY WITH THE COAST - LINKING THE CITY CENTRE TO ITS WATERFRONT.

The \$45 million Eastside precinct, the first stage of Bunbury Waterfront planned for development will become the heart of activity with performance space, retail, cafes and restaurants and easy access to the waterfront.

The proposed design focuses on creating a pedestrian-friendly village atmosphere with public waterfront access as its core feature.

Innovation and quality will drive the planning and architecture, carefully respecting the existing city fabric and Bunbury's distinctive character.

Community comment on plans for the Eastside precinct is being sought by the City of Bunbury through a Town Planning Scheme amendment process.

Bunbury Chamber of Commerce and Industry chief executive Allan Birrell said with economic forecasts predicting the project will attract nearly \$3 billion in investment for Bunbury over the next 30 years, now was the right time for the people of Bunbury to embrace the growth of their city.

"This project is absolutely vital to Bunbury's future and is set to deliver long-term benefits for our fast-growing city ensuring its continued place as the capital of the South West," Allan said.

Bunbury Waterfront is projected to generate 3,000 jobs during the building phase and 7,400 jobs in the long term.

INDUSTRIAL LAND COMING TO COLLIE

LandCorp is helping the development of a business case to establish a new industrial park at the old Shotts town site near Collie.

The proposed site, about 12kms east of Collie, covers 246ha and is located near existing infrastructure and energy reserves.

LandCorp project manager David McFerran said the business case will assess the costs associated with developing the area as an industrial park.

"This includes considering infrastructure requirements and interest from industries that could value-add to Collie's existing energy and coal production," he said.

THE PROJECT IS THE RESULT OF CLOSE COOPERATION BETWEEN LANDCORP, THE BUSINESS COMMUNITY, SHIRE OF COLLIE AND VARIOUS GOVERNMENT AGENCIES.

Government agencies including the South West Development Commission and the Departments of Environment and Conservation, Planning and Infrastructure, and Industry and Resources are all involved in the project.

Meanwhile, in Collie itself, LandCorp is also working on an extension to the light industrial area. Site works for Stage 1 have recently commenced which will deliver 21 lots which are expected to be marketed in September of this year.

Stage 2 will comprise 10 larger lots which have some design challenges, including steep terrain, and we're currently looking at ways of redesigning to reduce the use of extensive retaining walls.

BUCKINGHAM WAY WORKS UNDERWAY

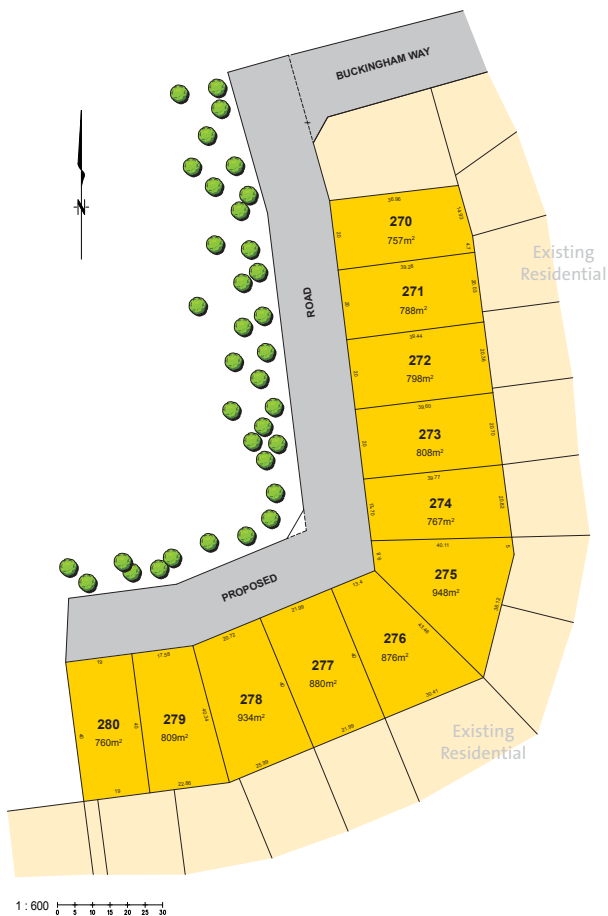
HOMEBUYERS IN COLLIE CAN LOOK FORWARD TO A NEW LAND RELEASE LATER THIS YEAR AS WE DEVELOP THE BUCKINGHAM WAY RESIDENTIAL ESTATE.

Civil works on Stage 1 are already underway, building on the existing infrastructure of an adjoining established subdivision. Stage 1 includes 11 lots and is scheduled for release later this year.

Collie's economy is growing as a result of tourism and an industry base spread between power production, coal, bauxite and support industry.

LandCorp is progressing a structure plan for the remaining portion of the Buckingham Way subdivision with the Shire of Collie to address the town's future land needs.

More than 300 lots could be created over the next 10 years to meet demand and service this dynamic community.



JETTY REFURBISHMENT A STEP CLOSER

Almost 20 companies have requested documentation in response to the Shire of Busselton's call for contractors to refurbish Busselton Jetty. Once the submissions have been assessed, Council will shortlist 3 to 5 companies to submit a tender for the works.

Busselton Shire President Cr Wes Hartley said, "Council's endorsement in calling for tenders for the jetty's repair is a true milestone

in this project and within the next few months residents in the Shire of Busselton along with the hundreds of thousands of visitors, will be able to witness the saving of our iconic structure for future generations."

LandCorp is a member of the Busselton Jetty Working Group, along with Tourism WA, DPI, SWDC and the Shire of Busselton, investigating the potential for enhancing the foreshore.

"From a tourism perspective enhancing the foreshore area will put us on the map as having established a world class destination that will see locals and tourists come together and enjoy first class amenities, whilst maintaining the integrity and character of Busselton," Cr Hartley said.



FUTURE PLANNING FOR WOODCREST RISE

LandCorp is currently carrying out the required flora and fauna studies on the balance of Bunbury's Woodcrest Rise project.

The results of the studies will enable LandCorp as project manager to finalise a structure plan on behalf of the joint venture partners, the City of Bunbury and the Department for Planning and Infrastructure, for the remainder of the project area.

LandCorp business manager Dale Page expects the structure plan to be advertised for public comment towards the end of the year.

"We will be encouraging the community to have their say during the consultation process for the plan," she said.

As part of the approvals process, LandCorp will be referring the project to the Federal Government as required under the Environmental Protection and Biodiversity Conservation Act.

The Federal Government will assess the information, and, if satisfied the development can go ahead, will impose conditions to ensure that the project is undertaken in an appropriate manner.

The City of Bunbury, as one of the joint venture partners, will be involved in all decisions regarding the project. In addition, the Council has a statutory role and will have to approve the structure plan, together with recommending conditions that the Western Australian Planning Commission will place on the subdivision.

INVEST SOUTH WEST

LandCorp was recently a supporter of the Property Council's Invest South West tour. LandCorp business manager Peter McNally and project manager Ben Killigrew gave presentations and led site tours on 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.

"It's great that LandCorp were able to come on board to give tour delegates an interesting insight into the varied projects in the South West. Delegates were particularly excited about the potential opportunities for Bunbury Waterfront."

NANNUP LOTS SNAPPED UP

The riverside township of Nannup offers one of the most relaxed lifestyles in Western Australia, drawing a constant stream of people looking to settle in this idyllic location.

Recently LandCorp released five new lots in Widdeson Street, and local real estate agent John Wilson said most were barely on the market before buyers snapped them up.

"At \$120,000, these blocks of land were very reasonably priced, incredibly well-serviced and in a prime location which represented fantastic value for buyers," John said.

Nannup's charm has proven particularly irresistible to retirees and buyers benefiting from the resources boom, with these two groups heavily represented among recent purchasers.

"There is still one lot available but we don't expect it to last long," John said.

"People are starting to realise what locals have known for years – Nannup is a great place to live."





AUSTRALIA'S FIRST RECYCLED WATER SUPPLY A STEP CLOSER

Creation of Australia's first large-scale sustainable residential recycled waste water system at Gracetown is a step closer.

We've recently announced United Utilities Australia (UUA) as the preferred provider to build, operate and manage the proposed wind-powered plant which will provide Class A+ recycled water directly into individual homes in a new residential estate being developed at Gracetown, as well as for houses and businesses in the existing townsite.

ONE OF THE KEY INITIATIVES FOR OUR PROPOSED 140 LOT RESIDENTIAL AND LOW-RISE ECOSTYLE TOURISM DEVELOPMENT AT GRACETOWN IS THE PROVISION OF A SELF SUFFICIENT WATER SUPPLY.

While rainwater tanks will continue to provide drinking water for homes and the proposed tourism development, the planned water

treatment system will provide water for non-drinking purposes, including toilet flushing and cold water washing machine use.

The move towards a self sufficient water system has been welcomed by many in the community.

The system will be entirely self contained and could also result in decommissioning of septic tanks. With removal of septic tanks, the groundwater quality should improve over time.

Bruce Macaulay, spokesman for the Gracetown Progress Association, said community members met with UUA and LandCorp in April to discuss the project.

"The GPA had an opportunity to ask direct questions about the project and we thought 'they know what they are doing'. We're pretty happy with UUA's ability to undertake water, sewerage and a third water pipe coming into Gracetown," Bruce said.

LandCorp will now work with UUA to design the recycled water infrastructure before seeking a water license from the Economic Regulation Authority.

License approval is expected by the end of the year, with construction expected to start in August 2009 and be fully operational in 2010.

WHAT IS CLASS A+ RECYCLED WATER?

Class A+ recycled water is water that has been treated to a very high level by mechanical, biological and/or chemical means to produce water that meets stringent water quality criteria. The high quality of this water means it is ideally suited to non-drinking water applications.

Existing Transfield Power Station at Kemerton.

LANDCORP IS WORKING WITH THE DEPARTMENT OF INDUSTRY AND RESOURCES TO GUIDE THE FUTURE OF THE KEMERTON INDUSTRIAL PARK.

Located 17kms north-east of Bunbury, Kemerton Industrial Park is the major resource processing base for the South West region. The park comprises an industrial core of 2,100ha, a support industry area of 293ha and a buffer zone of 5,140ha.

A review of several previous environmental and infrastructure studies has been carried out, resulting in the Kemerton Industrial Park Strategy Plan, which was released for public comment earlier this year.

More than 150 responses are now being considered after the public comment period closed in March. South West Development

Commission chief executive Don Punch said Kemerton represented an important strategic asset to the future economic and social well-being of the region.

“The vision for Kemerton is a responsible industrial park occupied by industry which will value its location, respect its environmental values and develop strong linkages with the local community,” he said.

“It will provide for the growth of a diverse industry base and provide an opportunity for high value companies to establish in the South West.

“It is a superb asset and will provide for diversity of job opportunities well into the future.”

Don said the South West offered a wealth of opportunity across industry sectors, with a highly efficient port and supporting infrastructure as well as significant Government investment in transport networks.

“Business costs to establish in the region are at least comparable to the metropolitan area and in some cases may be less expensive,” he added.



2008 LAND RELEASES

To register your interest for 2008 land releases contact the following agents:

For Stage 2 of Woodcrest Rise contact Bunbury Land and Estate Agency on 9721 9000.

For Collie Buckingham Way contact Greg Smith, Elders Real Estate on 9422 2444.

For Nannup contact John Wilson of Elders Real Estate Bridgetown on 9761 2651 or 0428 866 033.



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

