

LandCorp **Review**

JUNE 2011

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LANDCORP

Message from the Chief Executive





Our people are working hard to deliver on the **State Government's priorities** such as urban infill, Metropolitan Activity Centres, the Ord-East Kimberley Expansion Project, Pilbara Cities, Oakajee and the Kimberley LNG development.

There are few things more rewarding than contributing to something bigger than your immediate environment.

Through our many projects and with the help of our partners, we are playing our part in helping to create a better Western Australia.

Our people are working hard to deliver on the State Government's priorities such as urban infill, Metropolitan Activity Centres, the Ord-East Kimberley Expansion Project, Pilbara Cities, Oakajee and the Kimberley LNG development. These projects, along with more than 100 others in which we are involved around the State will result in a long-term benefit for WA's diverse communities. They include a range of projects supported through the Regional Development Assistance Program (RDAP) which provides assistance for the development of land to accommodate the residential and industrial needs of regional communities.

We're also working closely with people in towns across the State to boost the services available there to create vibrant regional centres that will attract investment and encourage population growth.

In the Pilbara, plans for towns like Karratha, Newman and Port Hedland – which have long aspired to be more than communities reliant on the resources industry – are well advanced. It is hoped the revitalisation of town centres and improved community facilities will attract new, permanent residents. Close collaboration with the private sector has enabled great progress in turning these projects into reality. By partnering with Aboriginal groups and working with

industry organisations, we are helping to provide training and employment opportunities.

In support of Directions 2031, the State Government's strategic planning framework shaping the future of Perth, our metropolitan developments incorporate a greater diversity and an increased density of dwellings. Our plans for Metropolitan Activity Centres – energetic places where people are attracted by a choice of lifestyle, work or leisure – will deliver new-style communities at Alkimos, Claremont, Cockburn, Murdoch and Rivervale. Local government, the private sector, the community and other stakeholders continue to be vital partners.

The excitement generated through initiatives such as REAL Challenge and the BILD architecture and design students project are bringing fresh, new thinking to the way we and our partners construct affordable homes in different climates. The results are already on display in Collie and Kununurra.

We are also investing in the development of strategically located industrial land in the metropolitan area to ensure an adequate supply in the decades ahead. Planning continues in major industrial estates such as Latitude 32 Industry Zone as well as light industrial areas in regional towns for the long-term economic benefit for their communities.

These are all game changing projects which are great to be part of.

Ross Holt

Chief Executive



Industrial Land Supply

Oakajee Industrial Estate

Most people have heard about the State Government's plans for Oakajee - to build a globally competitive industrial estate, port and rail facility to support the Mid West's expanding mining industry.

The Department of State Development is the lead agency on this project. Our role has been to acquire and plan the Oakajee Industrial Estate which forms an essential part of the State Government's overall Oakajee Mid West Development Project, which also includes the port, rail and Oakajee-Narngulu Infrastructure Corridor.

Initial planning and acquisition of the estate started more than 15 years ago and since then we have assembled and rezoned 1,134ha for a Strategic Industry Area for heavy industry, 195ha of General Industry Land for support industry, 1,000ha of Coastal Area for port related uses and 4,071ha of Buffer.

Credit should also go to the Shire of Chapman Valley, the City of Geraldton Greenough, the Geraldton Port Authority and a host of other stakeholders who contributed to the preparation of the Draft Structure Plan which will guide the estate's development and ensure its integration with the port and rail over the long-term.

The project has reached an exciting stage, with the Draft Structure Plan available for public comment until 4 July 2011.

Shotts Industrial Park

We are on track to transform the former Shotts town site in the State's South West into a heavy industrial park for downstream processing for the coal industry.

A town planning scheme amendment and structure plan have been approved by the WA Planning Commission to create the Shotts Industrial Park, 7km east of Collie.

It will be a strategic industrial land project in the South West, integral to growing Collie's future as an industrial and employment centre.

Once fully developed, it will be the key site for downstream processing for the coal industry, increasing capacity within the region and providing significant job opportunities.

An important part of the planning process has involved negotiating a Native Title agreement with the Gnaala Karla Booja people, the Traditional Owners of the land.

For Collie Shire CEO Jason Whiteaker, Shotts Industrial Park represents an enormous opportunity for both the town and the region.

Perdaman Chemicals and Fertilisers is proposing a \$3.5billion coal to urea plant, and Wesfarmers' Premier Coal is planning a char plant at the 235ha park.

"Having identified an anchor tenant in Perdaman, the economic benefits of the park will have an immediate impact on Collie," Mr Whiteaker said.

Pilbara Light Industrial Land

In the widest release of its type in the North West, light industrial land was made available across the Pilbara in September 2010.

Businesses in Karratha, Newman and Port Hedland were given a chance to register their interest in 51 lots covering 21ha.

The land gave Pilbara businesses room to expand or move to more suitable premises as well as providing more opportunities for new businesses to service the region.

The three releases are the latest in the work being done by the State Government to address land supply as part of the Pilbara Cities initiative.

A further 4ha will be released in Newman and from mid 2011, another 90ha of light industrial land and 180ha of transport land will be released at Wedgefield in Port Hedland, making it one of the biggest industrial estates in Western Australia.

Latitude 32 Industry Zone

Latitude 32 Industry Zone is among the biggest industrial land redevelopments in Australia.

It will deliver 10 industrial, commercial and planning areas for general industry, transport, commercial and business parks over 30 years.

While we don't own the majority of land, we are managing the complex planning on behalf of all landowners.

Together with landowners, the community and other stakeholders including the City of Cockburn, Town of Kwinana and the WA Planning Commission we are working to meet short, medium and long term demand for industrial land.

In mid-2010 we sought public comment on Latitude 32's draft District Structure Plan and Master Plan Amendment, including a series of information sessions to give the community a chance to quiz our project team on the plans and how they will work.

The WA Planning Commission has selected Latitude 32 as the preferred site for the proposed Kwinana Freight Terminal. Both plans include the facility as part of the area's broader planning.

We anticipate the structure plan to be approved by the WA Planning Commission in 2011.

Planning ahead

To secure industrial land for future economic growth we recently purchased three strategic sites in Perth's northern and southern suburbs worth \$62.3million.

The 717ha Cemex site at Neerabup would provide a 25 year supply of industrial land in Perth's north west corridor. It's located right next to Meridian Park and will reinforce our industrial land offering in the growing north metropolitan region, supporting the State Government's Industrial Land Strategy.

Our industrial team will coordinate the necessary planning and environmental



approvals to bring land to market over the next seven years.

In Perth's southern suburbs, LandCorp has also purchased 74ha at Baldvis and 10ha at West Forrestdale.

Both sites are identified in the State Government's Industrial Land Strategy (ILS) as key future industrial land supply sites.

These acquisitions are steps towards addressing the shortage of available industrial land to meet future demand.

The West Forrestdale site is being planned as an extension to the Forrestdale Business Park.

Work is already underway to gain statutory approvals for all three sites, with West Forrestdale expected to be available within three years, the new site at Neerabup within seven years and Baldvis within ten years.

Gap Ridge

Part of the State Government's Pilbara Cities initiative, the 260ha Gap Ridge

Industrial Estate near Karratha will provide scope for existing businesses to expand as well as attracting new businesses to the area.

With the Pilbara being a key staging point for the resources industry, we're working hard to deliver lots in Gap Ridge Industrial Estate so businesses can tap into the benefits alongside the major resources projects in the region.

When fully developed, the estate will deliver 114 lots for industries requiring larger sites for manufacturing, assembly, lay down or storage.

In 2010, we released 90ha and a further 52ha will be released in late 2011.

Australian Marine Complex

We continue to work closely with the Department of Commerce at the Australian Marine Complex (AMC), creating infrastructure and maximising opportunities for the marine, defence and resources industries.

Located at Henderson, 23km south of Perth, the AMC features a deepwater port, world-class multi-user fabrication, assembly and load-out facilities to attract work and generate significant flow-on to the WA economy.

The centrepiece of a \$170million upgrade completed during 2010 is the world's most technically advanced floating dock which allows WA companies to bid for a range of projects that could otherwise go overseas. The first Collins Class submarine docking at the AMC's Common User Facility in June 2010 marked the start of a multi-billion dollar contract to service the submarines until at least 2032.

The AMC continues to demonstrate what can be achieved through dynamic leadership and a collaborative approach between government agencies.



At 1400ha, **Latitude 32 Industry Zone** is among the **biggest industrial land developments** in **Australia**.



Activity Centres

We are working with other government agencies and our partners to deliver the State Government's vision for development around diverse Activity Centres in the Metropolitan and Peel areas.

Rather than establishing sprawling suburbs around major retail outlets, Activity Centres – part of the State Government Directions 2031 planning policy – attract people for a variety of reasons such as working, shopping, studying and residential diversity.

There are already great examples of Activity Centres.

Cockburn Central is well underway, while planning for Mandurah Junction, Claremont North East Precinct and Springs Rivervale is advancing quickly.

Claremont North East Precinct

When Claremont Football Club CEO Todd Shimmon drives to the Tigers' headquarters these days, he doesn't see a tired, ageing football ground. He sees a thriving, active community hub.

"Turning this area into an Activity Centre with retail, residential and recreational facilities next to the train line is going to be a positive outcome for everyone involved," Mr Shimmon said.

The 9.4ha Claremont North East Precinct site, close to Claremont train station, will be a major redevelopment that will include about 500 residential apartments and a small number of townhouses.

“Turning this area into an **activity centre** with **retail, residential** and **recreational facilities** next to the **train line** is going to be a **positive outcome for everyone** involved.”

– **Todd Shimmon** CEO, Claremont Football Club

Claremont Oval – with new clubrooms – will continue to be an active sporting facility set among a range of medium-to-high density housing, retail and commercial developments.

It will also provide about 4,000sqm of retail floor space and 7,000sqm of commercial space as part of an integrated mixed-use development within the precinct.

Working closely with the Town of Claremont, Department of Planning, WA Police, Community Youth Centres, resident and sporting groups, we plan to start preliminary works on site during 2011.

Cockburn Central

When complete, Cockburn Central will be a great example of a Metropolitan Activity Centre.

Located right on the Southern Suburbs Railway and just 16 minutes from the CBD, Cockburn Central will provide real choices in residential styles, lifestyle opportunities, recreation and commercial activity alongside a major bus and train interchange.

The new town centre will support the industrial area nearby to provide a viable economic and social hub for the region.

As a secondary Activity Centre, Cockburn Central will also offer

government services. The Fire and Emergency Services Authority has chosen the area as the location for its \$51.6million headquarters.

Working alongside the City of Cockburn, the WA Planning Commission, Perth Transit Authority, and land developer Australand, our long-term aim is to create an exciting community which has activities and services with the added benefit of being easily accessible to Perth and Mandurah.

Mandurah Junction

Directions 2031 identifies Mandurah Junction as a strategic Metropolitan Activity Centre, serviced by high frequency public transport.

We're working with the community and the City of Mandurah to capitalise on this perfect position to deliver a range of housing types. The focus will be on diversity and affordable living as well as designs that reduce energy and water consumption.

When completed, the 15ha site will include 950 homes, housing up to 2,000 people, plus 9,500sqm of retail and commercial space.

The Outline Development Plan for Mandurah Junction was approved by the Western Australian Planning Commission in November 2010.

We are currently preparing the strategy to deliver Stage 1, including a sub-division plan and approach to deliver the savings to purchasers provided by access to the Australian Government's Housing Affordability Fund.

Springs Rivervale

Set beside the Graham Farmer Freeway, the Great Eastern Highway and with convenient rail and bus links close by, Springs Rivervale is ready to emerge as a vibrant Activity Centre.

It will deliver a diversity of housing and work environments, with opportunities for social activity, which will take advantage of its position right beside the Swan River, just 5km from the CBD and with easy access to public transport.

It will have pedestrian friendly areas, new public open space and a 'green link' through the precinct.

During site works in 2010, we ensured trees considered to be of significant value were retained or relocated within the development.

Construction started in May 2011.

LandCorp will release land at Springs Rivervale to apartment and office developers starting with the Stage 1 Request for Proposals in 2011.

Regional

Ord-East Kimberley Expansion Project

The Ord-East Kimberley Expansion Project will see the Ord River Valley fulfil its potential as a northern food producing region.

Funded by \$220million from the State Government's Royalties for Regions program and supported by an additional \$195million in Commonwealth funding to support social infrastructure, the project will see the construction and release of 8,000ha of agricultural land in the Weaber Plains area.

“Everything about this project is big and its benefits to the East Kimberley community and the rest of the State are significant.”

– **Peter Stubbs** Project Director, Department of Regional Development and Lands

The involvement of Traditional Owners has been mandated into the project, taking a long-term view for Aboriginal outcomes.

Indigenous employment on construction has reached 38 per cent, an achievement welcomed by all concerned.

We are working closely with the contractors – Moonamang JV partners Leighton and Indigenous Business Australia – who have built 19km of irrigation channels and 14km of Weaber Plains Road to date.

First water flowed through the new irrigation channel in December 2010 – six months after work started – a major milestone for everyone involved

including Department of Regional Development and Lands project director Peter Stubbs.

“Everything about this project is big and its benefits to the East Kimberley community and the rest of the State are significant,” Mr Stubbs said.

“This project is a real-deal partnership involving a large number of agencies, contractors and stakeholders.

“It's amazing what's been achieved not only on the ground, but in the lives of those working on it.”

Broome North

The first land release to deliver more affordable land in Broome has been a huge success at Broome North, Waranyjarri Estate.

Purchaser demand has been significant. Of the first lots released in December 2010, a high proportion of the buyers were local residents.

The estate is a realistic opportunity for young families to establish a much sought-after Broome lifestyle.

We've worked closely with the Shire of Broome, the WA Planning Commission and the Yawuru native title holders to bring the land to market in just 18 months.

In another first for the region, we successfully negotiated with civil contractors Ertech to continue site works during the wet season to speed up the release of more land at Broome North.

This will give us a head start for the coming dry season work and save significant demobilisation costs.

Through the Australian Government's Housing Affordability Fund, purchasers in the subdivision are also eligible for significant savings.

Waterfront at Albany

Complementing the magnificent Albany Entertainment Centre, final works for the Stage 2 land component of the Waterfront at Albany project are virtually complete.

This includes provision of all services to the lots within the development area, the extension of Toll Place out to the breakwaters and other public open space elements along with the ticket offices for charter boats, the jetty, service wharf and boat ramp and toilet facilities.

Late in 2010 we called for tenders for the design and implementation of a heritage interpretation plan to reflect the Waterfront's rich heritage. It includes public artwork and structural murals to reflect the region's rich maritime history. Some of the timbers from the old jetty will be used in the public art.

In addition to using timber from the old jetty, the heritage interpretation work is likely to incorporate some of the artefacts unearthed during excavation. Completion of the marina is anticipated by June 2011 and will include 71 boat pens. Following completion, the operation and management of the marina will pass to the Department of Transport.





Emu Point

Plans are progressing for the environmentally sensitive and sustainable residential development at Emu Point in Albany.

Following extensive community consultation, which started in 2006, responses to public submissions gathered in 2010 regarding the project's Outline Development Plan are being collated by the City of Albany as they prepare their final recommendation.

Both State and Federal environmental approvals are progressing well with negotiations in the final stages.

More than half of the 34ha site will be retained as public open space, most in its natural form.

Newman

The Newman Town Centre Revitalisation Plan is the product of significant community input and the long-term vision of the Shire of East Pilbara and the State Government.

It's all about working to ensure the town's long-term economic future and improving the lives of its residents.

Funded through the State Government's Royalties for Regions program, this \$20million project will position Newman for future growth.

Together with the Shire and private developers, we're helping to transform Newman into a place which up to 15,000 people will call home.

Existing residential lots will be redeveloped to provide a wider choice for homebuyers, including big and small single home sites, townhouses and low-rise apartments.

A mixed business precinct will provide opportunities for retailers.

"Existing residents will have a wide and interesting choice of leisure activities, new people will be attracted to the area and a range of businesses will emerge to bolster the local economy," Shire President Lynne Craigie said.

"Establishing a main street will provide a much needed focal point for the town."

"Additional retail opportunities, cafés and restaurants with alfresco dining will make Newman an even more exciting place to be."



“Existing residents will have a wide and interesting choice of leisure activities, new people will be attracted to the area and a range of businesses will emerge to bolster the local economy.”

– **Lynne Craigie** President, Shire of East Pilbara

Regional Development Assistance Program

For Dowerin Shire CEO Dacre Alcock, the State Government's Regional Development Assistance Program (RDAP) is opening new possibilities for the Wheatbelt town, 156km north-east of Perth.

Construction of seven residential lots sized between 657sqm and 1,068sqm is underway.

“We haven't had a new residential development here since the early 1990s,” Mr Alcock said.

“Dowerin will be able to compete with other regional towns for city people looking for a change of pace, the so-called tree-change.”

LandCorp is managing the RDAP on the State Government's behalf, providing the funding and delivery for residential and light industrial projects

which, although not commercially viable, helps regional towns to thrive and attract new residents and investment.

Key to the program's success is the strong partnerships we have developed with local authorities.

By working collaboratively with shires, regional development commissions and the community, RDAP projects can be progressed quickly and efficiently.

There are currently 11 residential and 11 light industrial projects and one mixed-use town centre development.

At Dalwallinu, a construction tender has been released for ten lots sized between 407sqm and 752sqm, while at Hyden, ten residential lots are being developed to meet current and future demand.

Regional Cities for the Future

The transformation of towns into modern cities in Western Australia's north continues to move ahead with the achievement of a range of milestones critical to delivering the State's Pilbara Cities vision.

Underwritten by a State Government investment of \$1 billion, the vision for new cities of the future will be realised by partnering with the community, local government and businesses.

We have been busy working with the new Pilbara Cities office which was established last year to drive key projects in the Pilbara.

Strong relationships have been forged with regional local governments in Roebourne, Ashburton, East Pilbara and Port Hedland.

This strong collaboration is strengthened further by the close working relationships with a range of private sector developers on the project.

The Pilbara region is the powerhouse of the State's economy and we continue our efforts to help make it an attractive place for more people to live.

New coastal community

The preferred proponent to help realise the vision for Karratha as a dynamic and diverse City of the North is expected to be announced in November 2011.

Major Australian developers Lend Lease Development Pty Ltd, Australand Holdings Pty Ltd and Mirvac (WA) Pty Ltd made the shortlist to develop five sites in the city centre and create a new coastal community at Mulataga.

The successful proponent will partner with us to deliver the projects, ensuring the best results from the combination of skills and close collaboration in the partnership.

The State Government has committed \$1 billion to the region over the next four years.

Shire of Roebourne President, Nicole Lockwood said the Karratha City of the North Plan was gaining momentum.

"We hope to see some innovative designs come out of this process, which are very much tailored to the Pilbara, both in terms of its climate and its geography," Ms Lockwood said.

For the Karratha and Districts Chamber of Commerce Chief Executive Officer Kim Henshaw, the milestone is welcome news.

"The Mulataga development will go a long way to alleviate the chronic housing shortage which is a cause of major difficulties for businesses up here," Mr Henshaw said.

In addition to the Mulataga project, the final preferred development proponent will also work with us to progress the Karratha town centre revitalisation.

We will be working with the short-listed developers to refine project concepts as the procurement process advances to the Request for Proposal stage.

Delight for Karratha homebuyers

Samantha Bird and Joshua Stanley are set to realise the Aussie dream of home ownership after successfully securing a lot at our Baynton West estate.

"This means everything to us - especially as we are going into our first home together as a couple," Ms Bird said.

"Rent is way too expensive, so we are incredibly excited our money will now go towards our house rather than paying for someone else's."

The Karratha City Real Estate receptionist planned to start building as soon as possible.

More than 850 people registered online for the Baynton West lot draw which took place in the last quarter of 2010.

To address the high demand for residential land in the town. Preference for the 100 lots was given to first home buyers and owner-occupiers.

"We heard about the release and thought we may as well put our names down, although we didn't think we had a chance as a lot of people had registered for the 100 blocks of land," Ms Bird said.

Our Pilbara regional manager Jacinta Harvey said more than 800 residential lots in Baynton West had been released in the past two years.

"We will release a further 40 lots this year in Stage 8B at Baynton West," Ms Harvey said.

When complete, the 93ha estate will support 1,100 homes.

South Hedland

The multi-million dollar revitalisation of South Hedland's town centre continues to gather pace.

Major works have begun to create a

centralised main street featuring an array of businesses, cafés, boutiques and restaurants.

We are working with the Town of Port Hedland and the private sector to offer diverse commercial and retail opportunities in the town centre.

Featuring residential apartments above retail outlets, South Hedland's realigned main street will give residents direct access to the South Hedland Shopping Centre via a new main entrance on Colebatch Way.

"This is an exciting project for the town and I'm very happy with its progress," Town of Port Hedland Mayor Kelly Howlett said.

"Residents will soon start to see the positive results of all this work and the town is looking forward to its completion which will result in the South Hedland CBD transformed into a lively and attractive community hub of our future Pilbara City.

"The CBD will allow for increased community and recreational activities which is essential for any growing town.

"Hedland will be a vibrant, cultural community which will become home to a large permanent population."

Construction of Stage 1 civil works, including the new main street, will be completed by July 2011 with the multi-purpose town square completed by October 2011.

Also part of the State Government's commitment to South Hedland, the town square will feature a shaded marketplace, landscaped open spaces and a grassed outdoor amphitheatre for concerts and festivals.



Housing Choices

Western Australians are looking for new types of homes. The building style that works well in the southern part of WA is impractical in the North West.

Through some innovative thinking and by working with architects, builders and local communities, we're helping to broaden the choice for homebuyers right around the State.

GreenView at Karlkurla

Our collaboration with two Goldfields home builders is offering a greater range of easy-care lifestyle options in Stage 1 of Kalgoorlie's GreenView at Karlkurla estate.

Six house and land packages have been released, coinciding with the official opening of the world-class Kalgoorlie Golf Course, a joint venture project between the State, LandCorp and the City of Kalgoorlie-Boulder.

These all-inclusive house and land packages are designed to make it easier for people to buy their first home or provide options for those wishing to downsize.

In line with the project's sustainability initiatives, design guidelines for the estate promote climate responsive

home design with a focus on energy efficiency and water-wise practices.

Perry Lakes

Close and regular consultation with the Town of Cambridge, other authorities and the local community is helping ensure the success of the residential redevelopment taking shape at the iconic Perry Lakes.

Bruce and Robin Palmer can't wait to get started building their new, modernist-style home at the new development surrounded by established homes in Floreat Park.

They were among the first to purchase a lot at the on-site auction in December 2010 where 13 lots were sold on the drop of the hammer and another three sold in the same week.

"We're very happy, we got a great block at what we thought was a fair price in this market," Mr Palmer said.

More than 300 people attended the auction.

Perry Lakes Stadium was the venue for the 1962 British Empire and Commonwealth Games which showcased Perth as a modern city. Design and master planning for the

event's sporting facilities and athletes' village followed the modernist style and highlighted new building techniques and materials.

Nearly 50 years later, those who purchase and build at Perry Lakes will help to define the next stage of development, showcasing modernist design for today.

Alkimos

Alkimos will bring a breath of fresh air to the growing number of suburbs along Perth's spectacular coast.

Instead of being a carbon copy urban development, Alkimos will work towards being carbon neutral.

Our project partner Lend Lease is progressing the first stage and master planning of Alkimos, the biggest and most significant coastal development north of Perth in 50 years.

Alkimos Project Director Anne Jolic is excited about the next steps as planning moves ahead.

"We look forward to working together with LandCorp and the City of Wanneroo to create a community that sets a new standard of living in Perth's northern coastal corridor," Ms Jolic said.

"It's early days yet but there's plenty keeping us busy as we create an amazing place that will be part of the 50,000 strong community throughout the Alkimos Eglinton region by 2030."

Development of the 224ha stage comprising 2,200 homes in several village precincts is expected to start in 2012, with the first residents in 2013.



Eglinton

LandCorp is helping to meet the needs of our rapidly growing capital city, which is expected to reach 3.86 million by 2051.

We are seeking a partner to develop 120ha of our landholding at Eglinton, near Alkimos north of Perth, to create a well-planned community estate.

It will provide a variety of home sites, affordable living options and community facilities within the rapidly growing and much sought after north west metropolitan corridor.

Located in the City of Wanneroo, Eglinton is just over four kilometres north of Alkimos.

REAL Challenge

Our REAL (Regional Environmental Affordable Living) Challenge was introduced to bring new designs for climate-responsive housing to regional WA.

We asked architects to design innovative, affordable and climate-responsive homes to suit some of WA's more diverse climates, such as the Kimberley and the South West.

The Wing House, the South West winner, has been on display in Collie. Designed by Copraxis Architects and built by Samson Homes, the house is packed with environmental design initiatives.

A truly innovative internal water wall stores rain water and doubles as a seasonal heating and cooling system.

Wind turbines and solar cells provide energy, reducing power bills.

"The house's climate sensitive design gives it a smaller carbon footprint," said Peter Tomlinson from Samson Homes.

"We're getting a lot of interest from local residents as well as developers from Bunbury and Margaret River keen to see a house designed specifically for the South West environment."

The Kimberley winner – the K1 home – designed by SIA Architects and built by Northern Aspect Construction at LandCorp's Kununurra Lakeside Park

Estate, also responds to the region's environmental conditions.

It features larger indoor and outdoor living areas to take advantage of the area's cooling breezes. Sophisticated ventilation systems maximise the breeze flow.

Two house and land packages based on the K1 design have been offered for sale.

BILDing Partnerships

We have asked some of Western Australia's best young minds in architecture and design to come up with innovative, low-cost housing solutions.

It makes sense to tap into their talent, enthusiasm and 'can do' attitude as we seek more affordable living solutions.

The Built-form, Infrastructure and Landscape Design (BILD) Innovation Program – a partnership we've developed with the University of Western Australia – initially focused on the Mandurah Junction Activity Centre development.

The students were given the chance to work alongside our project teams to model their work on real projects.

Pilbara Display Village

As part of our commitment to introduce more builders and housing styles into the Pilbara, we selected 17 builders to create a showcase of affordable, climate friendly homes, specifically designed for the region.

The display village – a first for the Pilbara – is being built on Wagari Drive in the heart of Baynton West in Karratha.

It will feature a wide variety of different home styles to meet the broad spectrum of demand for homes in the area.

The designs are innovative in their heating and cooling systems and the construction materials are well suited to the Pilbara climate.

The display village will be completed by mid-2011.

Coral Bay

During the peak tourist season between May and October, up to 300 casual staff are employed in Coral Bay's robust tourism industry each year.

Together with the Baiyungu Aboriginal Corporation (BAC), the Department of Regional Development and Lands and with Royalties for Regions funding, we are project managing the development of a 70-bed facility that will provide much-needed, affordable short-term rental accommodation for people working in the local tourism industry.

The BAC has been granted 30ha of Crown land identified under the Coral Bay Framework and the State Government is leasing back approximately 1ha of the land for the short-term accommodation.

National Lifestyle Villages have been selected as the preferred proponent to build the complex. The project will also provide training and employment opportunities for Baiyungu people.

For BAC project director Noel Bridge, the project is a chance to help provide innovative housing solutions to accommodate seasonal staff.

"The agreement has come about through the ongoing efforts of the BAC to foster a sustainable and quality driven approach to improving facilities for the long-term benefit of the town, its visitors and workers," Mr Bridge said.

We asked architects to design **innovative, affordable and climate-responsive homes** to suit some of WA's more **diverse climates**, such as the **Kimberley and the South West**.

Towards Tomorrow



Our role is more than developing land. We are helping to build futures. Whether it is delivering land for residential communities or industrial land to support business and industry, we have a future focus.

Partnering with communities, industry and government helps us to understand the bigger picture. We are helping people to realise their aspirations - to live in vibrant, thriving communities in homes that meet their lifestyle needs.

The rapidly developing resources sector in WA's north is providing opportunities for us to partner with local governments, regional development commissions and business and industry associations to deliver long-term benefits for local communities.

Collaboration

More and more we are working with private developers and others to create fresh, contemporary places for Western Australians to live.

This close collaboration helps us deliver high quality land and infrastructure projects throughout the State.

By bringing shared expertise to the table we can uncover fresh, new approaches to planning and construction and challenge the traditional way of doing things.

Because not all partnerships will be the same, we are flexible in the way we combine diverse skills.

As well as challenging our own thinking, the door is also open to developers, planners and designers to think even more creatively and identify more opportunities for people in our project areas to expand their own experience.

Building futures

For example, life for former Broome security guard Pamela Payne has changed significantly.

Through the Nirrumbuk Aboriginal Corporation, she joined the Broome North Aboriginal Participation Plan – a training and employment program run by LandCorp and civil contractor Ertech.

Pamela is now a fully qualified excavator operator, building roads in LandCorp's Broome North residential development.

"It's not just a road anymore and if you weren't doing something like this it would just be another road," said Pamela.

"It's your home, you see the progress and you know you've been part of it."

Pamela is among eight Aboriginal Broome locals to have completed similar training and is now qualified to work in the civil contracting industry.

People like Pamela and projects like Broome North are only just the beginning.

It's amazing what can be achieved when you have the strong, practical commitment from everyone in the employment chain, from the person seeking work to the training and support organisations, public and private developers and employers.

The Civil Contractors Federation and Aboriginal representatives have helped us to develop practical, working guidelines aimed at achieving sustainable growth in Aboriginal employment and economic development.



We'll focus on improving Aboriginal participation in our projects and growing partnerships with organisations that have proven, successful programs building these skills in Aboriginal people.

Community

Involvement in so many projects throughout the State allows us to help make a difference in overcoming the disadvantages Aboriginal Australians face.

By building on the relationships and respecting the differences in cultures, we are establishing a solid foundation for ongoing improvement.

Our Reconciliation Action Plan focuses our initiatives and actions and sets out the strategies and commitment underpinning them.

Some are just small steps with outstanding results for individuals and small groups, while others are key initiatives central to major State projects with widespread benefits.

➤ A Native Title agreement between the State Government and the Gnaala Karla Booja (GKB) people

opens the way for the development of the Shotts Industrial Park near Collie and is an important step towards creating an estate for coal-related industries. For Gnaala Karla Booja ward representative James Khan, the agreement is important for the future of his people because of the recognition it provides to the traditional owners and the educational and employment opportunities for youngsters.

➤ LandCorp arranged for a group of architects to visit traditional landowners in Karratha to learn about local conditions and the town's history. "Our conversations with the traditional owners helped us produce a considered set of design principles," said HASSELL senior associate Anthony Brookfield.

➤ Football is a way of life for many Indigenous people. LandCorp's sponsorship of the Clontarf Foundation is helping to keep teenage Aboriginal boys at school and finding jobs.

"Partnerships are really important to us because we can't expect to change this space without partnerships with Government and with the private sector," said Clontarf Foundation CEO Gerard Neesham.



Sponsorships

When it comes to helping communities to grow, we see sponsorships as an important part of the way we contribute to the efforts of others. Bringing people together in their community brings enormous benefits.

Supporting professional out-reach programs - like the Urban Development Institute of Australia's Outlook Committee for emerging land development industry professionals - and through community events, we seek to be part of activities with clear benefits for different groups.

We proudly sponsored the 2010 Busselton Half Ironman Triathlon, part of the Busselton Festival of Triathlon. As well as opening the national triathlon series, the Busselton Half Ironman Triathlon is a major community event. Close to 2,000 people took part, making it currently the biggest event of its type in Australia.

South of Perth, the Brunswick Agricultural Show is the town's biggest one-day event, attracting about 17,000 people from the area including Perth, Busselton, Collie and Bunbury.

In Albany, our sponsorship of the Port-to-Point Fun Run has a serious side. All money raised in 2010 was donated to the Albany Community Hospice.

In the Kimberley, the famous Ord Valley Muster is a community celebration of the region's cultural diversity, stunning landscape and friendly, country hospitality. More than 50 events are held over two weeks including markets, nature walks, mining tours, live music performances, art exhibitions and cooking demonstrations. The Kimberley Moon Experience concert draws more than 4,000 visitors each year.



Research

Work throughout the State is underpinned by a strong focus on research to help us understand our customers' needs and plan for the future.

Over the past year we have conducted research at both an overall level and specific project level. This has included research regarding potential metropolitan land purchasers and research to get a better understanding of people's perceptions of density.

Specific project research has included developments at Kalgoorlie, Collie, South Yanchep, Claremont and Mandurah as well as follow-up research with our stakeholders.

In November 2010 we conducted the largest regional industrial land survey undertaken in Western Australia. The results will help us improve the coordination, planning and delivery of light, general, heavy or special industrial land in the regions.

We are also continuing work on the South West Region Industrial Land Study with 12 local governments, the Department of Planning, local chambers of commerce and industry and the South West Development Commission to provide enough industrial land to cope with current demand and plan for the years ahead.

Partnerships

Our inspiration comes from many areas, including our industry colleagues.

That's why we maintain strong partnerships with groups like the Property Council of Australia, the Urban Development Institute of Australia, the Master Builders Association, the Housing Industry Association and the Planning Institute of Australia.

These connections help us deliver the State Government's land development priorities and maintain and strengthen our relationships with stakeholders in the residential, industrial and commercial land sectors in which we operate.

Mangles Bay

Our project partner Cedar Woods is working towards the master planning and environmental approval processes for the long-awaited development of Mangles Bay Tourist Precinct at Point Peron.

The project is aimed at providing the community with improved marine, tourist and recreational facilities, while respecting and repairing the coastal environment.

The best outcomes will always result from gathering ideas from across the entire community as well as using the informed views of experts.

In September 2010, the Environmental Protection Agency referred the project to a Public Environmental Review (PER), which provides a formal opportunity for stakeholders and the community to comment on the proposed project. The PER will be conducted this year.

The best outcomes will always result from gathering the ideas from the across the entire community as well as using the informed views of experts.

C2030

C2030 is our ongoing conversation with the community, bringing together the thoughts and opinions of Western Australians about the kind of cities and communities they want in the future.

Through a series of forums held throughout the State, we're asking kids and adults alike to peer into the future ask their own questions and suggest some solutions of their own about a future WA.

The C2030 Portal – a mobile video booth – gives people a chance to take a step into the future to share their views, concerns and good ideas about our State in the year 2030 and beyond.

Using simple to operate web-cam technology, people can share their ideas about their town, city, State or region.

Almost 200 people in Geraldton, Rockingham and Murdoch University have recorded messages and offered opinions:

“I thought it was great. I think it's really important to have your say. We can bury our heads in the sand but we can't complain about the results, can we?”

“Many heads are better than one when it comes to decision making. You need to hear all the ideas or you may neglect something.”

The C2030 website has become a stimulating online discussion forum on issues such as density, climate change and coastal development.



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