

Land for living

04

Metropolitan | Commitment

Our commitment in WA's population centre of Perth is to deliver urban regeneration and revitalisation where opportunities for development are otherwise constrained. New and revitalised spaces are created next to existing infrastructure to enrich metropolitan communities and help the State achieve infill targets.

Performance highlights

Urban regeneration continues to be a major focus and the established suburbs of Perth are undergoing strategic transformation through some of our flagship projects.



Claremont on the Park



Parkside Walk, Jolimont



Montario Quarter, Shenton Park

Claremont on the Park

Claremont on the Park is closer than ever to reaching its planned 750 new homes for 2,000 future residents. Lot 508 was the fifth parcel of land to be released and TRG Properties will develop the 7,418sqm lot into 170 new apartments. Only three apartments remain in Georgiou's award-winning Pocket development and purchasers are already starting to enjoy the benefits of the revitalised spaces opposite the Claremont Train Station. Claremont Football Club has also moved into state of the art new clubrooms, which were opened in June 2017.

Parkside Walk

In Jolimont, civil and landscaping work is under way to create Parkside Walk. Stirling Capital has taken up contracts on all three of the released lots which make up the Central Precinct of the development. The 6,274sqm development area includes enough space for up to 143 new apartments. Other single lot residential blocks will be available for sale during the coming year.

Montario Quarter

And just nearby, site works have begun on the much anticipated Montario Quarter, the former Shenton Park Rehabilitation Hospital site. The urban village will make use of remnant and rehabilitated bushland, landscaped gardens and historic buildings to create a new premium residential and commercial precinct. A mix of residential housing types are incorporated into the master plan, which maintains more than a quarter of the total land as public open space.

Artist impressions for illustrative purposes only.



Cockburn Central West

Cockburn Central West

In the southern corridor, Cockburn Central West is taking shape with the official opening of the Cockburn Aquatic and Recreation Centre (ARC). The facility is one of the best of its kind in Australia and is the new home of the Fremantle Football Club which will enjoy state-of-the-art training and administration facilities. Development near the Cockburn ARC will include apartments, townhouses, shops, businesses and cafés.



Shoreline, Cockburn Coast

Step Up at Shoreline

Urban renewal in this area will be further enhanced by the delivery of the Step Up project at Shoreline on the Cockburn coast. LandCorp's design competition to generate new ideas around sustainable, affordable construction attracted 49 entries, with seven short listed designers and builders showcased at a special event in June.

The winning entry, from Fremantle-based David Barr Architects, is a four-storey, modular design apartment building, featuring innovative approaches to construction and sustainability and a strong focus on flexibility and liveability. The 1/2/3/4/5 Cohousing project will be Australia's first apartment complex to achieve an average 9-star National House Energy Rating Scheme (NatHERS) rating.

The prefabricated 'passive haus' construction system allows for a fast build and includes the latest in water, energy and waste efficiency features. Residents will be able to enjoy living in a Zero Energy building - with an onsite PV system generating more energy than they can consume.



WGV at White Gum Valley

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WGV at White Gum Valley features the results of another of our design competitions supporting innovation. The Gen Y Demonstration Housing Project presents a new way of living for the next generation of home owners. On completion, the three, single bedroom apartments contained within a compact two-storey footprint on a 250sqm block, were opened to the public and industry partners to share the sustainable innovations.

An anticipated

2,000

people will be able to access nearby amenities and use the Cockburn Central Train Station for commuting to the CBD.

Lots at the multi-award-winning WGV development have experienced strong sales and the new sustainable community is rapidly taking shape.



Murdoch Health and Knowledge Precinct



Ocean Reef Marina

Murdoch Health and Knowledge Precinct

The southern corridor is also home to the Murdoch Health and Knowledge Precinct, which is strategically located within walking distance of the Fiona Stanley Hospital, St John of God Hospital, Murdoch University, South Metropolitan TAFE and the Murdoch train and bus station. The precinct will host Western Australia's first medi-hotel, and integrate with the surrounding hospitals and educational facilities.

The precinct will ultimately be home for up to

2,400

residents in

1,200

new dwellings and include

50,000

square metres of health, retail and commercial space.

Ocean Reef Marina

Located within the City of Joondalup, Ocean Reef Marina is being planned to integrate facilities for commercial, retail, residential and tourism sectors.

Comprising approximately 80 hectares of coastland and sea-bed, the development opportunity has been identified as a world-class destination in which to demonstrate high levels of environmental, economic and social sustainability.

Flagged for potential marina development in the 1970s, a number of community engagement activities have since been undertaken through the City of Joondalup which resulted in a draft plan to guide future land assembly and development.

A Metropolitan Region Scheme Amendment and Public Environmental Review of the marine impacts for the redevelopment is underway.

It is proposed the marina precinct will feature public open spaces, boardwalks, tourist accommodation and retail, commercial and food and beverage outlets to stimulate tourism and job opportunities. The project has the potential to deliver 600 boat pens, to help address a shortage of boating infrastructure.

The development will provide a range of accommodation options and deliver about 1,000 residences, bringing a greater diversity of housing choices and density not previously seen in the area.

Regional | Commitment

Our commitment in WA's regions is to grow and revitalise cities and towns through the supply of suitable residential land and infrastructure.

We help strengthen communities by creating vibrant places for people to live and socialise while also investing in new spaces for economic activity.

Our projects help keep regional communities strong and thriving through the strategic development of great places for business and people.



Performance highlights

Our projects can be found right across the State, from the Kimberley region to the Great Southern. We work in partnership with regional development commissions, communities and other stakeholders to make Western Australia's regional towns and cities great places to live and work.



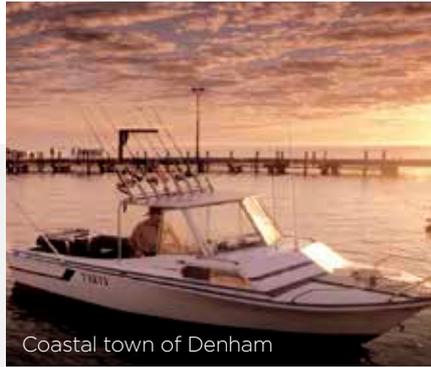
Waranyjarri Estate, Broome North

Waranyjarri Estate

At Waranyjarri Estate in Broome North, we are building a community that will double the size of the existing Broome township. The master plan promotes climate-responsive design, using shade, breezeways and water-wise plantings, and new residents are already enjoying the amenity of being able to walk or cycle to Cable Beach and access the town's newest primary school. Nearby commercial and light industrial development will ultimately provide job opportunities close to home for the 13,000 residents of the development.



Mandurah Junction



Coastal town of Denham



Middleton Beach, Albany

Mandurah Junction

In the State's Peel region and one hour south of Perth, a new connected community is on its way to the area adjacent to the Mandurah Train Station with the release of lots in the new Mandurah Junction. The development will feature an innovative mix of residential housing types, green public open spaces and a lively mix of restaurants and cafés.

Coast to coast

Last year, Tourism Research Australia highlighted an increase in the number of West Australians holidaying in WA (up 16.6 per cent to 7.8 million). We responded by presenting our portfolio of affordable coastal estates to his growing market.

From the Kimberley in the north, to the stunning Coral Coast and along the State's scenic South, diverse destinations offer families choice to rekindle the beach-house holiday tradition.

Private industry has also responded to increased demand for coastal properties by offering creative and cost effective solutions such as modular homes and DIY kit homes, as well as popular brick and tile designs.

Middleton Beach

Middleton Beach Albany is set to receive the attention it deserves as we prepare to consider expressions of interest to develop four sites, including a hotel, within a 13,171 sqm parcel of land at this iconic beachfront site. As part of the revitalisation, Albany residents and visitors will be able to enjoy a vibrant, mixed-use area and active foreshore with enhanced amenities.

9,000

square metres of developments at this iconic Middleton Beach beachfront site



Koombana North, Bunbury Waterfront

Bunbury Waterfront

In the next stage of the Bunbury Waterfront, lots are now available at the northern entry to the CBD to this growing regional city. It is anticipated a mix of apartment, short stay, retail and office accommodation will complete the Koombana North development.