



CockburnCentral
A connected community

Connected community flourishes at Cockburn

Cockburn Central is rapidly taking shape as a dynamic community in Perth's southern suburbs.



Rob Avard of the City of Cockburn with Barbara Gdowski and Juliet Honour from LandCorp.

To help ensure Cockburn Central meets the high expectations of the community and business, LandCorp with its key stakeholder partners; the City of Cockburn and Australand will be developing a plan to bring even more life to Cockburn Central.

An expression of interest to employ a suitably qualified person to deliver the community plan is expected to be released in early 2010.

Once on board, you will have the opportunity to work with the community development consultant to develop a plan for your community.

LandCorp business manager Juliet Honour said the Cockburn Central community will have their very own community development consultant, and have a great chance to work with them to create an exciting and safe community.

"Careful planning, design and community activity is required to deliver the vision of a lively town centre which is an enjoyable and safe place to be," Ms Honour said.

The proposed community plan will focus on the people side of the Cockburn Central development, including:

- Community programs such as art activities
- Community events
- Business attraction
- Developing a vibrant main street
- Promotion of Cockburn Central

Management and implementation of the community plan will be overseen by LandCorp, the City of Cockburn and Australand.

We would like to take the community along with us on this journey and we will be keeping you informed and involved in this exciting process as it develops.

Centre stage for Cockburn

Cockburn Central was a key topic at an international development conference in Geelong recently.

Delegates gathered to discuss 'Cities in Transition' at the Deakin University Waterfront Campus in October.

LandCorp Chief Executive Ross Holt told the International Cities, Town Centres and Communities Society that Cockburn Central is Perth's leading example of a transit-oriented development.

"Twenty five years ago the Perth to Fremantle rail line closed down. At the time, trains were a symbol of the old economy and the car was king," Mr Holt said.

"It seemed unimaginable a quarter of a century later that city and town planning would turn around and begin to redevelop around train stations."

Cockburn Central is about the creation of sustainable living with reduced reliance on cars.

"The development is a response to the rapidly developing southern corridor," he said.

"Being next door to the Cockburn Central station on the \$1.66 billion Southern Suburbs railway - the biggest public infrastructure project ever undertaken in WA - it is a key hub and growing community centre."

Mr Holt told delegates the development was bringing together mixed-use residential apartment living with commercial and government services and will ultimately serve a surrounding population of 190,000 people.

More than 50 per cent of the 42-hectare Regional Centre precinct will be retained as bushland, enhanced wetlands and public open space.

FESA site moving ahead



The Fire and Emergency Services Authority (FESA) is developing a new emergency services complex at Lots 14 and 15 of Cockburn Central.

The design development phase is now complete after an extensive consultation process on planning, workstation design, architectural finishes and colour selections.

The proposed 7,500 sqm, three storey building is comprised of two wings of office space, a major operations centre, communications centre, training room, health and welfare room, family room and enclosed outdoor areas.

The building design is environmentally conscious and aiming for a 4.5 star energy rating through a combination of smart systems and strong passive solar design principles.

The layout is a mixture of open plan and office accommodation. FESA has also commissioned artists to undertake a significant art project.

The project team is currently finalising the next phase that will provide detailed plans for the tender process in February 2010 and subsequent construction.

The anticipated construction completion date is October 2011 and FESA is expected to be in the facility by 2012.



Parking plus planned by PTA

The Public Transport Authority (PTA) is progressing plans to extend the existing eastern car park on Knock Place, opposite Cockburn Central, east of the Kwinana Freeway.

Work to deliver around 190 new bays is expected to be completed in 2010, according to the PTA's website.

Cockburn growth predicted

The City of Cockburn has released a snapshot of the future.

According to the latest demographics covering the years 2006-2021, Cockburn's population is expected to jump from 78,749 to 116,134 in that

15-year period with an average annual growth rate of 2.65 per cent.

This is based on an increase of nearly 15,959 households during the period with the average number of persons per household decreasing from 2.65 to 2.54.

Housing aims for 2010 development

Plans for a mixed residential-commercial development on Lot 10, located at the corner of Linkage Ave and Signal Tce are underway.

The Department of Housing is developing the site which has the potential to yield between 120 and 140 residential units, subject to final design. The development will also include ground floor commercial/retail space.

"This is an important development in the southern corridor, given its close proximity to key transport routes," manager town planning and urban design David McLoughlin said.

"We will be looking for innovation from industry to help deliver the vision for the site. It is planned to commence the development in the first quarter of next year."

Strata title offices a feature of Plaza 817

Should the sale of Lot 13 be successfully completed, WA's Giorgi Group would deliver three distinctive buildings to Cockburn Central.

Plaza 817 will bring a mix of executive strata-titled offices, consulting rooms, a planned café/restaurant and new retail outlets to the heart of Cockburn.

"Comprising three architecturally designed buildings, Plaza 817 will deliver a contemporary business environment with a convenient central parking facility," managing director Guido Giorgi said.

The eastern building will consist of strata-titled offices and consulting suites over two levels, secure basement parking provided for staff, with the prospect of a cafe or restaurant situated on the ground floor.

The central and western buildings will offer ground floor retail with the option of first floor mezzanine office space.

The western end will cater for larger scale high-end quality showroom and retail outlets with rear-loading service areas.

Subject to the sale, construction of Plaza 817 is expected to commence mid to late 2010.

For more information about Plaza 817, please contact Steve Smith on 9443 3700 or 0434 928428.



Legend

- Public Transport Parking
- Multi-level residential
- Mixed use ground floor multi-level residential over
- Multi-level office
- Mixed use ground floor with multi-level office over
- Train Station
- Mixed use ground floor - main street with public facilities, commercial and residential over.



Artist's impression of Axon

Opportunity at Australand's Axon

Following the sales success of its first two apartment releases, Australand residential has retail and apartment opportunities at 'Axon'.

"This is our third apartment building at Cockburn Central. It will feature a boutique and three-storey residential complex comprising of 14 two-bedroom residential apartments plus ground floor retail shop

fronts," said Vincent Wee, Australand's chief operating officer - residential.

"With a variety of different floor types, there is a style to suit everyone."

Construction of the Axon apartments commenced in October.

For more information visit www.australand.com.au

Plans for Vertex and Luxe

Australand is progressing plans which will see around 185 residential apartments within a four to five storey development.

A design review of its 'Vertex' building is currently under way which may see the apartments with planned pool, gym and possible outdoor cinema within a central open common space for residents and visitors to enjoy, LandCorp project manager Barbara Gdowski said.

LandCorp is also working closely with Australand to bring forward construction of Lot 4 at Cockburn Central.

Called 'Luxe', Australand's development will produce a four storey building with a planned 81 residential apartments above 13 retail units.

"Fronting the town square, Luxe is an exciting development which will establish a main street featuring a mixture of retail and residential units," said Vincent Wee, Australand's chief operating officer - residential.

Both LandCorp and Australand are keen to see construction progress as soon as practicable.

Find out more

For the latest news about Cockburn Central, visit landcorp.com.au/project/cockburncentral or call the Cockburn Central information line on **1300 730 786**.

NEXUS - creating sustainable suburban offices

Australand is welcoming enquiries from businesses interested in locating at Cockburn Central in what they say will be a new benchmark for suburban offices.

When completed NEXUS will offer approximately 6,000 sqm of office space and around 800 sqm of ground floor retail adjacent to the town square and Cockburn Central station.

Planned to deliver a 4.5 NABERS rating (National Australian Built Environment Rating System) the offices and retail component will feature state of the art facilities as well as providing easy, direct rail access for customers and staff.

For Australand residential and commercial property enquiries contact 13 38 38 or visit www.australand.com.au and follow the links to WA residential or commercial opportunities.

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