

26 September 2006

Our Ref: PJY: 06183
Direct Line: +618 9422 8922
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The Australian Competition and
Consumer Commission (ACCC)
PO Box 6381
EAST PERTH WA 6892



Dear Sirs

FORM G – EXCLUSIVE DEALING NOTIFICATION RELATING TO CONDUCT UNDER SUBSECTION 47(6) AND/OR 47(7) OF THE TRADE PRACTICES ACT - HOUSE AND LAND PACKAGES AT “GRACELAND EXECUTIVE VILLAS” LYON ROAD, AUBIN GROVE, CITY OF COCKBURN

N70477

N70478

We act for Arian Investments Pty Ltd and Lorndell Nominees Pty Ltd (“the Developers”).

The Developers propose to offer 21 residential, survey-strata lots for sale to buyers on the condition that each buyer enters into a building contract with a builder nominated by the Developers to construct a dwelling on the lot purchased.

We believe that this may constitute or involve exclusive dealing under section 47(6) and/or section 47(6) of the Trade Practices Act 1974. Accordingly, the Developers wish to lodge a notification in respect of this proposed conduct.

Notification

We enclose the following materials for your attention:

1. Form G – Exclusive Dealing Notification (“**Notification**”).
2. The Developers’ submission identifying the public benefits and limited potential negative impact of the proposed arrangement (and including a copy of the draft special condition which will be inserted in each contract for the sale and purchase of a lot).
3. Two cheques for \$100.00 each payable to the Australian Competition and Consumer Commission, being the Notification fee in relation to a notice under subsection 93(1) of the Trade Practices Act relating to conduct described in subsections 47(6) and/or 47(7) of that Act by proprietary companies.

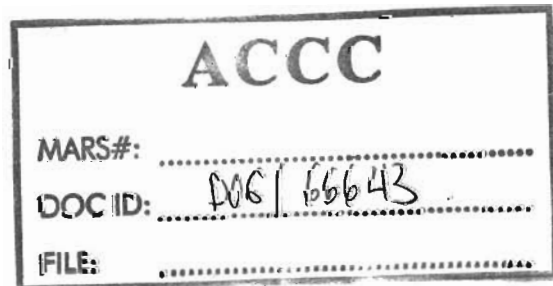
If you have any further queries in relation to the Notification, please contact me at your earliest convenience.

Yours faithfully

Peter Young
Director

Encl.

Cc. Mr Ian Bowman



AUST. COMPETITION & CONSUMER COMMISSION
PERTH
27 SEP 2006

N70477 (A)
N70478 (L)

Form G

Commonwealth of Australia
Trade Practices Act 1974 --- Sub-section 93(1)

EXCLUSIVE DEALING NOTIFICATION

To the Australian Competition and Consumer Commission:

Notice is hereby given, in accordance with sub-section 93(1) of the Trade Practices Act 1974, of particulars of conduct or of proposed conduct of a kind referred to in sub-section 47(2), (3), (4), (5), (6) or (7), or paragraph 47 (8) (a), (b) or (c) or (9) (a), (b), (c) or (d) of that Act in which the person giving notice engages or proposes to engage.

(PLEASE READ DIRECTIONS AND NOTICES ON BACK OF FORM)

1. (a) Name of person giving notice:
Arian Investments Pty Ltd ACN 109 562 905 and Lorndell Nominees Pty Ltd ACN 009 283 434 ("Developers").....

(See Direction 2 on the back of this form)

(b) Short description of business carried on by that person
Land Development.....

(c) Address in Australia for service of documents on that person
C/- Young & Connell, Lawyers, Level 10, 111 St Georges Terrace, Perth WA 6000.....

2. (a) Description of the goods or services in relation to the supply or acquisition of which this notice relates:
Construction of dwellings on land to be sold by the Developers by a single nominated builder.....

(b) Description of the conduct or proposed conduct:
Condition of purchase of property that buyer appoints builder nominated by seller to build dwelling on the property (See Annexure "A")

(See Direction 4 on the back of this Form)

3. (a) Class or classes of persons to which the conduct relates:
Buyers of residential property.....

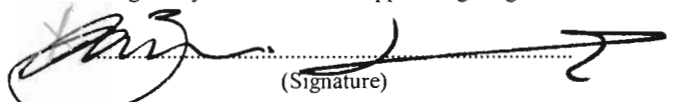
(b) Number of those persons--
(i) At present time - Nil.....
(ii) Estimated within the next year - 21.....

(c) Where number of persons stated in item 3 (b) (i) is less than 50, their names and addresses
Unknown at this stage. Properties not yet offered for sale.....

4. Names and address of person authorised by the person giving this notice to provide additional information in relation to this notice.....
Peter Young of Young & Connell, Lawyers, Level 10, 111 St Georges Terrace, Perth WA 6000.....
(08) 9422 8999.....

Dated 21 September 2006

Signed by/on behalf of the applicant giving notice


(Signature)

Ian Bowman BENJAM BORDBAR
(Full Name)

Director DIRECTOR
(Description)
Lorndell Nominees ARIAN INVESTMENTS
Pty Ltd Pty Ltd

DIRECTIONS

1. If there is insufficient space on this form for the required information, the information is to be shown on separate sheets, numbered consecutively and signed by or on behalf of the person giving the notice
2. If the notice is given by or on behalf of a corporation, the name of the corporation is to be inserted in item 1(a), not the name of the person signing the notice, and the notice is to be signed by a person authorised by the corporation to do so.
3. In item 1(b), describe that part of the business of the person giving the notice in the course of which the conduct is engaged in.
4. If particulars of a condition or of a reason of the type referred to in sub-section 47(2), (3), (4), (5), (6), (7), (8) or (9) of the *Trade Practices Act 1974* have been reduced in whole or in part to writing, a copy of the writing is to be provided with the notice.
5. In item 3 (a), describe the nature of the business carried on by the persons referred to in that item.
6. In item 3(b) (ii), state an estimate of the highest number of persons with whom the person giving the notice is likely to deal in the course of engaging in the conduct at any time during the next year.

NOTICE

If this notification is in respect of conduct of a kind referred to in sub-section 47(6) or (7) or paragraph 47(8)(c) or (9) (d) of the *Trade Practices Act 1974* ("the Act"), it comes into force at the end of the period prescribed for the purposes of subsection 93(7a) of the Act ("the prescribed period") unless the Commission gives a notice under sub-section 93A(2) of the Act within the prescribed period, or this notification is withdrawn.

The prescribed period is 21 days (if this notification is given on or before 30 June 1996) or 14 days (if this notification is given after 30 June 1996), starting on the day when this notification is given.

If the Commission gives a notice under sub-section 93A(2) of the Act within the prescribed period, this notification will not come into force unless the Commission, after completing the procedures in section 93A of the Act, decides not to give a notice under subsection 93(3A) of the Act. The notification comes into force when that decision is made.

If this notification is in respect of conduct of a kind referred to in subsection 47(2), (3), (4) or (5), or paragraph 47(8)(a) or (b) or (9)(a), (b) or (c), of the Act, it comes into force when it is given.

ANNEXURE A TO FORM G EXCLUSIVE DEALING NOTIFICATION

Item 2(b) Description of the conduct or proposed conduct

Under the terms of each contract of sale, each buyer of one of the 21 vacant survey-strata lots within the residential estate known as Graceland Executive Villas will be required to enter into a separate building contract with a nominated builder ("**the Nominated Builder**") pursuant to which the Nominated Builder shall construct a dwelling on the lot purchased.

The requirement that the buyers enter into the building contract may constitute exclusive dealing under subsections 47(6) and/or 47(7) of the Trade Practices Act 1974 and the Developers wish to notify in respect of this proposed conduct.

The building contract between each of the buyers and the Nominated Builder will be in a form to be agreed between the Developers and the Nominated Builder.

The proposed conduct will only occur once in respect of each lot, at the time of the first purchase of the lot, when the obligation for the buyer to engage the Nominated Builder is imposed under the terms of the contract of sale.

**SUBMISSION TO ACCC
TO NOTIFY ABOUT THIRD LINE FORCING CONDUCT**

BACKGROUND

Arian Investments Pty Ltd and Lorndell Nominees Pty Ltd (“the Developers”) are (or are about to become) the joint owners of land located in Lyon Road, Aubin Grove, City of Cockburn, Western Australia. The Developers intend to create a residential development on the land of the estate to be known as Graceland Executive Villas (“the Development”).

The Development will consist of 21 survey-strata lots upon which residential dwellings are to be constructed. The lots will range in size from 233 square metres to 307 square metres. There will be 9 different house designs available overall with a particular design chosen appropriate to each particular lot. The design allocated to each lot is intended to ensure, amongst other things, an attractive streetscape and a range of homes for buyers within the development.

Attached is a plan of the proposed subdivision and a copy of the relevant certificate of title of which the subdivision forms part. The subdivision will be undertaken and registered as a survey-strata scheme. This submission relates to all 21 lots on the attached plan.

The Development’s concept has been driven by a desire to create an integrated and high quality community where buyers will have the comfort of knowing what the surrounding area will look like when completed. This vision is to be enhanced by using selected designs, finishes and colour schemes for all of the dwellings in the development. The dwellings will be located within a secure, private estate which will create, for the benefit of buyers of the lots, an attractive, safe, integrated, community environment.

The individual dwelling designs will be agreed between the Developers and a builder to be selected by a tender process (“the Builder”).

Prior to offering the lots for sale, the Developers will initiate a tender process inviting interested builders to submit quotations for building costs, details of their experience and examples of their workmanship.

The Builder will not have any interest in the land owned by the Developers and will not be a related party to the Developers.

The Developers will promote the marketing and sale of the lots as house and land packages on the basis that the Builder will construct a particular design house on each lot at a fixed price. The prices for the dwellings will be negotiated between the Developers and the Builder before the marketing of the lots. The Developers expect that they will be able to agree prices for the dwellings which will be less than the prices that individual buyers may be able to negotiate separately with the Builder.

Potential Third Line Forcing

In order to ensure that the Development is undertaken as an attractive, integrated, community environment featuring high quality homes, it is intended that a single, reputable and experienced builder will be engaged to construct all of the 21 residential dwellings to be constructed within the estate.

It is proposed that the Developer will offer the lots for sale as vacant land on the basis that each buyer will complete the sale once an individual title is available for the lot to be purchased.

The requirement that individual buyers enter into a building contract with the nominated Builder will be included in each buyer's sale contract to buy the lot. The proposed condition is as follows:

“Prior to the Settlement Date, the Buyer must enter into the Buyer's Building Contract appointing the Builder to construct the Dwelling on the Property in accordance with the Building Documents and the instructions and directions of the Project Manager.”

Each building contract between a buyer and the nominated Builder will specify the dwelling to be constructed by the Builder and the specifications, standards and timelines for the construction of the dwelling. It will also specify the price payable to the Builder and any circumstances where the price may be varied or reviewed.

This submission is provided in support of the Developer's notification in respect of any potential third line forcing involved in this arrangement.

BRIEF SUMMARY OF THE MARKET

The Development is located adjacent to Lyon Road, in the suburb of Aubin Grove in the City of Cockburn. The Developers submit that geographic market relevant to the Developer's application covers not only the City of Cockburn and surrounding suburbs but encompasses the whole of the south-west sector and much of the south-east sector of the metropolitan area of Perth, Western Australia.

The south-west and south-east sectors of Perth encompass a wide geographic area and include a variety of residential lots, homes and house and land packages.

The City of Cockburn is within the south-west sector of the Perth metropolitan area and within a rapidly growing region adjacent to the coastal areas of Rockingham and Kwinana. This geographic area includes a variety of residential lots, homes and house and land packages. There is no dominant provider of residential properties in the City of Cockburn and surrounding suburbs.

According to the Metropolitan Development Planning Report published by the Western Australian Planning Commission in 2006, there are already 6,947 lots with conditional approval and 3,133 lots in pending applications for development. The projected total number of lots to be developed between 2005/06 and 2009/10 within the south west sector of the metropolitan Perth is 20,039. For your reference, a copy of the relevant appendix from the Metropolitan Development Planning Report showing the potential housing lot supply for the south-west sector is **enclosed**.

If a potential buyer wishes to purchase a freehold lot within the City of Cockburn or surrounding suburbs in the south-west sector, there are numerous choices available. Apart from the numerous new developments, there are also established homes on offer in the area.

The number of lots affected by the Developers' proposal under this application is quite insignificant in the context of the total number of lots available.

BENEFITS FROM CONDUCT

We set out below some of the public benefits arising from the proposed conduct. We believe that the following benefits are of value to the community generally and achieve efficiency and progress in the residential development industry.

Efficiency and Competitiveness

By using a specific builder to construct houses on a group of adjoining lots there is a more efficient allocation of resources. This results in lower unit product costs and improves the ability of the Development to compete successfully in the Western Australian market. .

Consumer Protection

The proposed conduct promotes equitable dealings in the industry because all of the costs are disclosed up front. The land and building component of each house and land package will be clearly disclosed in the sales contract.

As it is intended that each building contract will be set at a fixed price, the Builder will not be entitled to increase the price to the buyer unless the contract expressly provides for an increase, usually only where the buyer requests a variation to the design. Should the buyer seek a variation, the Builder will quote the cost of the variation to the buyer and obtain the buyer's approval to that cost, before undertaking the variation. It is not known at this stage, until the nominated Builder is appointed, whether and to what extent the building contracts will allow for price increases where the costs of labour or materials rise.

It is likely that each building contract will be in the form of the Housing Industry Association's standard lump sum building contract which is the most commonly used contract in Western Australia for the construction of dwellings. This form of contract affords the level of consumer protection generally expected by consumers in dealings with builders of residential buildings. Alternatively, the Developers may require the builder to use the appropriate form of Australian Building Industry Contract supported by the Royal Australian Institute of Architects and Master Builders Australia.

The use of a nominated Builder on a specific group of lots and a standard building contract for all of the dwellings on the land enables the supply of better information to the buyers before the purchase of the land so that they can make informed choices about both the land and building contracts. It also enables easy comparisons to be made with the costs of purchase of land and the cost of a separate building contract or other house and land packages available on the market.

Existing Competition

There is currently ample competition for residential properties in the subject region and the surrounding areas. The buyers will be able to compare the price of the house and land packages with those of existing houses, vacant lots and other house and land packages to ensure that the prices at the Development have not been inflated by the use of a single builder.

Any adverse impact on competition would be negligible given the size of the property market compared to the number of lots involved in this development. The 21 lots involved represent less than 0.2% of the vacant lots available in the market in the south-west sector of the Perth metropolitan area (as estimated by the Western Australian Planning Commission). If established homes are also considered, then the Developer's potential market share as a result of this development is negligible.

Accordingly, there is negligible anti-competitive detriment caused by obliging a purchaser of a freehold lot in the estate to use the nominated Builder. There are many other sources of supply of residential properties (either vacant or with established homes). The potential buyers will have a genuine choice, based on quality and price, whether or not to purchase a lot in the Development together with the dwelling to be constructed on the lot.

Compliance with Subdivision Approval

The Development will be the subject of a survey-strata subdivision approval to be obtained from the Department for Planning and Infrastructure on advice from the City of Cockburn. The approval will be given on the basis of an integrated single residential development. In order for the Developer to ensure that the development is integrated and built in the manner approved by the Department for Planning and Infrastructure on advice from the City of Cockburn, the Developer requires a builder who will maintain the integrity of the development.

The City of Cockburn should also benefit from having a reduced number of builders submitting building applications relating to the lots in this development.

Improved Construction, Logistics, Quality and Reduced Costs

As the development is of a small lot nature with reduced side boundary setbacks, it is not desirable to have multiple builders on site at the estate because there are limited areas for machinery and the storage of materials. If multiple builders were to build on adjoining lots within the estate at the same time, construction costs for the houses could be increased due to the double handling and coordination issues that would result.

It is difficult to control the quality of the total estate if there is a wide selection of builders on site. By choosing a single reputable builder to build all the homes in the development, the developer is protecting the investment of the buyers because all the homes will be built to the specified quality and finish.

The use of one Builder on a group of adjoining lots promotes industrial harmony and safety on site by allowing safe and consistent work practices.

By pre-designing the homes for the lots, shorter building time frames will be available for buyers as building licences can be obtained relatively quickly and the Builder has already determined the most efficient method of construction of the houses individually and as a group.

In addition, issues such as earth works and site preparation for the homes have been considered in more detail as part of the land development process. This reduces the overall costs and again assists in enabling building time frames to be accelerated. It also avoids potential variations and resulting increased costs for buyers where the builder may otherwise not understand the specific site conditions of the property.

Where one Builder is building a number of homes adjacent to each other, there will be cost and time savings as one trade is able to move from one house to the next and the materials can be easily sourced and transferred as required.

As the Developers will be undertaking a tender process to select the Builder, the Developers expect that they will be able to agree prices for the dwellings which will be less than the prices that individual buyers may be able to negotiate separately with the Builder. This saving will be passed on to the buyers.

Reduced stamp duty

By allowing the buyers to purchase the vacant lots before building works commence, the amount of stamp duty payable by them in respect of the land purchase is reduced. Stamp duty is calculated by reference to the price or value of the land at the time it is transferred. A transfer of a vacant lot will attract considerably less stamp duty than the transfer of land with a completed dwelling on it.

The Developers estimate that the average stamp duty saving per lot will be \$8,000.

Survey strata scheme

Typically with strata schemes, buyers are used to having the building or buildings constructed by a single builder. Strata title houses and units are more commonly sold as completed dwellings. In those instances, the buyer is generally aware of the identity of the developer but not the builder. Often, a developer has not even appointed a builder when he sells strata houses or units "off the plan".

In this case, the Developer will appoint the Builder before selling the lots so that the buyers will know the identity of the builder and will be able to assess the Builder's reputation before agreeing to buy the land.

Buyers' Preference

Our experience in the industry is that buyers prefer this type of "product" because they make a substantial stamp duty saving by settling on the land prior to construction of the house. However, they are still able to buy a "finished" product built to the plans and specifications prepared and marketed by the seller of the land.

Buyers are comfortable knowing that there is a certainty of standards in the product they are purchasing. Similarly, buyers appreciate the time, money and expertise which has been spent by the developer and the builder in preparing specific designs to suit the individual lots and choosing colours, tiles, floor coverings, fencing, landscaping and other aspects of the homes which many buyers do not wish to spend time and energy doing themselves. Essentially, this can take all of the design headaches and a lot of the "pain" out of the building process for buyers of vacant land.

Environmental and Community Aims

Retaining the uniform style of this Development will ensure that it is compatible with the local environment. It is this aspect of the Development which will give it a communal feel and attract people to the estate and the area, thereby benefiting the local economy by increasing expenditure in the area which generally leads to increased employment in that area.

Using a nominated builder enables minimal disruption to the construction of the remainder of the Development and the local area and provides an ease of access to, and security of, the 21 lots during construction.

It helps to ensure that individual owners do not construct homes or undertake work which would be detrimental to the environment and the community as a whole. Similarly, by ensuring that earthworks and site preparations are carried out to a consistent standard and with an awareness of the other works being carried out in the estate as a whole, the development of the land is less likely to cause environmental damage or inconvenience to the owners and the other residents of the area.

LIMITED PUBLIC DETRIMENT

Apart from the reduction in the number of effective competitors for the construction of homes within the estate, we have not identified any significant public detriment arising from the buyers entering into standard building contracts with a single builder.

We do not believe that there is any detriment to the community in general and, in particular, we do not believe that there is any detriment to the achievement of the goal of economic efficiency in the industry.

The use of one builder should not impact on the cost or quality of the dwellings because the dwellings will be built to prices, plans and specifications agreed to by the buyers prior to construction of the dwellings. There should not be any increase in the restrictions on entry to the market for other builders as there are already numerous developments of this type occurring in Western Australia and more are planned. Further, we do not believe that the proposed conduct will have a negative impact on competition by other market participants in that the ability to innovate effectively and conduct these developments efficiently is enhanced (not reduced) by the use of a single builder

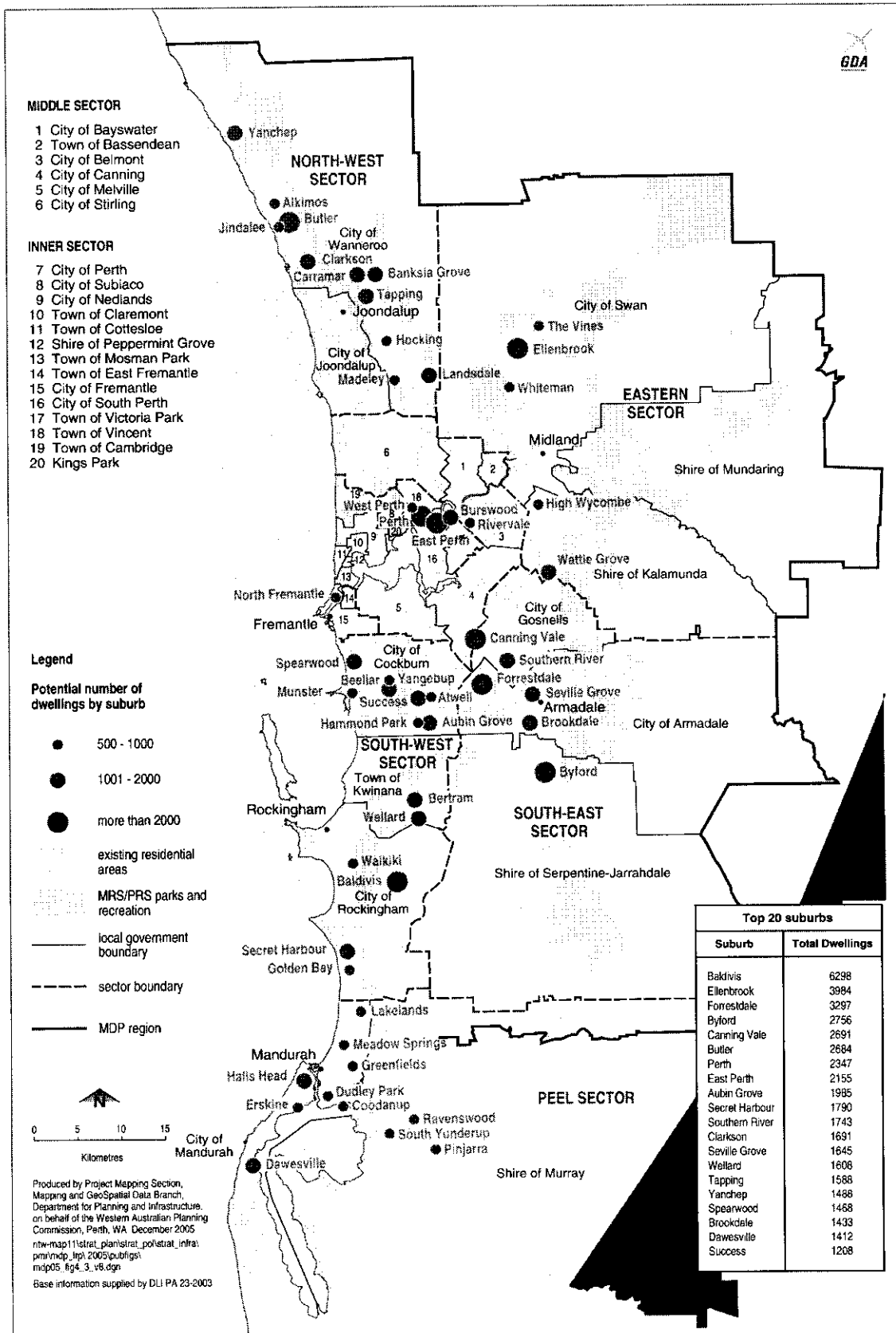
CONCLUSION

In summary, there are substantial public benefits arising from having each buyer enter into a building contract with one builder nominated for the construction of the 21 villas comprising the Development.

Therefore, we submit that any detriment which might arise will be outweighed by the public benefits outlined above.

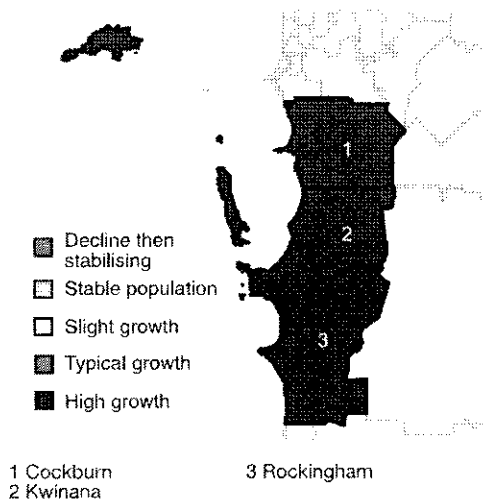
We are happy to provide any additional information you require or discuss any aspect of the development at your convenience.

Figure 4.3: Residential development outlook - potential short- and medium-term housing supply (2005/06 - 2009/10+)



5.6: South-West sector

5.6.1: Forecast resident population



Source: WAPC, 2005g

	2004	2006	2011	2016
0 to 4	12 500	12 300	13 200	14 700
5 to 9	13 600	14 200	14 300	14 900
10 to 14	14 000	14 900	16 300	16 200
15 to 19	13 600	15 000	17 900	19 100
20 to 24	12 000	13 600	17 800	20 600
25 to 29	12 000	12 500	15 800	20 000
30 to 34	14 000	14 000	14 800	18 100
35 to 39	14 000	15 000	16 000	16 500
40 to 44	14 300	15 100	17 100	17 900
45 to 49	12 300	13 600	16 200	17 900
50 to 54	10 700	11 600	14 400	16 800
55 to 59	9 500	10 500	12 200	14 700
60 to 64	7 600	8 200	10 800	12 200
65 to 69	6 500	7 000	8 400	10 800
70 to 74	5 000	5 500	7 000	8 200
75 to 79	3 800	4 200	5 200	6 500
80 to 84	2 400	2 700	3 600	4 300
85 plus	1 500	1 800	2 600	3 500
Total	179 500	191 700	223 600	253 000

TABLE 5.21: Population

LGA	2004 ERP*	2006	2011
Cockburn	73 900	77 900	90 700
Kwinana	23 400	24 900	28 900
Rockingham	82 200	88 900	103 900
Total	179 500	191 700	223 600

Source: WAPC, 2005g *ERP = estimated resident population.

Between 2006 and 2011, the population is anticipated to increase by 31 900 persons, at an annual rate of 3.3 per cent, making it the second fastest growing sector in the MDP region.

5.6.2: Recent lot and housing supply

An annual average of 2515 residential lots were granted final approval in the five years from 2000/01 to 2004/05. An annual average of 2644 new (net) residential building approvals were issued over the same period. An annual LGA breakdown is included in appendix B.

TABLE 5.22: Recent lot supply and sales

LGA	Final lot approvals 2000/01 – 2004/05		Vacant lot sales 2004/05	Approved lots (30/6/05)
	5-yr average per annum	5-yr total		
Cockburn	901	4 507	830	3031
Kwinana	239	1 197	434	703
Rockingham	1374	6 870	1641	3786
Total	2515	12 574	2905	7520

Source: Department for Planning and Infrastructure – internal data; Department of Land Information

TABLE 5.23: Recent housing supply, type and sales

LGA	Building approvals 2000/01 - 2004/05		% Clustered and units ⁴⁰	House sales 2004/05
	5-yr average per annum	5-yr total		
Cockburn	940	4699	15	1856
Kwinana	291	1453	5	836
Rockingham	1413	7066	10	2831
Total	2644	13 218	11	5523

Source: Cat no. 8731.0 ABS, 2005b⁴¹; ABS Consultancy, 2005; Department of Land Information

Most of the new housing was single residential, but there has been a recent increase in the number of building approvals for medium-density dwellings, including an emerging market for apartments on the Rockingham beachfront.

5.6.3: Potential supply

Short-term housing supply is estimated by multiplying the number of lots with conditional approval by an assumed housing equivalence ratio. This ratio (1: 1.15) is the number of net residential building approvals divided by the number of new lots created over the past five years for the outer MDP sectors combined, resulting in a dwelling estimate of 8648.

Medium-term housing supply is estimated by subtracting short-term supply from the total number of dwellings identified within MDP projects (or project stages) deemed likely to be undertaken in the next five years, and pending small-scale subdivisions. That is, 23 789 (5 year dwelling supply from MDP projects) + 699 (supply from pending subdivisions of fewer than 10 lots) = 24 488, minus estimated short-term supply (8648) = 15 840. The housing supply estimates are expressed as a number of years supply, based on the annual net building approvals for the sector over the past five years.

Short-term housing supply 8600 (3.3 yrs)



Medium-term housing supply 15 800 (6.0 yrs)

Major development areas include Baldivis, Aubin Grove, Beeliar, Bertram, Hammond Park, Secret Harbour, Spearwood, Success and Wellard (see appendix A).

5.6.4: Planning and project outlook

Selected plans (refer figure 5.11)

1. Planning has begun on approximately 100 ha of under-utilised coastal land between Port Coogee and Rollinson Road, near South Beach. Among the issues to be addressed are the foreshore, industrial site contamination, and options for re-use of the South Fremantle Power Station. A joint City of Cockburn/DPI community forum has considered residential and commercial mixed use land use concepts.
2. The Town of Kwinana has prepared a local planning strategy that will form the basis of its new district zoning scheme.

TABLE 5.24: MRS amendments (refer figure 5.11)

Amendment no.	Purpose	Status
1099/33	South West Districts Omnibus (No.6)	In progress
1050/33	Baldivis - Reserve 201 ha of rural land at Stakehill Swamp as parks and recreation	In progress
1035/33	Kwinana - transfer 14.2 ha of Waterways reservation to industrial zone for the James Point private port.	In progress
1071/33	Russell Road - modifications to road reservation.	Finalised 2005/06

⁴⁰Four years - 2001/02 - 2004/05

⁴¹Adjusted for replacement homes from demolitions.

Source: Department for Planning and Infrastructure - internal data

3. The Rockingham Development Office opened in September 2004 as a joint initiative of DPI, LandCorp and the City of Rockingham. Projects include the Rockingham city centre transit system and Cape Peron tourist precinct; city centre development; Lark Hill regional sporting and equine complex; a proposed multi-purpose performing arts centre; and health, education and infrastructure projects.
4. The State Government has allocated \$9.8 million for the first stage of the transit system which is a high-frequency bus shuttle service linking the rail station and Rockingham city centre, Murdoch University and the foreshore. The system includes a dedicated transit way, an underpass at Ennis Avenue and a transit mall through the city centre. The new service will coincide with opening of the railway in 2007, while the potential for a second stage, light rail system will be examined as surrounding development and patronage changes over time.
5. The City of Rockingham and the State Government are examining development options for the Cape Peron tourist precinct, including a possible marina in Mangles Bay, east of the Garden Island causeway. A concept plan is due in 2006/07.
6. A revised development plan for Kennedy Bay (formerly Port Kennedy) was endorsed by the WAPC in late 2004 as a high-quality holiday destination, more accessible to the broader community than the five-star tourist resort model it replaced. Planned development now includes a town centre, recreation facilities including a nine-hole public golf course, and various tourist accommodation and permanent residential developments. Site works are due to commence in 2006/07.
7. The Hope Valley-Wattleup Master Plan has been gazetted, allowing for more detailed planning to proceed over this major (1270 ha) general industrial and employment centre for the South-West sector. This will also provide a secure buffer between the Kwinana strategic industrial area and residential areas.
8. Stage 3 of the Southern Suburbs District Structure Plan, prepared by the City of Cockburn and covering approximately 205 ha of urban deferred land in Hammond Park and Wattleup, is to be considered by the WAPC. The area has a potential for 1800 dwellings and an estimated population of 4200.
9. The draft Jandakot-Mandogalup District Structure Plan (WAPC, 2001) currently is being finalised to reflect the status of major drainage planning and public comments. The plan provides the basis for the long-term development of the suburbs of Mandogalup, Anketell, Casuarina, Bertram, Wandi and Wellard. It suggests that, by 2026, new development areas will have reached about half of their final development potential and accommodate an estimated 20 000 more people living in 7000 new dwellings.
10. The Department of Housing and Works is investigating the possible future development of the State Government's major landholding at Amarillo.

Major residential developments

11. The first residential lots at Port Coogee (previously Port Catherine) are to be released in 2006/07. The development will include a marina, recreational facilities and a range of waterfront and other housing.
12. LandCorp is progressing plans for the Cockburn Central development near the proposed bus-rail interchange at Thomsons Lake. This 12 ha precinct will be a new town centre, including 500 dwellings, the first stage of which will coincide with the opening of the southern suburbs railway in 2007.
13. LandCorp manages the Rockingham Waterfront Village redevelopment project near Rockingham Beach. A draft structure plan features upgraded community facilities, a range of residential options, improved streetscapes and links with the proposed rapid transit system.
14. Department of Housing and Works joint venture subdivisions currently are under way in the suburbs of Wellard and Bertram near Kwinana.
15. The City of Cockburn and the Department of Education and Training have developed concept plans through an enquiry-by-design process for the potential residential redevelopment of three surplus primary school sites in Coolbellup. A replacement school is to be developed on Len Packham Park, adjacent to the Coolbellup shopping centre.

8. Appendices: Appendix A - Potential lot and housing supply - 2005/06 to 2009/10+

POTENTIAL LOT AND HOUSING SUPPLY - 2005/06 TO 2009/10+ (SUMMARY)

Sector	Lots with conditional approval	Lots in pending applications	Sub-total (lots)	Single lots	Group lots
Inner	308	436	744	1397	215
Middle	1391	423	1814	2619	119
North West	8811	3559	12370	16802	125
Eastern	2316	2139	4455	9139	110
South East	3164	2833	5997	14306	183
South West	6947	3133	10080	19721	318
Peel	5109	1739	6848	9652	58
TOTAL	28046	14 262	42 308	73 636	1128

INNER SECTOR

Local government	Suburb	Lots with conditional approval	Lots in pending applications	Sub-total (lots)	Single lots
Fremantle					
	Beaconsfield	0	61	61	61
	Fremantle	0	58	58	128
	Hilton	0	0	0	23
	North Fremantle	59	6	65	116
	O'Connor	0	0	0	58
	South Fremantle	0	24	24	52
	White Gum Valley	0	42	42	41
	Fremantle Total	59	191	250	479
Nedlands					
	Swanbourne	0	60	60	56
	Nedlands	75	0	75	65
	Dalkeith	0	0	0	35
	Mount Claremont	0	0	0	12
	Nedlands Total	75	60	135	168
Perth					
	Crawley	0	0	0	0
	East Perth	0	0	0	6
	Northbridge	0	0	0	0
	Perth	0	0	0	15
	West Perth	0	0	0	0
	Perth Total	0	0	0	21
South Perth					
	Como	0	0	0	0
	Salter Point	0	0	0	0
	South Perth	0	0	0	0
	Waterford	27	184	211	211
	South Perth Total	27	184	211	211
Subiaco					
	Jolimont	0	0	0	0
	Subiaco	0	0	0	106
	Subiaco Total	0	0	0	106
Peppermint Grove					
	Peppermint Grove	20	0	20	20
	Peppermint Grove Total	20	0	20	20
Cambridge					
	Floreat	0	0	0	261
	Wembley	0	0	0	0
	West Leederville	0	0	0	0
	Cambridge Total	0	0	0	261

Lots are from subdivisions of 10 or more lots, except where denoted.

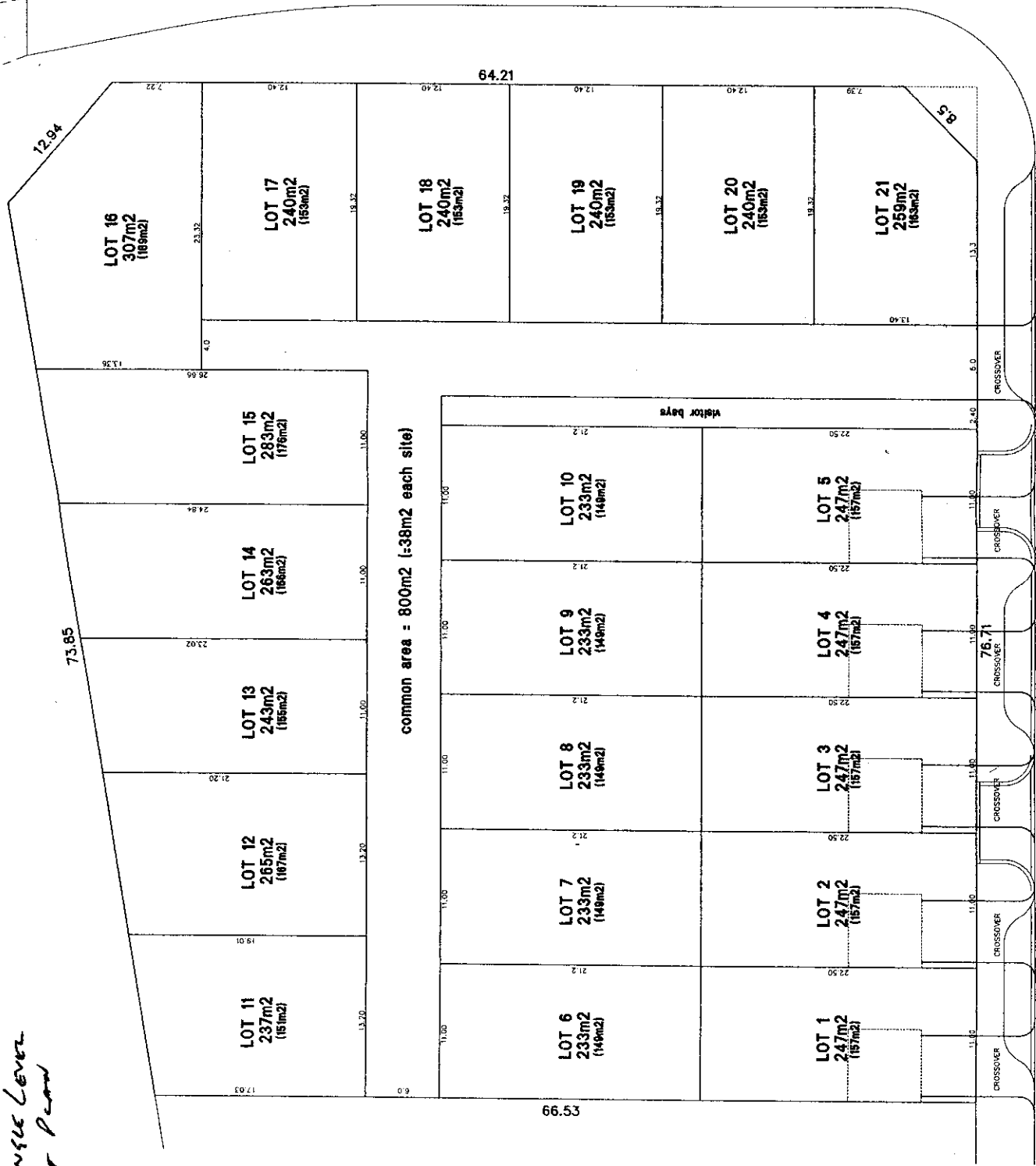
Appendices

SOUTH EAST SECTOR cont.						
Local government	Suburb	Lots with conditional approval	Lots in pending applications	Sub-total (lots)	Single lots	
Serpentine-Jarrahdale	Bedforddale	0	13	13	13	
	Byford	486	276	762	2686	
	Cardup	76	0	76	76	
	Darling Downs	36	37	73	73	
	Jarrahdale	44	0	44	44	
	Mardella	0	0	0	35	
	Mundijong	0	22	22	22	
	Oakford	21	0	21	35	
	Serpentine	142	20	162	153	
	Serpentine-Jarrahdale Total	805	368	1173	3137	
SOUTH EAST SECTOR TOTAL		3164	2833	5997	14 306	
SOUTH WEST SECTOR						
Local government	Suburb	Lots with conditional approval	Lots in pending applications	Sub-total (lots)	Single lots	
Rockingham	Baldivis	1952	322	2274	6147	
	Golden Bay	100	195	295	528	
	Karnup	28	0	28	28	
	Port Kennedy	23	0	23	153	
	Rockingham	0	0	0	96	
	Safety Bay	0	0	0	0	
	Secret Harbour	819	500	1319	1650	
	Shoalwater	185	0	185	184	
	Singleton	125	162	287	337	
	Waikiki	224	0	224	219	
	Rockingham Total	3456	1179	4635	9342	
	Cockburn	Atwell	323	150	473	623
		Aubin Grove	452	715	1167	1868
Banjup		0	89	89	89	
Beeliar		531	504	1035	1010	
Coogee		51	0	51	85	
Coolbellup		32	0	32	138	
Hamilton Hill		190	48	238	291	
Hammond Park		95	0	95	681	
Jandakot		0	45	45	30	
Munster		191	212	403	518	
South Lake		54	0	54	54	
Spearwood		0	0	0	599	
Success		601	54	655	1037	
Yangebup	299	77	376	488		
Cockburn Total	2819	1894	4713	7511		
Kwinana	Bertram	327	0	327	1066	
	Kwinana Town Centre	0	0	0	0	
	Orelia	0	60	60	75	
	Parmelia	36	0	36	239	
	Wandi	0	0	0	0	
	Wellard	309	0	309	1488	
Kwinana Total	672	60	732	2868		
SOUTH WEST SECTOR TOTAL		6947	3133	10 080	19 721	

Group lots	Total lots 2005/06 (MDP projects) 2009/10+	Dwellings (MDP projects)- 2005/06 2009/10+	Lots 2009/10 2014/15
0	13	13	0
13	2699	2756	1525
0	76	76	0
0	73	73	0
0	44	44	0
0	35	35	0
0	22	22	0
0	35	35	0
0	153	153	41
13	3150	3207	1566
183	14 489	15 722	7665

Group lots	Total lots 2005/06 (MDP projects) 2009/10+	Dwellings (MDP projects)- 2005/06 2009/10+	Lots 2009/10 2014/15
13	6160	6298	1479
4	532	568	750
0	28	0	0
1	154	253	0
13	109	465	1
0	0	0	150
60	1710	1790	0
1	185	202	0
2	339	425	95
8	227	759	0
102	9444	10 788	2475
0	623	623	0
4	1872	1985	0
0	89	89	0
22	1032	1122	210
11	96	116	0
3	141	222	0
24	315	462	0
13	694	979	680
6	36	230	799
29	547	601	0
0	54	54	0
8	607	1468	298
12	1049	1208	0
54	542	710	0
186	7697	9869	1987
15	1081	1144	530
1	1	46	500
0	75	75	250
2	241	259	250
0	0	0	600
12	1500	1608	1535
30	2898	3132	3665
318	20 039	23 789	8127

LYON ROAD



Single Level
Lot Plan

