

## From WA business news

# Property developers look to the hills

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**NEW TOWNSITES:** A number of developments are planned for the Perth hills area, including one in Parkerville. *Photo: Jemma Howard*

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Large block sizes may be a key attraction for many living in the Perth Hills area, but the landscape is set to change with a number of higher density residential developments being proposed for the region.

Como-based Port Bouvard announced last month it was planning a major residential development of 2,200 lots at Gidgegannup, debt funding its acquisition of 483 hectares at an estimated cost of between \$81 million and \$90 million.

The development would provide 270 rural residential lots and 1,900 lots in the townsite, with the first rural residential lots expected to come onto the market in financial year 2008-09.

Two townsite developments are also planned for Parkerville and Stoneville.

Diamo Nominees Pty Ltd, which also owns land in the Greenough area near Geraldton, is developing about 700 residential lots in Parkerville under a rural/residential subdivision.

The allotments will range in size from about 440 square metres to six hectares, with most lots around 700sq m.

A small proportion of lots have been designated for an aged persons development, featuring smaller lots of about 300sq m. The project is being developed in stages and a number of lots have already been made available along the Hidden Valley Road.

Greg Rowe and Associates consultant Luke Montgomery, whose organisation is managing the project, said the development would take around five to 10 years to complete, depending on the speed of sales.

A similar townsite of 1,700 lots has been proposed for Stoneville, on land that is owned by the Anglican Diocese of Perth.

The project, which was first mooted in a draft concept plan about 10 years ago, is dependent on the area being rezoned from deferred urban to urban.

Cardno BSD town planner Jenny Smithson, who is managing planning requirements for the project, said the need to establish adequate waste water facilities had prevented the development going forward in the past.

“Our focus is on getting a resolution of the wastewater issue. We have a technical report with the Water Corporation at the moment, and we just have to make sure the plan is acceptable to the regulatory authorities before we proceed,” she said.

Ms Smithson said the development would include a range of lot sizes, although the structural plan would be reviewed once the area was rezoned.

Peet Ltd is also seeking to establish a residential development on an 861 ha parcel of land in Brigadoon, which it purchased in September 2004.

The company has lodged an application with the City of Swan and is currently awaiting approval.

About 215 homesites would be established on just over half of the land area, while the remaining 393 hectares would be retained as natural bushland.

REIWA director of policy and research, Stuart Darby, said while there were major infrastructure issues preventing residential development in the hills area, including the provision of scheme water and effluent management, there was demand for sustainable residential developments.

“It will certainly provide some choice and alternatives for people wanting to live in the hills,” he said.

Mr Darby said the hills area had experienced solid growth in the past few years, with Parkerville posting a year-on-year growth rate of 21.5 per cent to March (for blocks smaller than 1 ha), while Stoneville was slightly stronger at 37 per cent.

In addition to the proposed residential developments, a 160 unit resort is planned for the Araluen Golf Course Estate in Roleystone.