

Carawatha Residential Development Project Frequently Asked Questions

I've only recently heard about this project - What's it all about?

In 2006 the City purchased the former Carawatha Primary School site with a genuine commitment to enhance the area.

Since that time the City has worked very closely with the local Willagee community to create a clear vision to invigorate the suburb and today has become a desirable suburb due to its central location and family-friendly feel. The adoption of the Willagee Structure Plan in 2013 in particular has seen many changes occur on the area.

A new residential development was identified as being needed to deliver more variety and affordable housing choices to Willagee. This means that more people will have more choices to live in Willagee, increasing confidence in the suburb and attracting new residents and businesses. The City will manage the development of the site to ensure a high-quality and sustainable product is delivered.

In April 2015, an extended Request for Proposals process for the proposed residential development began and resulted in the selection of the preferred proponent Satterley Property Group (SPG). In May 2017, the Council approved the drafting and execution of project agreements with SPG to progress the residential housing development project.

Why is the Council progressing with this project?

In line with the new vibrancy of the suburb and future needs of Willagee, the City is seeking a high quality urban design outcome to cater for the Willagee's anticipated changes in local demographic over the mid-term. These include:

1. Young, single professionals looking to live close to local employment centres (Fremantle, Murdoch University, Fiona Stanley Hospital, etc.)
2. Single parent households seeking affordable living options
3. Mid-life couples and younger families looking for a lifestyle closer to facilities than is offered by a conventional suburban fringe location
4. Older couples (empty nesters) looking to down size but stay in the local area
5. Retirees looking for housing that is well suited to ageing in place and close to local facilities

The new development will respond to changing population specifically by delivering improved housing diversity and affordability options.

So what are the benefits?

As well as providing housing diversity and encouraging affordability the residential development will additionally deliver numerous social benefits and opportunities.

- The sustainable development will complement the character and natural surrounds of the suburb
- The development may generate surplus economic returns which can be reinvested into local community infrastructure and projects
- The project is of a scale that it is expected to stimulate local jobs and business bringing new customers to the area
- By participating in the development the City will ensure that the community benefit from a quality outcome.

The development will also contribute towards the City's vision, strategic goals and community aspirations which include:

- Enriching community life and shared experiences
- Encouraging a sense of belonging and place
- Enhancing shared experiences
- Stimulating vibrancy and economic activity
- Attracting tourism
- Creating employment and more jobs

Additionally, the development also strategically aligns with the principles and objectives stated within the City's Land Asset Management Plan in the following ways:

- Supports Community and Social Needs
- Generates Economic Value
- Delivers Planning Outcomes
- Creates Additional Revenue Streams
- Supports Intergenerational Equity by Delivering Long Term Financial, Social and Environmental Value to the Community

What about the design and impact of the development?

Sustainable urban development, building and design initiatives, public open space and public art contributions will all help deliver a built form residential development that is consistent with the vision for Willagee.

Sustainable urban development is a key objective of the project and the City together with SPG will apply sustainability principles contained within the Urban Development Institute of Australia's Sustainable Urban Development Index.

Design of infrastructure, urban planning and building design will give strong consideration to consumer awareness and behaviours with regard to ecosystems, waste, energy and comfort, materials, water, community, economy, transport and affordability.

So what exactly has happened so far?

- On 20 August and 10 December 2013, the Council endorsed a process seeking Requests for Proposals to develop a 2.6 ha portion of the Carawatha site in Willagee.
- A Request for Proposals was advertised on 15 April 2015, in the West Australian newspaper and the City's website. The deadline for submissions was 5.00pm on 28 May 2015, by which time seven proposals had been received.
- The preferred proponent Satterley Property Group and the City of Melville have proposed a residential development concept which would see the City participate with Satterley Property Group (SPG) to deliver a built form housing development on the site consistent with the City's objectives for the site.
- The Report and Business Plan outline the proposal and make recommendations to progress to Public Advertising of the proposal in accordance with the provisions of Section 3.59 of the *Local Government Act 1995*.
- A Public Notice of a Major Land Transaction was prepared in accordance with Section 3.59(4) of the Local Government Act 1995. The Public Notice period seeking submissions commenced on Friday, 24 February 2017 and closed on Friday, 21 April 2017 at 5pm with all valid submissions having been received by closing of the advertising period.

What happens next?

At this stage the following are estimated milestones for the progression of the proposal.

Phase	Process		Duration
1	Request for Proposal Issued, Evaluation and Selection	Completed	4 months
2	Discussion and Negotiations with Proponent	Completed	9 months
3	Public Notice and Consultation	Completed	2 months
4	Contractual Agreements & Execution	Commencing May 2017	2 months
5	Development Application Planning		6 months
6	Settlement and/or Redevelopment & Construction (Staged)		4 years
7	Clearances, Titles, Settlements & Winding-Up		2022