

COOLBELLUP

FORMER SCHOOL SITE REDEVELOPMENT
UPDATE / SPRING 2015

Welcome to the spring 2015 edition of our newsletter, designed to keep you updated on the revitalisation of Coolbellup's three former school sites.

As development partners, Lendlease and LandCorp have combined our extensive experience in urban planning and design to rejuvenate these sites into vibrant new communities.

With the first two communities – The Primary and The Playground – now home to many new residents, the third and final redevelopment at the former Koorilla school site, which will be delivered together with the City of Cockburn and Bethanie, is now underway.



Award accolades and introducing **The Assembly**

Our innovative revitalisation program continues to unfold, with a range of new initiatives underway – and a significant highlight for 2015 being The Primary's recent win at WA's Urban Development Institute of Australia (UDIA) Awards for Excellence.

Heading towards the summer months, the rest of the year promises to deliver more exciting milestones as we begin work to prepare the project's third and final stage at the former Koorilla school site. To be known as The Assembly, it will build from strong foundations laid by The Primary and The Playground.

As the project evolves, Lendlease and LandCorp's commitment to working together with the City of Cockburn, the local community and stakeholders to foster a thriving, sustainable and enduring place is stronger than ever.

We look forward to continuing this revitalisation journey with you and as always, value your feedback. Our contact details are listed at the back of this newsletter so please don't hesitate to get in touch.

Anthony Rowbottom
General Manager Communities – WA

UDIA WA Award Winners!

The Primary at Coolbellup won the category award for residential development under 250 lots at the UDIA WA Awards for Excellence held in August. A win at state level means that The Primary at Coolbellup will now be entered in the national awards, to be held in Adelaide in March 2016. In awarding The Primary at Coolbellup, Judges praised the project as an outstanding example of urban regeneration. Central to the project's success has been innovative site planning, sustainability elements and engagement with the local community and City of Cockburn.



LANDCORP



lendlease

THE ASSEMBLY

AT COOLBELLUP

THE PRIMARY

The success of our first school site redevelopment has not only been recognised locally, and within WA, but is now going to be judged at a national level. With the new community settled in and the public realm now complete, Lendlease and LandCorp have recently handed over management of the public spaces to the City of Cockburn.



Resident Profile

Introducing the Thorley family

Amy and Matthew Thorley and their new baby Flynn purchased a lot in the Primary's second ballot and built a home with Homebuyers Centre as part of our fixed price house and land packages.

"It was a great opportunity to build in an up and coming suburb with a council that has a strong and planned focus on improving the surrounding area. The park in the middle of The Primary has been well situated and in the small time we've been here it's already become a meeting place for families and community minded locals."

Matthew is a full-time practicing artist working with acrylic paint, abstracting hard-edge geometric forms from everyday life. More recently he's been exploring Tinted Acrylic (Perspex) as a medium. His work can be viewed in the Artist Open House Fremantle 2015 from 13 to 15 Nov. For more info, visit www.matthewthorley.com

Get involved in the Coolbellup Community Program

With an ongoing commitment to ensure that our redevelopment projects are a fundamental and connected part of the community, Lendlease and LandCorp are inviting applications from local community and sporting groups to deliver connection, healthy living and environmental sustainability opportunities for the wider community.

Through the Coolbellup Community Program, organisations may be eligible for up to \$1,500 towards programs, projects, workshops or 'come and try' days that bring community members together. Eligibility criteria includes:

THE PLAYGROUND

With single residential sites at The Playground sold out and many people now living in their new homes, the focus has shifted to apartment living, available at two grouped housing sites:

- The Apartments at The Playground are located on Juliet Road and comprise 45 residences, designed by award winning Architects Meyer Shircore & Associates – visit nicheliving.com.au for more information.
- Affordable housing provider Access Housing is currently constructing 16 two and three bedroom apartments, which are due for completion at the end of 2016 – visit accesshousing.org.au for more information.

Plans are also afoot for a residents' welcome event, to be held in early 2016 – more details will be available soon!

A new place to play!

Inspired by the memory of the former North Lake Primary School, The Playground's new public open space is already proving to be popular with the community.

Calling Cooby personal trainers!

The Playground's brand new public space and fitness equipment is a great place for the local community to socialise and get into shape ahead of the summer months! If you are a personal trainer interested in running group fitness sessions in this space, please email us at coolbellup@lendlease.com

Through innovative community consultation and an urban design and landscape approach that centres on fitness, play and imagination, the site is an urban sanctuary in a natural setting. A significant portion of native vegetation was retained and incorporated into the design – including jarrah, marri, tuart and grass trees, with large stands of fig trees also a major feature.

And the landscape team at UDLA – who are responsible for the planning, design and delivery of the space – has everyone's best interests at heart by incorporating a fitness trail with exercise equipment, a jogging track, bleacher steps, bar tables and seating, public art and a 'kick about' area – as well as picnic places and plenty of shade.



- A focus on servicing the Coolbellup community
- Having current and valid Public Liability Insurance
- Being an incorporated or not for profit group
- Possessing appropriate skill sets, experience and knowledge.

For more information please contact coolbellup@lendlease.com

INTRODUCING The Assembly

The third and final stage of the former Coolbellup school site redevelopment, now known as The Assembly, will soon come to life and is set to build on the success of its predecessors.

With planning well advanced, site remediation works are now complete and environmental approvals have been received. Earthworks are due to commence during November 2015.

The 4 ha parcel is located on the former Koorilla Primary School site and bounded by Coolbellup Avenue to the west, Cordelia Avenue on the north, Benedick Road to the south, and for a portion of its eastern boundary, Rosalind Way.

Proposed green title residential lots range in size from 188 – 462sqm and will be available as land only sites, or house and land packages. There will also be a grouped housing site.

As with The Primary and The Playground, planning and urban design has been carefully considered and inspired by the site's former school use.

Ahead of works commencing, considerable effort has gone into sensitively preparing the development site, including inspections to identify and plan for the careful relocation of any resident fauna. Preliminary site inspections have shown very little activity, likely to be because of its existing urban context.

An intergenerational community

Approximately half of the Koorilla redevelopment site will be owned by the City of Cockburn for the delivery of much needed affordable seniors housing and aged care, in partnership with Bethanie, a not for profit aged care and retirement village provider, which will enable the community to 'age in place' close to the town centre.

Bethanie Development Coordinator Jacob Hollenberg said the development was planned to include a 112-bed residential aged care facility, specifically designed to accommodate high care recipients.

"The project is being delivered in partnership with City of Cockburn who have demonstrated innovation and leadership in their vision for sustainable and long term aged care and affordable housing for the seniors in their City," he said.

General amenities proposed in the aged care facility would include a wellness centre, hair and beauty salon, therapy services, outdoor courtyard spaces with herb and vegetable gardens, a playground, themed lounges and boutique resident café.

The affordable housing component will operate as a retirement village with a range of one and two bedroom apartments.

For enquiries please contact 131 151 or visit www.bethanie.com.au

DID YOU KNOW?

We have been playing a small role in satisfying the big appetites of some of Perth Zoo's beloved animals by taking part in their Fodder Program. Foliage from the fig tree on site at The Assembly is being donated to Perth Zoo who in turn use it to help with feeding their elephants and giraffes. We do hope Tricia the elephant has been enjoying her Coolbellup leafy greens!

For more information on the Fodder Program visit <http://perthzoo.wa.gov.au/act/fodder-collection>



Bethanie
You're among friends



THE ASSEMBLY

Indicative Landscape Vision Masterplan

The indicative landscape vision masterplan for The Assembly has been developed to celebrate the site's former use. A significant investment in advanced native trees and plantings will ensure the area's natural beauty and amenity is highlighted for all residents and visitors.

In developing the indicative masterplan, Lendlease and LandCorp implemented a detailed process to examine the health of existing trees and vegetation, which has informed a tree removal, retention and relocation strategy.

Importantly, trees removed will be offset through a comprehensive replacement program that will see 140 advanced native trees and more than 1,000 native plantings on site. Advanced native species will include WA Weeping Peppermint Trees, Tuart Trees, Jarrah Trees, Banksia Trees and more.



The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final road layout, public utility infrastructure locations and zoning are subject to change conditional on satisfactory authority approvals.

THE ASSEMBLY

Anticipated Key Dates 2015/16

Complete	Local Structure Plan approval
Oct 2015	Approval to subdivide from WAPC
Nov 2015	Earthwork /Civil works commence
May 2016	Aged care site handover to City of Cockburn
May 2016	Civil works are completed
Jun 2016	Titles are released for new residential lots
Sep 2016	Landscaping is complete

Key features of The Assembly

Indicative landscape vision masterplan include:

- Establishing a generous tree canopy through a tree replacement program using advanced native trees that, when mature, will exceed the previous site canopy, delivering shade and natural habitat to enhance the "Cooby" feel
- Replanting 41 grasstrees that had previously been removed, to supplement the existing woodland and verge gardens
- Transplanting two existing mature Coral Trees from site and celebrating them as a natural entry feature at the Rosalind Way intersection
- Retaining, supplementing and enhancing native fringing bushland with bird attracting and aesthetic native plants
- Creating a tree-lined pedestrian pathway through the site, connecting the proposed development with Tempest Park and the Coolbellup Town Centre
- Delivering a range of waterwise, drainage and sustainable landscape technologies
- Donating felled logs to Nature Play WA, who will reuse them in play opportunities in other areas. Any vegetation removed will be mulched and retained for use on site.

REGISTER YOUR INTEREST

Based on the market response to The Primary and The Playground, significant interest is expected in The Assembly. To register your interest and receive updates visit:

www.landcorp.com.au/coolbellup

QUESTIONS?

If there's anything you would like to know about any aspect of the LandCorp and Lendlease partnership at Coolbellup, please contact coolbellup@lendlease.com

Please note information is correct at the time of printing but may be subject to change without notice.