

The Quadrangle



PUT YOUR BUSINESS IN THE CENTRE OF THE ACTION.

- Four lots sized 1,498sqm to 1,680sqm
- Strategically located with easy access to major transport routes and local amenities
- Zoned for office / service industry / retail / showroom uses
- Join Bunnings, Masters Home Improvements, Super Amart, The Good Guys and many more.
- Priced from \$945,000 incl. GST.

For more information contact
Mike Rowe 0408 470 074
landcorp.com.au/thequadrangle

Realmark

LANDCORP

For Sale

Secure Prime Real Estate In Perth's Industrial Core

savills



For Sale
157 Welshpool Road, Welshpool WA

- Being sold with vacant possession
- Ideal for owner occupiers
- Extensive Welshpool Road frontage
- Site area 9,873sq m
- Office area 859sq m
- Warehouse area 4,599sq m
- Canopy area 471sq m
- Power 1,300 kVA

Offers to Purchase closing 4pm (WST) Thursday 20 August 2015

James Condon
0417 585 474
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Matthew Hopkins
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mhopkins@savills.com.au

08 9488 4111
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Rare Modern CBD Office Investment

Connecting Elizabeth Quay & The City

savills



For Sale
12-14 The Esplanade, Perth WA

- 12 level office building located in the St Georges Terrace Precinct
- Occupied by quality blue chip tenants
- Total NLA of 7,957sq m
- Fully Leased Net Income \$5,427,755.28pa* (93% occupancy)
- 4.5 Star NABERS Energy Rating

- Flexible 1,038.6 to 1,062sq m floor plates, high quality fit outs
- Extremely rare abundant car parking ratio with 138 bays
- Strategically located to benefit from Elizabeth Quay
- Undercover pedestrian access connecting Elizabeth Quay & the CBD
- High quality building services

Expressions of Interest closing 3pm (WST) 17 September 2015

Paul Craig
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pcraig@savills.com.au

Chas Moore
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Here's an infill strategy

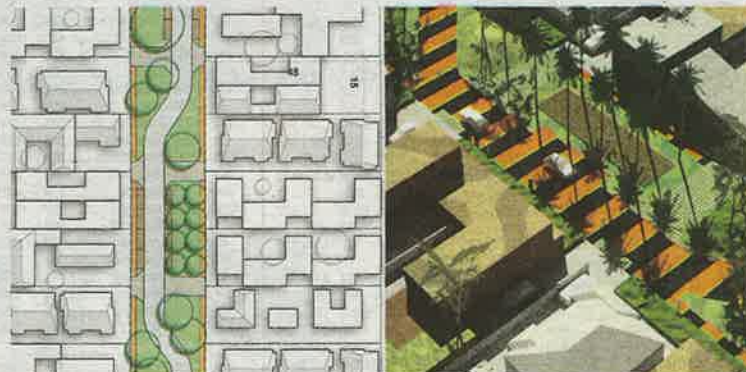
STREETWISE

■ Anthony Duckworth-Smith

Three years ago we wrote about our research into the potential of lots fronting busy roads to accommodate higher density housing as part of a future, transit-oriented, infill development pattern for Perth. We argued that traditional housing struggled to cope with the noise and air quality impacts in these locations and that there was an opportunity, with smart design, to imagine new forms of housing in these locations.

This work was subsequently incorporated into the Transforming Perth report, jointly written by the Australian Urban Design Research Centre, the Property Council of Australia and the Greens (WA) and launched by Senator Scott Ludlum in February 2013. This work was well received across the industry and identified that a large proportion of Perth's infill housing target could be accommodated in this manner. Importantly the study only considered those lots fronting the busy roads, recognising the increasing difficulty of achieving density in the protected interior of established suburbs through zoning and policy changes where local residents quickly mobilise against increased traffic and perceived threats to suburban character.

The transition of existing residential areas to higher density, whether in discrete targeted locations or part of a



Urban infill strategy: Offer improved neighbourhood infrastructure. Picture: Dr Julian Bolleter (AUDRC)

broader precinct approach, has implications for the local neighbourhood. Our research often comes back to the same two questions.

What can be done upfront to create incentives for existing residents and potential buyers or residents to embrace infill housing?

Our investigations continue to suggest that different kinds of infrastructure are required if we are to support infill housing. To win people over, the design of successful higher-density precincts often requires localised high-quality public spaces and urban landscapes, exceptional public and active transport facilities and neighbourhood traffic management.

The second question is how is that to be achieved? At least as far back as the State Sustainability Strategy in 2003, there was information available about the substantial cost to the State of infrastructure for each

lot developed on the urban fringe. The counter is that infill dwellings can build on existing infrastructure and cost less in the short and long term.

As we highlight, it also appears infill housing needs other types of infrastructure investment to be successful.

How can we get access upfront to the benefits from a future reduction in housing on the urban fringe?

When combined with localised revenue this could be used to establish the neighbourhood and infrastructure framework that is critical to supporting an enduring and attractive pattern of urban infill.

This seems a key element if we are to address urban sprawl and the problems this pattern of settlement is presenting for our future.

■ Dr Anthony Duckworth-Smith is a research associate at the Australian Urban Design Research Centre

Caversham Village work starts

■ Marissa Lague

Construction has started on the Caversham Village Shopping Centre and the mixed-use area, to become the retail and commercial centre for the rapidly growing suburb and surrounding areas.

The Village, which is located in Taylor Private Estate on Suffolk Street, will have a shopping centre, three mixed-use, medium-density, residential sites containing 100 dwellings and a childcare centre.

Building company FOCUS has been awarded the \$12 million contract to build the new shopping centre, which is expected to be finished in May.

Rod Dixon, general manager of Western Corporate, project managers for Taylor Private Estate and the Caversham Village, said more than 80 per cent of the

5000sqm Shopping Centre had been pre-leased by Lease Equity.

Lord Street is to be opened in December, linking Reid Highway and Suffolk Street.



Work starts: An artist's impression of the centre.

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Offers Invited

Freehold
Warehouse



Willetton

5 Yampi Way

- 1,105sqm* office/warehouse
- Large secure hardstand area
- Land area 3,318sqm*
- Highly sought after commercial location
- Occupy, develop or invest

Offers Invited close 2pm Wed 2 September 2015

Brodie Keay
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Rob Selid
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