



Rezoning opens door for Peel estuary community

CATHY SAUNDERS

Listed WA property developer Port Bouvard is one step closer to launching its flagship development at Point Grey near Mandurah, having cleared a major hurdle for the massive 275ha project that will boast a marina, hotel, luxury serviced apartments, village centre, eco-park, school and residences.

It is expected ultimately to be worth more than \$1.1 billion.

The Peel Regional Planning Committee has approved the rezoning of the site to urban in a move that is the biggest transfer of land to the urban zone under the Peel Region Scheme since its inception in 2003.

The concept plan provides for a community of up to 3000 homes centred on a marina, which would have 300 to 400 pens. The development is expected to cater for 6500 people and create full-time work for more than 2500 people over 10 years.

It is one of the biggest standalone residential projects proposed in WA.

Port Bouvard paid \$92 million to the Plunkett family in November 2006 for the Point Grey site, which is about 35km south-east of Mandurah and 20km from Pinjarra.

Newly appointed Port Bouvard joint chief executive John Wroth said it would not be canal estate, which re-

stricted waterfront use to a select few, but a public marina accessible to all. The marina will be the hub of the project, an integrated tourist retail precinct with shops and cafes along the lines of the Hillarys Boat Harbour. It is expected to feature specialty stores and shops with local produce.

The hotel and posh serviced apartments will be waterfront and, farther back, will be lower density apartments and then farther back again, stand-alone residences on lots of up to 2000sqm.

"If we do this right, we can target all levels of age and affordability," Mr Wroth said.

The residential areas would be laid out in a grid so that most streets had a vista down to the water. The impressive tuart trees on the site would be retained on the foreshore, streets, parks and residential lots.

"It is an awesome site," Mr Wroth said. "It is elevated and you have a 180 degree view." It also has about 4.5km of estuary frontage, which is unparalleled in Australian residential development.

There will be a strong focus on bike riding and walking, with pathways leading into the village centre and marina from the residential areas.

There are plans to set up an eco-camping park with safari tents in a bid to cater for people seeking a more

affordable environmental holiday, close to the peninsula.

Peel is the fastest growing region in WA outside the Perth metropolitan area and it is estimated that its population could hit 255,000 between the years 2041 and 2051. The WA Planning Commission has identified Point Grey as a major tourist centre.

The project will have major transport routes to Perth and the South West on the completion of the Bunbury-Perth Highway, which will be a 10 minute drive from the development, with an off-ramp that will provide direct access to Point Grey.

The pre-selling of lots is scheduled to start at the end of next year.

The Urban Development Institute of Australia in WA said the scale of development would stimulate jobs and investment in the Peel region.

"Developers have been expressing concern about approval delays in the Peel region due to detailed planning being undertaken by the State Government," UDIA chief executive Debra Goostrey said. "While this work is important, it is also important to ensure the continued supply of land to market."

Port Bouvard recently disclosed plans to establish a series of wholesale funds to market its key South-West assets to institutional investors, with the first to be based on Point Grey.



back



HIDDEN TREASURE



Water world: Point Grey will offer up to 3000 homes built around a marina for 300 to 400 boats