



REGISTRATIONS OF INTEREST

Housing Diversity Pipeline

Closing 2pm WST Friday 18 March 2022

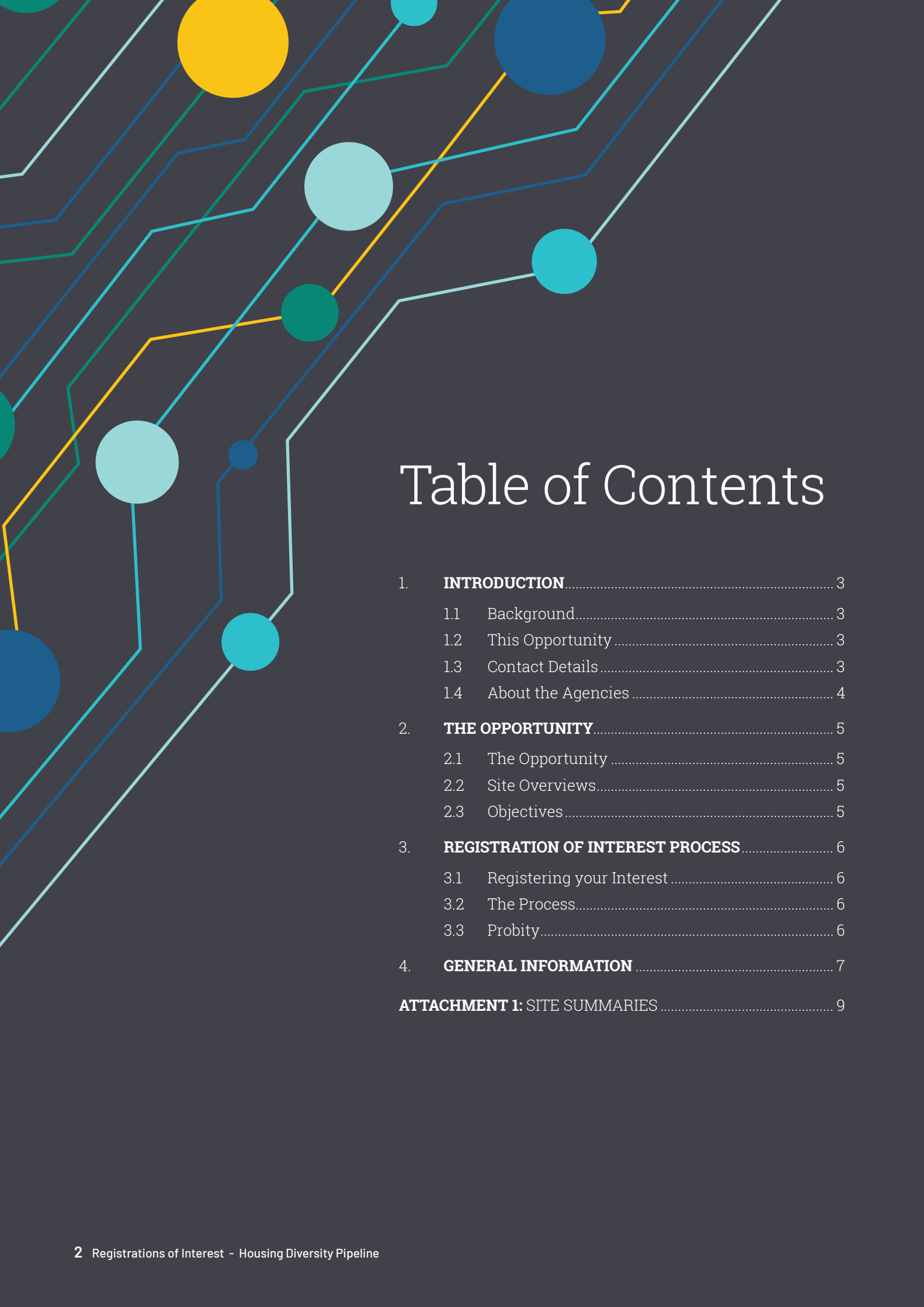


Table of Contents

1.	INTRODUCTION	3
1.1	Background.....	3
1.2	This Opportunity	3
1.3	Contact Details	3
1.4	About the Agencies	4
2.	THE OPPORTUNITY	5
2.1	The Opportunity	5
2.2	Site Overviews.....	5
2.3	Objectives	5
3.	REGISTRATION OF INTEREST PROCESS	6
3.1	Registering your Interest	6
3.2	The Process.....	6
3.3	Probity.....	6
4.	GENERAL INFORMATION	7
	ATTACHMENT 1: SITE SUMMARIES	9

1. Introduction

1.1 Background

Homes are essential infrastructure that enable individuals, families and communities to build social and economic prosperity. This is why the Western Australian Government is taking a coordinated, cross-government approach to create safe, stable and sustainable homes for all Western Australians, especially those on lower incomes who can't access housing in the wider market. This includes efforts through planning, land development, housing construction, property management and support for homebuyers and the construction industry.

The WA Government is investing an unprecedented \$2.1 billion into social housing over the next four years, including \$875 million as part of the 2021-22 State Budget. This is the single largest, one-off investment into social housing in the State's history, delivering up to 3,300 new social housing properties. This is complemented by other major initiatives such as:

- The \$319 million Social Housing Economic Recovery Package
- \$221 Housing and Homelessness Investment Package
- \$394 million METRONET Social and Affordable Housing Jobs Package
- The WA Government's Building Bonus, First Home Owner Grant and Keystart incentives.

While delivering social housing now to respond to the current pressures on the housing market is a key priority for the State Government, we are also taking steps to ensure that effort can be maintained in future years.

That is why the Department of Planning Lands and Heritage (DPLH), DevelopmentWA and Department of Communities (Communities) are jointly releasing a pipeline of government landholdings for diverse housing development, including social housing, across Western Australia. This pipeline of future work will respond to the needs of Western Australians, and also create work for the construction industry as the current housing boom eases.



1.2 This Opportunity

DPLH, on behalf of the government agencies, is calling for Registrations of Interest (ROI) from suitably qualified developers, builders, community housing providers and other partners ("Proponents") who can deliver quality mixed tenure developments on the following government landholdings:

- Albany Hwy, Kelmscott
- Merrifield Ave, Kelmscott
- Zebina Street, East Perth
- Cecil Ave, Cannington
- High Wycombe
- Thomas Street, West Perth
- Gwentyfred Road, South Perth
- Brearley Ave, Redcliffe
- East Street, East Fremantle
- Brown Street, Busselton
- GreenView Estate, Kalgoorlie

Please note below information on the ROI process and separate hyperlink for an additional site at Smith Street, Highgate that is being released through an Information Memorandum.

The WA Government invites registrations of interest from proponents to deliver housing developments through traditional and/or emerging models on one or more of the eleven landholdings in the list above. These housing developments are expected to provide quality homes, assist in building thriving communities, and represent value for money to Government.

Each of the eleven landholdings included listed above will be suitable for different project delivery methods and types of social housing, based on their own unique context. Project delivery methods may include (but are not limited to) long term ground leases, partnership models and design and construct models for either build-to-rent or build-to-sell housing. Registrations of interest from proponents that undertake specialist housing, such as disability accommodation, and/or access institutional investment through bodies such as the National Housing Finance and Investment Corporation (NHFIC), are also welcomed.

Early feedback through this ROI process will assist in identifying potential partners and staging a phased release of Expressions of Interest (EOI) for the landholdings.

Registrations should be submitted via the website on www.wa.gov.au/housing-diversity-pipeline-registration-of-interest no later than **Friday 18 March 2022**.

Proponents can register their interest in one or multiple landholdings, either individually or as packages. By registering your interest, you agree to be bound by the Terms and Conditions detailed in Section 4 of this document.



In addition to these sites, and as part of the Housing Diversity Pipeline, the WA Government is directly undertaking an expression of interest process for a site on Smith Street, Highgate. The WA Government is seeking to deliver an innovative community housing development on this site. Further information about the opportunity for this site can be found at: www.communities.wa.gov.au/smithstreetbtr.

1.3 Contact Details

All communications and enquiries relating to this document and the opportunity should be directed solely to the enquiry email below.

General and Media Queries:

housingpipeline@dplh.wa.gov.au

1.4 About the Agencies

Department of Planning, Lands and Heritage (DPLH)

Formed in 2017, DPLH brings all land use and heritage responsibilities under the one umbrella to shape the future of our cities, regions and towns. DPLH plans how to make best use of the State's natural and built assets for the sustainable and responsible development of all Western Australian communities, through evidence-based research, integrated policy development and stakeholder engagement. The West Australian Planning Commission (WAPC) operates with the support of the DPLH which provides professional and technical expertise, administrative services and corporate resources to assist its decision-making.

DevelopmentWA

DevelopmentWA is the State Government's development agency. Operating throughout Western Australia, DevelopmentWA has the unique capacity to shape and create sustainable developments for tomorrow. DevelopmentWA is committed to facilitating the partnerships that spark growth opportunities and create jobs, and being a leader in the delivery of land and infrastructure developments that shape the future for all Western Australians. The commitment to deliver sustainable communities, prosperous industry and resilient regions underpins DevelopmentWA's approach.

Department of Communities (Communities)

Communities is Western Australia's major human services department that brings together vital services and functions that support individual, family and community wellbeing.

Communities directly manages and oversees the maintenance and refurbishment of more than 35,000 public housing properties across WA, with an interest in just under 10,000 properties managed by community housing organisations. Communities also works in partnership with the private, government and not-for-profit sectors to deliver new social and affordable housing across Perth and in regional and remote parts of the state.

2. The Opportunity

2.1 The Opportunity

The Housing Diversity Pipeline seeks to deliver a series of quality mixed tenure and innovative developments, incorporating social housing, across nine metropolitan and two regional government-owned sites. This will assist with:

- Connecting people to safe, stable and sustainable homes
- Building liveable and inclusive communities that improve social and economic participation
- Creating jobs and contributing to the State's economy; and
- Improving outcomes through a more integrated approach to housing and service assistance.



2.2 Site Overviews

Registrations of interest are invited for the sites listed below, with site details provided in Attachment 1 of this document.

Site	Responsible agency
Albany Highway, Kelmscott	DPLH
Merrifield Avenue, Kelmscott	DevelopmentWA
Zebina Street, East Perth	DPLH
Cecil Avenue, Cannington	DevelopmentWA
High Wycombe	DevelopmentWA
Thomas Street, West Perth	DPLH
Gwenyfred Road, South Perth	DPLH
Brearley Avenue, Redcliffe	DPLH
East Street, East Fremantle	DPLH
Brown Street, Busselton	DevelopmentWA
GreenView Estate, Kalgoorlie	DevelopmentWA

2.3 Objectives

The objectives of this release can be summarised as follows:

1. Deliver housing and social housing stock in the short to medium term by working with the construction and development industry, as well as the community housing sector to develop the identified government landholdings across Western Australia.
2. Establish a pipeline of projects to ensure a supply of housing, including social housing, to meet ongoing demand.
3. Seek innovative approaches to housing and social housing delivery on the identified government landholdings.
4. Deliver housing and social housing that presents value for money to the WA Government across the asset life cycle.
5. Deliver housing that optimises land use for the identified government landholdings, whilst providing sustainability and accessibility and contributing to the creation of liveable, inclusive and connected communities.

3. Registration of Interest Process

3.1 Registering your Interest

To register interest, proponents must complete the web form on www.wa.gov.au/housing-diversity-pipeline-registration-of-interest

The ROI must be submitted by 2pm (WST) Friday 18 March 2022 .

3.2 The Process

The ROI process is the first of three phases to determine the delivery of housing at the identified government landholdings. The timeframe for this ROI process is as follows:

Stage	Timeframe
ROI document release	Friday 18 February 2022
Final date to seek clarifications	Friday 11 March 2022
ROI close	2pm (WST) Friday 18 March 2022

Following the closure of the ROI process, the agencies will assess the submissions. The information gathered will be used to determine an appropriate market release program commencing with Phase 2, being an Expression of Interest. This will be followed by Phase 3, the Request for Proposal process.

Choosing not to register your interest as part of this process will not preclude you or your organisation from participating in any future EOI process relating to these sites. However, participation in this ROI is encouraged to assist the Agencies with developing the next phases of the program, including consideration of grouping sites under single EOI opportunities.

3.3 Probity

DPLH has appointed an independent Probity Advisor, Stantons, to provide independent probity oversight of the ROI process. Stantons' role is to ensure that the ROI process is conducted in a manner that is fair to all participants. If you have any concerns regarding the probity of this process, Stantons' representative, Mr Wade Dunstan, may be contacted on a confidential basis at wdunstan@stantons.com.au or phone 0405 756 335.



4. General Information

4.1 Confidentiality

Confidential technical and financial detail received from Proponents will be treated in confidence.

A Proponent should clearly indicate if any part of its Submission constitutes intellectual property or information which it claims is confidential.

Global claims of confidentiality over entire Submissions from Proponents will be disregarded. Confidential information will be kept confidential, but DPLH reserves the right to determine if a claim of confidentiality is justified. DPLH will respect a Proponent's intellectual property rights but may require a Proponent to substantiate any claim of intellectual property.

DPLH will advise a Proponent that it does not accept a claim of confidentiality before any information is disseminated. The Proponent may elect to withdraw its claim or withdraw the information provided from consideration.

4.2 Right to Amend Process or Discontinuance

DPLH reserves the right to amend or discontinue the process set out for this ROI Document.

4.3 Absence of Obligations

No legal or other obligations will arise between a Proponent and DPLH or associated Agencies as part of this ROI Process. In this regard, DPLH is not obliged to proceed with any subsequent phases of this process. DPLH may elect not to proceed with the ROI phases and may modify the sites offered to the market in any subsequent phases.

4.4 Costs

All costs and expenses incurred by prospective Proponents in any way associated with the preparation or Submission will be at the sole cost of the prospective Proponent. DPLH is not in any way responsible and liable for any such costs.

4.5 Acceptance of ROI Terms

By proceeding in registering their interest, a Proponent agrees to the terms and conditions of this ROI Document.

4.6 Proponent may request clarification or elaboration

A Proponent may submit a question in writing via email about this ROI to the contact detail listed in Section 1.3.

- a) All requests for clarification from the Proponent in respect of this ROI must be:
 - (i) in writing to the appointed contact; and
 - (ii) made on or before Friday 11 March 2022.
- b) The decision of whether to respond to any request for clarification from the Proponent and the content of any response is at the absolute discretion of DPLH.
- c) Subject to section 4.6(d), DPLH will circulate the clarification together with DPLH's response to all of the Proponents.
- d) If the Proponent is of the view that a clarification question is not:
 - (i) of a general nature, but relates to proprietary aspects of its ROI Submission; or
 - (ii) the response to the clarification may be confidential to that Proponent, the Proponent must identify that question as such when asking the clarification question.
- e) If, in the opinion of DPLH:
 - (i) the question is not proprietary or the response will not be confidential, DPLH will advise the Proponent who will have the option to withdraw the question. If the Proponent continues to request a response to that question, DPLH's response will be circulated to the Proponent and all other Proponents in accordance with Section 4.6(c) above; or
 - (ii) the question does relate to proprietary aspects of the Proponent's ROI Submission, or the response is confidential (as the case may be), DPLH's response to the question will be provided to the Proponent only (and will not be circulated to the other Proponents)

Enquiries and/or questions received within five (5) business days before the closing date may or may not be answered at DPLH's discretion. All enquiries and questions are to be directed in writing to the contact listed in Section 1.3. Proponents must not attempt to contact any other of the Agencies' officer, employee, consultant or representative regarding this ROI.

All ROI information that the Agencies provide to a Proponent, is provided in good faith to assist Proponents to put forward a Submission. The Agencies give no warranty to the accuracy of the information. It is the Proponent's responsibility to interpret and assess the relevance of the information provided. The Agencies are not liable for any loss, damage or expense suffered by a Proponent as a result of any inaccuracy in the information provided.

4.7 Proponent must inform itself

It is the Proponent's responsibility to make all necessary investigations for it to become thoroughly informed about the subject matter of the ROI and the nature and location of the sites.

4.8 DPLH may vary the scope of ROI

DPLH may vary the scope, or the conditions of the ROI, by giving written notice of the variation to all Proponents at any time before the closing date for Submission of the ROI.

4.9 Governing Law

The ROI documents and the ROI are governed by the law of Western Australia.

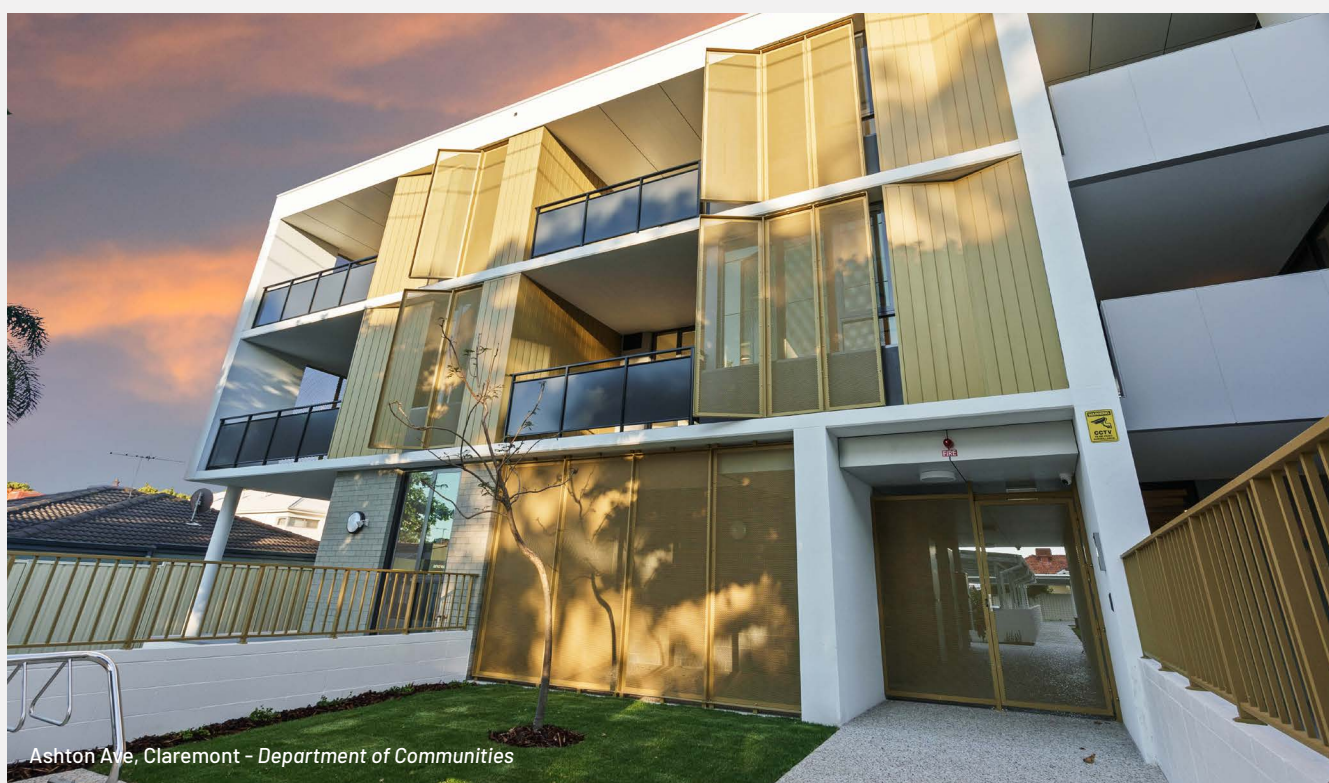
4.10 No Contract

Submission of an ROI does not in any way create a contract nor does it create an obligation or expectation to enter into a contract on the part of DPLH

4.11 No right of recourse

A Proponent agrees that it will not, in any jurisdiction, challenge any decision by DPLH, including the following decisions to;

- a) Negotiate with one or more Proponents on the terms of its Submission to the exclusion of others; and
- b) Terminate this ROI process at any time.



Ashton Ave, Claremont - Department of Communities

Attachment 1: Site Summaries



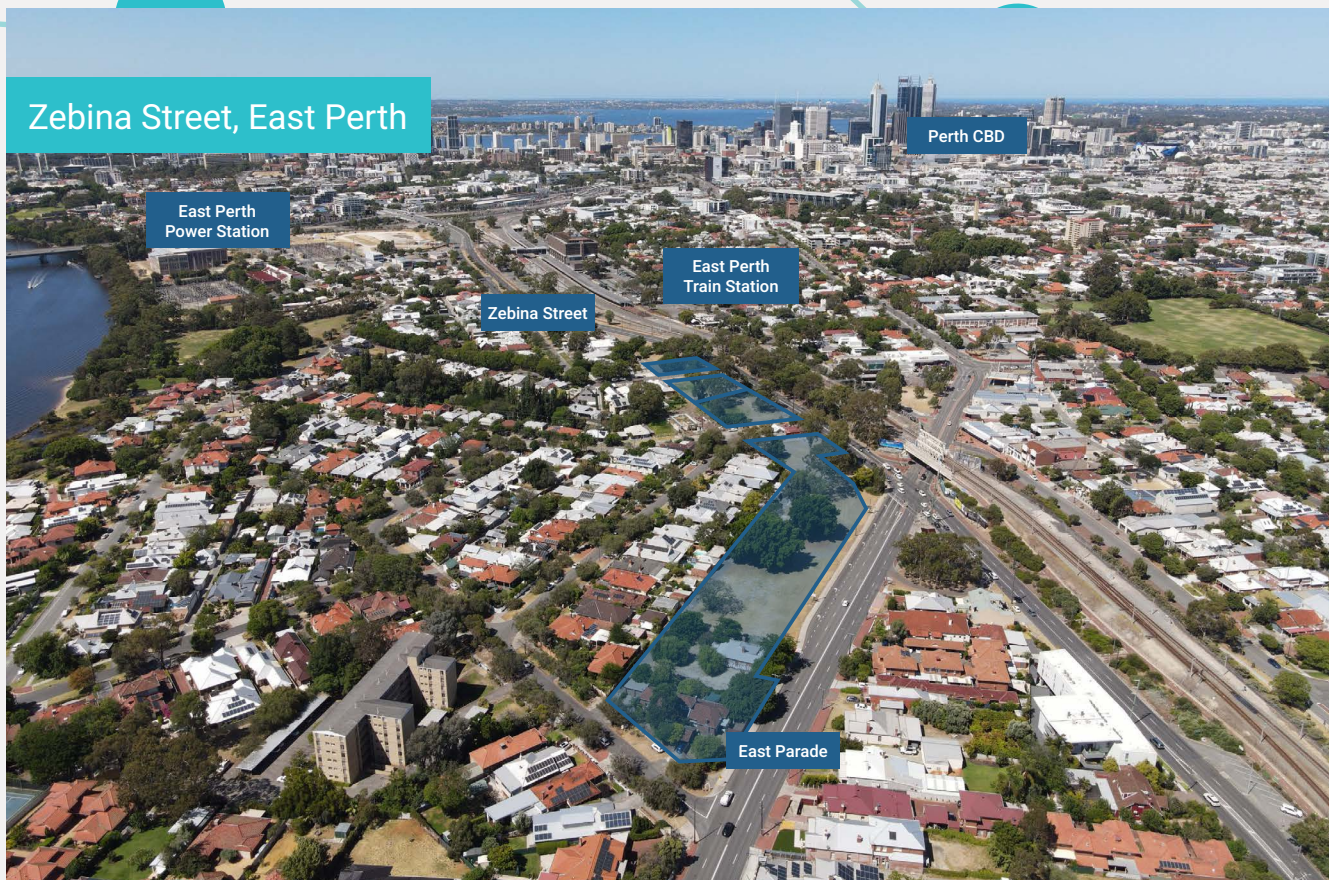
Land Details	Address	CT
	Lot 1092 Albany Hwy, Kelmscott	3150/197
	Lot 1751 Albany Hwy, Kelmscott	3150/706
	Lot 1091 Albany Hwy, Kelmscott	3136/672
	Area: ~3,800m ²	
	Land Owner: DPLH/WAPC	
Local Synergies	The site is a walkable distance to nearby Stargate Shopping Centre and Kelmscott Plaza. The adjacent Kelmscott Train Station will be a 35min journey to Perth Station and 11 minutes to Armadale. Ongoing Metronet works will result in the creation of the Station Master Park, as well as the development of Station Master House and updated street scape along Streich Avenue and Albany Highway.	
Zoning	Metropolitan Region Scheme (MRS) is not applicable to the subject site area, by virtue of it being included in the Armadale Redevelopment Scheme No. 2	
Planning Framework	The lots are currently located within the Armadale Redevelopment, Kelmscott Project Area and subject to the Kelmscott Town Centre Design Guidelines . City of Armadale Amendment No. 112 will facilitate the normalisation of the Kelmscott Precinct into the City of Armadale Local Planning Scheme No. 4 . A Precinct Structure Plan is currently being prepared by the City of Armadale. State Planning Policy 5.4 – Road and Rail Noise is likely to apply to any future development.	
Social Housing Ratios	Minimum 1:5	
Additional Site Considerations	As the sites abut a Primary Regional Road, early engagement with Main Roads WA is recommended.	



Land Details	Street Name	Lot	CT	Area (sqm)
	10 Merrifield Ave	16	228/79A	2,731
	12 Merrifield Ave	15	165/105A	910
	18 Merrifield Ave	4	1262/481	1,821
	24 Merrifield Ave	100	4000/795	4,857
	28 Merrifield Ave	Strata Lots 1-16 & 17 (CP)	SP71543	4,047
	Lot 303 Railway Ave	303	2549/646	4,283
	Lot 67 Merrifield Ave	67	1262/480	405
	Lot 7 Merrifield Ave	16	184/135A	911
	Lot 8 Merrifield Ave	8	19/134A	2,729
	33 Railway Ave	1	1966/996	2,107
				Total 24,801
	Landowner: DevelopmentWA/ Housing Authority			
Local Synergies	The landholdings are short walking distance to Kelmscott Railway Station, with a 35min train journey to Perth Station, and 11mins to Armadale. The sites are well serviced by shops, with Kelmscott Plaza, Stargate shopping centre, IGA and Spudshed all within walkable distance.			
Zoning	Metropolitan Region Scheme (MRS): Urban			



Planning Framework	R15/R60 City of Armadale Town Planning Scheme No. 4 Relevant Local Planning Policies: - Local Planning Policy 2.9 Landscaping - Local Planning Policy 3.1 Residential Density Development - Local Planning Policy 3.12 Percent of Public Art - Local Planning Policy 3.13 Design Review Panel A Local Development Plan will likely be required prior to any development occurring State Planning Policy 5.4 – Road and Rail Noise is likely to apply to any development.
Social Housing Ratios	Minimum 1:5
Additional Site Considerations	Ground conditions comprise of topsoil, sand fill, natural sand, clayey materials and buried waste. The site is currently classified as 'Class P' in accordance with AS 2870-2011. The site is considered impacted with asbestos containing material, with consultation with DWER underway. The Landholdings are predominately unserved by sewer.



Land Details	Address	CT
	Lot 1 East Pde, Mt Lawley 6050	1609/685
	Lot 202 East Pde, Mt Lawley 6050	1868/517
	Lot 203 East Pde, Mt Lawley 6050	1418/87
	Lot 204 East Pde, Mt Lawley 6050	1887/420
	Lot 205 East Pde, Mt Lawley 6050	1445/178
	Lot 88 East Pde, Mt Lawley 6050	1866/851
	Lot 207 East Pde, Mt Lawley 6050	2178/84
	Lot 208 East Pde, Mt Lawley 6050	1265/648
	Lot 209 East Pde, Mt Lawley 6050	1265/649
	Lot 234 East Pde, Mt Lawley 6050	1464/800
	Lot 235 East Pde, Mt Lawley 6050	1286/319
	Lot 236 East Pde, Mt Lawley 6050	1187/471
	Lot 237 East Pde, Mt Lawley 6050	2208/548
	Lot 238 East Pde, Mt Lawley 6050	2208/546
	Lot 239 East Pde, Mt Lawley 6050	2208/549
	Lot 240 East Pde, Mt Lawley 6050	2208/550
	Lot 241 East Pde, Mt Lawley 6050	2208/551
	Lot 243 East Pde, Mt Lawley 6050	2208/542
	Lot 244 East Pde, Mt Lawley 6050	2209/505

	Lot 245 East Pde, Mt Lawley 6050	2208/545
	Lot 246 East Pde, Mt Lawley 6050	2208/547
	Lot 248 East Pde, Mt Lawley 6050	2208/543
	Lot 249 East Pde, Mt Lawley 6050	2209/504
	Lot 250 East Pde, Mt Lawley 6050	2209/504
	Lot 251 East Pde, Mt Lawley 6050	2209/508
	Lot 252 East Pde, Mt Lawley 6050	2209/506
	Lot 403 East Pde, Mt Lawley 6050	2209/507
	Lot 254 East Pde, Mt Lawley 6050	2209/507
	Lot 255 East Pde, Mt Lawley 6050	1701/915
	Lot 12 East Pde, Mt Lawley 6050	1565/581
	Developable Area: ~12,000m ²	
	Land Owner: DPLH / WAPC	
	Note - Lot 233 East Parade is not included within the land holdings	
Local Synergies	The site is located 2km from the Perth CBD and 500m from the East Perth Train Station. Banks Reserve and the Swan River is a leisurely 300m walk.	
Zoning	Zoned Urban under the Metropolitan Region Scheme (MRS).	
Planning Framework	R100 City of Vincent Local Planning Scheme No.2 Other relevant local policies include: • City of Vincent's Built Form Policy • City of Vincent's Policy 2.2.8 Laneways and Rights of Way	
Social Housing Ratios	Minimum 1:5	
Additional Site Considerations	The subject section of East Parade and Guildford Road are both reserved as Regional Roads under the MRS and are under the care and control of Main Roads WA. Frontage of the site is set aside for road widening purposes as per Land Requirement Plan for East Parade - Summers Street to Guildford Road and Guildford Road - East Parade to Fourth Avenue. Lot 254 Guildford Road is subject to local heritage listing – Category B conservation recommended. Lot 233 East Parade is not included within the land holdings	





Land Details	A subdivided site of 4000-5000sqm is proposed, suitable for 80-100 dwellings, for a portion of Lot 5079 and Lot 5081 Cecil Avenue Cannington.
Local Synergies	The site is located within an established activity centre precinct 10km south-east of Perth CBD. Cannington Station and Westfield Carousel regional shopping centre are in close proximity. Cannington Station is set to be upgraded by METRONET as part of its Victoria Park-Canning Level Crossing Removal project. The City of Canning is currently progressing the construction of Lake Street, which runs through the DevelopmentWA landholdings.
Zoning	Metropolitan Region Scheme: Central City Area
Planning Framework	City of Canning Local Planning Scheme No. 42 LPS Zone: Centre – Canning City Centre Activity Centre Plan The site forms part of the following precincts within the Canning City Centre Activity Centre Plan: - Cecil Avenue Main: R-AC0 - Cecil Avenue Other: R-AC0 - City Residential Precinct: R-AC0 State Planning Policy 5.4 – Road and Rail Noise is likely to apply to any development.
Social Housing Ratios	Minimum 1:5
Additional Site Considerations	The site is relatively flat and of even contour with surface levels around RL 5.0. The regional groundwater level is between RL 2.0 and 3.0m, with maximum groundwater level at RL 4.0m. Elevated levels of organochlorine pesticides were detected within a building footprint on Lot 5081, with the lot currently classified by DWER as 'Possibly Contaminated – Investigation Required.'



Land Details	Suitable Government land in proximity to the new High Wycombe Train Station.
Local Synergies	The future site(s) will be in proximity to High Wycombe station which are part of the \$1.86 billion Forrestfield-Airport Link. The station is due to open in mid-2022, providing a 20-minute journey to the Perth CBD. The Precinct is close to existing employment nodes at Perth Airport and Forrestfield.
Zoning	Metropolitan Region Scheme (MRS) is not applicable by virtue of it being included in the METRONET East Redevelopment Area
Planning Framework	The METRONET East Redevelopment Area was gazetted in mid-2021, transferring planning authority for the area to DevelopmentWA. It is anticipated that a Structure Plan and Design Guidelines for the Precinct will be approved by DevelopmentWA in 2023. Sites closest to the High Wycombe station are likely to be affected by the 20 to 25 Aircraft Noise Exposure Forecast and therefore subject to the policy measures for noise attenuation.
Social Housing Ratios	Minimum 1:5
Additional Site Considerations	A new connector boulevard, is proposed and will connect Milner Road to the new High Wycombe Station and provide road frontage and access. The connector boulevard was funded in the 2021-22 State Budget, and is expected to be constructed by the City of Kalamunda by mid-2023.



Land Details	Address	CT
	Lot 103 Thomas St, West Perth 6005	1022/264
	Lot 2 Thomas St, West Perth 6005	2061/82
	Lot 1 Thomas St, West Perth 6005	1504/141
	Lot 100 Thomas St, West Perth 6005	1765/88
	Lot 99 Thomas St, West Perth 6005	2038/599
	Lot 98 Thomas St, West Perth 6005	1275/180
	Lot 6 Thomas St, West Perth 6005	1117/893
	Lot 5 Thomas St, West Perth 6005	1549/299
	Lot 4 Thomas St, West Perth 6005	1549/298
	Developable Area: ~3,500m ² Land Owner: DPLH / WAPC	
Local Synergies	The site is well serviced by multiple and frequent bus routes and is located 1.2km from Perth CBD and 1km to Subiaco Town Centre. Upcoming development in the area includes the new Woolworths and the Princess Margaret Hospital redevelopment by DevelopmentWA.	
Zoning	Zoned Urban under the Metropolitan Region Scheme (MRS).	
Planning Framework	City Planning Scheme No 2 Planning Policies The subject lots are partly zoned Office/Residential and are located within the West Perth Precinct under the City of Perth Local Planning Scheme No.2 (LPS 2). Residential development is permitted to a maximum building height of 29m at the site, in accordance with the Maximum Building Height Plan under LPS 2.	
Social Housing Ratios	Minimum 1:5	
Additional Site Considerations	Thomas Street is reserved Other Regional Road under the MRS and is under the care and control of local government. Frontage of the site is set aside for road widening purposes as per Land Requirement Plan for Thomas Street - Kings Park Road to Sutherland Street.	



Land Details	Address	CT
	Lot 1 Canning Hwy, South Perth 6151	1441/827
	Lot 2 Canning Hwy, South Perth 6151	836/69
	Lot 3 Canning Hwy, South Perth 6151	1445/320
	Lot 4 Canning Hwy, South Perth 6151	1375/881
	Lot 5 Canning Hwy, South Perth 6151	1677/425
	Lot 6 Canning Hwy, South Perth 6151	1932/348
	Lot 7 Canning Hwy, South Perth 6151	1711/496
	Developable Area: ~3,400m ²	
	Land Owner: DPLH/WAPC	
Local Synergies	The site is in walking distance to nearby restaurants and gyms and located only 3km from Perth CBD and 1.8km to Crown Resort Perth.	
Zoning	Zoned Urban under the Metropolitan Region Scheme (MRS).	
Planning Framework	R80 within the Special Control Area (SCA3) – Precinct 16 – Canning Highway (East) in the City of South Perth Town Planning Scheme No.6	
	State Planning Policy 5.4 – Road and Rail Noise is likely to apply to any development	
Social Housing Ratios	Minimum 1:5	
Additional Site Considerations	A portion of the site along the north western boundary of the lots (17 - 24 metres wide and over 1,600m ²) is reserved Primary Regional Road.	



Land Details	Suitable Government land in proximity to the new Redcliffe Station.
Local Synergies	Future development sites will be located adjacent to the new Redcliffe station, part of the \$1.86 billion Forrestfield-Airport Link. The new station provides a 15-minute travel time to the Perth CBD
Zoning	Metropolitan Region Scheme (MRS): Urban
Planning Framework	Redcliffe Station Precinct DA6 The Draft Redcliffe Station Activity Centre Plan identifies proposed zoning, reservation and R-Coding. The draft Activity Centre Plan highlights properties which could be affected by transport noise from Great Eastern Highway, Tonkin Highway and Dunreath Drive. These areas subject to the requirements of State Planning Policy 5.4 – Road and Rail Noise.
Social Housing Ratios	Minimum 1:5
Additional Site Considerations	Any development in the north/north-west of station, above the underground rail alignment requires consideration of the PTA building height and loading restrictions.



Land Details	Address	CT
	Lot 14 Canning Hwy, East Fremantle 6158	1502/195
	Lot 15 Canning Hwy, East Fremantle 6158	1224/370
	Lot 16 Canning Hwy, East Fremantle 6158	1692/584
	Lot 17 Canning Hwy, East Fremantle 6158	1026/405
	Lot 18 Canning Hwy, East Fremantle 6158	1739/285
	Developable Area:~2,300m ²	
	Land Owner: DPLH/WAPC	
Local Synergies	The site is in close proximity to major transport routes and 2km from Fremantle CBD. Access to the Swan River is a walkable distance at only 150m away.	
Zoning	Town of East Fremantle – Local Planning Scheme no. 3 Amendment 17	
Planning Framework	R80 Town Planning Scheme No. 3 - Town of East Fremantle A Local Development Plan is required, depicting coordinated development on Lots 14-18, which addresses built form, design guidelines, parking, access, noise mitigation, interface measures, streetscape and boundary setbacks. State Planning Policy 5.4 – Road and Rail Noise is likely to apply to any development.	
Social Housing Ratios	Minimum 1:5	
Additional Site Considerations	A portion of the site along the north boundary of the lots is set aside for road widening. Demolition of existing structures is required.	



Land Details	Address	CT
	Lot 223 Brown St, Busselton 6280	1666/756
	Developable Area 2,034m ²	
	Land Owner: Housing Authority	
Local Synergies	The site is in close proximity to local shopping centres, Busselton Jetty and across the road from Churchill Park Recreation Centre.	
Zoning	Regional Centre	
Planning Framework	R-Ac3 City of Busselton Local Planning Scheme 21	
Social Housing Ratios	Minimum 1:5	
Additional Site Considerations	The City of Busselton are currently progressing review of Local Planning Scheme No. 21.	



Land Details	Will form a future stage of DevelopmentWA's GreenView at Karlkurla estate, within the City of Kalgoorlie-Boulder. A portion of Lot 4228 Aslett Drive, Hannans (LR3137/929), in proximity to the Hannans Boulevard Shopping Centre is proposed to be subdivided for group housing based on any future proponents need. Land Owner: State of Western Australia
Local Synergies	The site adjoins the Hannans Boulevard Shopping Centre and is in close proximity to the Kalgoorlie and Goldfields Golf Course, Hannans Primary School, Ngaanyatjarra Lands School and North Kalgoorlie Primary School.
Zoning	Future Urban
Planning Framework	Hannans Outline Development Plan: The land in the location subject to the ROI is in the Residential zone on the outline development plan. Residential land fronting a 'Commercial/Retail' zoned portion of land on the outline development plan (adjacent to the Hannans Boulevard Shopping Centre boundary), has a density code of R40. Other residential land has a density code of R20. DevelopmentWA is currently discussing amendments to the existing Hannans Outline Development Plan with the City of Kalgoorlie-Boulder. This update will facilitate higher density land in the location subject to the ROI.
Social Housing Ratios	Minimum 1:5
Additional Site Considerations	The land is in a designated bushfire prone area, as identified on the Map of Bushfire Prone Areas (DFES).

