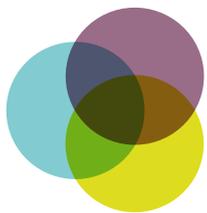


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# Nambeelup

Home Business Park

Mixing Business with Living

**UDIA AWARDS FOR**  
**EXCELLENCE SUBMISSION**  
**MAY 2010**

**CATEGORY:**  
**ENVIRONMENTAL EXCELLENCE**



W A L A N D B A N K P / L

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## PROJECT DETAILS

**Project Name:** Nambeelup Home Business Park

**Project Address:** Lakes Road, Nambeelup WA

**Developer Name:** WA Landbank Pty Ltd ATF  
Karakara Trust,  
G&D Lyster Joint Venture

**Address:** PO Box 132, Claremont WA

**Contact Person:** Alan J Marshall

**Phone:** 0418 910 100

**Fax:** (08) 9385 6044

**Email:** alan@walandbank.com

**Web Address:** www.nambeelup.com

### Consultant Team

Consultant Type	Consultancy Name	Contact	Address	Phone
Consulting Engineer	Wood and Grieve Engineers	Richard Martin	10 / 44-48 Queen Street, Busselton, WA	(08) 9754 4244
Planner	PlanWest (WA) Pty Ltd	Paul Bashall	94 Third Ave, Mount Lawley, WA	(08) 9271 9291
Civil Contractor	Wormall Contracting	Craig Wormall	21-23 Eva Street, Maddington, WA	(08) 9493 2288
Surveyor	Fugro Spatial Solutions	Rob Rhodes	18 Prowse St, West Perth WA	(08) 9322 4955
Environmental Consultant	Bayley Environmental	Phil Bayley	30 Thomas Street, South Fremantle, WA	(08) 9335 9160

### Project Details

Land Use Information	Area (Hectares)	Percentage of Site
Residential	93.33	61
Retail		
Commercial		
Community		
Public Open Space	44.37	29
Regional Open Space/ Conservation areas		
Other	15.3	10
Total	153	100

### Development Schedule

Development Schedule/Key Milestones	Date
Planning commenced	April 2003
Rezoning application	April 2003
Subdivision/development application	August 2006
Construction commenced	April 2009

## EXECUTIVE SUMMARY

Nambeelup Home Business Park was conceived and developed to satisfy the needs of small business owners and tradespeople who desire and are able to work from home but require space to operate their businesses effectively. Nambeelup Home Business Park has been designed to provide a place for residents to live and work with the space they need to conduct their business operations.

In many cases, tradespeople in particular have been obliged to acquire two properties, one to live in and the other to store or operate their trades due to the restrictions imposed in most suburban environments prohibiting the construction of suitable storage sheds. With allowances for large sheds and workshops (within building envelopes and restrictions), large lots, wide roads and generous truncations to allow for larger vehicles, Nambeelup Home Business Park gives tradespeople, small business owners and entrepreneurs the opportunity to create an environment in which to live, work and grow.

The estate is targeted toward home occupations, home businesses, home offices, tradespeople and cottage industries. Light industry will not be permitted in the estate.

The location is ideally placed to service the growing demand for services in the Mandurah region. In addition, the recent completion of the Perth to Mandurah freeway has increased the opportunities for the region to become a significant provider of trade and business services to the wider Perth region. The estate will also provide employment opportunities for workers in the Mandurah region and beyond.

Covering 153 hectares of land considered “difficult” to develop, several environmental challenges have been overcome in the planning and development of this concept. The layout has been planned to accommodate the opportunities and constraints of the property with an emphasis on providing a quality water supply and effective effluent disposal. Land has been set aside as public open space to protect and provide an eco link between two areas identified as conservation category wetlands.

With many people now recognising the economic and environmental advantages in reducing travel times and operating on a local basis, the Nambeelup Home Business Park provides this opportunity for residents and workers in the Mandurah region.



## **SELECTION CRITERIA ONE:**

### **URBAN FORM**

During the planning and development of the Nambeelup Home Business Park, several challenges were overcome to consider the surrounding environment. The layout has been planned to accommodate the opportunities and constraints of the property with emphasis on providing quality water supply and effective effluent disposal.

The design has remained simple so as not to “squeeze” the land. A public open space has been set aside to protect and provide an eco-link between two areas within the property classified as Conversation Category Wetlands. This link not only ensures continuity to provide physical connections with the wetlands, but also easy access to Lakes Road.

The location of the estate on Lakes Road (7km east of the Forrest Highway) is ideally placed to service the growing demand for services in the Mandurah region. In addition, the recent completion of the Perth to Mandurah freeway has increased the opportunities for the region to become a significant provider of trade and business services to the wider Perth region.

Road layout and design has been kept simple deliberately and a minimum road width of 20metres and generous truncations allow for larger vehicles to use the road easily.

The environment in which the estate will be placed currently presents a mix of flat wooded paddocks interspersed with cleared areas with scattered trees and areas of denser vegetation. The current vegetation is well suited to ‘hide’ the shed component of smaller lots, and provides a well developed screen between the dwellings and the service road. The planting of trees and shrubs in the larger lots and along the eastern and southern borders of the property will enhance this screening and ensure visual amenity is maintained, even improved by the development.

Regulations in most urban situations prohibit the construction of large sheds used for business means due to the close proximity with neighbours or they are deemed aesthetically detrimental. This estate will allow this type of shed to be built on the provision that they are kept away from road frontage. Natural and introduced vegetation will provide screening and hide the shed component of the lot.



## SELECTION CRITERIA TWO:

### ENVIRONMENTAL SUSTAINABILITY

Nambeelup Home Business Park, covering 153 hectares of land considered “difficult” to develop, confronted and overcame several environmental challenges during the planning and design of the estate. The layout has been planned to accommodate the opportunities and constraints of the property, with particular emphasis on the protection of the natural environment, species and vegetation in the area. The area has been used extensively in the past for grazing horses and cattle.

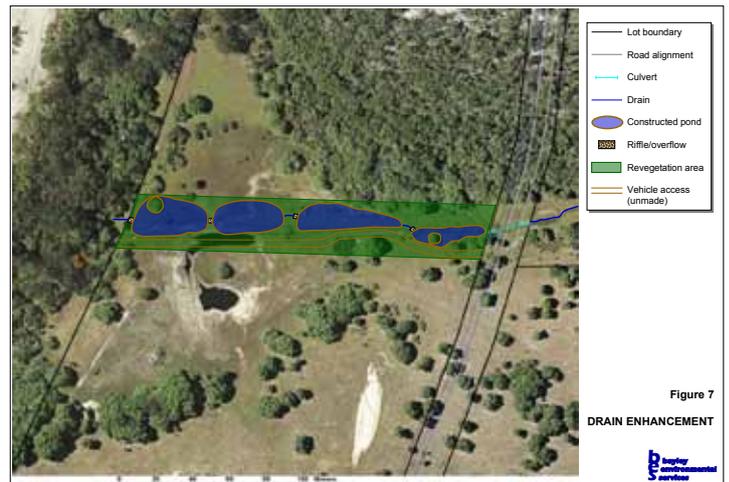
#### Soil and Water Management

One of the many challenges faced in preparing the land for development was water management. Water management was critical due to the close proximity of the Nambeelup Brook. Specially designed swale drains were built along all roads to transport excess ground water to a series of nutrient stripping basins, before eventually seeping back into the ground. A measure of the success of this system was the fact that after recent heavy rains, most of the surrounding area was heavily waterlogged or underwater while lots in Nambeelup Home Business Park were dry.

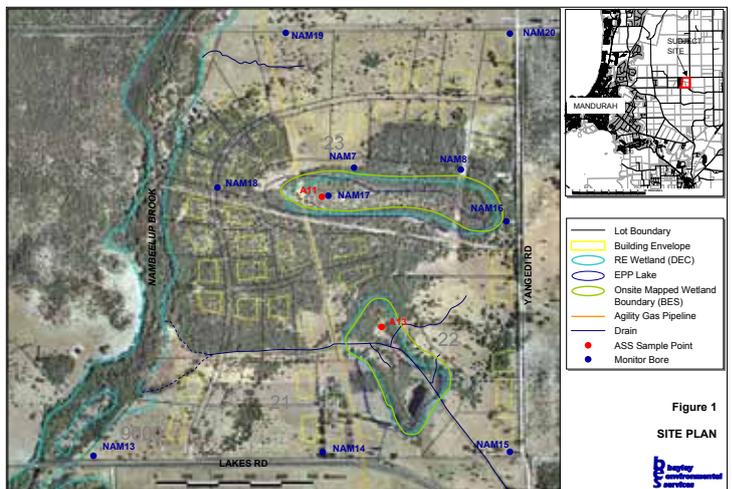
Extensive soil analysis and monitoring including acid sulphate testing has identified that the drainage and water management system has reduced levels of phosphates in the soil by up to 86% compared to previous land use.

The site contains two areas of wetlands mapped by the Department of Environment and Conservation. A comprehensive Wetland Management Plan has been developed and implemented to identify and protect the wetlands from pollution and stormwater damage, weed control, management of access and water quality monitoring.

Currently, there are six vegetation associations within the immediate development area. The primary objective of the development will be to minimise the extent of clearing as much as possible, within the constraints present in the lot. Clearing will be confined within identified envelopes in each lot, with clearing limited to 2000m<sup>2</sup>.



Nambeelup Home Business Park Drain enhancement overview



Nambeelup Home Business Park Wetland Management Plan

Where it was necessary, dewatering was carefully planned and monitored to minimise groundwater drawdown to the surrounding environment, resulting in negligible impact to the Nambeelup Brook and wetlands.

A Foreshore Management Plan and Waste Water Management Plan has been developed to protect the environment and monitor water quality in the wetlands and

## **SELECTION CRITERIA TWO:**

### **ENVIRONMENTAL SUSTAINABILITY (CONTINUED)**

Nambeelup Brook which runs through this development.

#### **Transport Access and Connectivity**

Nambeelup Home and Business Park is only 10.5 km from the busy City of Mandurah, approximately 15km from the vibrant rural town of Pinjarra and 10km from North Dandalup. Lakes Road is a junction point on the Perth-Bunbury freeway giving Nambeelup Home Business Park residents unique lifestyle and business options only 45 minutes from the Perth CBD.

#### **Visual Environment**

Whilst there is scope for residents to build storage sheds and offices, covenants and building envelopes have been placed on all lots to ensure that the visual environment remains true to the intent of the developers. The visual intent is that of a semi rural, business community and these restrictions will uphold that intent. Clearing of each lot is limited to 2000m<sup>2</sup>, resulting in conservation and preservation of the rural visual environment.

#### **Materials and Inclusions**

Restrictions have been placed on building materials, colours and design to maintain consistency of standards. In addition to this, the use of recycled material is strongly encouraged.

#### **Reduction in Waste and Waste to Landfill**

All material used for earthworks and drainage was sourced on site, reducing transport costs and eliminating any landfill requirements.

#### **Fire Safety**

An extensive Fire Safety Management plan has been designed and implemented across the estate. This plan covers maintenance of fire breaks, fuel reduction and emergency procedures

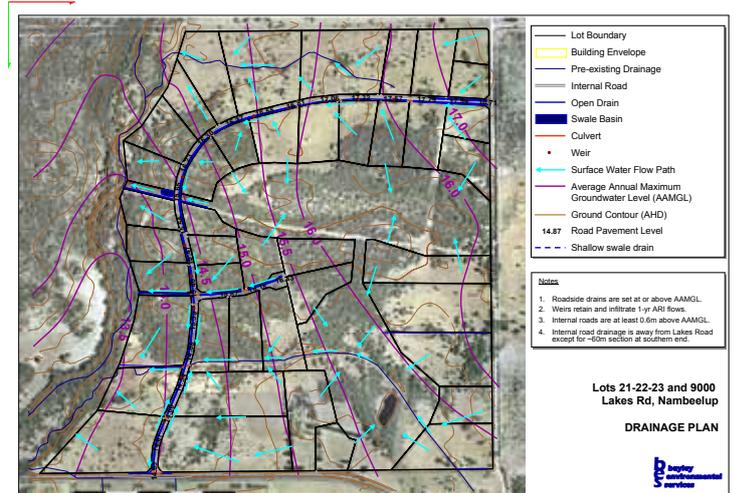


## SELECTION CRITERIA THREE:

### ENGINEERING CONSIDERATIONS

One of the many challenges faced in preparing the land for development was water management. Water management was critical due to the close proximity of the Nambeelup Brook. Specially designed swale drains were built along all roads to transport excess ground water to a series of nutrient stripping basins, before eventually seeping back into the ground. A measure of the success of this system was the fact that after recent heavy rains, most of the surrounding area was heavily waterlogged or underwater while Nambeelup Home Business Park was dry.

The initial lay of the land prior to development posed particular challenges to construction. Extensive earthworks and water redirection were carried out to ensure the viability of the road network for occupants of the estate.



Nambeelup Home Business Park Drainage Plan overview





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# SELECTION CRITERIA FOUR:

## MARKETING AND FINANCIAL STRUCTURE, MARKET ACCEPTANCE & PRICING

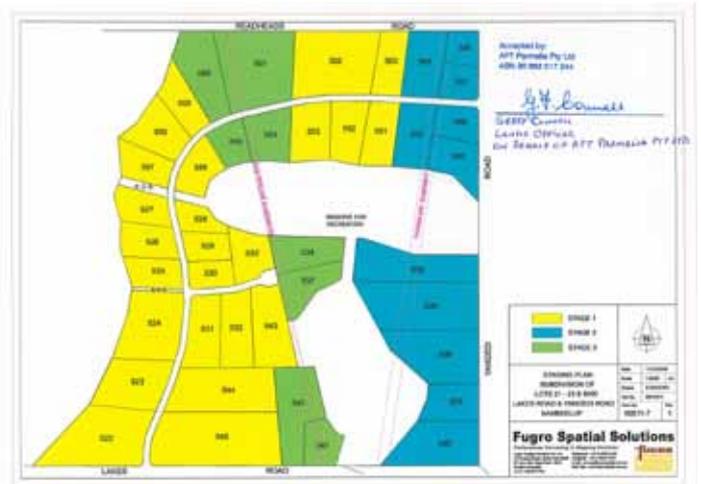
The development will be released in three stages as pictured.

The lots at Nambeelup Home Business Park were created to be exceptional value for money. Prices per square metre range from \$21 to \$35. We have estimated the average cost per m<sup>2</sup> for rural land in the region is \$250.

Given that many potential purchasers will be able to consolidate their workplaces and dwellings into one property, Nambeelup Home Business Park delivers a cost competitive development where purchasers can enjoy a lifestyle combining work and play at a price they can afford.

Several marketing initiatives have been implemented, including a website at [www.nambeelup.com](http://www.nambeelup.com).

Whilst still early in the development stage, interest has been high. There is a clear demand for more business blocks in the district.



Nambeelup Home Business Park Release Stages

**Nambeelup**  
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DOWNSTREAM  
NOMINEES PTY LTD

HOME | LOT DETAILS | TERMS & CONDITIONS | SHIRE OF MURRAY | MANDURAH | LINKS | LATEST NEWS | CONTACT US

I am Alan J Marshall, Director of Downstream Nominees Pty Ltd a private West Australian Property Development Company. We are excited about our new project, the Nambeelup

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## **SELECTION CRITERIA FIVE:**

### **PROBLEM SOLVING, CONSULTATION, NEGOTIATION, ISSUES RESOLUTION**

The developers negotiated with a number of parties in order to facilitate the development including the Shire of Murray, the Department of Water, Department for the Environment, The Water Corporation, the Bush Fires Board, FESA and Western Power.

The developers negotiated an amendment to the Shire of Murray Town Planning Scheme (Amendment 202) and were able to have the land zoned Special Use – Home Business Zone and Additional Use.

As mentioned previously, significant challenges had to be overcome and these challenges required skillfull negotiation and problem solving.

Nambeelup Home Business Park is in proximity to the Murrayfield Airpark and Wandalup Piggery, and the development met with initial opposition. Detailed studies and negotiations were carried out to ensure all parties were satisfied with the development.

Giving all lot owners access to scheme water is testament to the negotiation talent of the developers.



## **SELECTION CRITERIA SIX:**

### **UNIQUE OR SPECIAL FEATURES, INNOVATION**

Combining home and business is not a new idea, with several successful examples around the metropolitan region. Existing developments of this nature have targeted residential and light industrial. The Nambeelup Home Business Park is unique in that light industry will not be permitted. As such, the development offers tradespeople and small business owners the opportunity to conduct their businesses from home.

The completion of the Perth-Bunbury freeway has increased the opportunities the development provides to not only the Mandurah/Pinjarra regions, but also the greater Perth metropolitan area.

The development has been created on land previously considered too difficult to develop and it is a testament to the skill of the developers that the project has been able to progress to this stage.

