

Treeby FAQs

 Lot 1 Ghostgum Avenue, Treeby



The Department of Communities (Communities) Treeby development is a 20-hectare site situated on Lot 1 Ghostgum Avenue, Treeby. The site comprises land that was formerly quarried for sand and is nestled adjacent to similar urban development and natural bushland 20 kilometres south of Perth CBD.

The development will consist of approximately 350 lots (subject to final design) and is designed to provide a liveable, environmentally sustainable and well-connected community that offers a diverse range of affordable land and housing choices.

What are the benefits of the proposed development?

The key community benefits from the Treeby project will include:

- High quality, contemporary development;
- Mixed household types;
- Increased opportunities for first home buyers;
- A connected and diverse community;
- A quality centralised public open space to encourage interaction and recreation; and
- A multi-purpose community facility.

When will this take place?

Development is expected to commence in the second half of 2020, subject to all required approvals being obtained. It is anticipated that the development of this new residential community should be completed within 3-4 years of works commencing.

Who is developing the site and what will the proposed development look like?

Communities will be developing the site in collaboration with LWP Group (LWP). Communities and LWP have worked together on a number of successful developments since the early 1990's. LWP is an experienced and internationally awarded urban developer that has created many vibrant communities in Perth. The Treeby development will



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Department of Communities





be delivered to the high quality and contemporary standard that LWP is well known for.

LWP's other successful developments with Communities include:

- Ellenbrook;
- Equis Lakes and Woburn Park (The Vines)
- Banksia Grove; and
- Meve (Beeliar).

How long has Communities owned this site?

Communities has owned this site since 1970.

What lot sizes will be for sale?

The Treeby development will include a diverse range of lot sizes.

What is the price range for the lots?

At this point it is too early to provide details on lot pricing, which will be determined before the lots go on sale. Sales prices will be based on current valuations obtained at the time the lots go to market, which reflects standard Communities pricing practice.

Will there be social housing? Who else will live there?

The Treeby development will include an appropriate mix of social (no more than 1 in 9 dwellings) and affordable housing, as well as shared home ownership opportunities. The development will provide housing for a range of people, including seniors, families and singles to help build a diverse and vibrant community. The vast majority of lots will be sold to private owners.

What is Affordable Housing?

Over the last 20 years Western Australia has seen a decline in affordable entry points for home buyers. Communities continues to work to provide affordable housing opportunities for those on low to moderate incomes by maintaining land supply through strategic partnerships with the private sector.

Affordable Housing for the Treeby development will be classified as land or homes that are sold at or beneath the current Perth Metropolitan median sale price. The development will provide a diverse

selection of lots, of which a portion will meet the criteria for Affordable Housing.

A percentage of lots will be offered as affordable housing opportunities. Sales prices for these lots will be based on valuation.

What is Shared Home Ownership?

The Shared Home Ownership initiative assists applicants to become home owners by reducing the cost of home ownership.

Eligible applicants can reduce the cost of purchasing their home by up to 40 per cent, with the State Government retaining a share of the property and acting as a silent partner.

To qualify, the purchaser must meet eligible income requirements and reside in the home. In some instances buyers can become the full owner of the property.

The newly built homes offered by Communities are modern, high quality and priced according to current market valuations. You can see if you qualify for shared home ownership at www.keystart.com.au/sharedownership and view current homes for sale through the Shared Home Ownership scheme at: <https://openingdoorswa.com.au/buy>

Will I get a chance to see the proposed development plans?

Yes. The Local Structure Plan has been lodged with City of Cockburn for its consideration and in due course it will be advertised for public comment. Signage will be placed on and around the site at the time the public consultation occurs.

Will the community have a say in the development?

Yes. When the Local Structure Plan is advertised you will be able to submit any comments and concerns to City of Cockburn.

Where can I find further information?

Email: Treeby@housing.wa.gov.au

Web: www.housing.wa.gov.au/Treeby

How do I register my interest?

Please visit:

<https://lwppropertygroup.com.au/treeby/>

