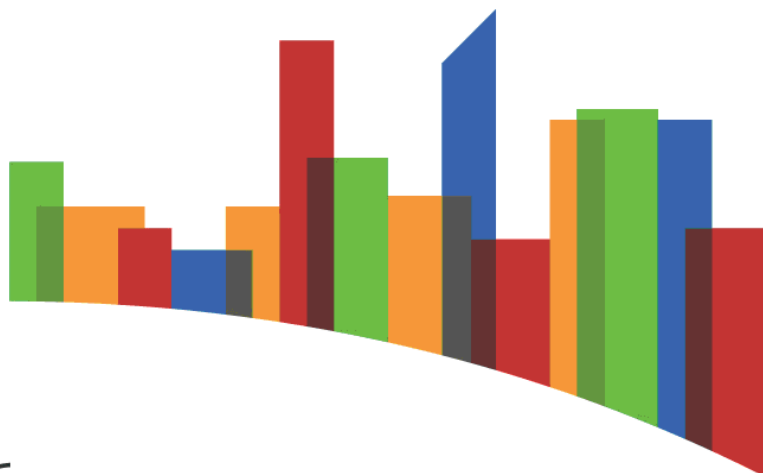




STUDY TOUR H

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FACT SHEET– Beachside Leighton

8 March 2012

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beachside | by mirvac
LEIGHTON

A place from a dream.

A PRECIOUS GEM IN THE MEMORIES OF COUNTLESS WESTERN AUSTRALIANS,
LEIGHTON BEACH IS ALSO HOME TO A NEW ARCHITECTURAL LANDMARK.



Location

Overlooking the Indian Ocean, Beachside Leighton is conveniently located adjacent to the North Fremantle train station and is close to Cottesloe and North Cottesloe swimming beaches.

Council: City of Fremantle

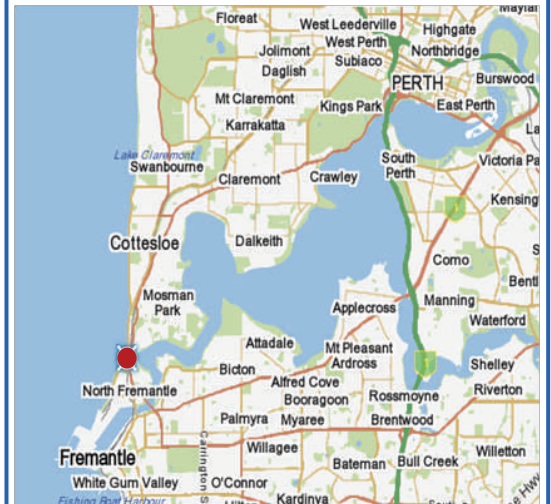
Distance: 4kms to Fremantle, 13kms south-west of the Perth CBD

Overview

Beachside Leighton is a \$450million development located on a two hectare site of oceanfront land between Cottesloe and North Fremantle. The project is the result of collaboration between Mirvac's award winning in-house design team, Mirvac Design; internationally renowned Kerry Hill of Kerry Hill Architects and local Fremantle architect Michael Patroni of Spaceagency. Consisting of 4 buildings, stage one of Beachside Leighton was completed in late 2010 and offers a diverse range of luxury residences which include contemporary three level Beachside Residences, two and three bedroom apartment's as well as two level Penthouses. The development is comprised of 48 premium residential apartments, 12 luxury penthouses, 7 Beachside Residences and a 270 m² retail premise. Stage two of Beachside Leighton will include luxury apartments, a selection of terraces, a boutique hotel and retail space.

Heritage Recognition & Land Remediation

Beachside Leighton is located on what was previously known as the Leighton Rail Marshaling Yards. This heritage consideration had an impact on the development process and incurred strict guidelines for the site relating to height, plot ratio, visual permeability, architectural character and uses. The site underwent extensive remediation subject to formal review and conditions set by the Environmental Protection Authority (EPA: 1998). The site required The Public Transport Authority (PTA) and LandCorp to fully remediate the site prior to completion of civil works. Mirvac initiated a number of measures to minimise waste to landfill during the construction process of Beachside Leighton stage one. Approximately 85% of waste was recycled during the construction period.



Beachside Leighton

Sales & Information Centre

Freeman Loop, North Fremantle
Open Wednesday, Saturday & Sunday
12noon until 5pm

(08) 9424 9999

www.beachsideleighton.com.au



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Beachside Leighton

Location	Freeman Loop, North Fremantle WA
No. of Lots/product	2 Lots (Stage 1 & Stage 2) Stage 1 – 66 residences, 1 Retail Space
Lot/Product Mix	47 Apartments 12 Two Level Penthouses 7 Three Level Beachside Residences 1 Retail Space
Size Range	Apartments: 125m ² to 215m ² Penthouses: 170m ² to 350m ² Beachside Residences: 295m ² to 310m ² Retail: 285m ²
Price Range	Currently selling from \$995,000
Facilities Nearby	North Fremantle Train Station, Leighton, North Fremantle and Cottesloe beaches, Fremantle CBD, shopping, dining



Sustainability

Beachside Leighton attained an average 7 stars NatHERS rating with the implementation of the following initiatives:

- The provision of north facing skylights for passive solar heating on the upper level apartments
- High cross flow ventilation and access to local sea breeze
- High efficiency appliances, gas cook tops, 4.5 fridge, 3 star dishwasher, 4 star washing machine, 2 star dryer; and fittings 3 star showers, 5 star taps and 4 star toilets
- Use of a centralised exhaust system with variable speed drives for energy saving on central fan systems
- Solar Gas boosted pool heating system and solar gas boosted domestic hot water system
- Innovative adjustable louvres on all balconies as well as fully zoned air-conditioning
- High performance, low emissive thermal glazing, 10.38mm throughout
- Ceiling fans to all living and sleeping areas for improved air movement and psychological cooling
- Shading to glazed portions with deep balconies and overhang



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FACT SHEET – Port Coogee

8 March 2012

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Environmental/Coastal

port coogee



Overview

Port Coogee is one of Australia's largest coastal marina developments with an end value of nearly \$2billion. It will ultimately consist of a well designed, compact and connected ocean-side community of between 4000-5000 residents, with over 810 house lots, around 1100 apartments, a 300 berth marina and retail commercial tourism precinct of approximately 12,000sqm. To date over 315 lots have sold generating in excess of \$300million.

Location

23km south-west of the Perth CBD and 5km south of Fremantle.

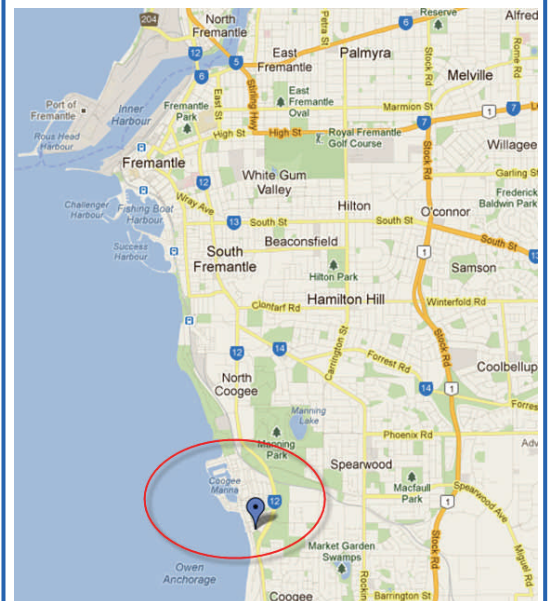
History

- 1960s/70's : Coogee area is a booming industrial hub
- 1980's : Industrial area derelict with a history of industrial contamination
- 1988 : State Government identifies area as brownfield. A vision is created for urban renewal centred upon a waterfront marina
- 2003 : Australand appointed developer
- 2004/05 : Earthworks and breakwater construction commences
- 2011 : Project wins three state UDIA awards and is a finalist in the WA Water Awards

Key Milestones/Considerations in Revitalisation

- Remediation of industrial wasteland, including prevention of leaching of hazardous materials to the surrounding waters of Owen Anchorage
- Protection of the marine environment during construction
- Realignment of Cockburn Road to create an accessible public realm at the water's edge by directing through traffic away from the marina centre
- Expansive research and modelling to create breakwaters using local coastal limestone from an adjacent project for armor rather than from the Darling Range
- Sustainable use of nutrient rich groundwater to deliver non-potable water to households and public open spaces
- Use of Select Fill containment bunds to allow construction without dewatering
- Provision of a sand bypass pipe to facilitate future sand movement

In addressing these issues, the project has become a national signature project for Australand, one of Perth's premier waterfronts and one of the largest urban brownfield remediation projects in Australia, e project has consolidated Australand as an industry leader in the delivery of environmental, social and economic outcomes.



A: Orsino Boulevard, North Coogee, WA
T: 13 38 38
W: portcoogee.com.au

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