

Armadale

AN MRA PROJECT

Key Facts

Project Area	465 hectares
Dwellings	1,150
Residential Population	3,890
Commercial (office/retail/industrial)	2,202,400 sqm
New Workers	20,000 jobs
Government Investment	\$163 million*
Investment Attraction	\$477 million

*includes MRA Developer Contribution Scheme funded works

Champion Lakes



The Project

- Armadale – located 28km south-east of the Perth CBD – is one of Western Australia's largest and most ambitious urban renewal projects.
- The redevelopment draws on and accentuates the points of difference that give Armadale its unique beauty, character and identity, and will deliver an outstanding example of sustainable urban development.
- The Armadale Redevelopment Area comprises a complementary portfolio of five active urban redevelopment sites: Champion Lakes, Forrestdale Business Park, Champion Drive, Kelmscott and Armadale Central.

KEY AREAS

Armadale Central

- The redevelopment of the Armadale Central precinct has improved amenity and security in the area, with the addition of new roads, upgrades of existing roads, development of parks and public spaces, landscaping, lighting and street furniture.
- On a site near the corner of Commerce and Church Avenues, Stages One and Two of the new Australian Trade College have been completed. In addition, the Public Transport Authority has completed a new bus interchange adjacent to the site.
- The \$80 million redevelopment of Armadale Shopping City has increased floor space from around 20,000sqm to 32,000sqm accommodating 110 new speciality shops, major supermarkets and department stores.
- Together with the \$60 million Armadale Central shopping complex, the precinct has reinforced Armadale's status as the strategic regional centre for the south-east corridor.

- To the west of the railway line is a 9ha parcel of under-utilised land (the City West of Rail precinct) which will be redeveloped into a residential and commercial precinct.
- A new Structure Plan, focussing on transport oriented design, has been created for City West of Rail, has been released to encourage private investment and development.
- The future redevelopment of the Rail Precinct, which includes the Armadale Rail Station and land on either side of the rail line between Commerce and Green Avenues, will also transform the area into an administrative and transport hub.
- The MRA has a local presence in Armadale, with offices in the historic Post Office building at the end of Jull Street Mall.

Kelmscott

- The 13.7 hectare Kelmscott precinct is bounded by Albany Highway, the rail line north to Westfield Road, Davis Road and Railway Avenue and land west of Railway Avenue.
- Comprising public and privately owned land, the historic township is being revitalised with a focus on improving traffic and pedestrian links through the area.
- The MRA is continuing to work with City of Armadale, Public Transport Authority and Main Roads WA to ensure coordinated planning for the future of the Kelmscott Town Centre.

Champion Lakes

- Champion Lakes comprises of three distinct precincts; a world-class recreation precinct, a residential precinct nearing completion, and a third precinct, which is currently in the planning stage.
- Development of the 26ha, 450-lot residential precinct began in 2006, with the last stages currently being released.





Armadale Central



- The Champion Lakes Regatta Centre is the centrepiece of the recreational precinct. It is the only international standard, purpose-built rowing, dragon boating and kayaking facility in WA and one of only two in Australia.
- The centre hosts local, state and national events, and is a major recreational park for residents in the area. Ownership was transferred to VenuesWest in January 2012.
- The adjacent Aboriginal Interpretive Centre provides a space where Nyoongar culture and heritage can be celebrated, strengthened and understood. The Centre – which includes a 350-seat amphitheatre and an interpretive walkway – recognises the importance of the Nyoongar community in the Armadale and Perth metropolitan area and aims to foster an enduring sense of ownership and pride in the community.

Champion Drive

- Adjacent to Champion Lakes is the Champion Drive estate, which is nearing completion of 700 homes for more than 1,500 new residents.
- Champion Drive covers 53ha and includes 4ha of public space, and 1ha of wetlands.

Forrestdale Business Park

- Located between Ranford Road and Armadale Road, and adjacent to the Tonkin Highway, Forrestdale Business Park has immediate and convenient access to the major industrial areas of Perth Airport, Fremantle and Kwinana.
- The park covers 367ha and is championed as a contemporary, efficient and highly functional estate characterised by high quality buildings and landscaping.
- The area is expected to accommodate up to 700 industrial lots with potential to create more than 15,000 jobs.
- Works by the MRA and City of Armadale to extend Ranford Road from Lake Road through to the Armadale and Twelfth Road intersection are complete. This Ranford Road upgrade will form one of two key road frontages to the business park allowing direct access to these stores.
- Road works to create a dual carriageway on Ranford Road were also completed in August 2014.

- The main spine roads, sewer works and drainage for the eastern precinct were completed in 2011, enabling land owners to undertake subdivision works and the release of 75 hectares of land for sale east of the Tonkin Highway.
- A Masters Home Improvement store opened in this eastern precinct in March 2012 employing 180 staff across 13,000sqm of floor space.
- Just south of the Masters store, a new 16,000sqm Bunnings Warehouse opened in November 2012 employing 115 people.
- The MRA is now delivering a range of works in the eastern precinct including soft and hard landscaping and entry statements.
- The MRA is currently finalising the design elements for the western precinct, with road and service infrastructure design due to be completed shortly.
- Manufacturing giant Hitachi Construction Machinery Australia purchased the first site in the western precinct for a \$100million facility in August 2013. Construction of the 10ha site is well underway, with the 350-strong workforce due to move from their current premises in Welshpool in 2016.
- Landcorp is also developing land in the western precinct, with three stages at the 41ha Crossroads Industrial Estate already released.
- The Developer Contribution Scheme is also being finalised, which will allow the remaining land-uses to change from rural residential to commercial and industrial, encouraging further development.



Masters Home Improvement

