



OVERVIEW

The September 2017 South West Group Bulletin is the ninth of a series of communications aimed at keeping stakeholders in the region informed on the activities and initiatives of the South West Group.

Maintaining and enhancing positive working relationships with our key stakeholders is a priority activity that will continue to feature strongly for the South West Group as it seeks to influence investment and policy decisions that benefit the region.

In this edition, the South West Group:

- recaps on priority projects announced for funding in the Federal budget
- outlines regional projects put forward for the State 20 Year Infrastructure Strategy
- provides progress report on light rail investigations
- describes the action plans developed for key activity centres
- summarises the region's subdivision and building approvals statistics for 2016/17.

PRIORITY PROJECTS RECEIVE FEDERAL AND STATE FUNDING

The South West Group advocated for a number of key regional projects in the lead up to Federal and State elections and budgets including:

- Additional lane on Kwinana Freeway northbound from Russell Road to Roe Highway
- Armadale Road Bridge
- Heavy Rail link from Cockburn Central to Thornlie
- Canning Bridge Duplication and Relocation of Bus Interchange
- South West Metro Light Rail Study

As part of the Federal budget handed down in early May 2017, the following funding commitments were announced related to these and other important projects in the region:

- **Armadale Road Bridge (\$237 million)** – construction to begin in 2018/19
- **Additional lane on Kwinana Freeway northbound from Russell Road to Roe Highway (\$49 million)** – construction expected to begin in early 2018
- **Canning Bridge - Manning Road Southbound On-Ramp to Kwinana Freeway (\$35 million)** – construction to begin in late 2018/19
- **Kwinana Freeway Smart Freeways/ITS, Roe Highway to Narrows Bridge (\$47 million)** – construction expected to begin in mid-2018
- **Murdoch Drive connection to Kwinana Freeway and Roe Highway (\$100 million)** – construction expected to begin in late 2017
- **Leach Highway/High Street upgrades between Carrington Street and Stirling Highway (\$118 million)** – construction expected to begin in 2018/19
- **Karel Avenue Upgrades (\$15 million)** – construction expected to begin in early 2018
- **Armadale Road Dual Carriageway, Anstey Road to Tapper Road (\$145 million)** – construction expected to begin in 2017
- **Heavy Rail link from Cockburn Central to Thornlie (\$474 million)** – construction expected to start in 2019 (subject to business case)

These projects were generally funded approximately 80% by the Federal Government, with the State Government contributing 20% and also committing funding to other regional initiatives such as the \$20 million study into the Kwinana Outer Harbour for detailed planning and business case development.

The South West Group Board welcomed the announcements and was looking forward to working with the State and Federal Government to implement these projects that will benefit the region.

REGIONAL PROJECTS PUT FORWARD FOR THE STATE '20 YEAR INFRASTRUCTURE STRATEGY'

The State Government is planning to develop a State 20 Year Infrastructure Strategy and establish Infrastructure WA as an independent body to review and develop infrastructure proposals.

The South West Group supports a list of regional projects put forward by member Councils for consideration as input into the State 20 Year Infrastructure Strategy.

Projects put forward include:

● CITY OF COCKBURN

- Freight Rail Grade Separations – North Lake Road, South Lake and Rockingham Road, Spearwood
- Cockburn Coast Switching Yard Relocation
- Bartram Road Freeway Bridge
- Australian Marine Complex Technology Precinct - Land Acquisition
- Spearwood Avenue Bridge Duplication Across Freight Rail Line
- Cockburn Central to Fremantle Passenger Rail – Metronet

● TOWN OF EAST FREMANTLE

- East Fremantle Oval Redevelopment

● CITY OF FREMANTLE

- Fremantle Oval Redevelopment
- South Quay and Victoria Quay/Fremantle Train Station Redevelopment
- Fremantle Northern Access Corridor
- Murdoch to Fremantle Light Rail

● CITY OF KWINANA

- Kwinana Freeway Widening (North and South) – Millar Road to Russell Road



● CITY OF MELVILLE

- Duplication of Canning Bridge
- Murdoch Activity Centre Multi-storey Carpark
- Light Rail – Murdoch to Fremantle
- Relocation of Canning Bridge Bus Station

● CITY OF ROCKINGHAM

- Rockingham City Centre Transit System
- Rockingham Beach Foreshore Masterplan - Stage 2 Implementation

PROGRESS REPORT ON LIGHT RAIL INVESTIGATIONS



The South West Group commissioned a consultancy led by Macroplan Dimasi to investigate light rail and bus rapid transit (BRT) routes in the region that could be progressed in the short term based on potential for increased density and value capture. The route options considered included:

- Canning Bridge to Murdoch, via Booragoon
- Canning Bridge to Fremantle
- Murdoch to Fremantle
- Cockburn Central to Fremantle via Cockburn Coast
- Rockingham Train Station to Rockingham Foreshore via the city centre

The Murdoch to Fremantle (via South Street) and Rockingham Train Station to the Rockingham Foreshore (via the city centre) were identified as the route options most suited to development in the short term.

A consultants brief for the next phase of the investigation is under preparation and a number of development nodes along each route option have been identified to help guide the investigation which involves:

1. Digitising the preferred LRT and BRT route alignments for further investigation
2. Updating dwelling, population and employment forecasts along priority corridors
3. Preparing patronage estimate modelling along priority corridors
4. Refining potential uplift values and value capture opportunities for catchments along high priority corridors
5. Preparing a value creation and sharing assessment for the two preferred routes.

Consideration may also be given to further investigation on the Cockburn Central to Fremantle route, via Cockburn Coast as part of a jointly funded option in partnership with LandCorp related to the activation and future stages of the Cockburn Coast development.

Prior to progressing with the consultancy brief, the South West Group will be undertaking a “proof of concept” approach to further investigate the property investment potential of the identified development nodes.

ACTION PLANS DEVELOPED FOR SELECTED ACTIVITY CENTRES

The South West Group and member Councils have been examining key activity centres in the region that would benefit from greater support from the State Government in advancing their planning and development.

The selected activity centres include:

- *Canning Bridge*
- *Cockburn Central*
- *Fremantle*
- *Kwinana*
- *Murdoch*
- *Rockingham*

A briefing of senior staff from several departments was undertaken on 17 July 2017 and included representatives from Planning, Transport, Main Roads, Public Transport Authority and LandCorp.

“Based on the feedback from the agencies, the South West Group and member Councils are reviewing action plans developed for each activity centre with a view of identifying specific actions that can be undertaken to address blockages and take advantage of development opportunities.”

The South West Group will be working closely with the Department of Planning, Lands and Heritage to progress the action plans in consultation with the relevant agencies with action responsibilities.



SUBDIVISION AND BUILDING APPROVALS STATISTICS FOR 2016/17

Residential land approvals relate to lots created through subdivisions and building licences provide an indication of building construction activity in the pipeline. As building construction is one of the most dominant industry and employment sectors in the region, this data provides a useful indication of the number of lots created and future residential construction activity. Historically, an annual target of 3,000 new lots and building licence approvals throughout the region suggests strong housing construction activity.



RESIDENTIAL FINAL APPROVALS SOUTH WEST METROPOLITAN REGION – JULY 2016 TO JUNE 2017

For the 12 month period July 2016 to June 2017, there were 2,765 new lots created, with July to September 2016 being the strongest quarter where the region was responsible for 37.5% of new lots in the Perth metropolitan area.

LOCAL GOVERNMENT	SEPT QTR 2016	DEC QTR 2016	MAR QTR 2017	JUN QTR 2017
Cockburn	353	231	243	228
East Fremantle	1	0	1	2
Fremantle	38	13	28	13
Kwinana	345	162	90	34
Melville	93	52	70	45
Rockingham	279	141	241	62
Total Region	1 109	599	673	384
Total Perth Metro Area	2 959	2 153	2 209	2 028
Percentage Region to Perth Metro	37.5%	27.8%	30.5%	18.9%

The number of new lots created in the region is lower than previous years, with 3,567 approvals achieved for 2015/16, a record 4,917 approvals in 2014/15 and 3,552 residential land approvals in 2013/14.

BUILDING APPROVALS SOUTH WEST METROPOLITAN REGION – JULY 2016 TO JUNE 2017

The building approvals for July 2016 to June 2017 show a declining trend in new houses (2,880) and is significantly less than 3,369 new houses in 2015/16 and the record of 4,403 new houses in 2014/15.

LOCAL GOVERNMENT	NEW HOUSES	NEW OTHER RESIDENTIAL	TOTAL DWELLINGS	VALUE RESIDENTIAL (\$'000'S)	VALUE NON-RESIDENTIAL (\$'000'S)	VALUE BUILDINGS (\$'000'S)
Cockburn	920	300	1,229	319,463	155,122	474,765
East Fremantle	12	4	16	19,864	16,706	36,570
Fremantle	100	91	195	88,579	47,944	136,523
Kwinana	631	32	665	146,780	169,445	316,215
Melville	274	359	636	283,646	42,614	326,260
Rockingham	943	64	1,012	251,490	148,649	400,139
Total Region	2,880	850	3,753	1,109,822	580,480	1,690,472
Total Perth Metro Area	11,382	5,079	16,521	5,057,417	3,531,576	8,588,993
Percentage Region to Perth Metro	25.3%	16.7%	22.7%	21.9%	16.4%	19.7%

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The number of new other residential (apartments, units, grouped dwellings) approvals issued for the region up to June 2017 (850) is a good result (particularly in the Cities of Cockburn and Melville with 300 and 359 approvals respectively), although comparatively less compared to the record set in 2015/16 (1,492).

The June 2017 figures show that the region performed well, with new houses being responsible for over one quarter (25.3%) of all new builds in the Perth Metropolitan Area.

For more information on the South West Group, visit:
www.southwestgroup.com.au



Contribute

If you would like to contribute to the Quarterly Bulletin, please contact the South West Group for further details on: director@southwestgroup.com.au



Feedback

The South West Group exists to inform you on issues you want to hear, please email any feedback to the South West Group on: director@southwestgroup.com.au



Subscribe

First name:

Surname:

Email:

Organisation:



Contact

SOUTH WEST GROUP

10 Almondbury Road, Booragoon WA 6154

Locked Bag 1 Booragoon WA 6954

T: +61 (8) 9364 0631

F: +61 (8) 6208 3259

E: director@southwestgroup.com.au

www.southwestgroup.com.au

