

**EAST GREEN DEVELOPMENT — GREENWOOD**

*Grievance*

**MRS J.M.C. STOJKOVSKI (Kingsley)** [9.13 am]: My grievance today is to the Minister for Housing and is about the delay in the construction of the East Green development, located in my electorate in the suburb of Greenwood. The site is bounded by Reilly Way, Dargin Place and Mulligan Drive. Greenwood is a wonderful suburb just 18 kilometres north of Perth and is close to major public transport links, schools and generous amounts of public open space. The site is on the location of the old East Greenwood Primary School, which was demolished and removed in 2011 after the Department of Education identified the site as surplus to its needs. I understand that the uptake in East Green has been slow, and that has led to many local residents raising their concerns about the time that the development is taking to complete. I also acknowledge that there has been some concern from buyers about the type of development proposed for East Green. Personally, I believe that sustainable development like what is being proposed in East Green is a good thing. However, Western Australian buyers are unfamiliar with this type of building and are wedded to the mistaken idea that brick and tile are best for the Western Australian climate.

I attended the launch of the East Green development with the minister in September 2017. For those unaware, the project is a development partnership between the Department of Communities and Frasers Property to deliver a mix of housing options for the community. The East Green area has the potential to include public open space and perhaps a facility for pop-up shops and/or a cafe. I was very excited to learn about the development and its potential to be a great community hub for the people of Greenwood.

Despite a large amount of interest in the new properties, Frasers Property was unable to secure buyers. It was decided last year, in 2018, to redesign the concept and re-release the site to buyers. I have been in regular communication with the minister's office and I have provided updates to the residents concerned with the future of the site. I hope that the minister's office and the department have taken on board the concerns of my constituents during this redesign phase. Residents tell me that during the process of closing the school and creating the new development plans, there was much discussion about creating public open space within the development and ensuring connectivity with the existing suburb. This has not happened. My residents currently look out onto a vacant, windswept wasteland. I believe that the residents have been patient long enough and I call on the minister responsible to act to complete this project in a reasonable period.

**MR P.C. TINLEY (Willagee — Minister for Housing)** [9.16 am]: I thank the member for the grievance and acknowledge her commitment and involvement. Her advocacy on behalf of her community has been much appreciated by my office and has been material to the outcomes that we have been able to achieve in reshaping this project. As the member knows, across the Perth metropolitan area, many low to moderate income earners are in housing stress and struggling to access affordable housing. It is a challenge and the state government is seeking to address it through residential developments such as the East Green project. The East Green project is a wonderfully exciting opportunity to provide housing diversity in the established suburb of Greenwood. It is exactly the sort of thing that we should be doing in these older suburbs that are close to the CBD. It is relatively close—around 18 kilometres from here. However, Greenwood is limited with housing choice and affordability, with a typical property being a traditional four-bedroom, two-bathroom house, which is simply not affordable for many people who aspire to call Greenwood home. The East Green project is located centrally within the Greenwood activity centre, which ensures connectivity for future residents with the existing suburb so that they, too, can enjoy easy access to transport and amenities such as schools, a shopping centre and, of course, a medical centre.

As the member noted, the tough market conditions resulted in a less than successful launch in 2017, evident in poor sales. This is typical of the market in which we find ourselves. Since this time, the Department of Communities has been working with development partner Frasers Property on a revised delivery plan for the site and with the member for Kingsley and her connections in the community to create a better understanding of what the community would like to see happen there to get a better outcome. It will also allow potential buyers more flexibility in designing and building their own home.

In early 2018, market research—including focus groups with potential buyers and, through the member for Kingsley, some local residents—was undertaken to better understand the market and what buyers were looking for. This revealed that buyers wanted more choice and diversity of product. Results from the market research revealed that customers want to have a better choice and diversity of product available in the East Green project. Lots will now be sold as house-and-land packages from some of Perth's most well known builders. This will allow buyers to choose their own home layout, colour schemes and finishes, and moves us away from the more prescriptive process that we had in the original vision for the project. There will be a range of lot sizes from 150 square metres to 400 square metres. The different lot sizes will provide a range of options for people to choose from, with options of low-maintenance townhouses through to the more traditional family homes that are typical of the Greenwood area. These larger more traditional lots align with the community's expectations that it will nest inside.

However, apartments are also proposed, providing one and two-bedroom dwelling options. Importantly, the East Green site will include 25 per cent public open space—more than double what is typically required in similar developments. This, again, is in response to the member for Kingsley’s advocacy in representing her community to my office. The public open space will be centrally located to take advantage of the existing trees—the very mature tuarts there—and the vegetation, which is of great value to the community. Again, this was raised by the member’s office. Incorporated into the public open space will be picnic facilities, play equipment for children and open turfed areas. The public open space will link to the north-west and north-east corners of the site, creating aesthetically pleasing pedestrian links throughout, as well as a link to the existing Cockman Park. This will allow the existing residents to connect to the space, ensuring that the whole community uses it and benefits from it, not only those who buy into the development.

The member will be pleased to know that development of the public open space and civil works will commence later this year. A marketing campaign will be launched in 2020, to re-engage with the market and prospective buyers, ahead of a launch for the sale of the lots mid–next year. The launch will align with the completion of the park so that purchasers can see exactly what they are buying into and really get a feel for the central space. Purchasers will be able to purchase a lot and start working with a builder on designing their home. Residents will be provided with updates closer to the recommencement of work onsite. Again, I thank the member for Kingsley and acknowledge her commitment and involvement in this whole process and for allowing us to realign what is still a very, very good project, which will be a leader in the built-form opportunity for those suburbs.