

# Perth Now

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## Land

### Over 1000 lots in new beachside estate

- by: **Mara Fox**
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- **19 comments**



BEACHSIDE COMMUNITY: The proposed Ocean Crest estate in Coogee/Spearwood.

Source: PerthNow

**A NEW community is about to spring up on land spanning the southern suburbs of Spearwood and Coogee.**

Where market gardens and an abattoir once stood, some 1100 home sites will emerge to eventually provide housing for more than 3500 people.

The Packham North District Structure Plan was endorsed by Cockburn City Council for advertising last week, paving the way for developer Terranovis to formally announce its plans for Ocean Crest estate.

Terranovis and a partner will develop a 79ha site that will include homes and a small hub of shops.

A Terranovis spokesman said the company had worked hard to bring together 19 property owners to

co-ordinate the rezoning of its area of interest, which is 22ha of the overall parcel.

Near the Coogee Marina development and bound by Ocean, Mell and Hamilton roads, construction is scheduled to start later in the year, assuming that the district structure plan which is open for public comment is adopted by the council.

"It has taken a lot of coordination and expertise to bring this development together," Terranovis director Victor Marcelino said.

"We have been working on this project for a number of years so it is gratifying to see everything coming together for the respective landowners."

It is understood some owners will stay on, retaining blocks big enough to subdivide further down the track.

The plan includes a mix of low and medium-density residential lots, with a street network in a modified grid-pattern design.

The low-density lots are designed to accommodate bigger homes, while the medium-density lots will be suitable for townhouses and smaller dwellings.

Mr Marcelino said the estate design was environmentally sensitive and construction would involve little clearing of vegetation.

"Nearly 80 per cent of the land area has already been cleared for residential and agricultural use," he said.

"Where possible, we have also designed the lots to achieve solar orientation through mainly north-south and east-west-facing sites."

Public open spaces would make up a big portion of the estate, complemented by a network of pathways to encourage pedestrian and cyclist use, he said.

Towards the middle of this year, Terranovis plans to begin selling in the Ocean Crest estate, with development expected to start later in 2011.

People interested in viewing the plans can see them on the City of Cockburn's website, [www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au) (<http://www.cockburn.wa.gov.au>).

Registrations of interest can be made on the Terranovis website, [www.terranovis.com.au](http://www.terranovis.com.au) (<http://www.terranovis.com.au>).

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