CASE STUDY

MNG.

DEVELOPMENT OF CALLEYA ESTATE

PROJECT Calleya Estate | Treeby, Western Australia
CLIENT Stockland

THE SITE

Calleya Estate is a masterplanned community by Stockland located 25 kilometres from Perth in the southern suburb of Treeby, Western Australia.

The estate occupies 145 hectares of land, which was previously used as a sand quarry. The estate yields 2,300 residential lots, providing for retirement living, medium density housing, parks, a primary school and a local centre. The site was rezoned for urban development in November 2012 and structure plan approval was granted by the City of Cockburn in May 2013.

THE CHALLENGE

The topography of the site was significantly altered by the previous sand mining operations, with the site in most parts being substantially lower than its environs. Additionally, there was no external drainage flow path available to the adjacent Atwell Drain (a Resource Enhancement Wetland).

Significant earthworks and engineering design would be required to remediate the site and re-establish a drainage connection to the Atwell Drain. There were key environmental considerations related to the development of the site as stormwater would discharge directly into Atwell Drain and ultimately into Thompsons Lake (a Ramsar Wetland).

In addtion, the site is situated over a Priority 2 (P2) area of the Jandakot Groundwater Mound which supplies drinking water to Perth. Significant geotechnical and hydrogeological investigations were required to demonstrate that urban development could occur on the site without compromising the groundwater resource and to justify the reclassification of the site to the less restrictive Priority 3 (P3).

With the first stages falling at the commencement of the peak of land sales due to the 2012 mining boom, MNG were tasked to ensure stages were titled in a timely manner.

THE SOLUTION

The initial engagement in the project required MNG to undertake a detailed survey of the Atwell drain over a range of 4.8 kilometres. Information gathered from this survey was crucial to determine the viability of the project.

OVERVIEW OF CALLEYA ESTATE

CASE STUDY

Booming sales dictated a swift transition of data from field through to submission of plans and documents to various government agencies. As multiple stages were on the go at the same time, MNG's strategy of implementing superlots allowed for flexibility in the titling sequence. Thus allowing for a more efficient and flexible subdivision process.

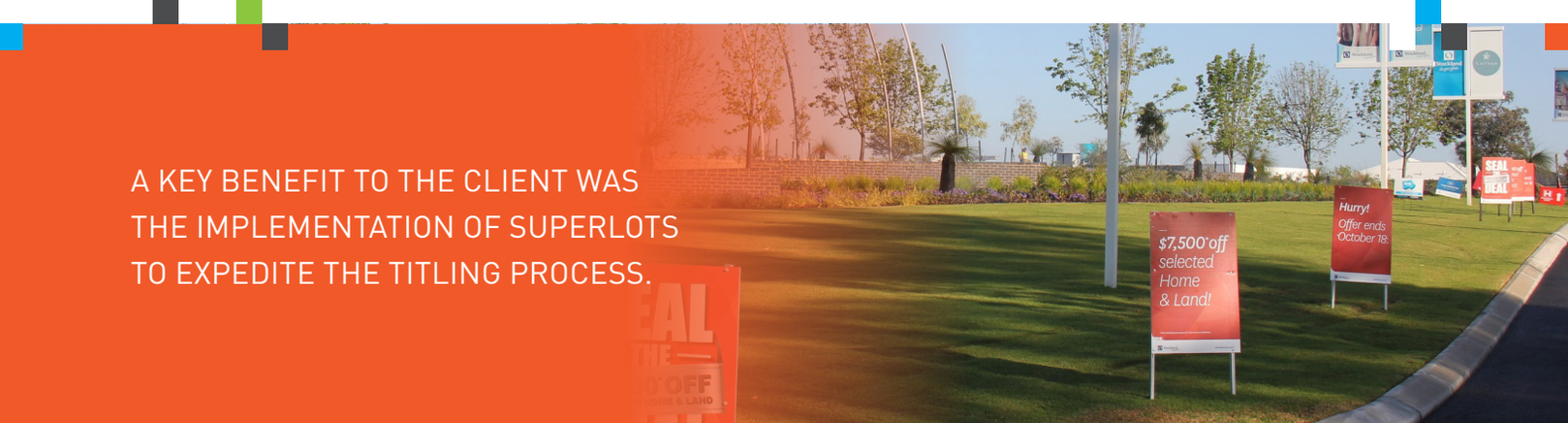
AERIAL IMAGE - CALLEYA ESTATE

THE OUTCOME

With over 2300 residences titled in under 9 years, MNG was instrumental in assisting Stockland convert an old quarry into one of Perth's most sought after places of residence.

Stockland was also successful in attaining the Urban Development Institute of Australia (WA) Masterplan Development award for 2021.

A KEY BENEFIT TO THE CLIENT WAS THE IMPLEMENTATION OF SUPERLOTS TO EXPEDITE THE TITLING PROCESS.



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