



# Satterley for Catalina

■ Mark Pownall

ANOTHER piece of the northern corridor property puzzle has been put in place with the launch of a 180-hectare development on land owned by seven Perth metropolitan councils.

The Catalina development on land known as Tamala Park will be project managed by Satterley Property Group, continuing its long presence in the region.

Satterley has been involved in major developments such as Brighton and Jindalee Beachside to the north of Tamala Park and Beaumaris Beach to the south.

The development is a major piece of land that has been mainly leapfrogged by bigger developments to its north, including the largely completed 680ha Brighton estate.

Catalina will ensure Satterley – the biggest private land developer in the country – remains entrenched in the northern corridor region.

Satterley, however, remains largely absent from the next major phase of Perth's development stretching from Alkimos to Yanchep.

That final phase of the northern corridor is seen as one of the metropolitan region's most significant population growth areas over the next 15-20 years.

The big parcels of land being developed in that zone include a joint venture between Lend Lease and LandCorp at Alkimos to develop 285ha of land, Peet's 240ha Shorehaven and LWP's 226ha Trinity.

Further north at Yanchep, Tokyu owns much of the land for the proposed satellite city.

Smaller active developments include Australand's 52ha Jindowie, where it is lobbying hard to get a railway station located before the end of the line is reached at Yanchep.

Satterley does hold a 67ha parcel of land on the south-eastern edge of the main part of the Alkimos-Yanchep development corridor.

However, significant parts of the region are owned by players likely to seek experienced developers as partners. For instance, Satterley is also one of three developers short-listed by the state government to potentially partner with LandCorp in the development of Eglinton in Perth's northern coastal development corridor.

National group Mirvac and Perth-based player Peet, both listed companies, are also on the LandCorp shortlist for Eglinton to deliver a new 120ha estate providing residential land for 3,000 home sites, including affordable living choices and community facilities.

The proposed partnership will develop the northern half of LandCorp's 240ha Eglinton holding, which sits east of Marmion Avenue between Alkimos and Yanchep.

The Tamala Park land, which has been the centre of a significant waste disposal joint venture for the seven councils, has been left dormant while significant development has taken place to its north at sites such as Mindarie and Clarkson.

Tamala Park sits astride Marmion Avenue between Burns Beach to the south and Mindarie to its north.

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Satterley said the 2,600-dwelling Catalina project would start selling its first stage in November, with the intention to develop the area over the following decade, resulting in a population of about 8,000 people at completion.

Satterley was appointed a year ago to provide project and marketing management for a new master-planned community by Tamala Park Regional Council, an entity consisting of the cities of Joondalup, Perth, Stirling, Vincent and Wanneroo and the towns of Cambridge and Victoria Park.

The first sites to be completed will be in the Catalina Central area, near Marmion Avenue and Neerabup Road with close proximity to established retail and facilities such as the Ocean Keys district centre and the Clarkson train station.