



30 October 2006

BRAND NEW COMMUNITY TO HELP EASE ALBANY HOUSING STRAIN

Expanding infrastructure, significant industry development and increased tourism in the Great Southern Region have seen Albany's population boom and it shows no signs of slowing down. With the local population growth rate conservatively estimated at a steady two per cent per annum and with accelerated growth forecast, the district is facing a chronic shortage of residential land.

Catering to this strong demand for housing in the Great Southern region is the impending community 'Oyster Harbour,' located on the shores of Oyster Harbour and the King River at Bayonet Head. The 208-hectare masterplanned estate will consist of 2300 residential lots, providing new housing for approximately 8000 residents. With the first 103 lots in the Estate due for release on a staged pre-sale basis this month, Oyster Harbour will help ease the land shortage in Albany.

Heath Development Company Managing Director Colin Heath said the inaugural release of lots marked an exciting milestone for the project. He said the local community had long been anticipating the sale of the land and with Oyster Harbour heralded as the 'Dalyellup of the South' he expected lots to sell quickly.

"Oyster Harbour will consist mainly of 600 to 800m² lots, however a new product will also be introduced to Albany in the form of 300 to 450m² low maintenance cottage blocks," Mr Heath said.

"The real appeal of Oyster Harbour is its positioning, with the majority of lots north facing and most sites enjoying scenic bush, harbour or river views due to the natural topography of the land.

"It offers a premium lifestyle, enabling buyers to build close to the water and bordered by natural bushland including the Stirling Range and Torndirrup National Parks, yet it remains in close proximity to major amenities with the City of Albany and nearby hospitals, sporting facilities and schools including Albany Grammar only minutes away."

A new road to replace Lower King Road is due to be constructed making the city even more accessible and residents of the new community will also benefit from quality services at their doorstep. The purpose built neighbourhood will contain a shopping village complete with supermarket, newsagent, coffee shop and doctor's surgery, its own primary school and recreational facilities. Adding to the community feel will be 30 hectares of dedicated public open space including architecturally designed landscaped parklands, water features, children's playgrounds, boardwalks, a foreshore reserve and conservation wetland. Local attractions include

boating and fishing and Oyster Harbour will have direct access to the bay foreshore via pathways leading from the Estate.

Master planned in partnership with Land and Housing Development, a division of the Department of Housing and Works, Oyster Harbour is readily serviced with scheme water, sewerage, underground electricity and MATV, the latest communications technology that delivers cheaper phone calls, broadband, free to air and cable TV direct to homesites via underground fibre optic cable, keeping the Estate free of unsightly aerials. Strict building guidelines and covenants will apply to retain the essence of the community, which sets it apart from other developments.

Mr Heath said the Estate set a new benchmark in the district with Oyster Harbour achieving the highest standards in urban design and environmental performance management to deliver a sustainable community that protects and enhances the local environment.

“While the Estate will be stylish and contemporary, the neighbourhood will be a ‘green’ haven sensitive to its semi-rural surrounds,’ he said.

“It will contain environmentally-friendly elements including eco-corridors for local wildlife such as bandicoots and birdlife, a drainage system designed along Water Sensitive Urban Design Principles to conserve the existing wetlands and an effectively planned road network that reflects the principles of the Liveable Neighbourhoods Code.

“The entire Estate is founded on a concept called ‘Creating Communities,’ which focuses on social, economic and environmental initiatives to build vibrant and functioning communities.”

Rich in natural beauty, nearby surrounds include the Stirling Ranges, Southern Ocean and wine region to the north, making Oyster Harbour a highly sought after location.

Oyster Harbour’s initial lots become available on Thursday 16 November, and in a bid to help further ease the short supply of land in the region, Albany MLA Peter Watson has assisted in fast tracking the release of an additional 200 lots which are planned for release in 2007.

Further information regarding the Oyster Harbour lifestyle can be obtained by contacting Judy Crawley on 9841-0288.

.../Ends.

Media Contact:

Rebecca Tapp
Shearmans PR
08 9449 3905
0420 362 219

IMAGES:

- Panoramic view of tranquil Oyster Harbour
- Aerial view of the new Oyster Harbour community
- Oyster Harbour Structure Plan