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## **MEDIA RELEASE**

### **Transit Oriented Development a perfect fit for Perth's southern suburbs**

*Cannington, Bull Creek and Murdoch land values sitting pretty thanks to TOD along southern corridor rail*

Western Australia is among the most enthusiastically adoptive of the global movement away from car-dependent development patterns, in favour of Transit Oriented Development, also known as TOD.

Perth's southern suburbs are a focus TOD urban infill activity, targeting projected high growth areas along the southern suburbs rail corridor along the Kwinana Freeway.

According to Jones Ballard Property Group, Bull Creek Director, Adrian Ballard, it is a trend that will be well received given existing and projected demand for properties in the catchment.

"Today home owners, tenants, developers and agents alike are aware of the inherent value of suburbs surrounding high frequency public transport corridors.

"In the southern corridor Cannington, Bull Creek and Murdoch will be the biggest players in this movement that ultimately aims to help West Australians enjoy a better quality of life with less car dependence," said Mr Ballard.

Transit Oriented Development (TOD) supports the creation of vibrant, liveable communities anchored by high quality train networks; they are compact and aim to deliver on residents' essential needs within a 'walkable' distance.

"In terms of our catchment south of the river we have Canning Bridge TOD and the associated Canning Highway Urban Corridor Revitalisation, Bull Creek TOD and the Murdoch Specialised Centre TOD with each of these locales set to provide vibrant, mixed use development with residential, retail and entertainment.

"Melville and Cannington are two of the highest projected growth areas to 2031 and planning suggests TOD living is what the market wants with the residential development positioned to experience strong take up in these precincts, the leader of the pack being Murdoch TOD," said Mr Ballard.

Mr Ballard went on to say that revitalisation of these transport anchored sites will inevitably prove beneficial for established homes in adjacent areas.

"Not only will existing home owners surrounding the Murdoch, Canning Bridge and Bull Creek project areas reap benefit from proximity to newly constructed, attractive amenity, activity centres and high quality transport, but land value will likely increase due to more people wanting to move into the area," said Mr Ballard.

Mr Ballard said the planned Murdoch specialised centre TOD is a prime example of how this trend in urban infill development will ultimately benefit homeowners south of the river.

“With Murdoch University, St John of God and the new Fiona Stanley Hospital, the Murdoch TOD will be one of the busiest urban precincts outside of the CBD, without a doubt.

“Already, without construction having commenced on the TOD precinct, we have witnessed a substantial uplift in property values in the suburbs within a 4km radius of the site, just in response to the hospital’s construction and opening and the associated creation of several thousand skilled jobs.

“According to the current level of enquiry it is reasonable to anticipate property values will continue to track high. The closer we get to a development outcome on the TOD site, we will again see some uplift,” said Mr Ballard.

Suburbs including Rossmoyne, Bull Creek, Jandakot, Kardinya, O’Connor and Willagee are particularly well positioned for gains in the medium to long term.

“There is increasing emphasis in WA on creating more efficient sub-centres by increasing densities, in order to encourage smart and sustainable suburban growth, and stop the sprawl. Ultimately this will create a more vibrant and connected suburban environment for all West Australians,” said Mr Ballard.

-ENDS-

Notes to Editors:

**About Jones Ballard Property Group** - Jones Ballard Property Group is one of Perth’s most successful independent property sales and management firms. The firm employs more than 45 staff at offices in Como and Bull Creek and provides residential sales, property management, development consultancy and marketing, and access to financial and conveyancing services.

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