Lessons from the Site Tour
Modular Innovation & Transit-Oriented Development

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Destinations

3. Living Space, Cockburn Central

2. Stella Village, Success

1. The Village at Wellard
The Village at Wellard

- Transit-oriented master-planned community
- Centred around Wellard Train Station
- Approx. 3,000 lot capacity
- Joint Venture between Peet Ltd and Housing Authority
- Strong affordability and first homebuyer focus
- Invita Apartments bringing density around train station
Stella Village

- High density transit-aligned project in Success, 20km south of Perth CBD
- Walking distance to Cockburn Central Station & shopping centre
- Project capacity ~1,600 units
- Delivered by Goldmaster - private company with Govt shareholding
- Modular construction at “Adara”
  - Six storeys; 77 apartments
  - 96 pre-fabricated modules stacked in 10 days
  - 12 month total build time
Living Space

- Transit-oriented apartments (Cockburn Central Station)
- 130 residential & 6 commercial units
- Dedicated affordable housing project delivered under Commonwealth Stimulus
- Includes mix of social housing, affordable rental, shared equity and market sales
- High quality design and energy efficiency performance
Stella Village Key Facts

- Located in Success, 20km south of Perth CBD. Walking distance (<1km) to Cockburn Central Train Station, adjacent to Gateway Shopping Centre
- Total project capacity ~1,600 units. 436 delivered to date; 327 since Housing Authority participation began in 2009
- Developed by Goldmaster Enterprises – private company of which Housing Authority is a shareholder
- Of 327 units delivered since Housing Authority Participation commenced:
  - 44 social housing; 21 shared equity; 56 National Rental Affordability Scheme (NRAS) = ~37% for dedicated affordable housing programs.
- Adara – 77 units across six storeys. Built from 96 modules, manufactured in Melbourne by Hickory Group, shipped to Perth, then stacked on site by Goodland Building Co (project builder).
- 12 month total build time; 10 days to stack modules from transfer slab to six storeys
- [https://vimeo.com/139552672](https://vimeo.com/139552672)
Living Space Key Facts

- Located at Cockburn Central Train Station, 20km south of Perth CBD
- 130 residential; 6 commercial
  - 67 x 1 bed; 56 x 2 bed; 7 x 3 bed
- Key feature is combination of a range of affordable housing programs in one development, with the aim of being financially self-sustaining
  - 26 Social Housing; 52 affordable rental (80% market rent targeted at key workers); 20 shared equity sales and 9 full price sales under Housing Authority & Keystart’s Affordable Sales Program; 23 private market value sales
- $44million project
  - $3M land + $41M construction
  - ~$39M funded through Commonwealth Stimulus; ~$5M from Housing Authority
- 100% Universal Design Code; 70% Accessible Design
- All units between 6 & 10 Star NatHERS energy efficiency rating
- Gum trees planted in basement carpark extend through ground floor slab to courtyard. Watered through 1000L rainwater tank
The Village at Wellard

Project Website
http://www.thevillageatwellard.com.au

Project Fast Facts