

Capability Statement



01

About Us

We create award-winning communities

LWP Group is an internationally awarded urban developer committed to bringing communities to life by creating better places for people to live, work and play. We are Western Australia's largest urban development business by transactional volume and specialise in the development of master-planned communities with a balanced mix of residential, recreational, retail and commercial facilities.

Our approach is exemplified by Ellenbrook, 25kms north-east of Perth, Australia's most awarded new town and winner of the 2015 FIABCI World Prix d'Excellence for world's best master-planned community.

As an extension of our residential portfolio and to leverage our strength in strategic land identification, we have developed a strategy to develop non-residential sites across a variety of business sectors, including child care centres, fast food, fuel, convenience and large format retail.

Developing high quality sustainable communities.

The belief that drives us

Our goal is to create more truly liveable places than any property fund manager in Australia. By enriching the lives of the people who live and work in our developments, we will continue to build a successful and profitable company. Our core belief is that everyone should prosper from residential property.

Guided by New Urbanist design principles

Whether we're developing a master-planned town or boutique estate, we are guided by New Urbanist principles which put people's wellbeing at the centre of the planning process. Our communities are built around walkability, connectivity, inclusivity and sustainability.

LWP developments are easily recognisable for their diverse range of housing options, quality architecture, mixed-use centres, public art, walkability to landscaped open spaces and parks, retention and integration of local flora, and easy connectivity to key employment hubs.

ELLENBROOK



Mixed use centres

We create vibrant communities by integrating retail, office and entertainment precincts alongside residential.



Environmentally sensitive

We draw on the natural characteristics of the site and incorporate existing wetlands, woodlands, waterways and habitats. Seeds from local flora are harvested and cultivated for use in landscaping. Embracing the local 'green infrastructure' creates a unique identity for every development, while being environmentally respectful.



Connectivity

We choose our sites for their easy connectivity to transport links, public transport nodes and employment hubs.



Promote sustainability

We encourage sustainable gardens with an 'eco-logical' landscape package as part of all land sales, and incorporate energy efficiency requirements into building guidelines.



Diversity

We offer a diverse mix of affordable housing options to cater to all; first homebuyers and downsizers, families and singles. This creates a stronger social fabric and enables people to age in place, supported by their community.



Responsive development

To build a sense of place and create a tangible point of difference for each development, we incorporate the natural characteristics of the site and draw on the heritage of the area.



Building community

Incorporating walkways and cycle paths, and linking parks and open space, builds community connection by getting people outdoors and out of their cars.

Developing communities across Australia

Community creators and custodians

When developing a new community, we think in terms of generations not years. We are in it for the long haul and over time our role shifts from creator to custodian. We are involved every step of the way - from land acquisition, urban planning, design approvals and development, right through to ongoing maintenance to ensure the estate continues to be a vibrant place to live, work and play.

Our end-to-end project-management approach utilises the skills and expertise of a multi-disciplinary team to build truly integrated urban developments.



A team with depth and breadth of experience



Brendan Acott
Managing Director

Brendan leads LWP and has over 25 years of experience in banking, finance and property funds management. He has led a number of significant property development projects and has a proven ability to track and predict industry trends.



Eric Lee
Chief Financial Officer

Eric has 30 years of experience in accounting, finance and governance for ASX listed and private companies, primarily in the property and funds management industry. He oversees the corporate and financial services for LWP and has a demonstrated ability to execute on major transactions and strategies for the business.



Alf Lay
Group Development Manager WA

Alf brings a multi-faceted viewpoint to property development, having held senior positions in the government and publicly listed and privately owned companies. He is responsible for overseeing the timely delivery of project management across our portfolio of projects in WA.



Cath Holzheimer
Head of Sales & Marketing WA

Cath has 20 years of experience in marketing and sales across property, insurance and health industries, in both private and not-for-profit organisations. With a demonstrated record of growth and continuous improvement she oversees and aligns the marketing, communications and sales teams to achieve business outcomes.



Stephen Thompson
Project Director Huntlee

Stephen has been the Project Director for Huntlee since 2013. During his 25 years in property development he has worked on projects spanning from large inner-suburban regeneration through to regional tourist developments, for both government and private companies.

An internationally awarded and applauded approach

The key to creating better places for people to live, work and play is to always strive for the highest. We don't do average. We are innovators, always looking at ways to build community, drive sustainability and create developments with a sense of place. While our initiatives regularly receive national and international recognition, the true measure of success is the strength of demand for our projects.

2020	UDIA WA Best Master-planned Development Community	Banksia Grove
2018	UDIA WA Award for Excellence - Small-Scale Infill Development	Ellenbrook
	UDIA WA Award for Excellence - Residential Development Award	Trinity, Alkimos
2015	International Award: FIABCI Prix d'Excellence-Master Plan	Ellenbrook
2013	Creative Partnerships-WA State Toyota Community Award	LWP Group & AWESOME Arts
	Creative Partnerships-National Toyota Community Award	LWP Group & AWESOME Arts
2012	UDIA Enviro Development Certification in Eco Systems and Community	Trinity, Alkimos
2011	HIA Greensmart Estate/Development of the Year	The Glades at Byford
	UDIA Enviro Development Certification in Eco Systems, Water & Community	The Glades at Byford
	UDIA (WA) Award for Excellence for Affordable Development	Malvern Springs, Ellenbrook
2010	UDIA Enviro Development Certification in Eco Systems and Community	Malvern Springs, Ellenbrook
2009	UDIA WA Judges Award for Excellence	Contempo, Ellenbrook
2008	HIA Greensmart Estate/Development of the Year	Malvern Springs, Ellenbrook
	HIA Greensmart Water Efficiency Award	Malvern Springs, Ellenbrook
2007	PIA (National) Certificate of Merit-Urban Design Plans & Ideas	Ellenbrook Town Centre
	UDIA WA Inaugural Award for Excellence-Affordable Development	Ellenbrook
2006	Water Awards 2006-Inaugural Residential Partner Award - Land Development	Ellenbrook
	Malvern Springs-inaugural development accredited WaterWise HIA Greensmart Estate	Malvern Springs, Ellenbrook
	PIA (WA) Special Commendation-Urban Planning Achievement	Ellenbrook Town Centre
	PIA (WA) Special Commendation-Urban Design Plans & Ideas	Ellenbrook Town Centre
	PIA (WA) Presidents Award	Ellenbrook Town Centre
2005	UDIA WA Award for Excellence-Masterplanned Development	Ellenbrook
	State Art Sponsorship Scheme-Most Innovative Partnership Award	LWP Group

02

Community Overviews

Master-planned
communities

Ellenbrook

LOCATION	Ellenbrook, Western Australia
COMMENCED	1994
LOTS	11,000
POPULATION	30,000
LAND SIZE	1200ha



HESPERIA PARK



ANNE HAMERSLEY PRIMARY SCHOOL



LANEWAY SEVEN



ELLENBROOK CENTRAL SHOPPING CENTRE

Australia's most awarded master-planned community

With over 38 awards, including the prestigious international FIABCI Gold Master Plan award, Ellenbrook illustrates the benefits of master-planning.



Designed as a sustainable community of eight villages built around a bustling town centre, this established community has everything residents might need, in one of Perth's most picturesque locations.

Surrounded by the vineyards of the Swan Valley and stunning national parks, Ellenbrook feels like a world away from the everyday. In reality, its only 35 minutes from the Perth CBD and 25 minutes from the airport via nearby Tonkin Highway. When the new train line arrives in 2024, access to Ellenbrook will be even easier.

With nine primary and secondary schools, a range of childcare options, three shopping centres, an extensive commercial precinct and over 30 parks and playgrounds woven throughout Ellenbrook's eight neighbourhoods, everything is within reach.

Trinity

LOCATION	Alkimos, Western Australia
COMMENCED	2008
LOTS	2,611
POPULATION	7,000
LAND SIZE	226ha

ALKIMOS BEACH



The ultimate Trinity: coastal, connected and community

Trinity puts the best of WA's coastal lifestyle within reach of all. Located just 2.4kms from some of Perth's most unspoilt beaches, residents enjoy all the benefits of a secluded private estate with established shops, schools and services nearby.

Trinity is located in Alkimos, at the centre of the rapidly growing northern coastal strip. It is only 20 minutes from the City of Joondalup, and a 41-kilometre commute to the Perth CBD. When the Alkimos Train Station and the Mitchell Freeway extension to Romeo Road open in mid-2023, residents will enjoy even easier connectivity to both.

This is an established community with a bustling shopping centre, a variety of parks, a choice of early learning centres, and primary and secondary schools in and around the estate.



TRINITY VILLAGE SHOPPING CENTRE



ALKIMOS PRIMARY SCHOOL

02 Community Overviews



LAKE ALLAMBEE

The Glades

LOCATION	Byford, Western Australia
COMMENCED	2007
LOTS	3,500
POPULATION	9,500
LAND SIZE	370ha

A modern village in a timeless landscape



WOODLAND GROVE PRIMARY SCHOOL

The Glades is an award-winning estate at the foothills of the Darling Scarp, with nature at its heart. Set amongst 370 hectares of natural Australian landscape, over 60 hectares of beautiful parklands, pathways and cycle routes weave through the estate.

While the area has a relaxed semi-rural feel, The Glades is only 35 minutes to both the CBD and Perth Airport. Located 32-kilometres south-east of Perth in Byford, it has excellent connectivity to the Kwinana Freeway and will have direct access to the new Tonkin Highway extension by 2026. The Byford rail extension is also due for completion soon.

Anchoring The Glades is a vibrant village centre, home to Lakeside Plaza Shopping Centre, a medical precinct, and an array of specialty stores. When it's time for schooling, residents are spoilt for choice with a number of established primary and secondary schools.



BYFORD VILLAGE SHOPPING CENTRE



ALBIZIA RESERVE

Banksia Grove

LOCATION	Banksia Grove, Western Australia
COMMENCED	2007
LOTS	3,700
POPULATION	10,000
LAND SIZE	338ha

PITSTOP PARK



BANKSIA GROVE SHOPPING CENTRE



GRANDIS PRIMARY SCHOOL

Naturally family friendly

Wrapped around extensive central parklands, Banksia Grove has been master-planned to connect residents to the great outdoors. With 18 parks and playgrounds, and a retained 'Bush Forever' zone, it offers a naturally more relaxed lifestyle for families.

Located 30 kilometres north of Perth, and just five minutes from Joondalup, Banksia Grove is positioned for easy connection to the coast and city via Joondalup Drive and the Mitchell Freeway.

Banksia Grove offers a laid-back village lifestyle, combined with community-focused living. A vibrant shopping centre, Banksia Grove Village, sits at the heart of the estate. Residents also enjoy a choice of schools within the estate, including private and public education options. With ECU and North Metro TAFE in Joondalup, residents can take their education journey as far as they want, while staying close to home.



Huntlee

LOCATION	North Rothbury, New South Wales
COMMENCED	2014
LOTS	7,200
POPULATION	20,000
LAND SIZE	1640ha



HUNTLEE SHOPPING CENTRE



HUNTER VALLEY

The new town in the heart of the Hunter

Huntlee is master-planned to offer the perfect balance of relaxed country living and the amenity and ease of urban life.

Huntlee is the first new town to be developed in the Hunter Valley in over 50 years. Residents enjoy the peace and tranquillity that comes with living in the heart of wine country, and the convenience of being within commuting distance of Newcastle or Sydney. Huntlee enjoys great connectivity and is just minutes from the M15 Hunter Expressway to Newcastle/M1 Sydney, five minutes from Branxton Train Station and 45 minutes from Newcastle Airport.

Once fully realised, Huntlee will be a thriving town similar in size to Singleton, built around a 200 hectare town centre. Development is well underway and residents already enjoy the convenience of a Coles supermarket, medical centre, childcare centre and tavern within the estate.

Huntlee's first park has also just been completed. As the town grows it will be joined by many more, ensuring all residents are within walking distance of a playground or playing field.

02

Community Overviews

Boutique communities

Ambia

LOCATION	Southern River, Western Australia
COMMENCED	2018
LOTS	331
POPULATION	990
LAND SIZE	21ha



AMBIANCE PARK



AMBIANCE PARK

An established community surrounded by nature

Nestled within bushland, this carefully considered estate was designed with liveability in mind. It builds on its natural setting by incorporating parks and playgrounds throughout the estate. Here, taking the car is optional – every home is within walking distance of the central park, child care and Southern River Square Shopping Centre.

Ambia is just 24 kilometres from the Perth CBD and 14 kilometres from the Perth Airport. Part of liveability is connectivity – Ambia has easy access to Roe, Tonkin and Albany highways, as well as Gosnells train station.

Aria

LOCATION	Hunter Valley, New South Wales
COMMENCED	2022
LOTS	100
POPULATION	400
LAND SIZE	76ha

An exclusive estate in the famous Hunter Valley wine region

An exclusive boutique estate comprised of premium large lots in the renowned Hunter Valley wine region. With sweeping views of the Broken Back mountain range, and a minimum block size of 2000sqm, Aria gives residents the space to create the lifestyle they've always dreamed of.

With hatted restaurants, world-class golf resorts, stunning wineries, outdoor concert destinations, and new shopping villages all on its doorstep, Aria has it all.



HUNTER VALLEY

Kara

LOCATION	Treeby, Western Australia
COMMENCED	2020
LOTS	311
POPULATION	900
LAND SIZE	19ha



CENTRAL PARK



CENTRAL PARK

An urban community that's green at heart

Kara takes its name from the Noongar word for a rare orchid, native to the area. Nature is central to Kara, with every street leading to either Bush Forever or the green belt of parks and playgrounds that run through the heart of this boutique estate.

Located in the well-established suburb of Treeby, Kara is only a 25 minute drive, or four train stops, from the Perth CBD. The estate sits in close proximity to many schools, parks and shops, including Cockburn Gateway Shopping Centre.

02 Community Overviews

Mahala

LOCATION	Forrestdale, Western Australia
COMMENCED	2020
LOTS	555
POPULATION	1,500
LAND SIZE	41ha

Where getting back to nature, becomes second nature

Surrounded by native wetlands, and dotted with playgrounds shaded by mature trees, Mahala is designed to embrace the natural beauty of its location and retain a sense of place.

Located in Forrestdale, 23 kilometres south-east of Perth, Mahala lets residents embrace nature, while still having easy access to the airport, CBD and beyond, via Armadale Road and Tonkin Highway. Forrestdale Business Park, Cockburn Gateway Shopping City and Harrisdale Shopping Centre are all within a short drive.

BOUDICCA PARK



Oakebella

LOCATION	Wellard, Western Australia
COMMENCED	2017
LOTS	428
POPULATION	1,160
LAND SIZE	32ha

A connected urban retreat

Oakebella offers connected, community living in exquisite surroundings. This boutique community borders a protected natural wetland and features a beautiful landscaped park, open spaces and play areas. Dual-use pathways wind around an abundance of native trees.

Wellard is situated in the City of Kwinana and already offers an established community with existing schools, a new primary school, shops, facilities and other essential services. The estate boasts direct access to the Kwinana Freeway and both Wellard and Kwinana Train Stations are just minutes away.

CENTRAL PARK



Springdale Beach

LOCATION	Denmark, Western Australia
COMMENCED	2005
LOTS	192
POPULATION	550
LAND SIZE	50ha

Laid back lifestyle

Springdale Beach is an intimate estate of just 170 homesites on the South Coast Highway, 2.5 kilometres east of the Denmark town centre. The Denmark Golf and Country Club and Boston Brewery are within walking distance, and all homesites have easy access to the tranquil waters of Wilson Inlet.

The scenic town of Denmark is five minutes away with shops, schools and other facilities, whilst just over half an hour away, Albany has all the conveniences of a major regional city including an airport.



ESTATE ENTRANCE



SPRINGDALE PLAYGROUND

Vertex

LOCATION	Yanchep, Western Australia
COMMENCED	2015
LOTS	521
POPULATION	1,400
LAND SIZE	39ha



YANCHEP LAGOON

Relaxed coastal living

Surrounded by beautiful bushland and vibrant white beaches, Vertex offers a relaxed coastal lifestyle in a private community. Situated in Yanchep, in the City of Wanneroo, the town centre is just minutes away, offering supermarkets, specialty retail stores, cafes, restaurants and more.

The estate is just five minutes from Yanchep Lagoon and Yanchep National Park, allowing residents to take advantage of the natural playground WA has to offer.

03

Non-Residential Projects



03 Non-Residential Projects

Great Beginnings, Southern River

PROJECT TYPE	Childcare Centre
LOCATION	Southern River
PROVIDER	Great Beginnings
INFO	<ul style="list-style-type: none"> → 104 places leased → Commenced construction in June 2021 → Completed December 2021



Nido Early School, Dayton

PROJECT TYPE	Childcare Centre
LOCATION	Dayton
PROVIDER	Nido Early School
INFO	<ul style="list-style-type: none"> → Construction commenced 2022 → Completed March 2023



Developing high quality sustainable communities.

lwpgroup.com.au

08 9297 9900
info@lwpproperty.com.au

Level 4, 1060 Hay Street
West Perth WA 6005

