

Update October 2017

Welcome to the Progress Developments October update.

St Leonards Private Estate

Around the Estate

The fantastic future District Open Space playing fields land has recently been acquired by the City of Swan under the developer funded contributions scheme. This will be an expansive 6 Hectare District facility that is proposed to encompass Football/Cricket fields, tennis courts, netball courts, hockey and soccer fields and sports clubs. This facility is located between Harrow Street to the North, Cranleigh Street to the South, Arthur Street to the West and Blundell Street to the East. You may have noticed the temporary fencing that has been recently erected around the site.

As per the Council Contributions delivery schedules the construction will commence on the playing fields in 2018.

Please see below Draft plan of the playing fields (yet to be finalised by Council).



New Lord Street

In the coming weeks the State Government in conjunction with Main Roads WA will be commencing construction of the New Lord Street to be located just west of the current St Leonards Boulevard and Lord Street roundabout. We understand this will extend from Marshall Road northwards to Park Street.

This new road will take most of the northbound traffic and the existing Lord Street will see a reduced amount of traffic. Works will also be undertaken around May next year on the existing Lord Street and a new roundabout will be constructed at the intersection with Marshall Road.

For more information please see the below link:

<https://www.mainroads.wa.gov.au/BuildingRoads/Projects/UrbanProjects/Pages/lordstreet.aspx>

To be kept up to date from Main Roads WA on project information and construction activities, please email newlordstreet@mainroads.wa.gov.au to register your contact details for email updates.

Community Events program

A highly successful family fun day was run by Progress Developments at Walter Day Park in St Leonards on 17 September. There was a variety of fun activities for young and old which included a sausage sizzle, face painting, balloon twisting, various rides, activities and sports on the grass. We had an excellent turn out. Be sure not to miss the next event!



Face Painting



Races on the Horizontal Bungee



Big fun on the Big Slide



Enjoying the weather and company in the park



Having a kick at the Football workshop



Having a great time in the bouncy castle

Development Update

Stage 1P

Stage 1P comprises 46 lots on the west side of Lord Street directly north of the display village. Lots range from 203-450m² and have been selling well with only 7 lots remaining. If you'd like to take advantage of our current great deals, please call Robert Wnek, Estate Manager.

Stage 1R

Construction has commenced on the corner of Arthur Street and Coast Road on Stage 1R Part 1 which comprises 35 lots. The lots are being offered at a great price, starting from \$189,000. We've recently released the lots to the market and at these great prices 6 have been snapped up already. A select number of the lots offer great elevated views over Walter Day Park across the road. We anticipate construction will be complete late 2017 with titles issuing around March. Please give Rob Wnek our friendly Estate Manager a call on 0419 335 412 for further details.

Chenel at St Leonards Estate

We had strong sales on Chenel lots in the last couple of months with only 10 remaining from the original 102. These lots represent great buying with titles issued and prices starting from just \$205,000 for 300m². There are numerous new homes under construction and some fantastic house and land packages being offered by builders, for more information please contact our Estate Manager Robert Wnek.

Parkside Private Estate

Progress Developments has recently released Stage 1 of Parkside Private Estate. Parkside is on the corner of Arthur Street and Harrow Street adjacent to the future District Open Space. If you have ever wanted an entire sports precinct virtually in your front yard then this is the place for you. With a great variety of lots ranging from 296-466m² these lots will sell quickly. Please give Rob Wnek our friendly Estate manager a call on 0419 335 412 for further details.

Landscaping and shopping centre

Over the last 5 years St Leonards has undertaken a weekly maintenance program of Walter Day Public Open Space (POS), the linear POS on Watercress Gardens and the POS on Grandis Avenue (previously Victoria Road). As of 1st July 2016, St Leonard Estate handed these parks over to Council for maintenance in line with Council requirements. Should you have any concerns regarding the maintenance of these parks please contact Council on 9267 9267.

After St Leonards completes construction of the roads and verges in a subdivision these areas are handed over to Council when new lot titles are issued. Should you see any dumping or have any concerns regarding the roads/streetscapes, contact Councils Maintenance Department as they manage this infrastructure and they will attend to clean up, sweep the streets, etc.

Several residents have voiced their concerns (and we agree!) about the shopping centre site on Arthur Street. This site is not owned or managed by St Leonards or Progress Developments. St Leonards has fenced the site and regularly slashes along Arthur Street at its own expense. Management have spoken with Council about the state of disrepair and we encourage all residents to contact Council, who may with enough encouragement instruct the owners to demolish the buildings and tidy up the land.

St Leonards Estate will continue to maintain the newly constructed Public Open Spaces and general estate to ensure the estate presents well. Unfortunately, the land ownership is fragmented in Dayton and several larger rural lots within the Dayton area are owned by other parties. St Leonards where possible maintains these verge areas and we undertake an ongoing monthly streetscape tidy up across the estate.

Let's make the suburb green

In the coming months St Leonards Estate in conjunction with the City of Swan will undertake a tree planting program across various areas in the Estate. These areas have been identified as opportunities to plant more trees and make our suburb greener. All trees will be provided by St Leonards Estate.

In addition to this program should you be missing a street tree in your front or side verge please let us know your address (lot number and street address) via admin@progressdevelopments.com.au by 10 November at the latest, and we can plant a tree for you. The tree species will be required to match the street where possible, and we can't guarantee all trees and locations will be approved by Council in their verges, but the aim is to increase the green cover as far as practicable.

As part of the Let's make the suburb green program, St Leonards Estate will be undertaking a tree planting day where everyone can get involved and help plant trees around Dayton. The idea is to get your hands dirty and connect with nature and your neighbours at the same time. Stay tuned to the St Leonards Estate Facebook page for more details. These measures will ensure tree coverage across St Leonards Estate will increase, the estate will look green, the environment will smile and the birds will be chirping.

Kind Regards,

The Team at Progress Developments

