



Mariners Cove, WA

## KEY INFORMATION

<b>PROJECT</b>	Mariners Cove
<b>LOCATION</b>	Mandurah, Western Australia
<b>SCALE</b>	103ha
<b>PRODUCT</b>	Waterfront residential development
<b>DURATION</b>	1992 - 2022
<b>CAPITAL COST</b>	\$200+ million
<b>PROJECT ISSUES</b>	Canal residential development, marine infrastructure, water quality, remediation of RAMSAR wetlands
<b>INDUSTRY RECOGNITION</b>	18 years of award-winning development success in WA and nationally

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## PROJECT SUMMARY

Cedar Woods has more than a 30-year history in WA that stretches right back to its establishment in 1987. During this period, Cedar Woods has established a track record of tackling challenging projects, delivering world-class environmental solutions that protect and preserve sensitive natural environments, as well as delivering strong, resident-led communities.

The company's reputation has been secured through initial success stories such as Mariners Cove in WA. Acquired in the early 1990s, the estate acted as a catalyst to the company's expansion nationally, putting Cedar Woods on the map due to its foresight, innovative design, significant conservation efforts and widespread market acceptance.

Mariners Cove is a waterfront residential community located in Dudley Park, close to the centre of Mandurah and 75kms south of Perth CBD. The project is a testament to Cedar Woods' credibility in environmental excellence and a clear example of successful community collaboration, working closely with key stakeholders to protect the internationally significant waterbird habitat, the Creery Wetlands, which borders the estate.

The project outstripped initial expectations by selling more than 500 lots in its first five years. In that period, the average square metre rate achieved for a residential lot at Mariners Cove had increased by 85%, rates that were considerably higher than the average for Mandurah at the time.

This is believed to be due to the project's unique aspects of the Mandurah waterways, having pioneered a number of new housing design elements, and extremely high standard of development including public open spaces throughout the development.

Cedar Woods' Managing Director, Nathan Blackburne, said heavy involvement with the community through largescale consultation efforts meant that Mariners Cove became a standout residential development with strong local support and engagement.

"Mariners Cove is an estate that is home to a world-class natural reserve for migrating waterbirds and has garnered numerous industry awards," Mr Blackburne said.

"Within its quality, and the conservation of wetlands and waterbird habitat, lies a story of excellence which has resulted in one of Western Australia's most desirable residential addresses."

From coastal land lots and luxury canal-facing homes to Hamptons-style dwellings with private boat moorings, Cedar Woods' 30 year-long commitment to helping homemakers live the idyllic Mandurah lifestyle ended in 2022 following the sale of the final residence at the Hamptons Edge precinct, inside the 900-lot estate.



## KEY FEATURES

Mariners Cove is a prestigious waterfront residential development that is comprised of approximately 350 canal lots and 550 standard residential lots. It's an estate that has been thoughtfully designed to enhance access to the nearby conservation reserve and waterways for all residents.

Its unique and innovative design made it a pioneer in the use of rear-loaded cottage lots in the Mandurah area, creating an entirely new offering for residents. In addition, Cedar Woods were the first to bring small lot concepts to the Mandurah land market, which saw the establishment of an education program for City of Mandurah councillors and senior executives, as well as community consultation and responsible demonstration housing.

The vegetation within the estate's open spaces is reflective of natural flora and comply with environmental conditions which require the use of low water usage and salt tolerant plants suitable for the prevailing estuarine environment. Cedar Woods also developed a range of engineering innovations to remove or remediate unsatisfactory soils in certain parts of the site.

Mariners Cove is a truly collaborative estate, with combined efforts to further enhance its design. Cedar Woods co-funded a public referendum on the project which found success in establishing programs to alleviate community concern. Focus groups were also engaged to determine market expectations and formulate design guidelines, building an estate off the back of local feedback.

The estate incorporates a neighbourhood commercial and community centre together with a resident only marina, fostering a tight-knit community environment.

Over its 30-year history, Mariners Cove has won multiple awards from the Urban Development Institute of Australia (UDIA) both nationally and in WA, which stretched across Environmental Excellence, Development of the Year, Best Residential Development and a Judges Award. Cedar Woods was also recognised for Excellence in Water Management at the 2006 inaugural Water Awards, shining a light on the extensive environmental efforts undertaken within the community.



## AWARDS

**2020** UDIA WA Awards for Excellence – Judges Choice Award, Hamptons Edge at Mariners Cove, WA

UDIA WA Awards for Excellence – Excellence in Marketing, Finalist, Hamptons Edge at Mariners Cove, WA

**2006** Excellence in Water Management – 2006 Water Awards

**2005** UDIA National Award for Best Residential Development, Mariners Cove, WA

**2004** Landscape, Design & Irrigation Excellence Award for considered public open spaces & parks, The Islands at Mariners Cove, WA

**2003** UDIA National Award for Environmental Excellence

HIA WA Development of the Year

**2002** UDIA WA Environmental Excellence Award





## A COMMUNITY WITH THOUGHT

Mariners Cove is a project developed around an internationally significant portion of land in WA, the Creery Wetlands. This landmark is a well-known waterbird habitat and is home to several sites of Aboriginal cultural significance. When acquired by Cedar Woods, the land was zoned as 'rural' under the City of Mandurah District Zoning Scheme, and there was no regional Town Planning Scheme in force.

Following exhaustive community consultation and environmental assessment, the agreement was reached with the City of Mandurah to zone approximately 50% of the site for a combination of canal and traditional residential development, on the proviso that the other half of the site would be ceded for conservation reserve. These zonings were ultimately adopted and reinforced by the Peel Regional Scheme which came into force in the late 1990s.

"The project is arguably one of Western Australia's most important examples of sensibly negotiated conservation planning, with almost 50% of the site being ceded for what is now known as the Creery Wetlands Nature Reserve," Mr Blackburne said.

Stringent environmental assessments saw numerous conditions emerge to achieve environmental approval, inclusive of no less than 90 proponent commitments, which were all achieved by Cedar Woods. The wetlands site itself was rehabilitated and preserved with responsible human access, and developer funded works within the reserve have seen the progressive revegetation of areas denuded by historically unmanaged human and vehicular access.

The design vision for the developable portion of the site was to optimise the relationship with the Creery Wetlands Reserve and the waterways for as many residents as possible. The estate features a series of roads, which create vistas and access from the reserve and waterways back into the estate.

The canal zone was designed as a series of exclusive islands accessed by bridges, meaning every lot enjoyed complete water frontage and all lots held titles extending into the water. This enabled jetties to be constructed on what is effectively public property, improving access to the Mandurah canals and enjoyment for residents. In addition, public open spaces are located along the waterfront. The combination of these elements have created a walkable neighborhood, where residents can enjoy close interaction with the conservation reserve and waterways.

In addition to the wetlands, an early archaeological survey revealed several sites of Aboriginal cultural significance within the land. Not only was this incorporated in the subdivision design, but extensive collaboration with the local Aboriginal community saw the design, construction and installation of public art undertaken by Aboriginal artisans and their families. At an official opening ceremony for the initial stages of the project, these parks were officially opened in both English and Aboriginal language.

Areas of public space were strategically located within the subdivision design to protect trees, to respect Aboriginal cultural values, and to facilitate easy pedestrian access by all residents.