

Executive Summary

The Satterley Property Group, a Western Australian based developer, is proudly delivering Cairns fastest growing new community, Smithfield Village. Satterley is Western Australia's largest and most awarded residential land developer. Satterley has a land bank of over 36,000 lots, producing around 3,000 lots per annum and with more than 20 active projects in three states.

Smithfield Village is integrating a new community into a well established and well serviced existing community. Smithfield Village will be one of Cairns' largest Masterplanned communities creating 1300 lots over its 10 year life.

From an environmental perspective, Smithfield Village has established the first bio-retention basins in a wet tropics environment where storm water is organically treated prior to discharging into the Great Barrier Reef Marine Park. Satterley's work in this regard is creating a body of knowledge that currently does not exist. Over the past year, this knowledge has been expanded with Arup receiving a research grant and studying the bio retention basins and the discharged water in more detail. The initial works and this latest research has the potential to assist both the Council and the development industry alike with improvements to the cost and performance of future infrastructure. Combined with almost one third of the site being retained for public open space and nestled between World Heritage rainforest and the Great Barrier Reef Marine Park, Smithfield Village provides for a clean and active community.

Taking advantage of Cairns Regional Council's \$190M Cleaner Seas program, reticulated recycled water pipes have been installed years in advance of recycled water being brought online, saving an estimated 130M litres of water per annum. The provision of recycled water will save future home owners approximately \$8,000 on the cost of building their new home in meeting new State Government water savings target, Smithfield Village is Cairns' greenest community.

Through challenging Council's Planning Scheme and developing the estate along a modified grid layout with lineal open spaces, Smithfield Village is maximizing habitat corridors for our new residents and our existing native communities. With optic fibre to the home, Smithfield Village is Cairns first Telstra Smart Community. And, by leading the market with free fencing and front landscaping, every house instantly becomes a home. Our Community Development Officer is responsible for welcoming new residents, undertaking community based events, producing regular newsletters, providing a conduit for residents issues and ideas. With sensible covenants, soil reports and flat level lots, Smithfield Village is maintaining an efficient, affordable and connected community.

The heart of the estate provides the opportunity for a micro Transport Oriented Design (or TOD) styled heart to the development, and the new extension of Smithfield Village Drive will provide long awaited relief for traffic congestion around the two adjoining schools.

Unlike many Masterplanned projects, Smithfield Village already has a full range of community facilities and infrastructure within close proximity. Within walking distance are primary and secondary schools, day care facilities, library, Olympic swimming pool and Bluewater Marina. Within less than a couple of kilometres there are comprehensive medical services and retail services, employment precincts, a regional shopping centre and James Cook University. Combined with the urban design, Smithfield Village is providing the northern beaches greatest opportunities for residents to be less car dependant.

Smithfield Village is located on an abandoned cane field on the fringe of the Barron Delta Flood Plain. It is adjacent to the sensitive environments of the Cattana Wetlands, the Half Moon Creek Declared Fish Habitat Area and the Trinity Inlet/Marlin Coast Marine Park which now forms part of the Great Barrier Reef Coast Marine Park. To the west the World Heritage listed Wet Tropic rainforests are within walking distance.

This 1300 lot residential estate is setting new benchmarks within the region and delivering better urban design outcomes for residents, better infrastructure and environmental outcomes for Council, and is typical of Satterley's development philosophy, and that of the UDIA .