



Your New Kingsford Town Centre.



A vibrant community destination in Bullsbrook



KINGSFORD



Joondalup 30 mins

Airport 25 mins

Perth CBD 40 mins

TONKIN HIGHWAY

STOCK ROAD

Ellenbrook 10 mins

Pearce Air Force Base

Midland 20 mins

Existing Local Shops

Church

GREAT NORTHERN HIGHWAY

Future Primary School

Future District Playground

Conservation Park

Future Town Centre

Sales Office & Cafe

Ki-It Monger Brook

Hilltop



The Town Centre Site.

Set amongst the charming foothills of the Darling Scarp, the new Kingsford Town Centre will be a new, vibrant, and exciting retail and community hub, based in the heart and soul of the Kingsford at Bullsbrook urban housing development.

The proposed Kingsford Town Centre will be defined by its relaxed country feel, creating a lively and friendly village vibe inspired by the past but built for the future, with strong foundations and pride, it is an authentic urban hub that values its community.

Strategically located adjacent to Great Northern Highway and centrally to the wider Bullsbrook urban expansion area and the Bullsbrook and Chittering Valley Districts, the new Town Centre will provide a great shopping and social experience for everyone across the district.

Drawing inspiration from Bullsbrook's heritage and beloved townscape, Kingsford Town Centre will celebrate the existing charm of the area, while exemplifying contemporary rural character.



Key features.

Retail Diversity

The proposed Kingsford Town Centre design boasts a strong retail core with a broad range of supporting specialty tenancies to provide a sustainable retail offering and support related community and commercial services and jobs.

Proposed retailers include:

- A new 3,600sqm market style Woolworths supermarket
- Specialty shops for a variety of retail and services
- A liquor store
- A Tavern



Lively Public Spaces.

The main street will act as the central community space and extension of the primary greenway through the wider community linking key facilities, view lines and connection to the Darling Scarp and wider landscape setting. A Town Square will be the focus of a range of amenities and will likely include a tavern, cafe, food & beverage tenants and specialty retail.



Pedestrian Priority

A network of lanes, arcades and mews will directly integrate the residential environments north and south, with intimate public spaces with shade and shelter and generous public seating.



Discreet Servicing

Service and back-of-house areas will be screened by landscaping and car parking areas will be provided with mature trees or awnings for shade.



Community and retail infrastructure to support recent and future population growth



The provision of retail and community services facilities that provide opportunities for local businesses and employment in the area



Retail and community services facilities that offer greater convenience for the local community



Proposed benefits

The proposed Town Centre will benefit the community in a variety of ways.



New food and dining options
for the community



Unique public art



Provision of public spaces
and social gathering places



Frequently asked questions.





Where is the Kingsford Town Centre site?

The site is located on the eastern side of Great Northern Highway, and just south of the existing Bullsbrook retail precinct.



What is the size of the Town Centre site?

The site comprises a total of 7ha (excluding the future and adjacent district playing fields and primary school).



What approvals are required to develop the site?

A Development Application is required to be submitted to the City of Swan and this application will ultimately be determined by the Metropolitan Central Joint Development Assessment Panel (JDAP).



What will the Kingsford Town Centre look like?

The proposed Town Centre design celebrates the existing charm of Bullsbrook while seamlessly blending with the overall vision for Kingsford. The building will be defined by a contemporary rural character.

It will add to the established amenities in Bullsbrook, while expanding the range of retail, commercial and community facilities available to meet the demands of the area as the population grows over the coming years.

A new “market-style” Woolworths will anchor the Town Centre, providing fresh produce, as well as the regular items for a full weekly shop. Woolworths will be complemented by a range of specialty shops, including a liquor store, and other retail and commercial outlets providing convenience and choice to the local community.



What will happen to the existing Bullsbrook Retail Centre?

The proposed new Town Centre has been designed to complement the existing retail and commercial businesses, located to the west, on Great Northern Highway. The expanded retail and commercial offer will provide convenience and a broader offer to the fast-growing area of Bullsbrook and surrounds.



What will be included in the Kingsford Town Centre?

The Town Centre has been carefully planned as an urban village with a mixture of active community spaces and contemporary shopping options. It will be developed in stages over a number of years, growing with the community and providing a key employment and activity hub for the wider Bullsbrook area. The first phase of the town centre development is proposed to commence with a new “market-style”

Woolworths, a liquor store, a range of specialty shops, new car parks and extensive landscaping. The Town Centre masterplan proposes the following uses:

- 3,600sqm Woolworths supermarket offering direct to boot service and a fresh bakery
- Liquor store
- Specialty shops
- Food & beverage outlets
- Café
- Tavern
- 671 conveniently located car bays
- Potentially medical services and childcare



How big will the Kingsford Town Centre be?

On completion of the first stage, The Town Centre will provide approximately 9,225sqm of retail and commercial floor space, including:

- 3,600sqm Woolworths supermarket
- Liquor store
- 2,000sqm specialty retail
- 1,325sqm pad sites
- 1,000sqm Tavern
- Potentially medical services and childcare
- 671 conveniently located car bays



When will the Childcare be opening?

A childcare centre has been proposed and we are currently seeking interested tenants.



How can I apply to lease a space for a business?

Please contact Woolworths Development Manager or Leasing Team if you are interested in leasing a space for a business in the Town Centre.



What is the proposed timeline for the Woolworths development in the Town Centre?

Subject to all necessary approvals, earthworks could commence early 2023. Civil works, including upgrades to roads and services would then follow and take approximately 12 months to complete. Construction of the Woolworths supermarket and other retail specialty shops is anticipated to commence by mid-2024 and open in mid to late 2025.



When can I apply for a job at the supermarket?

When the time comes Woolworths will advertise employment opportunities via their career portal: www.wowcareers.com.au/page/Careers/Supermarkets/



What will be done to manage increased traffic to the area?

A large, new roundabout will be constructed on Great Northern Highway as part of the construction works to allow for easy and safe access in and out of the town centre precinct.



Who is developing the Town Centre?

Okeland Communities is the developer of Kingsford at Bullsbrook. Okeland Communities will be undertaking the earthworks and roadworks of the first stage of construction, with Woolworths completing the building of the key Town Centre features including the supermarket, the specialty shops, and the surrounding car parks.



What housing options will be near the Kingsford Town Centre?

There are a range of housing lots proposed within close proximity to the Town Centre. These range from smaller low maintenance lots, to larger 1,000sqm lifestyle lots. Future land sales closer to the Town Centre will include town house lot types.

For the current land availability, please visit www.kingsford.com.au



Will the Kingsford Town Centre have any impact on existing trees?

The Town Centre site was previously cleared and used as farmland prior to Okeland Communities taking ownership of the land. Whilst there are only a small number of existing trees currently onsite it is planned to retain these trees which will be incorporated into the design. Ki-Ilt Monger Brook will not be affected by these works.



2023
EARTHWORKS
COMMENCE



MID 2024
STAGE 1 COMMENCES
(WOOLWORTHS AND
SPECIALTY SHOPS)



**MID TO
LATE 2025**
STAGE 1 OPENS



KINGSFORD

kingsford.com.au/town-centre