

The Joondalup City Centre Development, Boas Place, will provide a strategic setting and a sought after commercial and residential address which will become the heart of the City of Joondalup (the City).

Boas Place will unite the City's existing civic, cultural, retail, transport, recreation and education elements and anchor these with a new development containing a vibrant mix of commercial, retail, residential and public spaces.

Located across 90 Boas Avenue and 70 Davidson Terrace in the City Centre, Boas Place will utilise a unique and contemporary architectural and built form response to provide a designed urban experience delivering a scale, height and intensity of land use to create a series of compelling landmarks. It will be a place accessible and welcoming to all users – workers, visitors and residents alike.

In addition to an A Grade office building, ideally suited to a major anchor tenant, Boas Place will include:

- hotel/short stay accommodation
- civic square and other public spaces
- residential options – for example student accommodation, independent living units
- retail/commercial options
- underground car parking.



Site Plan: Joondalup City Centre Development – Boas Place

JOONDALUP CITY CENTRE DEVELOPMENT



The development of Boas Place will ultimately accommodate approximately 1,400 workers, of which a substantial percentage will be additional to the existing employment base.

The total benefit to the Joondalup economy, including the flow on impacts, will be 2,900 jobs and this is anticipated to include 1,857 residents, or 63% of the jobs created. This is likely to have a significant positive impact on the wider Perth metropolitan transport system by improving the employment self-sufficiency of the region. The improvement in employment self-sufficiency supports the State Government's focus on promoting strategic employment opportunities to encourage people to work where they live.

The total ongoing impact of the entire Boas Place development is potentially \$648 million in additional output and a total of 3,165 jobs added to the Australian economy.

Boas Place provides excellent investment opportunities and the City is developing a strategy to attract major tenants and end users to this exciting development, located at the heart of one of Australia's fastest growing regions – Perth's Northern Growth Corridor.

The rare opportunity to further catalyse the evolution and intensification of the growth of the Joondalup City Centre through the development of Boas Place at its civic and strategic heart cannot be underestimated.

Boas Place would provide immediate and longer term social, economic and environmental benefits for the northwest corridor and support Government planning strategies that identify Joondalup as a Strategic Metropolitan Centre.

For more information and investment enquiries please contact:

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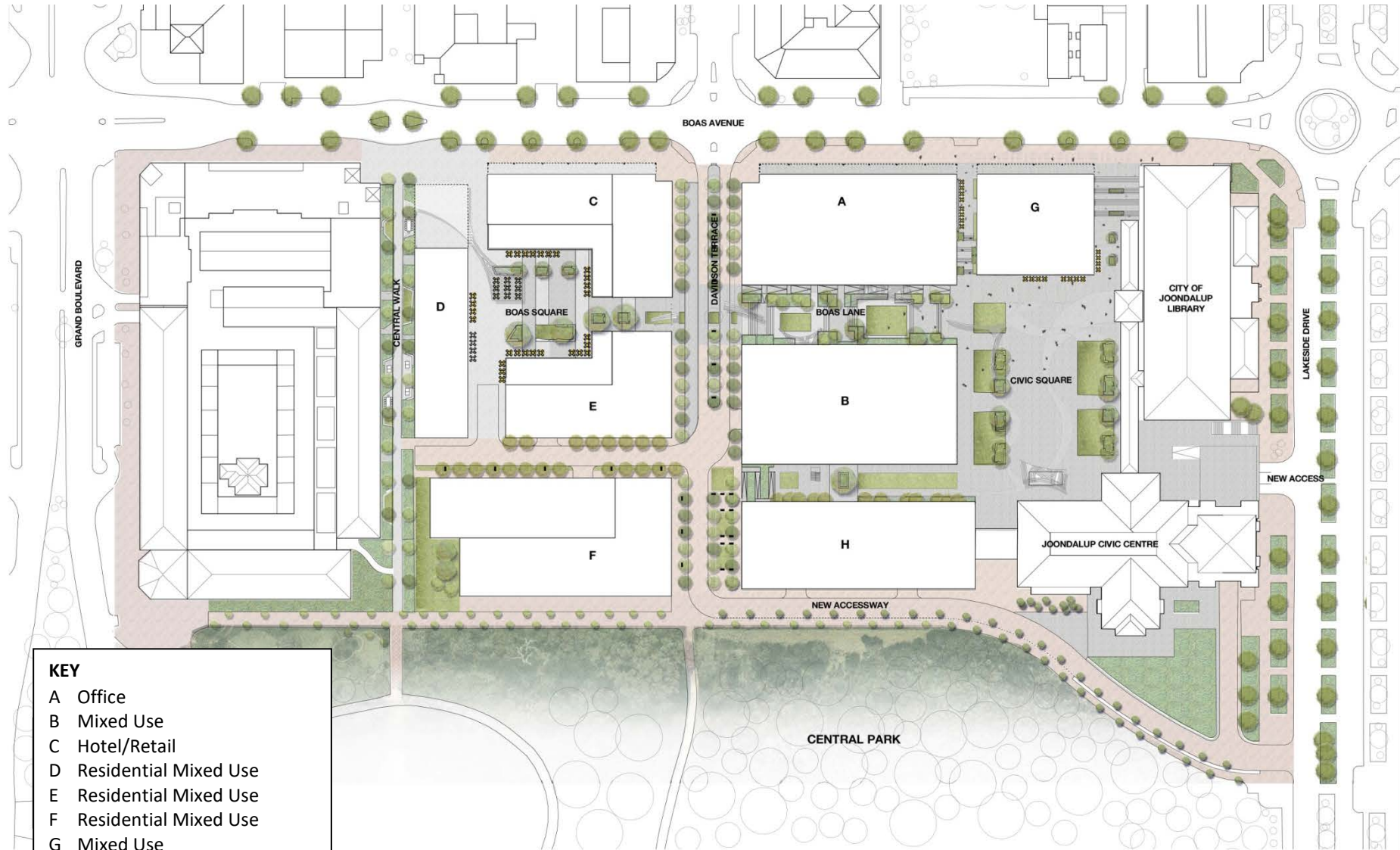
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City of Joondalup

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BOAS PLACE CONCEPT PLAN



KEY	
A	Office
B	Mixed Use
C	Hotel/Retail
D	Residential Mixed Use
E	Residential Mixed Use
F	Residential Mixed Use
G	Mixed Use
H	Residential / COJ Admin
<i>Land uses are indicative only</i>	

BOAS PLACE CONCEPT PLAN



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