



10 AUGUST 2022

EG PROPOSES MIXED-USE, BUILD-TO-RENT LEEDERVILLE COMMUNITY

10 August 2022 – (Sydney, Australia) EG has submitted a landmark proposal for a mixed-use development that combines build-to-sell and build-to-rent dwellings, three community spaces and four commercial tenancies into a vertical neighbourhood at 40 Frame Court in Leederville, WA.

The plans comprise a 5-storey podium, 16-storey tower, and 25-storey tower totaling 279 dwellings on the doorstep of transport links in the Leederville town centre. The diverse project will reimagine the site that is located approximately two kilometres from the Perth CBD and is currently occupied by a low format office building.

“This is a unique renewal opportunity for Leederville,” said EG’s Development Director, Grant Flannigan. “The 40 Frame Court development will deliver a distinctive model for high-quality and accessible housing at a time when Australians are wrestling with an affordability crisis that demands forward thinking and planning by property developers.”

Flannigan continued, “People will have the opportunity to choose from a range of offerings – everything from co-living to build-to-rent studios and four-bedroom family apartments. We want to cater for all demographics and ensure the delivery of genuine benefits to the wider community.”

Proposed resident spaces include a rooftop pool, BBQ area, extensive open landscaped areas, a gym, private dining room, residents lounge, children’s play area, media room and communal veggie garden.

Designed by local, Perth-based architect, [Cameron Chisholm Nichol](#), the final development application has been carefully iterated over years of extensive collaboration with the City of Vincent and local community group, Leederville Connect. A series of workshops have informed the inclusion of a flexible art



gallery, open co-working space and community multi-purpose centre that will operate in partnership with wellbeing-focused not-for-profit, [Little B.I.G. Foundation](#).

“EG’s willingness to seek local input and consider feedback and ideas with Leederville Connect should be an example to other developers with an interest in making Leederville - or any precinct - a great place to be. We hope our ongoing discussions will result in much needed places for our diverse and creative community to grow,” said Leederville Connect Chair, Anna Kelderman.

The 40 Frame Court Development Application will be on public exhibit with the City of Vincent until 6 September 2022. The apartment and commercial spaces are expected to come to market in 2023.

40 Frame Court was purchased by EG in late 2019 for \$12.5 million. EG’s most recent residential development, the multi-award winning [Flour Mill of Summer Hill](#), is a master-planned community in Sydney’s inner west that was delivered for the Fund’s predecessor under the same strategy.

The Flour Mill of Summer Hill incorporates the adaptive re-use of its industrial heritage to feature 360 homes and host the popular [Flour Mill Markets](#). The recent launch of the [Little B.I.G. House](#) community space at the Flour Mill has acted as a successful pilot for the Leederville plans.

Founded in 2000, EG has \$5.1 billion under management on behalf of super funds and private wealth clients to generate outstanding returns with lasting social impact. With \$3.9 billion in development pipeline, and 16.7% per annum in realised IRR for institutional funds, EG is committed to finding a better path to better returns.

- ENDS -



CGI renders of the 40
Frame Court, Leederville
Development Application.

EG Funds Management Pty Ltd

ABN. 22 108 198 492

Governor Phillip Tower
Level 21, 1 Farrer Place
Sydney NSW 2000 Australia

T. +61 2 9220 7000
www.eg.com.au

A BETTER PATH TO BETTER RETURNS.

EG is a disciplined, data driven investment manager and developer with over \$5.1 billion in assets under management.

We are committed to investing in property technology, keeping super funds and private wealth clients ahead in both rising and falling markets.

Our success is underpinned by B.I.G. Thinking®. We uncover what's truly best for both communities and investors.

We build in good, so you can build in growth.

For further information please contact:

Angela Maxwell
+61 02 9220 7044
+61 450 450 154
amaxwell@eg.com.au

Jacqui Willing
+61 02 9220 7014
+61 458 727 494
jwilling@eg.com.au

