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Construction now underway in housing boost for Perth's north

[Link to drone footage, images and renders](#)

The Western Australian Housing Minister, John Carey, and MLA Member for Wanneroo, Sabine Winton, today joined Stockland to officially launch Illyarrie – Stockland's newest residential community in Perth's northern suburbs.

Located in Sinagra, 26 kilometres north of Perth's CBD, construction has recently started on what will become a \$171 million residential community that will eventually include approximately 450 residential lots, boosting housing stock in WA.

Once complete, it's expected that Stockland Illyarrie will house around 1,500 residents in the popular northern corridor.

Minister for Housing, the Hon. John Carey, said Perth was one of the fastest growing markets in Australia and boosting housing supply through developments like Illyarrie was a key priority for the State Government.

"We welcome the decision by Stockland to expand its portfolio in Perth's north. Any addition to housing stock is welcomed, especially through private developments like this, and will complement our record \$2.6 billion investment to deliver 4,000 social homes" Mr Carey said.

Sabine Winton MLA Member for Wanneroo said an influx of new residents will boost social and economic outcomes in the local area.

"Illyarrie will inject further life into a growing northern suburbs community, with proximity to schools, amenities, Wanneroo Road, the Mitchell Freeway and Edgewater Train Station," Ms Winton said.

As part of the first two stages, Stockland has released 26 premium, larger and elevated lots, some with views of Lake Joondalup, and others surrounded by existing tree canopies.

Stockland General Manager for WA Development Col Dutton said Illyarrie unlocks a key parcel of land, providing diverse housing options in a well-established area.

"Stockland is thrilled to reach an exciting milestone at one of our most anticipated residential developments. What makes Illyarrie special is that we're catering to people across the housing continuum – from first homebuyers, through to downsizers and retirees – in one community. These premium lots in the first release are geared for families looking to upgrade and expand," Mr Dutton said.

Stockland Illyarrie is a welcome addition to Stockland's strong housing pipeline in Perth's north, which also includes a future additional 4,000 lots in Mariginiup, located five kilometres north (approximately seven-minute drive) of Illyarrie, which is expected to be made available in late 2025.

"Stockland has embarked on a strategy to deliver more than 14,700 lots across six communities in the Perth and Peel region. The release of the lots at Illyarrie is a sensational step in the overall delivery of that goal, as we look to provide quality, sustainable and diverse housing through urban infill," Mr Dutton added.

The Illyarrie community will feature four hectares of green space, comprising parks, playgrounds and walking areas that promote a vibrant outdoor lifestyle.

Plans for Stockland Illyarrie include a future public primary school and childcare centre, and 152 new homes in the proposed Stockland Halcyon community.

Stockland Halcyon communities are designed for over 55s looking to enjoy an active lifestyle within a strong community.

Stockland Illyarrie is under a kilometre from Wanneroo Central Shopping Centre – which includes a Coles, Kmart and Aldi – and is close to six primary schools, four high schools and Edith Cowan University.

The Stockland Illyarrie sales office is open at Wanneroo Central, Shop 44/950 Wanneroo Rd, Wanneroo.

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Stockland (ASX:SGP)

We are a leading creator and curator of connected communities with people at the heart of the places we create. For more than 70 years, we have built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Today, we continue to build on our history as one of Australia's largest diversified property groups to elevate the social value of our places, and create a tangible sense of human connection, belonging and community for our customers. We own, fund, develop and manage one of Australia's largest portfolios of residential and land lease communities, retail town centres, and workplace and logistics assets. Our approach is distinctive, bringing a unique combination of development expertise, scale, deep customer insight, and diverse talent - with care in everything we do. We are committed to contributing to the economic prosperity of Australia and the wellbeing of our communities and our planet.