

# Wildflower







# Welcome to Piara Waters’ perfect pocket

With immediate access to schools and transport routes as well as an established local community, Wildflower is the perfect pocket of Piara Waters – walkable for families and surrounded by nature.

Whether this will be your first home or your next home, Wildflower is the place for forward-thinking households that are making a thoughtful choice about the next phase of their life.

We can't wait for you to join us.







# Why you'll love it here

## 1. Perfectly positioned

Just 26km from Perth CBD, Wildflower is the most convenient address in established Piara Waters. There's immediate access to Warton and Armadale Roads and existing public transport routes ready to take you wherever you need. But, you don't have to drive to enjoy our location. Families especially will love being able to walk to school or daycare, our beautiful feature park and even the grandparents at Halcyon Wildflower.

## 2. An already established suburb

Piara Waters is a well-established suburb with a bustling and close-knit local community. It's so well-loved because of the major shopping centres, public transport options, long list of popular schools, recreation centres, places of worship and medical facilities that are all just minutes away. The proof is all around us with current residents wanting to stay in the area, and new buyers eager to join them in what could be their last chance to build new in Piara Waters.

## 3. A close-knit community

We're small in scale at just 370 lots, but big in possibilities – especially for families. Connecting with new neighbours is easy with our own future early learning centre, feature playground and parks that you can walk to via our network of footpaths. You'll be part of a truly special group that have chosen Wildflower as theirs.

## 4. Premium presentation

Wildflower is a pretty perfect pocket. We have no major through roads and are enclosed by nature, not just more houses. With reserves or wetlands on 3 of 4 sides and mature trees dotted throughout, you'll feel glad to come home. Our homes are built to a superior standard, with forward-thinking design essentials, perfect for homeowners that are selective about their surroundings.

## 5. Planned for the future

Our corner of Piara Waters is for discerning homeowners, planning carefully for their tomorrow. As Stockland's first all-electric community in WA, residents will build homes that are in line with the state's 2050 net-zero ambition. Households following this electricity-first approach will benefit from healthier homes, reduced energy bills, and lower impact lifestyles. Here you could become a leader in Perth's sustainable homes movement and we can't wait for you to join us.

## 6. Tried, tested and trusted

Stockland is renowned for creating Australian neighbourhoods and we've been doing it for over 70 years. We believe there's a better way to live and have delivered on that vision for over 10,000 Stockland households in this corridor, south-east of Perth. Our neighbouring communities of Calleya, Newhaven and Sienna Wood are filled with our biggest advocates, many of which are looking forward to the peace of mind of building their next home here, at Wildflower.

Descriptions and indications of location, distance or size of existing or proposed third party infrastructure, facilities, amenities, services and destinations are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel time frame references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (January 2024).



Wildflower  
Our close-knit community

- ↖ Murdoch University – 11.4km
- Fiona Stanley Hospital (public) – 11.6km
- St John of God Murdoch Hospital (private) – 11.9km
- Perth CBD – 26km

- ↗ Piara Waters Senior High School – 1.3km
- Piara Waters Primary School – 3km
- Future Piara Waters Shopping Centre – 4.1km

Future Development  
By Others

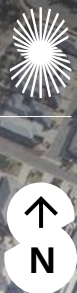
- ⚽ Proposed Primary School  
and District Sports Field

- ↗ Piara Waters Sports Pavilion – 3.4km
- Newhaven Dog Park – 3.5km
- Newhaven Robot Park – 3.3km
- Harrisdale Medical Centre – 4.2km
- Stockland Harrisdale Shopping Centre – 4.2km
- Harrisdale Early Learning Centre – 4.6km
- Harrisdale Senior High School – 5.7km
- Perth Hindu Temple – 9.4km

- ← Calleya Cilantro Park – 3.5km
- Kwinana Freeway – 4.2km
- Calleya BMX Park – 4.5km
- Atwell Medical Centre – 4.5km
- Cockburn Gateway Shopping City – 4.5km
- Stargate Shopping Centre – 4.5km
- Cockburn Central Train Station – 5.2km
- Cockburn ARC (Aquatic & Recreation Centre) – 5.3km

- Aspiri Primary School – 1.6km
- Rossiter Pavilion – 2.0km
- Amici Early Learning Centre – 3.5km
- Piara Waters Medical Centre – 3.5km
- Riva Primary School – 3.5km
- Tonkin Highway – 8.3km
- Wildflower Sales & Information Centre – 9.1km

Masterplan supplied for the purpose of providing an impression of Stockland Wildflower and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication January 2024.







# Enjoy the area like a local

The joy of making your new house a home doesn't end with your furnishings. Home is also finding your favourite coffee place, playground, restaurant or supermarket.

Try **Banjup Local** just across Armadale Road. There are sweet treats and coffee to top you up, while the kids chat with goats, emus and llamas in the paddock outside.

**Robot Park** is close by at another Stockland community, Newhaven. There's robot-themed equipment and a massive flying fox, plus picnic areas and toilets.

**Timber** is often dubbed the best brunch in the area, and **Tilly's Garden** has wildflower-themed cocktails that are as beautiful as they are delicious. Plus, there are comedy nights and live music. They even host functions.

Save minutes on your morning commute by texting ahead for a coffee from another Stockland neighbourhood, **Mooba Calleya**.

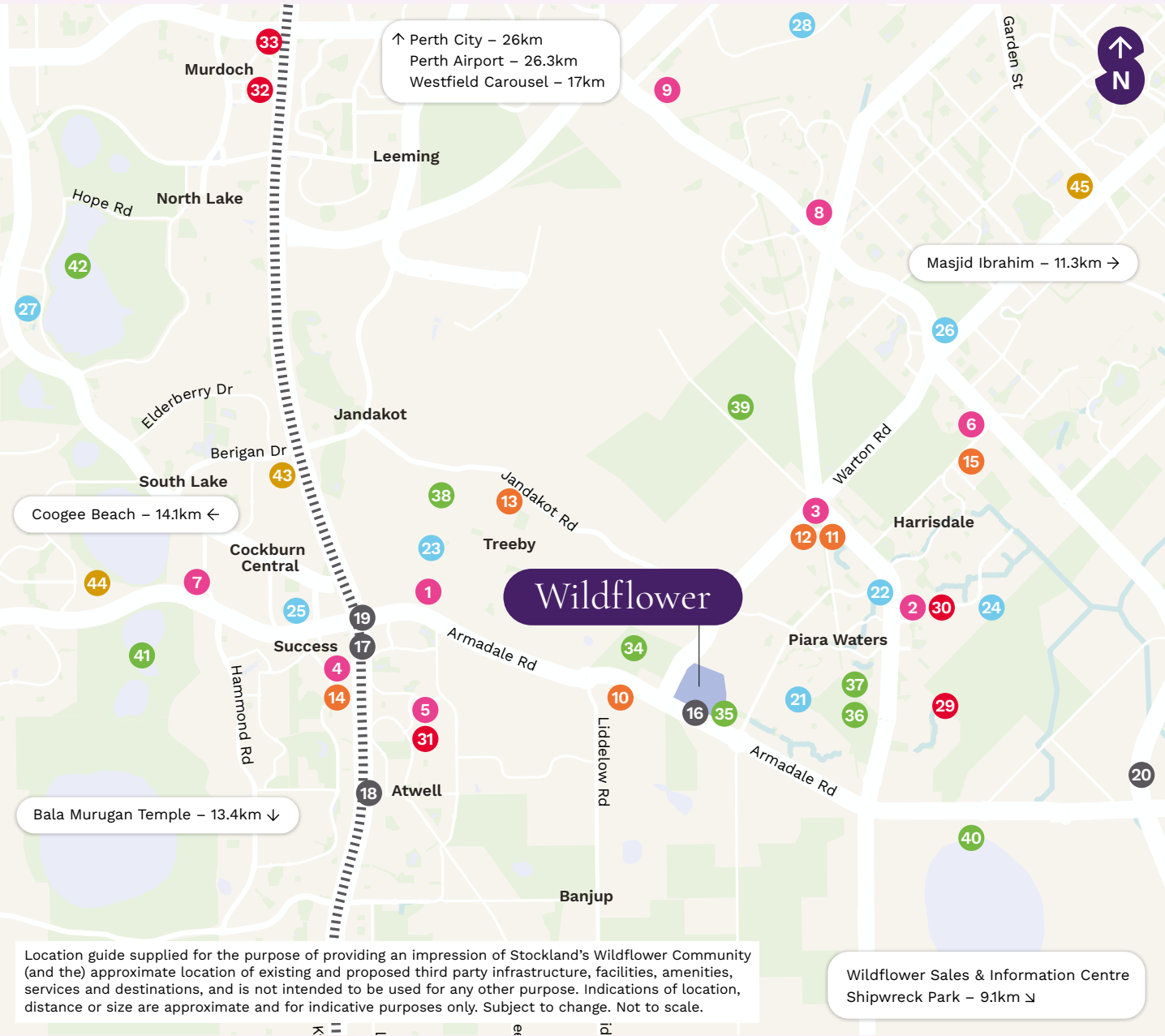


# It's easy to feel like you belong

Established Piara Waters and its surrounds are built on a mix of families, cultures and stories, with the best of each on show.

Your new start at Wildflower can mean putting roots down in a community you already love or finding your own way. The options are endless and waiting for you.





Shopping

- 1. Bunnings Cockburn Central – 3.6km
- 2. Stockland Harrisdale Shopping Centre – 3.9km
- 3. Future Piara Waters Shopping Centre – 4.1km
- 4. Cockburn Gateway Shopping City – 4.5km
- 5. Stargate Shopping Centre – 4.5km
- 6. Napoli Mercato – 6.1km
- 7. Tony Ale Fruit & Vegetable Market – 6.2km
- 8. Livingston Marketplace – 6.7km
- 9. Canning Vale Markets – 9.7km

Eating Out

- 10. Banjup Local – 0.5km
- 11. Madras Corner – 3.1km
- 12. C.Y. O'Connor Village Pub – 3.2km
- 13. Mooba Calleya – 3.9km
- 14. The Gate Bar & Bistro – 5.2km
- 15. Timber Café – 5.9km

Public Transport and Access

- 16. Bus route 233/518 stops – 0.4km
- 17. Cockburn Central Train Station – 5.2km
- 18. Aubin Grove Train Station – 7.0km
- 19. Kwinana Freeway Entrance – 4.2km
- 20. Tonkin Highway Entrance – 8.3km

Leisure and Fitness

- 21. Rossiter Pavilion – 2.0km
- 22. Piara Waters Sports Pavilion – 3.4km
- 23. Urban Jungle Indoor Rock Climbing – 4.7km
- 24. Harrisdale Community Sporting Pavilion & Oval – 5.2km
- 25. Cockburn ARC aquatic & recreation centre – 5.3km
- 26. Gosnells Golf Club – 6.8km
- 27. Adventure World – 9.6km
- 28. The Kart Centre – 12km

Medical Services

- 29. Piara Waters Medical Centre – 3.5km
- 30. Harrisdale Medical Centre – 3.8km
- 31. Atwell Medical Centre – 4.5km
- 32. Fiona Stanley Public Hospital – 11.6km
- 33. St John of God Murdoch Private Hospital – 11.9km

Parks and Nature

- 34. Rose Shanks Reserve – 800m
- 35. Peregrine Park – 850m
- 36. Newhaven Robot Park – 3.3km
- 37. Newhaven Dog Park – 3.5km
- 38. Calleya BMX Park – 4.5km
- 39. Jandakot Regional park – 4.8km
- 40. Forrestdale Lake – 5.3km
- 41. Thomsons Lake Nature Reserve – 7.4km
- 42. Bibra Lake Reserve – 10.3km

Places of Worship

- 43. The Baik Yang Presbyterian Church – 7.1km
- 44. Mater Christi Catholic Church – 8.7km
- 45. Perth Hindu Temple – 9.4km

Sales & Information Centre

Cnr Weatherly Way & Forrest Rd, Hilbert (Sienna Wood) – 9.1km





# Learning for all ages at your doorstep

Literally. You won't even need to leave Wildflower to drop your littlest ones to childcare. Take a walk down Featherflower or enjoy not having to detour on your drive to work.

Ultra-convenient education options don't stop there. The new Piara Waters Senior High School is just over 1km to our north, with impressive state-of-the-art facilities waiting to help your kids excel at their highest level.

What's more, there's a Proposed Government Primary School to look forward to as the area grows. Walk your dog to do school pick-up, or feel safe knowing your independent kids can easily make their way home, away from main roads.







Early Learning

- 1. **Future Green Leaves Early Learning Wildflower**  
Warton Rd, Piara Waters  
greenleaveselc.com.au
- 2. **Green Leaves Early Learning Piara Waters – 0.9km**  
2472 Wright Rd, Piara Waters  
greenleaveselc.com.au
- 3. **Amici Early Learning – 3.5km**  
3 Riva Ent, Piara Waters  
amiciearlylearning.com.au
- 4. **Leap Start Early Learning Child Care Jandakot – 3.8km**  
12 Solomon Rd, Jandakot  
leapstartearlylearningchildcare.com.au
- 5. **Nido Early School – 3.9km**  
101 Clementine Bvd, Treeby  
nido.edu.au
- 6. **Forrestdale Community Kindergarten – 4km**  
3 Weld St, Forrestdale  
forrestdalecommunitykindergarten.com.au
- 7. **Harrisdale Early Learning Centre – 4.1km**  
125 Yellowwood Av, Harrisdale  
childaustralia.org.au/harrisdale-elc
- 8. **Warooga Child Care Centre – 6.4km**  
11 Bristle Av, Southern River  
waroogachildcare.com.au

Primary Schools

- 9. **Proposed Neighbouring Primary School**  
Warton Rd, Piara Waters
- 10. **Aspiri Primary School – 1.6km**  
30 Sunray Av, Piara Waters  
aspirips.wa.edu.au
- 11. **Piara Waters Primary School – 3km**  
440 Wright Rd, Piara Waters  
piarawatersps.wa.edu.au
- 12. **Riva Primary School – 3.5km**  
33 Riva Ent, Piara Waters  
rivaps.wa.edu.au
- 13. **Atwell Primary School – 4.3km**  
160 Lydon Bvd, Atwell  
atwellps.wa.edu.au

- 14. **Harrisdale Primary School – 5km**  
7 Fairhaven Av, Harrisdale  
harrisdaleps.wa.edu.au
- 15. **Ranford Primary School – 7.4km**  
Orkney Cr, Canning Vale  
ranfordps.wa.edu.au
- 16. **Bletchley Park Primary School – 7.6km**  
Lot 5003 Balfour St, Southern River  
bletchleyparkps.wa.edu.au
- 17. **Perth Waldorf School – 10.6km**  
14 Gwilliam Dr, Bibra Lake  
pws.wa.edu.au

Combined Primary and Secondary Schools

- 18. **Carey Baptist College Forrestdale – 4.4km**  
540 Nicholson Rd, Forrestdale  
carey.wa.edu.au/forrestdale
- 19. **St John Bosco College – 4.7km**  
170 Monticelle Pwy, Piara Waters  
stjohnbosco.wa.edu.au
- 20. **Providence Christian College – 4.9km**  
19 Furley Rd, Southern River  
providence.wa.edu.au
- 21. **Carey Baptist College Harrisdale – 5.7km**  
51 Wright Rd, Harrisdale  
carey.wa.edu.au/harrisdale
- 22. **Emmanuel Catholic College – 6.3km**  
122 Hammond Rd, Success  
emmanuel.wa.edu.au

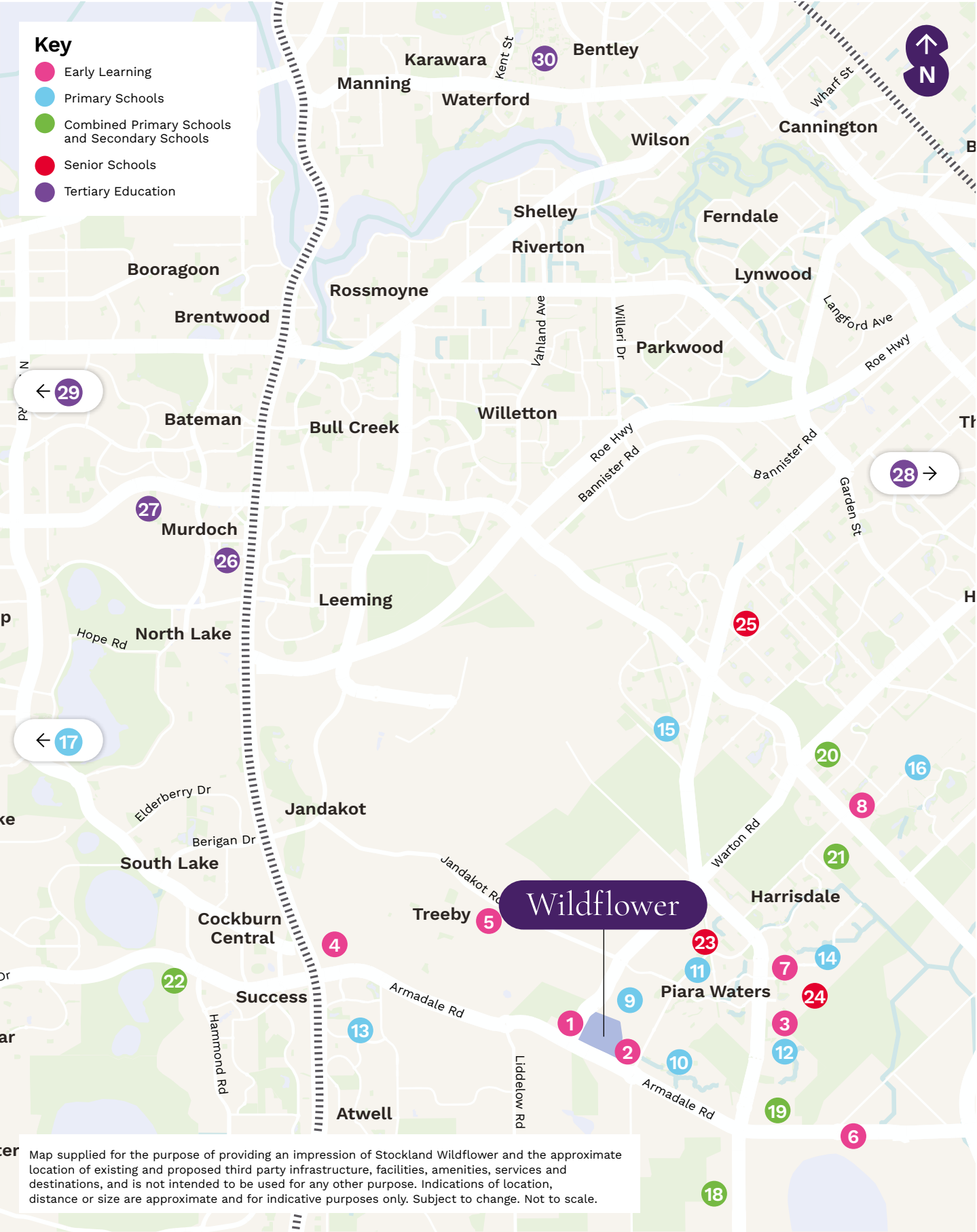
Senior Schools

- 23. **Piara Waters Senior High School – 1.3km**  
8 Southhampton Dr, Piara Waters  
rivaps.wa.edu.au/piara-waters-secondary-college
- 24. **Harrisdale Senior High School – 4.6km**  
1 Laverton Cr, Harrisdale  
harrisdaleshs.wa.edu.au
- 25. **Canning Vale College – 7km**  
26 Dumbarton Rd, Canning Vale  
cvc.wa.edu.au

Tertiary Education

- 26. **South Metropolitan TAFE, Murdoch Campus – 11.3km**  
130 Murdoch Dr, Murdoch  
southmetrotafe.wa.edu.au
- 27. **Murdoch University – 11.4km**  
90 South St, Murdoch  
murdoch.edu.au
- 28. **South Metropolitan TAFE, Thornlie Campus – 13.3km**  
Burslem St, Thornlie  
southmetrotafe.wa.edu.au
- 29. **University of Notre Dame – 19.5km**  
32 Mouat St, Fremantle  
notredame.edu.au
- 30. **Curtin University – 20.3km**  
Kent St, Bentley  
curtin.edu.au

To find your school intake area, visit [det.wa.edu.au](http://det.wa.edu.au)







# We believe there is a better way to live

Wildflower is Stockland's first all-electric community in Western Australia, designed to become home to those who are making a thoughtful and proactive choice for the future of their family and the home they live in.

**Net-zero carbon targets<sup>^</sup>**  
**Scope 1 & 2 in 2025**  
**Scope 1, 2 & 3 by 2050**

Our vision for sustainability is to focus on areas where we can lead our industry by exceeding the expectations of those we interact with.

Assisting in the acceleration of our customers' transition to renewable energy is just one part of Stockland's strategy to achieve a net-zero carbon target by 2050.

<sup>^</sup>Roadmap for achieving our ESG targets and the material assumptions, uncertainties and dependencies associated with those targets, are set out in Stockland's Climate Transition Action Plan (CTAP) 2023 and Stockland's FY23 Annual Report, available on our website. Stockland's emissions reduction targets have been prepared by reference to criteria set out by the Science Based Targets Initiative (SBTi). The targets have been reviewed by Ernst & Young (EY), who has provided limited assurance in relation to their alignment with the published SBTi criteria. Stockland has also submitted its targets to SBTi for validation.





# Be selective about your surroundings

Take the opportunity to elevate where you live and be proud of the decision you’ve made – from the day you move into your home to the day you sell it.

Join our community of superior homes, thanks to design essentials that cover elevated architectural features for maximum street appeal and specify build requirements that plan for the future.



Artist's impression: The south-western outlook from Stockland Wildflower's feature playground and picnic area.



Artist's impression: The future Stockland Wildflower central park and playground, due to open mid 2024.

Mandatory build requirements allow you to create a home that’s designed to look and perform better.

Full design essentials are available on our website and within your contract of sale.

To break it down, here is a simple overview of the sustainability components:

- There is no mains gas throughout the community, so no gas run in is required within your siteworks.
- To accommodate EV charging in the future, there must be a powerpoint and 20mm conduit available in your garage.
- Cool roofs are essential to reflect more heat from your home during the warm months. Choose or colour match a variety of Colorbond colours with a solar absorptance rating of less than 0.45.

Wildflower  
is the place to  
proactively plan  
for the future –  
of your family  
and home

\*Disclaimer: Images on this page are artist's impressions of potential future infrastructure and amenity based on information available to Stockland at the time of printing (January 2024). Subject to council approval. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change.





# 8 reasons to live in an all-electric home



## 1. Reduce your energy bills

Electrical appliances tend to be more energy efficient than their counterparts, and in time this disparity will only increase as technology in the space evolves. Beyond the immediate savings, you can look forward to compounding this as the years go by.



## 2. One less energy provider

No mains gas means no gas connection in your site works, so that's one less call to make as you move in (or move out) and one less outgoing in your household budget.



## 3. Healthier indoor air quality

In Australia, homes with a gas cooktop significantly increase a child's chance of developing asthma by 1.3 times. That's the equivalent to living in a home where someone smokes indoors.<sup>1</sup>



## 4. Set yourself up for the future

Even if you're not becoming a complete Jetson at the outset, by having an all-electric home you're setting yourself up to be perfectly compatible as more parts of your life become electric. Think solar panels, electric cars, induction cooktop. Actually, let's put that one to the top of our list, thank you.



## 5. Improve your resale value

On average, buying today means selling in eight years time. Twenty-eight years ago Microsoft didn't even produce laptops. We didn't have Netflix and Uber was still illegal.<sup>3</sup> An all-electric home is going to be commonplace and a minimum expectation when you sell, so don't build it to become outdated.



## 6. Say you were one of the first

It's not just about keeping up with the Joneses when it comes to sustainability, you could *be* the Joneses. For next to nothing, you can set your home up to be one of the smartest in your suburb.



## 7. Gas can never be renewable

But electricity can! With the global shift away from fossil fuels, you can proactively use a more sustainable energy source that reduces greenhouse gas emissions and do your part to combat climate change. One household at a time can make a difference.



## 8. Set an example for your family

Our kids are watching every move we make. This is your chance to show that you care about them, the environment and the world around them.





# How all-electric saves on energy costs

Whether you want to take the basic, better or best approach to embrace an all-electric lifestyle, you'll find savings on your energy bills.

All households are different, so whether you're a couple living in a three-bedroom home or a family with teenagers filling a larger home, let's look into how much you could save.

## Basic Net-zero ready

By adopting the basic measures at Wildflower and flipping your typical gas usage to electricity with entry-level appliances, your ongoing costs will remain similar at today's prices.

- 1. **Fully electric home**  
With no mains gas.
- 2. **7 Star NatHERs**  
The latest energy efficiency requirements for WA's new builds.
- 3. **Cool roof**  
By choosing a light colour to reflect heat away from your home.

## Better Low carbon & net-zero ready

You've come this far, why not treat yourself to any of these upgrades to reap the benefits of reduced energy bills as well as more rewards?

- 1. **Induction Cooktop**  
Easier to clean and control, with better health outcomes.
- 2. **Heat Pump Hot Water System**  
Transfers rather than generates heat, so is far more energy efficient.

## Best Net-zero carbon

Feeling on roll? Add a:

**Right-sized Solar PV system** to your home and generate your own power to reduce costs further and avoid reliance on the grid.

## Save up to 83%\*\* of your annual energy costs at Wildflower

Wildflower	3 Bed   2 Person Household (90m <sup>2</sup> living area)					4 Bed   4 Person Household (130m <sup>2</sup> living area)					5 Bed   5 Person Household (150m <sup>2</sup> living area)				
	Base Case	Basic	Better	Best	Best plus Battery	Base Case	Basic	Better	Best	Best plus Battery	Base Case	Basic	Better	Best	Best plus Battery
Modelled Electricity	\$1,330	\$1,890	\$1,580	\$1,040	\$420	\$1,700	\$2,835	\$2,182	\$1,430	\$480	\$2,080	\$3,900	\$2,841	\$1,840	\$700
Modelled Natural Gas	\$540	\$0	\$0	\$0	\$0	\$890	\$0	\$0	\$0	\$0	\$1,320	\$0	\$0	\$0	\$0
Total Cost	\$1,870	\$1,890	\$1,580	\$1,040	\$420	\$2,590	\$2,835	\$2,182	\$1,430	\$480	\$3,400	\$3,900	\$2,841	\$1,840	\$700
Annual Savings (compared with Base Case)	-	-\$20	\$290	\$830	\$1,450	-	-\$240	\$408	\$1,160	\$2,110	-	-\$500	\$559	\$1,560	\$2,700
Savings (%)	-	(1%)	16%	44%	78%	-	(9%)	16%	45%	81%	-	(15%)	16%	46%	79%
Annual Savings (compared with Basic)	n/a	-	\$310	\$850	\$1,470	n/a	-	\$653	\$1,405	\$2,355	n/a	-	\$1,060	\$2,060	\$3,200
Savings (%)	n/a	-	16%	45%	78%	n/a	-	23%	50%	83%	n/a	-	27%	53%	82%

\*\*The information presented on this page is supplied for the purpose of providing an impression of Stockland Wildflower and is not intended to be used for any other purpose. All details, images and statements are based on the intention and information available to, Stockland as at the time of publication (January 2024) and may change due to future circumstances. Stockland does not give any warranty in relation to the information contained in any third-party reports referred to. Stockland does not accept any liability for loss or damage arising as a result of any reliance on the third-party report or its contents. Stockland does not control the third-party information and does not endorse those reports or any company, product or service mentioned. Visit our website to view the Andefena report in full: [www.stockland.com.au/residential/wa/wildflower](http://www.stockland.com.au/residential/wa/wildflower)





### Site address

Corner Warton and Armadale Roads, Piara Waters

### Wildflower Sales & Information Centre

Weatherly Way, Hilbert (Within Sienna Wood Sales & Information Centre)

P: 13 52 63

E: [wildflower@stockland.com.au](mailto:wildflower@stockland.com.au)

[stockland.com.au/wildflower](https://stockland.com.au/wildflower)

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