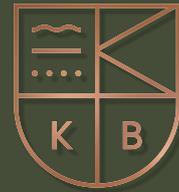


# kennedy bay information pack



kennedy bay



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## summary

Kennedy Bay is an iconic and visionary new coastal community set to transform the Port Kennedy coastline.

This pristine, unspoilt beachside community uniquely unites nature, culture, community and business, delivering a vibrant new residential, commercial and recreational destination just 60kms south of Perth.

The new Kennedy Bay community is located just metres from idyllic beaches and beautiful parks and is home to the world-class Links Kennedy Bay golf course and clubhouse featuring Birdie bar and restaurant and The Nest adventure playground, now open.

A thriving village centre, jetty, boat moorings, surf club and improved beach access are currently in the works to activate the unique coastline.

Inspired by some of the world's most liveable cities, Kennedy Bay will set new benchmarks for connected coastal living. It is a home and destination for those that value lifestyle above all else.

Contact one of our Estate Managers

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# fast facts

Inspired by some of the world's most liveable cities, Kennedy Bay will set the benchmark for connected living between the natural beauty of the coast, golf course and bushland.



This lifestyle is rare. Residents will love living close to the village centre with its beachfront boulevard of retail and dining leading down to the new activated foreshore, public jetty and boat moorings. While at the same time enjoying the world-class Links Kennedy Bay golf course, clubhouse, Birdie bar and restaurant and The Nest adventure playground.

All new homes will be surrounded by the natural beauty of Port Kennedy's bushland habitat and unique coastal location. Kennedy Bay will be a community with real heart; a place that will bring together families, friends and neighbours.



- 900 residential lots
- lots range from 162sqm - 633sqm
- all lots within walking distance to the beach or golf course
- future village centre

10 MINS to Warnbro train station

15 MINS to Rockingham shopping centre

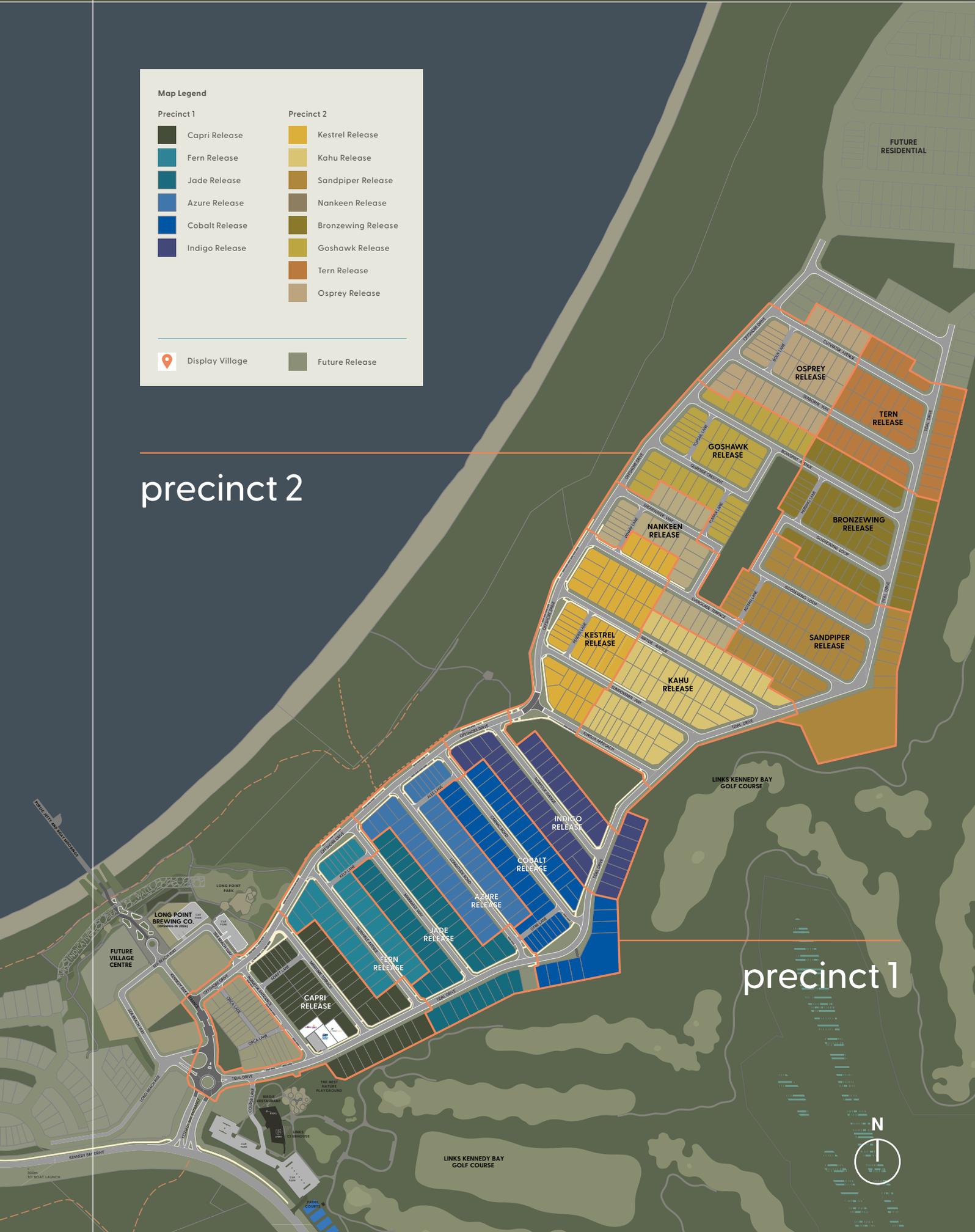
45 MINS to Fremantle



**Map Legend**

<b>Precinct 1</b>		<b>Precinct 2</b>	
	Capri Release		Kestrel Release
	Fern Release		Kahu Release
	Jade Release		Sandpiper Release
	Azure Release		Nankeen Release
	Cobalt Release		Bronzewing Release
	Indigo Release		Goshawk Release
	Display Village		Tern Release
	Future Release		Osprey Release

## precinct 2



## precinct 1

# capri release

## precinct 1 – preliminary



location plan

- release 1
- release 2
- display village
- previous release
- future residential

- power connection
- transformer site
- drainage; manhole, gullys
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- indicative street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5    B BAL - 19    B BAL - 29



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# fern release

## precinct 1 – preliminary



- Fern Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullys
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- indicative street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5    **B** BAL - 19



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- Jade Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullys
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- indicative street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5   **B** BAL - 19



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# azure release

## precinct 1 – preliminary



- Azure Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5    **B** BAL - 19



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# cobalt release

precinct 1 – preliminary



- Cobalt Release 1
- Cobalt Release 2
- Golf Course Release 1
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5    B BAL - 19



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# indigo release

## precinct 1 – preliminary



location plan

- Indigo Release 1
- Indigo Release 2
- Golf Course Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5    **B** BAL - 19



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# master plan – precinct 2





# kestrel release

## precinct 2 – preliminary



- |                          |   |                  |
|--------------------------|---|------------------|
| <b>Kestrel Release 1</b> | power connection                        | retaining wall   |
| <b>Kestrel Release 2</b> | transformer site                        | lot level        |
| existing residential     | drainage; manhole, gullies              | garage locations |
| future residential       | water; hydrant, valve, house connection | footpath         |
|                          | sewer; manhole, house connection        | road levels      |
|                          | comms connection                        | street light     |
|                          | street tree location                    |                  |

**B** BAL - 12.5   **B** BAL - 19



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# kahu release

## precinct 2 – preliminary



- Kahu Release 1
- Kahu Release 2
- Kahu Future Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location (indicative)

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light
- street tree location

**B** BAL - 12.5    **B** BAL - 19



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# sandpiper release

## precinct 2 – preliminary



- Sandpiper Townhouse Release
- Sandpiper Release 3
- Sandpiper Release 2
- Sandpiper Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location - minimum 1 per lot, located centrally

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light
- street tree location

**B** BAL - 12.5    **B** BAL - 19



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# amenity plan



## KENNEDY BAY

- 1 Future Village Centre
- 2 Public Jetty and Boat Moorings  
*(Estimated completion in 2026)*
- 3 'The Nest' nature playground and mini golf *(Now open)*
- 4 Birdie bar and restaurant and Links Kennedy Bay Clubhouse  
*(Now open)*
- 5 Links Kennedy Bay Golf Course  
*(18 holes now open)*
- 6 Boat launch *(Existing)*
- 7 Kennedy Bay Scientific Park *(Walking trails)*
- 8 Long Beach Estate
- 9 Golf Course Wetland Conservation Area
- 10 Maintenance shed
- 11 Long Point Brewery  
*(Estimated completion in 2026)*
- 12 Long Point Park
- Kennedy Bay residential lots





# aerial map



## KENNEDY BAY

- 1 Links Kennedy Bay
- 2 Scientific Park
- 3 Birdie Bar and Restaurant
- 4 Kennedy Bay Medical Centre *3km*
- 5 Port Kennedy Boat Ramp
- 6 Port Kennedy IGA
- 7 St Bernadette's Catholic Primary School
- 8 Port Kennedy Primary School
- 9 Endeavour Schools Port Kennedy

## ROCKINGHAM

- 10 Rockingham Town Centre *14km*
- 11 Rockingham Foreshore
- 12 Rockingham General Hospital *14km*
- 13 Rockingham Lakes Primary School

## WARNBRO

- 14 Warnbro Train Station
- 15 Lark Hill Sporting Complex *2km*
- 16 Warnbro Dog Beach
- 17 Aqua Jetty
- 18 Living Waters Lutheran College

## SECRET HARBOUR

- 19 Secret Harbour Square *6km*
- 20 Secret Harbour Surf Lifesaving Club
- 21 Secret Harbour Foreshore

## METRO AND PEEL

- 22 Mandurah *23km*
- 23 Perth CBD *62km*
- 24 Perth Airport *70km*
- 25 Fiona Stanley Hospital *48km*
- 26 South Metropolitan TAFE *16km*

# location

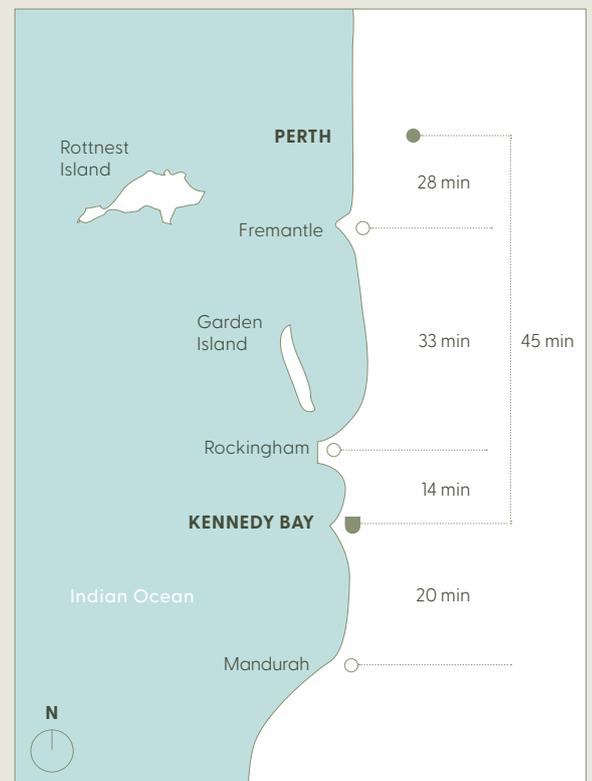
Surrounded by the Indian Ocean and natural bushland including Scientific Park, and located within the Shoalwater Islands Marine Park, Kennedy Bay is a community nestled in nature.

Just 50 minutes from the Perth CBD and 45 minutes from Fremantle, Kennedy Bay unites nature and coastal living with urban connection and amenity.

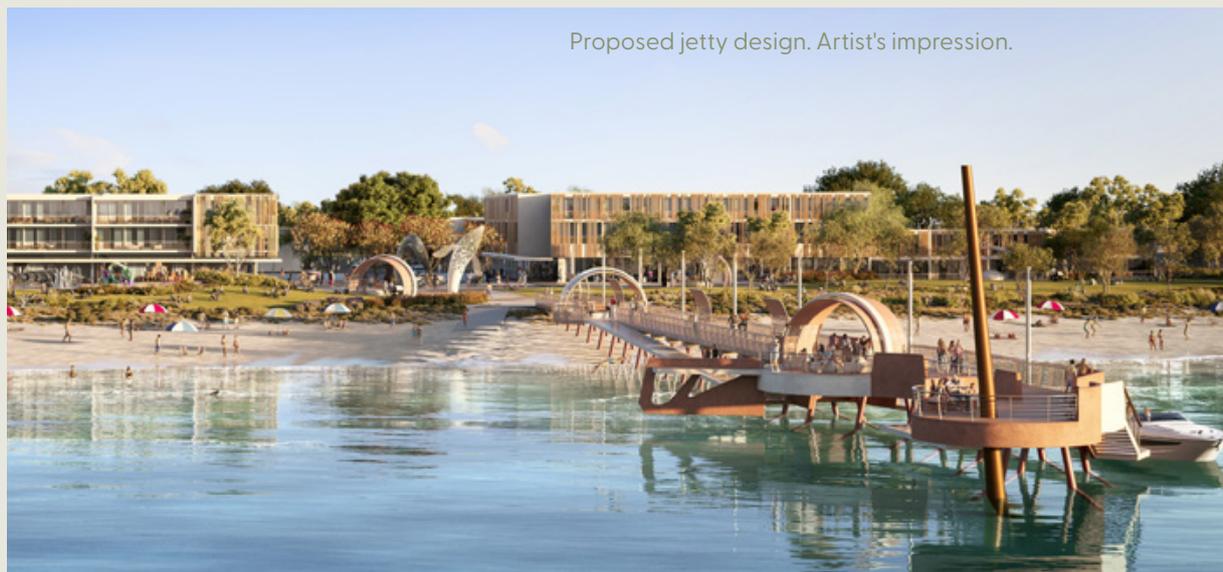
Adjacent to the coastal community of Port Kennedy and nearby to established communities including Rockingham and Mandurah, Kennedy Bay residents can enjoy the very best of quiet beachside lifestyle while being closely connected to a range of existing services and amenity including Kennedy Bay golf course, schools, retail and trade outlets, restaurants, community facilities, transport links and accessible main roads.

At the heart of Kennedy Bay will be a vibrant new village centre connected to the beachfront via a main boulevard. The main boulevard will flow through the village centre uniting community with the coast and the neighbouring Links golf course and ensuring ocean views from all angles.

A new public jetty, boat moorings and improved beach access will activate the unique coastline, support recreational boating and encourage visitation.



Proposed jetty design. Artist's impression.



# living in kennedy bay

## Community

This iconic, community-centric destination is set to be one of the most liveable and visitable locations in metropolitan Perth.

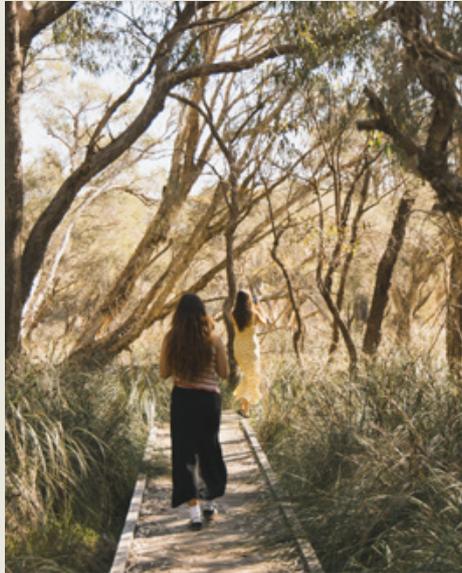
Beautiful streetscapes and manicured parklands, a bustling food and beverage offering, strong recreational services and events, a lively village centre and a world-class golf course.



## Lifestyle

Kennedy Bay will unite nature, culture, community and business in one location. This cleverly designed community inspires and encourages interaction and connection with nature, place and community.

Stroll through the village centre, a game at the golf club, a cycle or walk, a swim in the Indian Ocean, a long lunch at Birdie bar and restaurant or a drink on your balcony while watching the sun set.



### Leisure

An unrivalled leisure and recreation destination for golfers, bush walkers, paddle boarders, swimmers and nature lovers.

Home to the environmentally significant Scientific Park, Shoalwater Marine Park, an extensive network of walking and cycling trails, safe swimming beaches, public open space and beautifully landscaped parklands, and the award-winning golf course as well as boat moorings, future jetty and existing boat ramp.

### Schools

Kennedy Bay will become home to many new families who will be able to watch their children grow surrounded by nature and WA's beautiful coastline.

Many local schools nearby including St Bernadette's Catholic Primary School, Port Kennedy Primary School, Endeavour Schools, Rockingham Lake Primary and Living Waters Lutheran College.





## links kennedy bay

Kennedy Bay is home to the world-class Links Kennedy Bay golf course.

Recently rated Western Australia's best golf course, Links Kennedy Bay is a par 72 links style course, constructed amidst undulating 10,000-year-old sand dunes and natural bushland and offers magnificent northerly views over Warnbro Sound and the Indian Ocean.

One of the world's top Links golf courses, the popular and iconic course, is currently undergoing a multi-million transformation, by leading golf course architect Graham Marsh, to improve the course's playability and accessibility.



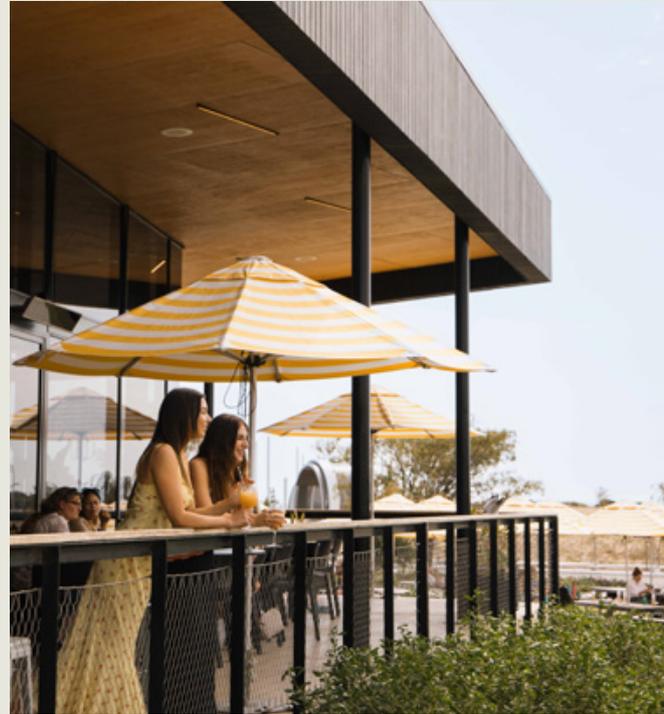
Works are underway and staggered to minimise disruption and ensure a nine-hole course always remains open to golfers.

### Links Clubhouse

Our state-of-the-art Clubhouse is now open.

Recently awarded the prestigious Australian Institute of Architects Award in the Commercial category the Links Kennedy Bay clubhouse is the world-class entry statement to the popular Links golf course.

Home to Birdie bar and restaurant and an impressive nature playground, the clubhouse also incorporates golf support services, pro-shop and community and recreation facilities.



### Restaurant & Bar

Birdie bar and restaurant is the centrepiece of the Kennedy Bay clubhouse.

A standalone, relaxed F&B destination, Birdie caters to and appeals to locals, visitors, foodies and golfers alike with its accessible and friendly service and menu.

Featuring casual outdoor seating adjacent to a large activated lawn, visitors can enjoy a contemporary, family-friendly menu, cocktails, local craft beers and wines.





## contact

For more information on Kennedy Bay and to keep up to date on all information as it releases, visit [kennedybay.com.au](http://kennedybay.com.au)

Also feel free to contact one of our Estate Managers

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