



A major land estate
South of Perth.

Designed for
health & wellbeing.



SEPTEMBER 2026

INFORMATION MEMORANDUM



In a desirable
location with a
stunning lake.



Lake Treeby

SECTION 1

About Lake Treeby

Treeby is one of Perth's newest suburbs and lies within the expanding City of Cockburn. It is close to shops, transport, nature reserves, hospitals and schools. The Treeby suburb is planned to include 4,000 new residential dwellings. Already existing in Treeby are facilities like the Treeby Community and Sports Centre, child-friendly parks, junior BMX tracks, sports field, a dog park, shopping centres, restaurants and schools.

Treeby is an area of significant growth. The population has doubled between 2016 and 2021 and is forecast to double again before 2030.



Designed to enhance health & wellbeing.

Lake Treeby is a land estate that sits within the suburb of Treeby. It has been meticulously planned and designed with a dedicated vision that is to enhance the health & wellbeing of its residents.

Lake Treeby is delivering its vision with:

- a convenient location close to shops, transport, education and medical facilities
- thoughtful community initiatives
- 47% green space
- a safe neighbourhood
- spaces that improve the health and wellbeing of its residents.

On completion

Lake Treeby is a private estate that, when complete, will become home to more than 2,500 residents. The 125 hectare masterplanned development has over 1,000 lots and began selling land in Spring 2021. Over 700 lots have been sold since launch, with over 640 already settled.

Key features are listed on the following pages.

A convenient location close to shops, transport & schools.



The Freeway and Cockburn Central Train Station are within 3km.



Cockburn Gateway Shopping City is within 3km and has 170 stores. It includes major supermarkets, fashion, specialty stores, bars, restaurants and cafes.



Murdoch University and Fiona Stanley Hospital are within 10km.



Cockburn Aquatic and Recreation Centre is less than 3km away with indoor and outdoor pools, fitness classes, swim classes, basketball, netball, volleyball, junior sports and futsal.



South Central Shops are within 2km. A major \$65 million retail and commercial expansion is currently underway for this shopping precinct.



A new Primary School will open in Lake Treeby in February 2028. Treeby Primary School opened in 2022 and is located within 2-3 kms of Lake Treeby. Piara Waters Senior High School opened in 2023 and will cater for 1,650 students.



A 20-home display village at Lake Treeby opened in early 2024. A second 18 home display village will have new display homes open from 2027.



Tucker Fresh IGA's in Treeby and Piara Waters are within 2-4kms.

Perth city is 20-25 minute drive.



47% Green Space.



Walking paths around the entire lake.



Chat spaces.

A stunning landscaped lake with recreation and public open space areas designed for all ages.



A wellbeing zone with relaxation areas.



A parent's corner.

Adventure and play zones for all ages.



Large nature reserves, 46.2ha of which will be donated to the National Trust of Australia.



Multiple parks, including a neighbourhood garden.

An exercise / stretching deck.



BBQs with seating, grass and shade.



Nature play spaces.



Community Corners at the end of streets.



Retained mature trees in public open space areas.

A water sensitive urban design.



A major new park with a pickleball court, basketball and netball hoops, parkour, multi-ball games, hit up wall, exercise stations, BBQs, seating, large grassed areas and shade.



Community Initiatives.

A new district sporting and recreation reserve in Lake Treeby will be delivered by City of Cockburn. It will include a playing field, sport building, cricket nets, playground, basic park infrastructure and more.



A Resident's Facebook group, Hello Neighbour cards and street WhatsApp groups to encourage neighbour communication.



Outdoor exercise stations.

Walkways to recreation areas, nature reserves, parks, ovals, school and the lake.



New informal club and group development to encourage residents with similar interests to connect.



Community library box for book swapping on Arbutus Street Community Corner.



A biannual community sponsorship program that supports local organisations and community groups with funding for projects, activities and events



Fruit trees where the community can pick fruit and meet their neighbours.



A series of community events with a dedicated Community Development Officer.



A unique Community Tree near the Lake, made from recycled steel and where early purchasers had a unique engraved leaf placed on this tree.



Outdoor games, including Noughts & Crosses, Hopscotch and Foursquare.

Safety.



Every road also has a footpath so you can walk safely throughout the estate.

Street lighting and uncluttered open spaces to enable safe evening walks.

Thoughtful road designs to slow traffic.



Lake Treeby is a private estate in a good location with low crime rates.

The numbers

(Good investments
have good numbers.)



A young, growing population.

Treeby has a rapidly growing population, due to attractive new development areas, new facilities new amenities and excellent proximity to shops, transport, hospitals and educational institutions.

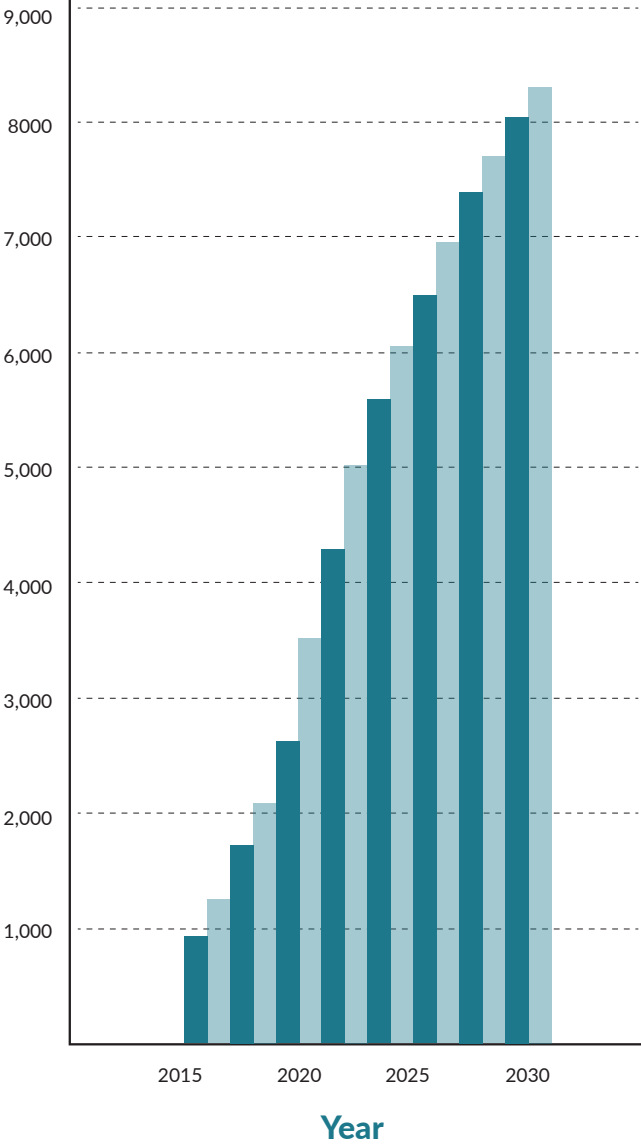
Treeby Population Increases 2011 to 2021

	2011	2016	PERCENTAGE INCREASE 2011 TO 2016	2021	PERCENTAGE INCREASE 2016 TO 2021
ABS Population: Treeby	1,399	2,087	49.2%	4,214	101.9%

Source: ABS 2021 Census All Persons QuickStats – Treeby
<https://abs.gov.au/census/find-census-data/quickstats/2021/SAL51467>

The Treeby population doubled between 2016 and 2021 and is forecast to double again by 2028.

Population



The development attracts more families than average, with 82% being family households compared to around 70% for WA overall. 83% also own (or have a mortgage on) their home, compared to 69% and 66% for WA and Australia overall.

The population is young and multicultural. The median age is 32 years and almost half are born overseas.

Over 8 in 10 are family households in their own home.

The Treeby population is also younger than average. The median age of Treeby residents is 32 years, compared to 38 for WA and Australia. Only 52% are born in Australia, compared to 67% for Australia.

General Demographics

	TREEBY	WA	AUSTRALIA
Median Age	32	38	38
Australian Born	51.7%	62.0%	66.9%
Family Households	81.6%	71.2%	70.5%
Home owned or with mortgage	83.4%	69.2%	66.0%

Source: ABS 2021 Census All Persons QuickStats – Treeby
<https://abs.gov.au/census/find-census-data/quickstats/2021/SAL51467>

Higher incomes.

The convenient location is attracting higher income households. The median weekly household income in Treeby is \$2,479 or \$129K per year. This is 37% and 42% higher than the median household income in WA and Australia respectively.

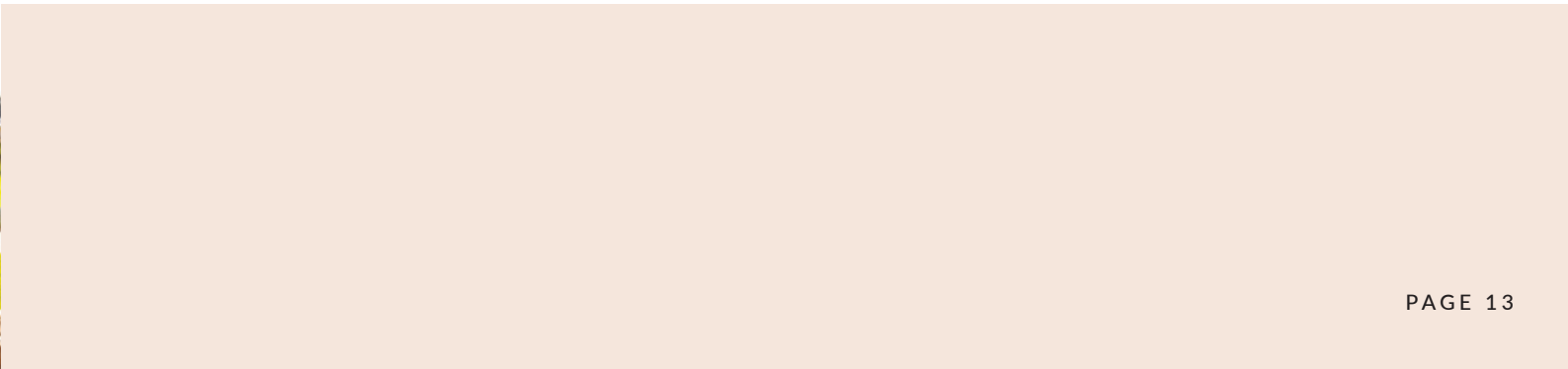
Almost four in ten Treeby households earn more than \$3,000 per week.

The median weekly personal income is almost 50% higher than the Australian average at \$1,197.

Income Comparison: Treeby : WA : Australia

	TREEBY	WA	AUSTRALIA	PERCENTAGE HIGHER THAN WA AVERAGE	PERCENTAGE HIGHER THAN AUSTRALIAN AVERAGE
Median weekly household income	\$2,479	\$1,815	\$1,746	36.6%	42%
Median weekly personal income	\$1,197	\$848	\$805	41.2%	48.7%
More than \$3000 total household weekly income	37.3%	25.6%	24.3%	11.7%	13.0%

Source: ABS 2021 Census All Persons QuickStats – Treeby
<https://abs.gov.au/census/find-census-data/quickstats/2021/SAL51467>





Treeby residents have better earning potential. A higher proportion are in the labour force, work full time and have a bachelor's degree compared to both WA and Australia.

Better educated, with more working.

Three quarters of Treeby residents are in the labour force, which is more than 10% higher than WA (64%) and Australia (61%).

Two thirds work full time and this is around 10% more than the overall percentage for WA and Australia.

Nearly four in ten residents of Treeby have a Bachelor's degree, which is also higher than WA (24%) or Australia (26%).

Lake Treeby is planning for a future Primary School.

With a growing population, the Education Department is planning to open a new Primary School within Lake Treeby in February 2028. This is in addition to Treeby Primary School which opened in 2022 and Piara Waters Senior High School, which opened in 2023.

Growth for all new schools has been strong.

- Treeby Primary School grew by over 200% between 2022 (when it opened) to 2026.
- Piara Water Senior High School is expanding year by year towards Year 12 (expected in 2028) and has attracted more than 200 new students annually since 2024. Over 780 students were enrolled in 2026 and a \$73.2 million Stage 2 expansion is already underway to raise the school's capacity to 1,650.

School Enrolment Growth

SCHOOL	2020	2021	2022	2023	2024	2025	2026	PERCENTAGE INCREASE 2020 TO 2026
Aspiri Primary School	553	712	685	766	865	902	915	165%
Treeby Primary School	N/A	N/A	174	271	349	444	526	302%*
Harrisdale Senior High School	1,262	1,631	2,000	2,062	2152	2,308	2,423	192%
Piara Waters Senior High School				150	337	564	782	521%**

*Treeby Primary School percentage increase is 2022 to 2026 as the school only started in 2022
**Piara Waters Senior High School percentage is 2023 to 2026 as the school only started in 2023

Work and Education

	TREEBY	WA	AUSTRALIA	PERCENTAGE HIGHER THAN WA AVERAGE	PERCENTAGE HIGHER THAN AUSTRALIAN AVERAGE
In the labour force	74.9%	63.9%	61.1%	11.0%	13.8%
Work full time	66.5%	57.1%	55.9%	9.4%	10.6%
Bachelor degree or higher	39.4%	23.8%	26.3%	15.6%	13.1%

Source: ABS 2021 Census All Persons QuickStats – Treeby
<https://abs.gov.au/census/find-census-data/quickstats/2021/SAL51467>

Buyer profile.

Almost four in ten buyers are Australian born, just over one quarter are South Asian born (mainly Indian) and 15% are South East Asian born.

Almost four in ten come from nearby suburbs such as Treeby, Piara Waters, Canning Vale, Harrisdale, Southern River, Leeming, Hammond Park and Success. The rest are spread across a diverse range of south of the river Perth suburbs.

The majority (83%) are buying to live in Lake Treeby, whilst 17% are investing.

Almost six in ten already own a home, and almost half are living in the home that they own when they buy. Three in ten are renting whilst others live with parents/friends/others.

One half are a couple with children. Age groups indicate a diverse community, but the most common ranges are 30-49 years.



Our Lake Treeby buyers were born in over 40 different countries and come from over 140 different suburbs.

SECTION 3

About us

Who we are.

Lake Treeby comprises two development areas Treeby South (639 lots / 61.5ha) and Treeby North (424 lots / 64.3ha). Treeby South is fully owned by Perron Treeby Pty Ltd. Treeby North is a joint venture between Perron Developments Pty Ltd and Malaysian owners.

The Perron Group is a substantial, diversified private investment group founded by the late Mr L.S.Perron.

The Perron Group has an extensive portfolio of retail and commercial properties, land development activities, an automotive distribution business, interests in mining, infrastructure and other investment activities.

As a land developer, Perron Group has developed estates and subdivisions across Perth, and interstate, over a 40 year period. As a developer of residential communities, the Group is committed to providing quality, connected, urban environments.

Perron Group have ownership or 50% interests in 10 major shopping complexes across Australia, including Cockburn Gateway Shopping City in Perth. They recently completed development of Holland Park Private Estate in Piara Waters and The Edge in Baldivis. Other major Australian land developments the Group has previously been involved with include Vasse, Western Australia and SkyRidge, Gold Coast, Queensland. Perron Group are still a joint partner in the award-winning Witchcliffe Eco Village.

Witchcliffe Eco Village.





Sustainability.

Retaining Nature Reserves

Perron Group will donate 46.2ha of precious banksia woodland nature reserves that surround the estate to the National Trust of Australia. They will become a regional park that is managed for conservation.

Rehabilitating Adjoining Land

Vegetative materials and topsoil from Lake Treeby that contains the native seed bank have been spread over a bare 1.75ha area in the neighbouring Rose Shanks reserve. This will aid in the regeneration of the reserve's native bushland and create habitat for small native animals.

Enhancing The Lake

The water body that exists at Lake Treeby was originally created by Midland Brick in the 1950's as a means of accessing water. It is fed naturally from groundwater and also performs a stormwater function for the new estate. The tall trees, fish, frogs and ducks remain, however the turtles were relocated to prevent any harm during the landscaping of the surrounding area.

Protecting The Critically Endangered Spider Orchid

The King Spider Orchid (also known as the Grand Spider-orchid or Rusty Spider-orchid and *Caladenia huegelii*) are rare and occur naturally in Treeby. The nature reserves surrounding Lake Treeby have been retained, in part, to protect this critically endangered flower. Some Giant Spider-orchids were also relocated to Kings Park for propagation to further ensure the species survival in Western Australia.



The King Spider Orchid



Saving Mature Trees

Lake Treeby identified a group of mature palm trees that were destined to be removed on an old rural property that will be urbanised. As part of creating a unique neighbourhood park, it was decided to relocate these large trees, rather than see them felled.

Although not native, the trees have been saved and have now been carefully moved to become a feature in the Lake Treeby community. The palms are a Waterwise tree species and their rescue, relocation and establishment is part of Lake Treeby's approach to sustainable landscaping.



Recycling Man-Made and Natural Materials

Parts of the Lake Treeby area were previously cleared for sand quarrying and this sand was used to make bricks. We've used some white calsil bricks in seating and paving in selected parks as a tribute to this unique brick that forms part of Western Australia's brick making history.

Almost all mature trees near the lake and in recreation areas have been retained within Lake Treeby, through careful design.



Water Sensitive Design

The parks and reserves at Lake Treeby are carefully planned to fully integrate best practice water sensitive design. Irrigation and drainage have been designed to meet sustainability objectives.



Lake Treeby