Lot 1831 Santorini Promenade, Alkimos

Exciting Mixed Use Development Opportunity in Perth’s rapidly growing Northern Corridor
SECTION A | OFFERS TO PURCHASE

1. Introduction

LWP Property Group Pty Ltd (LWP), on behalf of Northern Corridor Developments Ltd (the Seller) is pleased to offer Lot 1831 Santorini Promenade, Alkimos for sale by Offers to Purchase.

The property is situated within LWP’s Trinity residential community, a coastal community in Perth’s northwest metropolitan corridor. Trinity is a master planned community which sets a new benchmark for quality, coastal living. It is approximately 42km northwest of the Perth CBD, 20km from Wanneroo and 15km from Joondalup and is on the doorstep of the future Alkimos Regional Centre.

The Butler Train Station is within a 10 minute walk of Lot 1831 and provides Trinity residents with direct access to public transport; an extension of the Mitchell Freeway from Burns Beach Road to Hester Avenue was completed in 2017; and future transport infrastructure includes the extension of the railway line from Butler to Yanchep and the duplication of Marmion Avenue between Jindalee and Yanchep.

Trinity is currently home to around 4,000 residents and will ultimately be home to nearly 8,000 residents over the next 10 years. Together with the surrounding developments over 70,000 people are expected to reside within a 10 minute drive.

The property is located immediately adjacent to the Trinity Village Centre with a Coles supermarket as its anchor tenant. The new Alkimos Primary School commenced operation in early February, 2016 and a new district high school and district playing fields are planned to be developed within Trinity within the next 2 years.

Trinity comprises over 2,500 homes contained within three distinct villages and is positioned as a quality affordable coastal community, which on completion will feature:

- the Alkimos Primary School
- a High School
- District-level playing fields
- 2 local retail centres
- high quality parklands/public open space
- easy access to the Butler Train Station
The land being offered for sale has a dual zoning of mixed use and commercial. This dual zoning opens up a variety of development opportunities for both business and residential development, with a selection listed below:

- art gallery
- beauty parlour
- car park
- convenience/corner store
- consulting rooms
- corner store
- dry cleaning
- hardware
- hairdresser
- home based business
- laundromat
- lunch bar
- medical centre
- pharmacy
- office
- shop
- showroom

Please refer to the City of Wanneroo for the full zoning table.

2. Purchaser Requirements

Persons/entities wishing to lodge an Offer to Purchase are required to:

- property listed at $800,000 + GST;
- provide an indicative development concept that demonstrates compliance with the Design Guidelines for the site; and
- confirm their ability to achieve "practical commencement" within two (2) years of settlement. Practical Commencement is defined as brickwork/wall construction being completed to plate height.

It is expected that the selected party will work cooperatively with the Trinity project team to create a successful outcome for the subject site.

Site details are included in Section B.
3. Further Details
Prospective Purchasers are encouraged to discuss any aspect of the information contained herein and should direct their enquiry to:

Garth Kanair
Sales Manager - Trinity
LWP Property Group Pty Ltd
Level 2, 1060 Hay Street
West Perth WA 6005
Telephone: (08) 9590 0000
Email commercial@lwpproperty.com.au

SECTION B | SITE INFORMATION

1. Location
Lot 1831 is located in Santorini Promenade, Alkimos immediately adjacent the Trinity Village Centre and within close proximity to existing parks, the Alkimos Primary School and future high school and district playing fields.
2. Property Description
The property is cleared, level and fully serviced and is identified as Lot 1831 on Deposited Plan 412821. All clearances pertaining to the creation of the lot have been obtained and the Deposited Plan has been lodged at Landgate. Settlement will be subject to issue of a Certificate of Title.

3. Services
Lot 1831 is already serviced with sewer, power and communications. Water is a deferred connection (the purchaser will need to apply for connection post settlement).

4. Built Form
Built form must comply with the Design Guidelines as approved by LWP – refer Attachment A.

5. Bushfire Attack Level Assessment
The site attracts a BAL 12.5 based on an assessment undertaken in January, 2016 – a copy of which can be made available on request.

6. Land Use
The land is suitable for further subdivision or it can be developed under the split Commercial/Mixed Use zoning under Amendment 5 to Agreed Structure Plan 60 as outlined below.

Interested parties should make their own enquiries with the City of Wanneroo regarding future development and permissible uses.

The Vendor will not allow the property to be developed for a child care or similar facility.
Attachment A.
Built Form Design Guidelines
LOT 1831
SANTORINI PROMENADE
SITE SPECIFIC GUIDELINES

1.0 Trinity Atelier Introduction

Atelier is a place of discovery, interest and vitality inspired by the eclectic soul of Fremantle and the Arts. Design elements such as hipped gable end roofs, verandahs, arched windows and entrances along with Fremantle’s iconic building material, limestone are strongly encouraged. Rough, natural limestone complimented by face brick, weatherboard, metal cladding such as mini-orb and timber shall be used within the architecture.

Lot 1831 is a commercial/mixed use lot opposite the Trinity Village Centre. It is adjacent to residential homes, schools, public open spaces and 10 minutes walk to the Butler Railway and Bus Station.

2.0 Urban Design

Architecture shall be sympathetic to the theme, colours and materials of Atelier and existing surroundings. Development on the site shall consider the following:

- Buildings shall reflect the location by achieving an urban (not suburban) scale and form.
- Santorini Promenade and Trethowan Promenade are both deemed as the primary frontages with Dobell Road to also be addressed.
- Parking shall be incorporated within the site, accessed from McInnes Lane and as per City of Wanneroo requirements.
- Buildings shall be oriented for a high level of connectivity and integration with Santorini and Trethowan Promenades.
- A high quality built form outcome is to be achieved which suitably activates Santorini and Trethowan Promenades.
- A landmark element addressing the corner of Santorini and Trethowan Promenades such as an architectural feature or structure with increased height is required.
- The development is to contain uses that contribute to a vibrant, fine grained active ground floor public domain.
- A safe and inviting pedestrian environment is required which allows suitable access to the Trinity Village Centre, school and railway station routes.
- Consider designing for safer streets through implementation of CPTED principles – i.e. windows overlook ing laneways and parking for casual surveillance.

3.0 Santorini Promenade

Santorini Promenade is considered the Primary distributor road therefore the built form fronting to this road shall be of a suitable scale, dependent on it’s proposed use. The following shall be strongly considered.

- Connectivity to Trinity Village Centre.
- Built form and materials to compliment adjacent residential buildings on an urban scale.
- Impact on adjoining residences.
- Possible retaining, fencing and access shall compliment the existing Santorini Promenade streetscape.

4.0 Land Use and Building Configuration

- Should residential and/or group housing be proposed the Trinity Atelier Building Guidelines shall be applicable. The requirements noted regarding the addressing of streets and access will still be applicable.
- Design of commercial/mixed-use buildings shall allow for the following:
  a. A flexible design to allow for changes in use over time;
  b. Sustainability via it’s longevity and adaptability;
  c. Robust and flexible design ensuring that buildings can accommodate a wide range of inhabitants and their changing lifestyle needs;
  d. Consideration to how internal layouts may be adapted for commercial/retail tenancies;
  e. Utilise high ceilings for commercial tenancies that allow for raised lightweight floors and raised courtyards for residential dwellings.

5.0 Building & Design

5.1 Architectural Character

Lot 1831 is located within Trinity’s second village ‘Atelier’ which has drawn inspiration from the cultural feel of Fremantle. An Atelier is a place where artists and craftsmen come together to create something special. As such the proposed development shall enhance the community, allow for access to facilities, activate streets and consider surrounding residences.

Ample glazing to activate shopfronts and define tenancies will provide an interesting and pleasurable walk along Santorini Promenade to adjoining open space and schools.

Vertical emphasis of buildings, a mix of contemporary architecture and materials will create visual interest.

Colours and materials, including timber, red face brick, natural and parged limestone shall be utilized to compliment surrounding built form.
5.2 Facades
- Ensure that new developments have facades which define and enhance the public domain and desired street character.
- Buildings shall reflect an urban style with increased wall/plate heights. The use of parapets is encouraged to achieve this.
- Single storey development shall achieve a minimum façade height of 5.5 metres.
- Two storey development shall have a minimum façade height of 7.5 metres.
- Variations in height are required to provide vertical articulation and interest.
- Indentations and projections in the floor plan are required to provide relief from continuous facades.
- Ensure that building elements are integrated into the overall building form and façade design e.g. signage, air-conditioning, service areas etc.
- Elevations which consist entirely of services and wet area openings are not permitted unless facing internally to the site.

5.3 Entries
- Entries shall be sheltered from the elements and well lit for safety and legibility.
- Articulate building entries with awnings, porticos and recesses.
- Primary entrances shall be clear and inviting.

5.4 Corners and Secondary Elevations
- Consider Santorini and Trethowan Promenades as primary frontages.
- Facades to Dobell Road are deemed as the secondary street elevation.
- Design features such as articulation, architectural features, materials and windows shall be continued onto secondary elevations.
- Blank facades or elevations which include wet area openings or service areas will not be permitted.

5.5 Openings and Glazing
- Openings shall reflect the overall scale and proportion of buildings.
- A minimum of 70% glazing will be provided to the primary elevations.
- A minimum of 30% glazing will be provided to secondary elevations.
- Glazing at ground floor level must be between 2.7m and 3.3m in height, above floor level and finish to the underside of the awning/verandah.
- Integrated sun protection in the form of louvers is permitted.
- Roller shutters on windows which face any external road at any level are not permitted. Roller shutters will be permitted internal to the site.
- Highly tinted, reflective glass and windowed super graphics are strictly not permitted.

5.6 Alfrescos
- Screen Alfresco areas with a barrier no higher than 1.2m (must be visually permeable and utilised only where required).
- Plants used in alfresco planters must be from the approved Trinity Atelier species list.

5.7 Weather Protection (Colonnades, Awnings, Canopies and Screens)
- Weather protection is required to a minimum of 80% of Santorini and Trethowan Promenades.
- Canopies shall extend over the footpath by a minimum of 2.5m and have a minimum clearance height of 2.5m above paving level.
- Verandahs and awnings are strongly encouraged to wrap around the entire building perimeter.
- Pedestrian access ways should be provided with protection from the elements where possible.
5.8 Ceiling Heights
- Mixed-use buildings shall have a ceiling height to the ground floor of a minimum 3.3m high, excluding a 0.4m service zone.

5.9 Roofs
- Mixed-use developments shall not directly copy roof form and elements of single family housing. This results in inappropriate proportion scale and details for the Lot 1831 built environment.
- The use of varied roof forms is encouraged to create an interesting skyline. Sections of skillion, parapet and flat roofs are encouraged to achieve an urban look.
- Flat roofs shall be screened behind a parapet wall.
- Roof must be constructed from metal deck sheeting and be lightly coloured.

5.10 Materials and Colour
- Colours and materials shall compliment surrounding built form.
- Variation of textures, materials and colour shall be used to articulate building facades and reflect the structure.
- Render, steel, red brick, recycled brick, timber, glass, glazed tile, painted smooth primeline, weatherboard (or similar), parged/natural limestone, concrete and cladding materials shall be utilised.

6.0 Signage
- Signage must be located within the signage zone examples as per the below image and/or alternative signage such as building naming, may be considered subject to design merit and endorsement by LWP.
- Signage shall be in a style that is sympathetic and complimentary to the overall building design.
- Tenancy façade design shall be consistent with the building where it is located, utilizing colours and materials that respond to the built form and it's context. This includes any furniture, awnings, umbrellas, lighting and the like which may be located within the road reserve.

7.0 Lighting
- Incorporate lighting under verandah/awning and colonnade structures.
- Design lighting to enhance and highlight entries for safe and convenient night time use.
- Car parks and walkways must be well lit.

8.0 Fence and Walls
- Where utilized fencing and walls shall be consistent with the materials and design of the main building and/or Atelier village.

9.0 Parking
- Parking shall be accessed from McInnes Lane and positioned at the rear of the lot and comply with City of Wanneroo requirements.
- Clearly defined pedestrian pathways shall be given priority through parking areas.
- Pedestrian pathways should be provided with protection from the elements where possible.
10.0 Landscaping
- Use plant species from the Trinity Atelier approved list.
- Use materials and colours which are complimentary/sympathetic to the surrounding development.
- Appropriate landscaping shall be incorporated into car parking areas to provide shade protection e.g. 1 tree per 4-6 bays.
- Landscape plans and species selections must be approved by LWP.

11.0 Building Services
- Loading docks and service areas within the site shall be screened visually and acoustically from residential properties.
- Odour producing servicing elements (for example, waste compactus and storage) shall be suitably positioned, screened or designed and treated in a manner that does not impose unacceptably on residential amenity.
- Bins should not be visible from the street and provide a clear method for refuse disposal.
- TV antennae, satellite dishes and radio masts shall be located discretely and set back from the building edge or screened to reduce visibility.
- Roof and wall mounted air conditioning units are not permitted unless fully concealed from view.
- Provide facilities for mail deliveries and parcel drop off.
- Ensure that utility meters are easily accessible.
- Provide space for cleaning and servicing equipment.
- A waste management and disposal plan should be prepared.