

Alkimos NEWS

Edition Three – Spring 2011

Welcome

Information for our neighbours in the North

Spring has finally arrived and we're moving full steam ahead with the new community at Alkimos.



Earlier this year, City of Wanneroo endorsed the Alkimos local structure plan that guides the subdivision and development of the project site.

The first stage of Alkimos will support over 2,000 homes with supporting infrastructure including both government, and independent primary and high schools, outdoor and community facilities plus shopping and entertainment.

Our commitment to early delivery of community services and infrastructure will set Alkimos apart from other developments.

Further review and final approval of the detailed Stage 1 subdivision design by both City of Wanneroo and WAPC is expected by mid 2012.

This means that lots at Alkimos will go on sale shortly afterwards, in mid 2012.

In the meantime, we've been carrying out important conservation work to help us protect native plants and animals that inhabit the site, in particular Carnaby's Black-Cockatoo and the Graceful Sun Moth. You can read more about our work in this edition.

We're pleased the State Government recently committed to a future rail expansion to the north, including a new station for Alkimos to support residents.

And in more good news – the first official sign that the WA property market is bouncing back has revealed a 20 per cent boost in sales during August.

Almost 6,000 properties settled during the month in what was the largest increase in activity in six years, according to figures from the state's land information authority Landgate. Great to see things are looking up!

The Reserve Bank of Australia has also announced its first interest rate cut in almost 2.5 years, it's great to see things are looking up!

Martin Gaedke, Acting Alkimos Project Director.

All aboard to Alkimos

The State Government's latest transport plan outlines how Perth will accommodate a growing population. The city is forecast to add 557,000 residents and 328,000 homes over the next 20 years.

The plan details an extension of the Northern Suburbs Railway from Butler to Yanchep with stations at Alkimos, Eglinton and Yanchep, which is great news for future Alkimos residents.

The introduction of light rail, development of bus rapid transit services and extension of the rail line to Yanchep are the State Government's priority projects to meet Perth's public transport needs for the next 20 years, using \$11 million allocated in the 2011-12 State Budget.

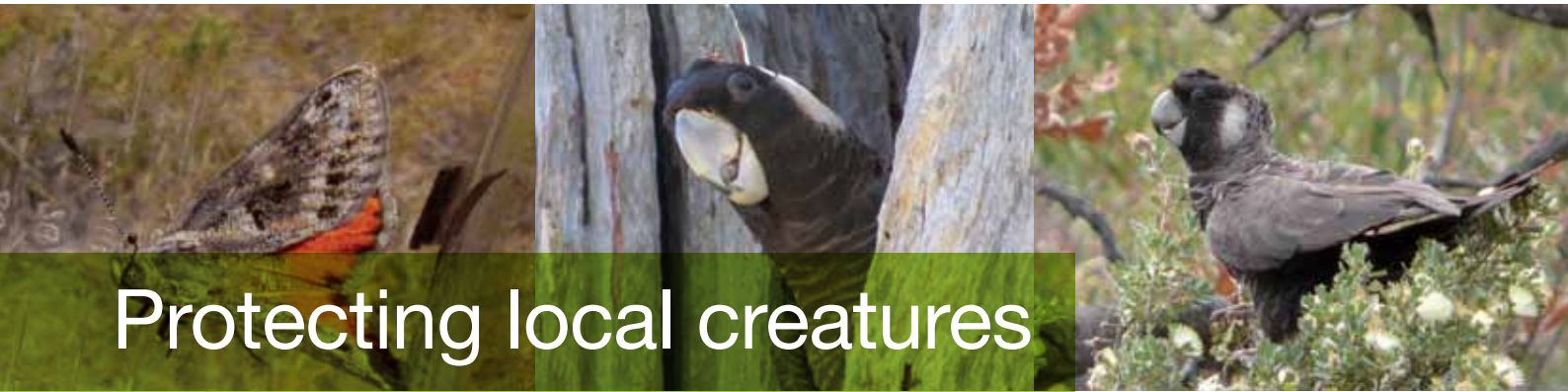
"This project has the ability to redefine travel within the area, in and out of the northern suburbs and provide easy access to the city," Alkimos Project Director, Martin Gaedke said.

"It will draw people into the Alkimos centre and provide future residents with transport certainty and support a sustainable form of urban development with significantly lower levels of car use."

The plan also outlines new bus services in Alkimos-Eglinton and Yanchep-Two Rocks that link with the train system. These services will be designed to provide an improved level of access to, and connectivity between the northern suburbs and central Perth.

The development industry says that while it is gearing up for these projects, they will only be viable if the Government is funding them.





Protecting local creatures

Australia is home to almost 700,000 species, many of which are found nowhere else on earth.

Changes to the landscape and native habitat as a result of human activity have put many plants and animals at risk. Over the last two hundred years many species have in fact, become extinct.

For the other species whose survival is threatened, a range of management and conservation measures have been put in place by State and Federal governments.

At Alkimos, Lend Lease and LandCorp are taking steps to protect the Carnaby's Black Cockatoo and Graceful Sun Moth, both listed creatures found in the area.

"We want to maintain the ecological integrity and ensure biodiversity of the area so we've proposed several ways to reduce our impact on these precious creatures," Alkimos Project Director, Martin Gaedke said.

The proposed measures form part of the submission for environmental approval to the Department of Environment, Water, Heritage and the Arts (DEWHA).

Some of the steps being taken include:

- Setting aside dedicated areas of foraging habitats on the 224 hectare site.
- Ensuring there are dedicated areas of public open space throughout the site, with efforts aimed at retaining and further increasing foraging habitat.
- Almost 70 hectares of high quality bushland will be retained for the protection of the Carnaby Cockatoo on the site and in the immediate local area. This is equal to three times that to be cleared on site (21 hectares).
- Trees planted at Alkimos as part of landscaping will include food plants such as Banksia and Dryandra for feeding and potential nesting plants for the Carnaby Cockatoo including suitable Eucalyptus species.
- The planting of 1500 Carnaby's Black-Cockatoo food and potential nesting plants throughout the development, equating to 3 hectares of bushland.
- Experts carrying out surveys, mapping and research of all the flora and fauna at Alkimos to assess potential impacts.

The project team will also contribute to the protection and ongoing management of habitat areas set aside for conservation at Alkimos and is also working with the DEC on an offset land site purchase.

"In conjunction with the City of Wanneroo and the WA Department of Environment and Conservation, we will examine greater protection and management funding arrangements to further improve the conservation status of the offset areas," Martin said.

All eyes on Alkimos

Thinking of moving to Alkimos?

Here's a snapshot of what you can expect to find when the community is established:

- Primary and secondary schools – public and private
- Shopping, restaurant and cafes by the beach
- Regional town centre with retail, commercial and industrial areas
- Childcare and kindergarten facilities
- Walking and cycle paths will link the beach, town centre and train station
- Over 2,000 homes in the initial stage for 6,000 residents
- All homes within walking distance of parks
- Coastal village and possible marina
- Parks, playgrounds, sport and recreation facilities
- Dog beach
- Possible TAFE/university campus in regional town centre
- Village centre convenience shopping
- Smart water initiatives including water recycling
- Green energy will be investigated to power the community
- Surf club, beachfront facility and changerooms

LandCorp Partnering

As Western Australia's land and property development agency, a large part of our role is about actively planning places for people to live and work.



LandCorp's general manager metropolitan Luke Willcock said adopting a partnering business model has boosted our capacity to bring land to market more quickly while still optimising social, economic and environmental objectives.

"It makes sense to combine our strengths and resources with other industry leaders such as Lend Lease," Mr Willcock said.

"Our development partnership at Alkimos is one founded on an uncompromising passion for creating special places, thoughtfully planned and delivered."

Working towards a carbon-neutral community, we are both determined to create an environmentally responsible place for people at Alkimos without increasing household costs.

The technology and infrastructure put in place will bring environmental and financial benefits to residents of Alkimos well into the future.

"This way we can make sure our vision to create healthy communities that respect the environment are places we are confident our children and their children will be proud of."

Safety at Alkimos

With more and more construction activity taking place at Alkimos, Lend Lease and LandCorp are reminding anyone entering the site to focus on safety or avoid the area altogether.

Lend Lease Communities National Safety Manager, Shane O'Brien, said that while there hadn't been any reported accidents or injuries so far, 4WD, dirt and quad bike riders who use the site were being urged to reconsider using the area for off-road recreation.

"Not only are the people entering the Alkimos construction area taking their lives into their own hands, they are also putting the fragile dune environment at risk of early destruction," Shane said.

"With heavy machinery entering the site at all hours, it's not a safe place to be and if there was an accident, the area is fairly remote and it's unlikely an injured person would be found quickly."

"Taking responsibility for personal safety must be a top priority for anyone who risks entering the Alkimos construction site."

More information on safe places to ride can be found at www.rtra.asn.au or by contacting the Recreational Trail Bike Rider's Association of WA.





Lend Lease digs deep for Multiple Sclerosis Society of WA

Our door is always open

Have your say on what you would like to see at the new community at Alkimos.

We're always open to ideas and would love to hear from you if you have any suggestions for new facilities, community ideas and programs. No matter how big or small, we're listening.

Send your suggestions to Alkimos@alkimos.com.au or come along to our next community listening session which will be held on Friday 2nd December at the Joondalup Library from 10.30am – 12noon in the ground floor meeting room.

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Contact Us

P 1800 ALKIMOS
 W alkimos.com.au
 E alkimos@alkimos.com.au



The paper this newsletter is printed on is manufactured from 100% recycled fiber, helping to redirect waste from landfill sites around Australia.

Multiple Sclerosis Society of Western Australia was one of many worthy organisations given a helping hand on Thursday 15th September when Lend Lease hosted its 16th annual Community Day around the country.

Around 40 Lend Lease employees converged at Multiple Sclerosis Society of WA in Wilson to pitch in and use their skills in a range of activities that left a lasting legacy for residents and members.

They built a garden from scratch and installed a shade structure, fixed and painted signs around the building and assisted with preparations for the 24 hour Swim for MS.

A further 20 employees helped out at MS Society of WA's community lodge in Beechboro with weeding, pruning, planting new plants and cleaning windows.

Pulling on the gardening gloves were Lend Lease Australia's Chief Executive Officer, Mark Menhinnitt, Head of Development, David Rolls and Managing Director of Lend Lease's communities business, Toni Millis, as well as WA General Manager, Michael Glendinning and his team.

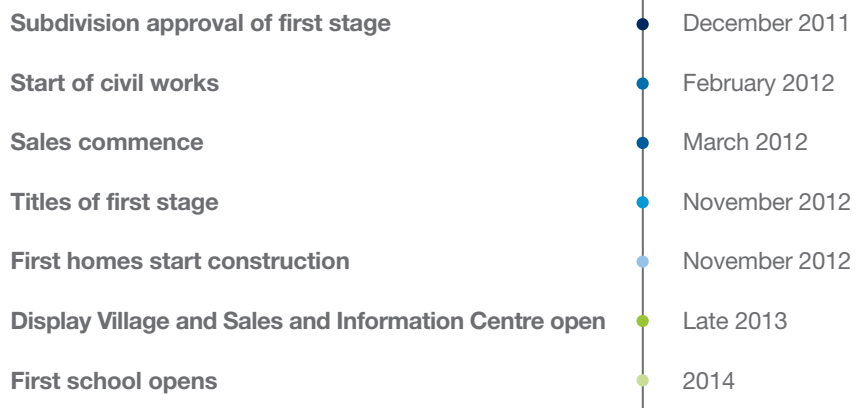
Lend Lease Chief Executive Officer for Australia, Mark Menhinnitt said the company's commitment to the MS Society WA follows a successful long-term partnership with the MS Society in other parts of Australia, which includes raising in excess of \$450,000 in funds through employee involvement in the NSW and Victoria MS Swims in the past 11 years.

"This was Lend Lease's 16th consecutive Community Day, and since the initiative began in 1996, employees have volunteered over 500,000 hours worldwide," Mark said.

"We're really excited to support the MS Society in WA and enjoyed getting our hands dirty – we hope the vegetable garden gives members and their families the opportunity to be involved in a rewarding outdoor activity and also provide fresh vegetables for use in the communal kitchen."

Alkimos Timeline

Planned activities



**Subject to planning approvals*