



WORKING TOWARDS A CARBON-NEUTRAL FUTURE.

ALKIMOS

A CITY OF SIGNIFICANCE



ALKIMOS WILL PROVIDE FOR THE FUTURE NEEDS OF WESTERN AUSTRALIA'S GROWING POPULATION.

Planning for Alkimos has been a whole of Government approach.

The State Government, through LandCorp, started planning for Alkimos in 1996 to cater for the predicted population growth of Perth's northern corridor.

LandCorp's role is to deliver the best possible outcomes for the State's assets - looking at a number of delivery options from joint ventures with the private sector to using its experience in delivering cities such as Joondalup.



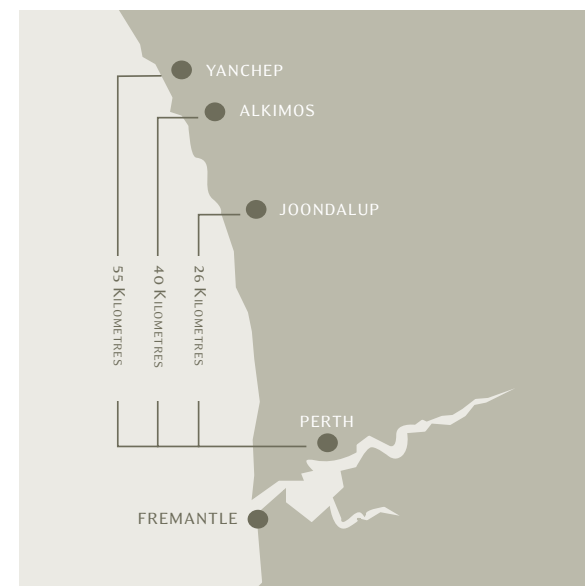


The latest projections indicate that the population of Perth's northwest corridor is expected to grow substantially by 2016.

A MASTER-PLANNED COASTAL COMMUNITY OF GLOBAL SIGNIFICANCE

We need to be smart about the way we plan for this future growth and look at this situation as a once-in-a-lifetime opportunity. Our vision is to create a master-planned coastal community of global significance that's moving towards carbon-neutral living.

To achieve this, Alkimos will be developed upon the following five strategic themes: Green Power, Smart Water, Connectivity, Distinctive Design and Community Wellbeing.





GREEN POWER

Working together with the private sector and the community Alkimos aims to only use green power.

In fact Alkimos will be designed from the ground up to incorporate energy-efficient building designs and renewable energy sources.



SMART WATER

The Alkimos carbon-neutral philosophy also flows into the smart management of water. As a result, business and the community will be encouraged to incorporate water re-use systems and maximise water efficiency.



CONNECTIVITY

Alkimos will provide a community-focused and walkable lifestyle to minimise the need for cars and encourage the use of public transport. The city centre will be developed around a state-of-the-art transit network on Perth's northern suburbs railway, and a secondary transit system, similar to Perth's CAT buses.





COMMUNITY WELLBEING

Over the next 25 years, it's estimated that Alkimos will become a vibrant regional centre that provides employment opportunities, lifestyle choices and education options for a diverse community of more than 60,000 people.



DISTINCTIVE DESIGN

Alkimos will capture the unique personality and distinctive design of its coastal location.

Homes will be built on a mixture of lot sizes to create a vibrant, engaging public realm that incorporates well-designed streetscapes, village squares and outstanding public places for a wide variety of uses.





Legend

- DSP AREA
- URBAN
- URBAN DEFERRED
- REGIONAL OPEN SPACE
- CONSERVATION
- PUBLIC PURPOSES
- COMMUNITY FACILITIES
- SERVICE COMMERCIAL
- RURAL
- REGIONAL & DISTRICT ACTIVITY CENTRES
- COASTAL VILLAGE ACTIVITY CENTRES
- LOCAL ACTIVITY CENTRES
- TRAIN STATIONS
- RAILWAY
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- INTEGRATOR ARTERIAL B
- ALTERNATIVE ROAD ALIGNMENT
- NEIGHBOURHOOD CONNECTORS
- PEDESTRIAN & CYCLE PATHS
- GROUND WATER TREATMENT PLANT 500m BUFFER
- PUBLIC TRANSPORT ROUTE
- LOCAL OPEN SPACE (Linkages to be Determined)
- OPPORTUNITY FOR BUSINESS, COMMERCIAL AND MIXED USE DEVELOPMENT

DISTRICT STRUCTURE PLAN

FACTS AND FIGURES

Project area

Located 40km north of the Perth CBD and 15km north of Joondalup City, Alkimos will cover approximately 2,600 hectares of land and includes 7.5km of coastline.

Existing land zoning

Urban, Regional Open Space, City Centre and Public Purpose.

Local government area

The Alkimos project site is within the City of Wanneroo.

Anticipated population

An eventual population of over 60,000 residents is anticipated.

Employment opportunities

Alkimos is being planned to target employment for over 14,000 workers within the project boundaries.

Major landowners

LandCorp	1,425 hectares
Eglinton Estates Pty Ltd	562 hectares
WR Carpenters Landholdings Pty Ltd	244 hectares
Water Corporation	159 hectares

A vision achieved through partnership.

A leadership project such as Alkimos can only be achieved through successful partnerships.

LandCorp acknowledges the role of the key partners and stakeholders: Eglinton Estates Pty Ltd, WR Carpenter Land Holdings Pty Ltd, Water Corporation and the City of Wanneroo.

The project partners recognise the need for a strategic, integrated approach to developing a project of the size and significance of Alkimos, and are therefore working together to ensure that all aspects of the Alkimos project co-exist in a planned and integrated way.



THE IMPORTANCE OF SUSTAINABILITY

A sustainable approach to our use of land will strongly shape the future of society. To meet the need of both current and future generations, we must consider all the effects of our actions: environmental protection, social advancement and economic prosperity. As the State Government's property developer, LandCorp applies the principles and practices of sustainable development all across Western Australia, learning more and improving results with each project.

LandCorp is committed to minimising our ecological impact and enhancing the community's way of life.



ALKIMOS
A CITY OF SIGNIFICANCE

For more information contact the Alkimos Information Line on 1300 730 591 or visit alkimos.com.au

DISCLAIMER: This brochure is published by LandCorp to provide information on the Alkimos project. The information contained in this brochure is in good faith, however neither LandCorp nor any of its directors, agents or employees give any warranty of accuracy nor accepts any liability as a result of reliance upon the information, advice, statement or opinion contained in this brochure. This disclaimer is subject to any contrary legislative provisions.

BRAND LAND0036

