

# Alkimos NEWS

Edition Two – Winter 2011

## Welcome

Information for our neighbours in the North

**Thank you for taking time out to read the latest issue of Alkimos News.**

We have reached a number of important milestones in the last few months, bringing us several steps closer to delivering a new community at Alkimos.

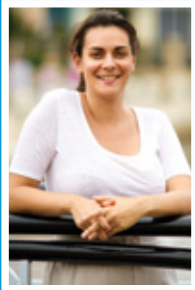
The City of Wanneroo has approved the Local Structure Plan for the 224 hectare site and we are busy mapping out detailed plans of the proposed lot structure, utilities, roads, parks and facilities to create a place where people will enjoy coming home to every day. The best way to help us do this is by inviting the community to have their say on plans for Alkimos.

In early May we heard first-hand about what people would like to see at Alkimos. This listening session is part of an ongoing series of listening sessions and workshops designed to help us shape the community as it evolves over the next 20 years.

The session was well attended and I encourage anyone who is interested to come along to the July session. It's a great chance to have your say and be involved in the future of Alkimos before works begin.

The next step for Alkimos is to gain local structure plan approval from the Western Australian Planning Commission. We expect this will happen shortly.

**Anne Jolic,  
Alkimos Project Director**



## New school for Alkimos

Lend Lease recently called for expressions of interest for the first private school site at Alkimos.

The independent school will be an education hub for residents at Alkimos, uniting the local and broader northern coastal community.

The proposed school site is adjacent to the proposed Alkimos Regional Centre right next to Marmion Avenue.

The school will be well serviced by public transport, pedestrian and cycle routes, including the proposed northern suburbs rail extension and bus links.

"We envisage an innovative, contemporary and active education centre that will create a focal point within the community," Anne Jolic, Alkimos Project Director said.

"Not only are we seeking a provider to educate kids from the ages of 4 to 17 years of age, we want to create

opportunities for community groups and adult learning organisations to access the facilities outside of school hours, in support of our lifelong learning ethos at Alkimos.

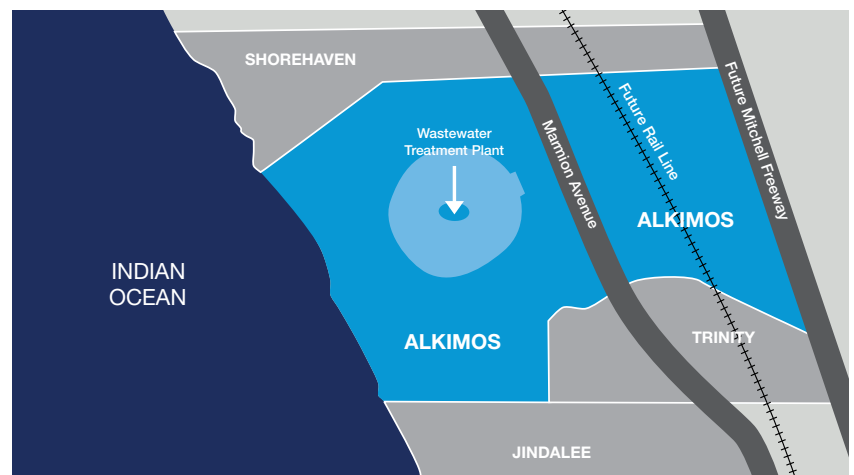
Lend Lease has also stipulated the new school development exemplifies best practice in urban and facility design, and demonstrates strong safety and ecologically sustainable design principles.

"The response to our callout has been excellent and we look forward to discussing the opportunity further with a view to making a decision on the preferred provider in the next few months," Anne said.

Construction of the new school building and associated facilities could commence in early 2013, and be open for students by mid to late 2014.

## Alkimos and neighbouring developments

An indicative plan of the Alkimos development and other land subdivisions in the surrounding area.





# Alkimos takes shape

Initial plans for Perth's newest coastal community have moved to the next level.

Partners LandCorp and Lend Lease submitted plans for the 224 hectare beachfront site in late 2010 and these have now been endorsed by the City of Wanneroo.

These plans were recently lodged with WA Planning Commission (WAPC) and approval is expected by the end of the year.

Further review and final approval of the detailed Stage 1 subdivision design by both City of Wanneroo and WAPC is expected by early 2012. Lots will be released for sale in early 2012.

The first 224ha stage of Alkimos will include over 2,000 homes with supporting infrastructure including both government

and independent primary and high schools, outdoor and community facilities plus shopping and entertainment.

Early delivery of infrastructure, community service and facilities will be a cornerstone of the development.

A community and education board will soon be established to guide initiatives and learning opportunities for the new Alkimos community.

A display village for the first area is currently being designed, and early discussions with builders are starting to take place. The regional town centre is being planned concurrently with the first 224ha Alkimos site.

An environmental sustainability strategy for the entire site is also being created and will begin to be implemented when construction begins in 2012.

"While it is too early to determine the actual pricing for lots at Alkimos, there will be a wide range of lot sizes developed, meeting the full spectrum of market needs," Anne Jolic, Alkimos Project Director said.

"The land will be valued independently and prices will be set at a market rate."

Alkimos will assist in addressing the need for affordable, quality, coastal housing in the region by delivering a wide range of innovative and quality housing styles to suit all lifestyles and budgets.

## Addressing affordability

Affordable living is not only about the price of land. Other, less well-recognised but equally important factors to consider are things like proximity to services, transport and employment services.

At Alkimos, all homes will be within 800 metres of public transport, a local centre and within 200 metres of public open space

This reduces our reliance on cars and saves you money. Other features that impact affordability will also feature at Alkimos. The use of energy saving devices; smart use of landscaping to reduce water use; home orientation to capture the best of the winter sun and

avoid the worst of its rays in summer, are just some of the ways residents at Alkimos will save money.

"Together with Lend Lease we have an important role to play in influencing the market to deliver more affordable living options and reducing the carbon impact of new developments," said Luke Willcock, LandCorp General Manager, Metropolitan.





## Sustainability starts at home

More than 100,000 people live and work in Lend Lease communities around Australia and thousands more in LandCorp estates in Western Australia. This is why we take our responsibility to deliver sustainable development very seriously.

We believe a community cannot be truly sustainable unless it creates lasting social and environmental benefits. Alkimos will be a well planned, designed and managed community that places great value on people and the surrounding environment.

Planning a new region relies on a high level of interaction and co-operation at every stage to achieve a balance between community, economic and environmental sustainability.

A key focus at Alkimos will be to improve access to public transport. This will improve social sustainability through a reduced reliance on cars, an increase in social interaction and enhancement of economic benefits such as increased local employment.

To solve the problem of climate change, everyone needs to take account of their carbon emissions and make continued efforts to reduce them wherever possible - at home, at work and in the community. No matter how much people reduce carbon emissions there are always going to be some emissions we simply can't avoid.

With rising energy and water costs on the horizon, the best way to reduce costs is to make your home energy efficient. Further to the upcoming introduction of mandatory 6-Star housing building standards in WA, there are ways to future proof your home to save money and reduce carbon emissions.

### Here are some tips that can increase a home's star-rating:

- Consider location and orientation of the home
- Install energy efficient lighting and sensors
- Place service rooms, such as the laundry, garage and bathrooms to the west and main living rooms to the north
- Raise windows from the floor area and add window shading where relevant
- Maximise north windows and minimise or eliminate western and southern windows. Eastern windows should also be reduced where possible
- Increase ceiling and wall cavity insulation to an R4 rating
- Carefully choose floor treatments such as floor tiles to living areas
- Install ceiling fans
- Identify areas that can be 'zoned' or closed off to keep heat and cold in
- Seal doors, windows, vents and use exhaust fans

"There is a big opportunity to make a difference by redefining the way our homes, offices, shops and cities are designed, delivered and managed," Luke Willcock, LandCorp General Manager Metropolitan, said.

"By caring we can reduce carbon, water usage and waste, and enhance the social and economic quality of our communities."



## New wastewater treatment plant running smoothly

Image courtesy of Photographer Johnathan Trask.

The future of Alkimos as the focal point of the fastest growth region in Western Australia moved another step closer with the official opening of the Alkimos Wastewater Treatment Scheme in April 2011.

The \$366 million scheme includes a major treatment plant, an ocean disposal outlet and the extension of a main sewer to bring millions of litres of wastewater to the new facilities. It has been developed over the past three years and is one of five servicing Perth's metro area.

LandCorp played a key role in facilitating the relocation of the Wastewater Treatment Plant (WWTP) away from the Alkimos foreshore, which was formally agreed in 2001.

Water Corporation also undertook extensive research into odour control over the past few years and is using global best practice odour control techniques at the Alkimos site.

Water Minister Bill Marmion, who officially opened the scheme, said Stage One of the WWTP had been designed to treat and dispose of up to 20 million litres of wastewater daily - but that would be expanded in the coming decades to ultimately be able to treat 150 million litres daily.

"The population of Perth's north-west corridor from Mindarie northwards is predicted to reach 150,000 within the next 20 years," Mr Marmion said.

"Seven million litres of highly treated wastewater is disposed of daily through the offshore pipeline - but there is a strong possibility that in the future as much as possible will be recycled."

The Minister said special care had been taken to ensure land within a 600m odour buffer zone which surrounded the new facility met environmental standards. Areas not required for operational purposes could provide a valuable community asset.

"The provision of first-class water and wastewater infrastructure is recognised as an essential part of meeting expansion as WA continues to grow," Mr Marmion said.

# World's safest communities

## Lend Lease has cemented its commitment to safety by having the most accredited residential communities in the world.

Head of Communities for Lend Lease, Toni Milis said 15 Lend Lease communities received Pacific Safe Community Accreditation and four received International Safe Community Accreditation – more than any other developer in the world.

Pacific Safe Community Accreditation is a region-based initiative based on the World Health Organisation (WHO) Safe Communities model. Its members are committed to involving all community stakeholders in order to develop best practice community safety and injury prevention.

Lend Lease's Springfield Lakes, Varsity Lakes and Woodlands in Queensland and Mawson Lakes in South Australia also received dual accreditation from the WHO-recognised International Safe Community Network (ISCN).

Ms Milis said the accreditations were testament to Lend Lease's commitment to safety and allows project teams to share information about injury prevention and provides an opportunity to tap into a global peer group for ideas.

"This accreditation formalises each community's commitment to doing all it can to create the safest possible environment for residents, workers or visitors," she said.

"We pride ourselves on the difference we can make to people's lives by reducing their risk of injury through how we create communities.

"Importantly, while Lend Lease has facilitated this accreditation, it will be owned by members of the community as everyone works together to bolster injury prevention."

"Our communities regularly conduct a range of safety initiatives focused on residents, businesses and community groups, including programs around fire safety, child safety, and workplace health and safety – Alkimos will be subject to the same reviews," Ms Milis said.

"Lend Lease will work collaboratively with this international independent network and its members to improve community safety, and prevent injury and violence."

Ms Milis said there was a natural fit between the vision for Alkimos and the Lend Lease Group's commitment to developing communities that promote social, environmental, and physical wellbeing.

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## Have your say on Alkimos

A team of Perth-based experts aim to set new standards of sustainable living and build a strong sense of community in Alkimos.

A series of listening sessions and workshops are being hosted by LandCorp and Lend Lease to road test ideas, possible designs, proposed facilities and delivery timeframes.

"This will help us understand community needs and to give future residents as well as visitors, a say on how the area should evolve," Project Director Anne Jolic said.

"We are committed to working with local people to develop a safe, exciting, energetic and sustainable community where residents have access to jobs, services and education.

"We are planning an amazing coastal village that residents will feel part of and be proud to call home," Ms Jolic said.

The next listening session is scheduled for July and will include a presentation on the facilities and plans for Alkimos. There will be an opportunity for the community to provide feedback and discuss initiatives and facilities they would like to see at Alkimos.

To reserve a place at the next listening session, on Thursday 28 July from 10am – 12noon in the meeting room at the Wanneroo Library and Cultural Centre, please contact Dion Warnock via email at [alkimos@alkimos.com.au](mailto:alkimos@alkimos.com.au)