

ALKIMOS  
BEACH

# Come home to Alkimos Beach

Your place to *live well*



# Welcome home

Come home to a warm and welcoming beachside community.

From its rugged sand dunes, to bright blue water and fresh ocean air, life at Alkimos Beach is spectacular however you view it. But what you see on the surface is just the beginning.

Dig a little deeper and you'll discover a community defined by its sense of togetherness, in an environment that's warm, inviting and inspires connection.

Embrace a life of ease and flow, where possibilities are as vast as the ocean. Welcome to the sea-change you deserve. Welcome to Alkimos Beach.



# All you need, right around the corner





# Live in a community that is thriving

Whether you're after your morning coffee hit, a little retail therapy, tasting the local eateries or doing your weekly grocery shop, the precinct has all your needs covered.



**Easy access**

There is easy access to The Gateway Shopping Precinct, which provides retail, dining, tavern, gyms, child care and medical care to the fast-growing Alkimos Beach community. Whether you're after your morning coffee hit, a little retail therapy, tasting the local eateries or doing your weekly grocery shop, the precinct has all your needs covered.

**There's a place for every occasion**

Stock up on fresh fruit, veggies and all the essentials at Alkimos Fresh IGA. Or enjoy delicious local eats including fish and chips, burgers, kebabs, authentic Italian pizza, a variety of Asian cuisine, gourmet breakfast or a café lunch. Kick on at The Landing Tavern, Alkimos's newest and most exciting port of call. With live music, quiz nights and regular shows and a big screen to watch all your favourite sports, it's the perfect place for a casual drink, a nice lunch or dinner with friends or even a special function to celebrate with your loved ones.

**Fun for the whole family**

The Gateway Shopping Precinct is a thriving hub for the local community with monthly family friendly events and activations including vintage car displays, alfresco dining nights, markets and school holiday activities. Plus, celebrate Easter with the egg hunt, have your monster face painted for Halloween or nail that perfect gift for Christmas.





# All your needs covered



## The first step in your children's future

Getting the right start is important, and with two established schools right here at Alkimos Beach, quality education is just a short walk away.

Alkimos Beach Primary School is centrally located alongside Leatherback Oval. Catering for children from Kindergarten to year 6, the school is highly regarded for its engaging and dynamic learning programs.

St James' Anglican School is a co-educational school catering from Kindergarten to year 12 students. With more than 10 hectares of land, the school provides excellent opportunities in sport, music, drama, languages and cultural pursuits with plenty of room to grow.

## Care for your young ones

Right within The Gateway Shopping Precinct you'll find Alkimos Early Learning Centre. Catering for children from birth to age 5 the centre also provides an outside school care service available to both schools. Here children will be immersed with stimulation, from getting crafty with materials, playing in Neverland, to hearing the cluck of chickens from the centre's own mini farm.



# Yearning for sustainable beachside living? We've got you covered.

Purposefully designed in harmony with our natural surrounds there's no better place to settle in, grow and build a future for generations to come.



## Highlights



Australia's first 6 Star Green Star Community



Designed to be water smart with a Gold Waterwise accreditation



Designed to be cooler



An unspoiled foreshore

We use bold thinking to do our best for the planet and future generations. We respect, care about and learn from First Nations people and their connection to country. We are active in striving for "better" and engage our residents and community to partner with us to do so.

### Living Green Star

Alkimos Beach is Australia's first 6 Star Green Star Community, representing world leadership in sustainable development. Sustainable communities are more livable, diverse, affordable, inclusive and healthy; they enhance social interaction and ownership, are safe and caring and improve people's well-being. It's the perfect place for you and your family to grow and build a future.

### A Waterwise community

Awarded WaterCorp's Gold Waterwise accreditation we are taking conscious steps through water smart design, innovation and community education to see our community thrive well into the future.

### Build Smart

All homes at Alkimos Beach come with an Energy Smart Home Package, setting you up with energy efficient technologies and access to fast fibre optic network to meet modern demands for flexible and modern communication. Together with an additional \$7,500 fencing and waterwise front yard landscaping package and exclusive access to our Sustainable Living @ Alkimos Eco-coaching Programme, you'll be setting up your dream home while helping you save money on energy and water bills in the long run.





# The sea-change you deserve, nourished by nature.

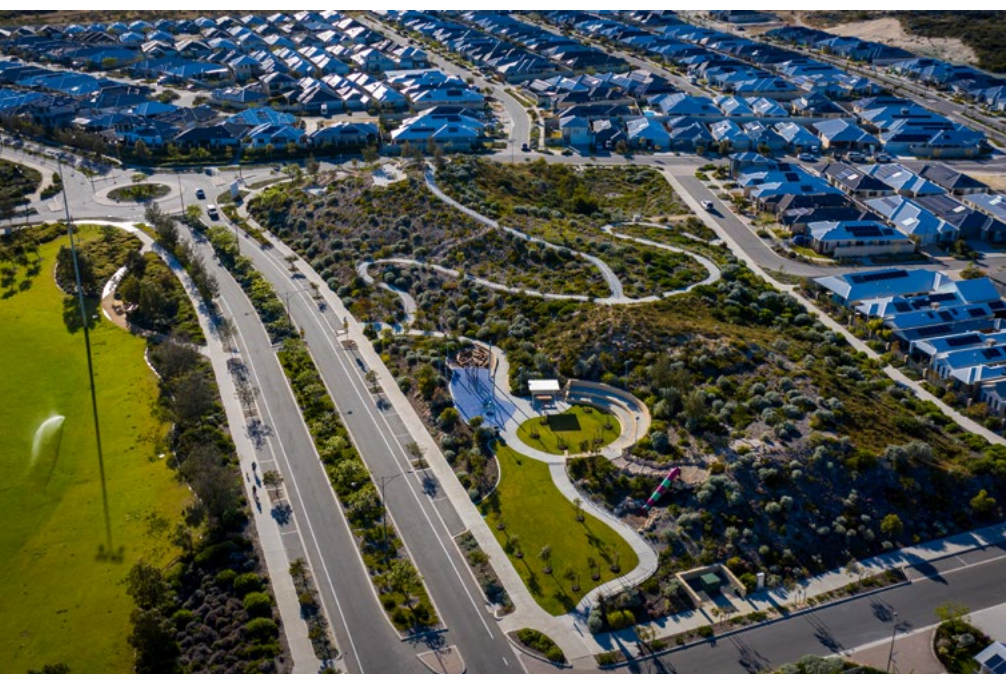


## A community designed to be cooler

Alkimos Beach has been purposely designed to mitigate the effects of urban heat build-up, which can negatively impact people's health and comfort. To achieve this goal, our Design Guidelines and Landscape Guide help to ensure homes built at Alkimos Beach are designed to be climate responsive.

This includes the requirement that every home built must have a roof of lighter colour to reflect the sun's rays. In the same way glaciers repel heat from the earth, Alkimos Beach homes and the interspersed vast green spaces and vegetation will have a positive contribution to keeping temperatures more comfortable in summer while reducing home running costs.

More than half of Alkimos Beach consists of green space and lightcoloured roofs that prevent excess urban heat build-up, therefore it's cooler in summer compared to a suburb with darker roofs and little green space.



## Foreshore conservation

Decision making around the foreshore at Alkimos Beach has been carefully considered, with conservation of the natural habitat for wildlife and plant species along the coastline a top priority.

The Carnaby's Black-Cockatoo rehabilitation program is a major focus, which aims to rehabilitate the species natural foraging habitat in the foreshore as well as the green space around the development. Our residents also contribute to the conservation of the species by planting native gardens that provide food for the birds.

Some of the conservation activities along the coastline include weed, pest, bushfire and erosion and people management.



# Beyond your backyard



1

Get active at the fitness park



2

Teach your kids to cycle at the Bike Safety course



3

Learn about local history on the Interpretive Signage Trail



4

Join a sports club, whether it's AFL, cricket, t-ball soccer or lacrosse



5

Join the residents association, neighborhood watch or Alkimos Gardening Group



6

Fish on the beach with your fellow enthusiasts



7

Bring your furry friend along to our walking trails and dog clubs



8

Learn beach safety and first aid at the Alkimos Surf Life Saving Club

## A place for you

Feel right at home, no matter where you go at Alkimos Beach.

Meet your neighbours at community-led events where you can build life-long friendships over a BBQ, afternoon tea or beach clean-up.

Take time out for yourself at one of the meditation classes, yoga sessions and the Alkimos Sewing Group. Or spend quality time participating in community led programs offered for all ages. There's Lego Club, Story Time and even coding workshops for the young ones.

Every home at Alkimos Beach is a short 400-metre walk, ride or run to a green space, giving your family the opportunity to participate in all types of fitness and sports.



Sustainability is more than just water, waste and energy, it's the community that takes care of your wellbeing and brings you happiness.



# Feel secure in Australia's first BeachSAFE Community

Alkimos Beach is Australia's first Surf Lifesaving endorsed BeachSAFE community

## Programs



SurfBabies



SurfKids



Holiday Nippers



First Aid Course

The Surf Lifesaving WA (SLSWA) brings an important presence to Alkimos Beach, focusing on saving lives and building community capacity.

### Join Australia's iconic past time with peace of mind

As a resident, you'll receive complimentary access to BeachSAFE programs, which educate the community about the four key principles of beach safety;

- Supervision
- Aquatic Education
- First Aid
- Emergency Preparedness

Patrolling on Sundays during surf season, Alkimos Surf Life Saving Club keeps you safe as you enjoy the pristine waters. Grab a coffee from the beach coffee cart and watch your little nipper learn, build confidence and have fun in the water through the Sunday Nipper Program.

There's so much to get involved in as you become part of a proud and iconic pastime that's served the Australian community for more than a century.



WESTERN AUSTRALIA



# Everything is here



1 established shopping precinct



20 hectares of open space



6 hectares of conservation area



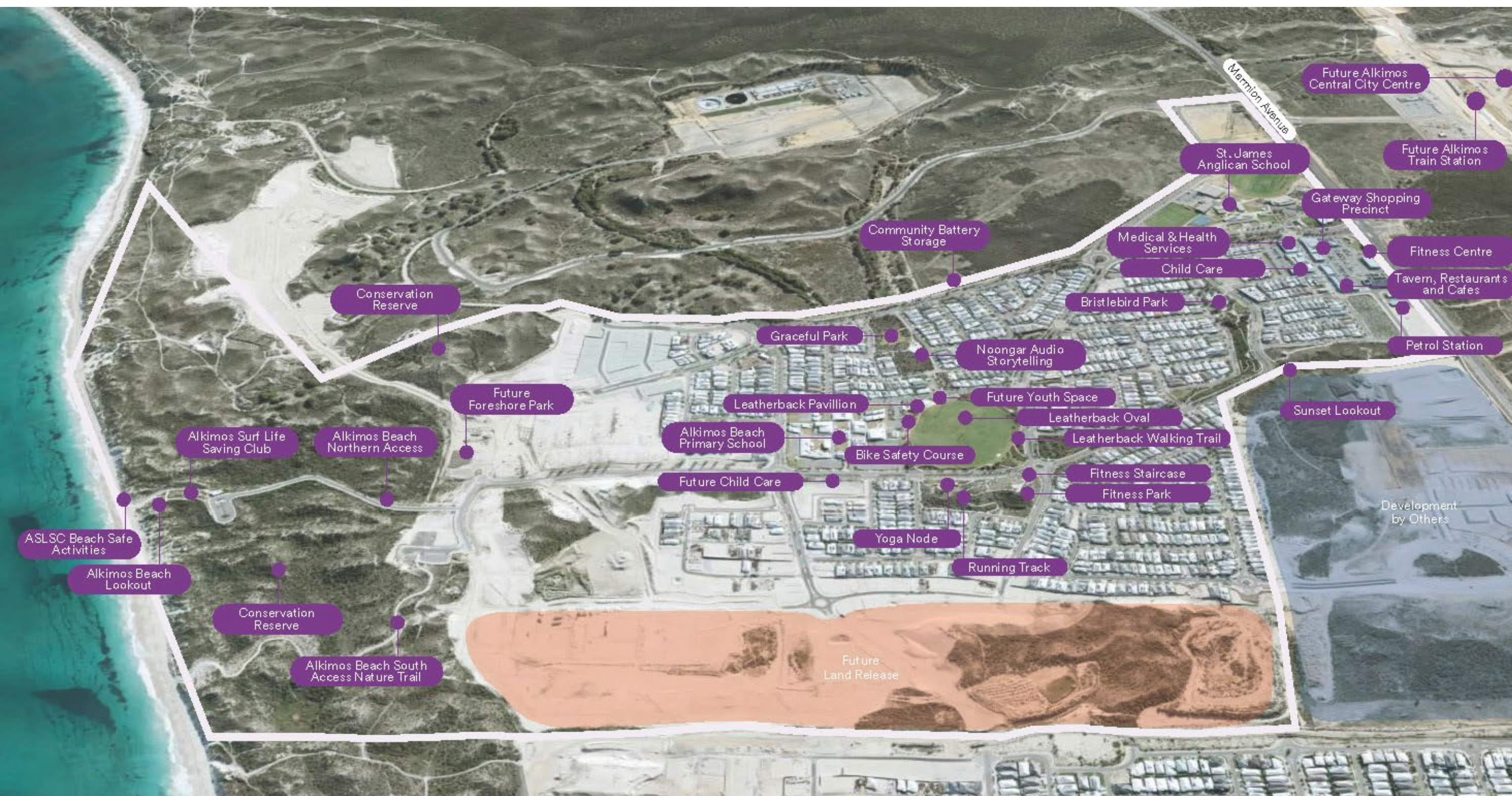
2 beach access trails



2 schools: K-Yr6 and K-Yr12



5 sporting clubs at Leatherback Oval Sport Pavilion





# An ancient land; A new beginning



**Welcome to Country**

Sometimes the Welcome to Country involves a ceremony, sometimes it's a song, sometimes it's a story. It's a way to acknowledge the traditional owners of the land and the people who live on it. It's a way to connect to the land and the people who live on it.

**Mungas**

Mungas are the traditional owners of the land. They are the people who have lived on the land for thousands of years. They are the people who have a deep connection to the land and the people who live on it.

**Take Flight**

There's a lot of great bird watching to be done in the Alkimos area. There are many different species of birds that live in the area. You can see them in the trees, in the fields, and in the sky. You can see them in the trees, in the fields, and in the sky.



**Alkimos – Land by the Ocean**

Alkimos Beach resides on the land of the Noongar people and although it is a new community, the land on which it stands has an ancient history. Knowing this history enriches one's sense of place and helps new residents in their common journey of re-location and connection.

It has been our priority to engage with First Nation families on our journey to develop this new community and document the traditional stories of the Alkimos coastline. You can learn about Noongar history, recent history sustainability and flora and fauna as you take a stroll through our Alkimos Beach Interpretive Trails found throughout the community and in the Alkimos Land by the Ocean book included in your welcome gift when you move in.



# Coming soon

Bathers Park, nestled in the foothills of our foreshore Conservation Reserve.



In late 2022 construction will commence on Alkimos Beach's destination park, Bathers Park.

The vision for Bather's Park is to bring the beach to the park with theming focussed on Surf Life Saving, providing quality play and recreation areas for the whole community.

Situated alongside our Conservation Reserve, Bathers Park will provide experiences that bond to the natural environment with plenty of green spaces, trees and shrubs that will provide shelter and food for local animal species.





# Live in the heart of it all



## Planned to Perfection.

Alkimos Beach is part of the broader Alkimos precinct which comprises four separate developments, planned and developed by DevelopmentWA to interact as a premier, full master-planned neighbourhood.

The development of Alkimos Central is underway and will incorporate significant infrastructure and amenity to this fast growing area, including the Alkimos Station, delivered by MetroNet, and the proposed Alkimos Aquatic and Recreation Centre.



# Creating thriving communities

Alkimos Beach is a multi-award-winning community, taking out numerous awards for Best Residential Development and Chairman's Choice.



## Your multi award-winning community

UDIA National Award  
National Best Residential Development (2018)

Property Council Australia  
Best Masterplanned Community (2018)

UDIA WA Award  
Best Residential Development over 250 lots (2017)

UDIA WA Awards  
EnviroDevelopment Chairman's Choice Award (2016)



### About Lendlease

Lendlease is a globally integrated real estate and investment group with core expertise in shaping cities and creating strong and connected communities.

Being bold and innovative characterises our approach and doing what matters defines our intent.

We create award-winning urban precincts, new communities for older people and young families just starting out, retail precincts, and workplaces to the highest sustainability standards. We are also privileged to create essential civic and social infrastructure including state-of-the-art hospitals, universities and stadiums around the world.



### About DevelopmentWA

DevelopmentWA is the State Government's central land and development agency.

Responsible for delivering major residential, commercial and industrial developments and revitalisation projects, we operate across Western Australia.

We drive economic and employment growth, demonstrate innovation and champion sustainability as we shape our State's future.

Our transformative projects include the creation of new cities, diverse communities, precinct-scale urban renewal and the revitalisation of shared community destinations.

Partnering with industry and agencies, we create great places for people to live, work, visit and do business in regional and metropolitan WA. Through the Industrial Lands Authority, we provide the land and connections needed to power the drivers of our State's economy –

from the nation's biggest resource projects through to small businesses.

DevelopmentWA's diversified portfolio has the scale, scope and strength to work towards zero carbon communities and deliver social and economic outcomes for the benefit of all Western Australians.







Alkimos Beach Sales & Information Centre  
47 Painted Parkway  
Alkimos WA 6038



Open 7 days 10am – 5pm



1800 255 466



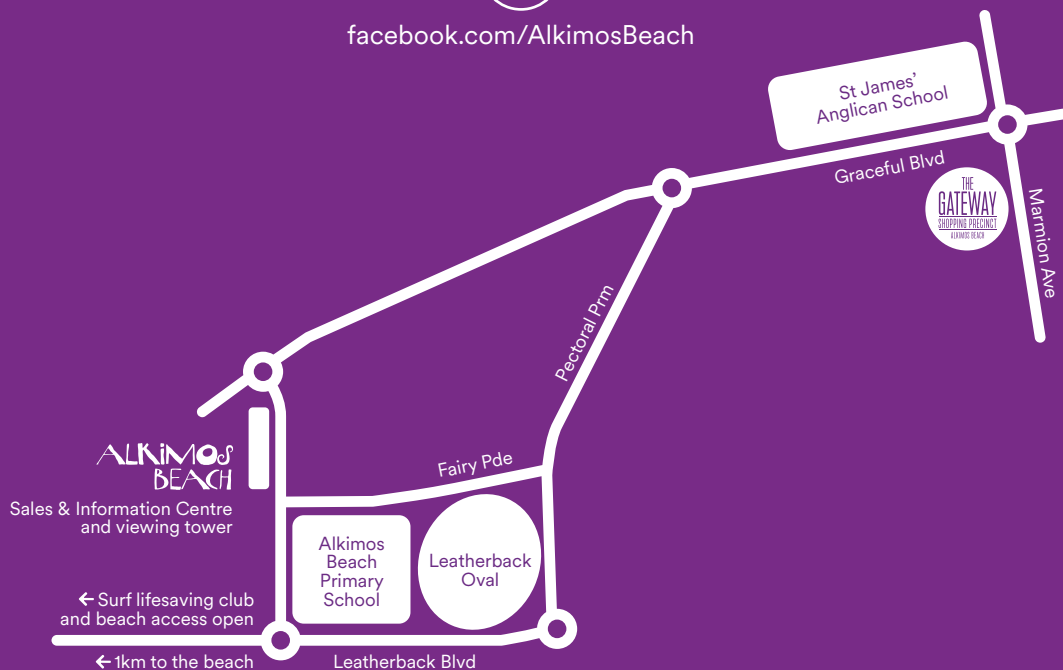
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This document was produced by DevelopmentWA and Lendlease Communities (Alkimos) Pty Ltd and is current as at April 2018