


MIXED-USE OPPORTUNITY

# Proposed Lot 2936

Corner of Santorini Promenade  
& Marmion Avenue

An aerial photograph of a suburban development. In the foreground, there is a large, undeveloped lot of light brown earth. To the left, a roundabout is visible with a 7-Eleven and a McDonald's nearby. The background shows a dense residential area with many houses. A red teardrop-shaped callout points to a specific lot in the middle ground, which is highlighted in cyan. The callout contains the text 'Lot 2936'.

Lot  
2936

# Location Overview

Trinity puts the best of WA's coastal lifestyle, within reach of all. A private, master-planned community just 2km from some of Perth's most unspoilt beaches, it delivers relaxed coastal living with the convenience of established shops, schools and services.

Located in Alkimos in the City of Wanneroo, Trinity is at the centre of Perth's booming northern coastal strip. Joondalup is the closest employment and entertainment hub; however, the newly opened Alkimos Train Station, just 500m from the estate, means the CBD is now an easy commute.

Set on 226 hectares, with more than 70 hectares allocated to landscaped parks or retained bushland, the community is a popular choice for young couples and families. Trinity boasts a shopping centre, two early learning centres, a primary school, and a secondary school all within the estate.

-  **Alkimos population 14,000**
-  **14 minutes from Joondalup**
-  **30 minutes from Perth CBD**













# Mixed Use Site



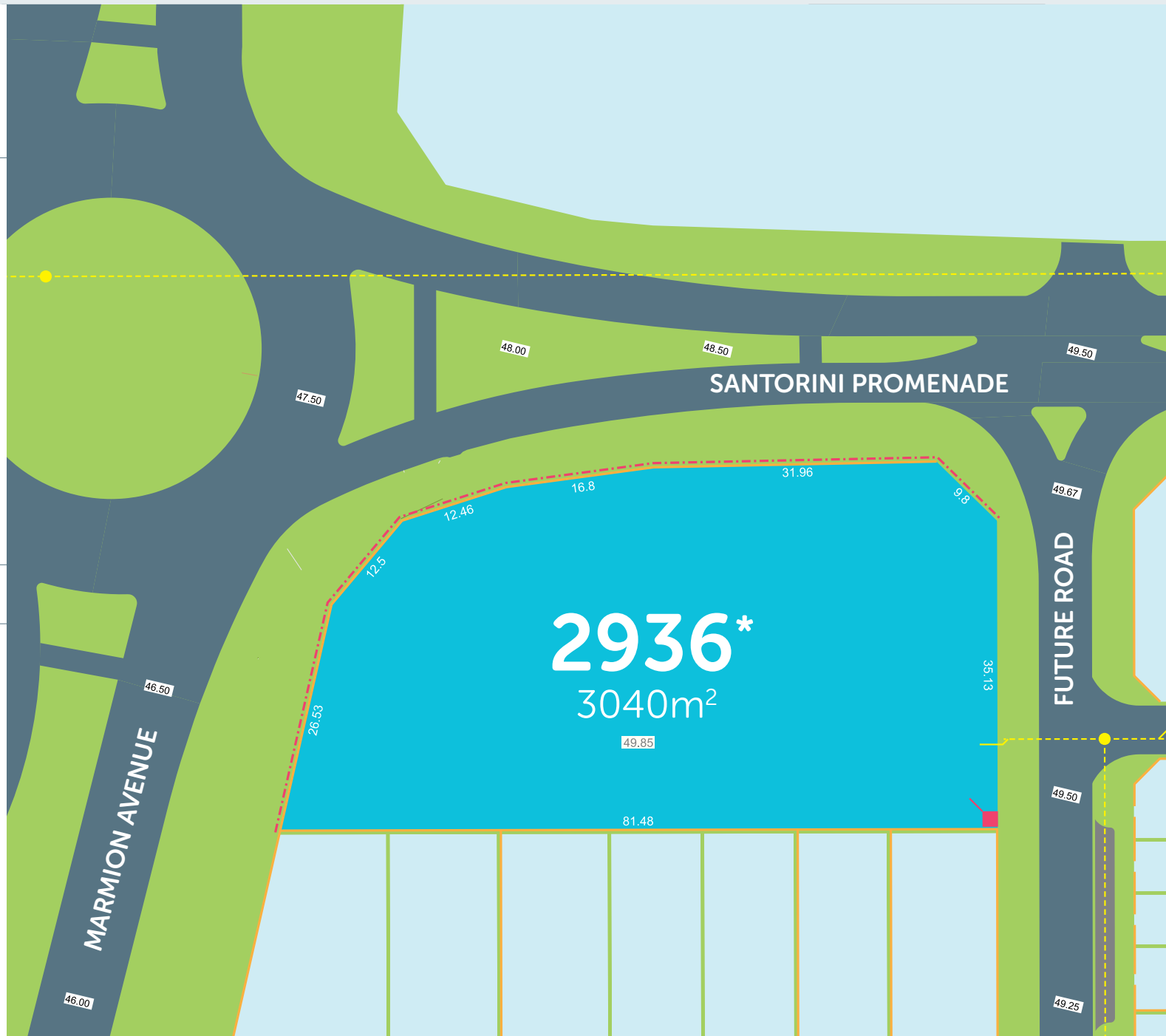
October 2024

# Sales Plan

-  TRANSFORMER SITE  
(Western Power)
-  ELECTRICITY DOME
-  STREET LIGHT
-  SEWER LINE  
Connection Manhole
-  FOOTPATH  
Pram Ramp
-  RETAINING WALL  
Steps
-  PAD LEVEL  
42.00
-  ROAD LEVEL  
47.00
-  BAL 12.5
-  \* Lot subject to noise attenuation requirements.  
Design requirements upper floor only.  
RMD Codes Apply.  
R60 RESIDENTIAL for All Lots.

 RELEASE  EXISTING RELEASE

All dimensions and areas are subject to survey. The particulars on this brochure are supplied for information only and should not be taken as a representation in any respect on the part of the vendor or its agent.



# Lot Details

<b>Lot Number</b>	Portion of Lot 46 (Proposed Lot 2936)
<b>Lot size</b>	3,040m <sup>2</sup>
<b>Relevant Planning Docs</b>	City of Wanneroo District Planning Scheme No.2 (DPS No.2) Lots 1001 and 1002 Marmion Avenue, Alkimos Agreed Structure Plan No. 60 (ASP 60)
<b>Zoning</b>	DPS No.2: Urban Development ASP 60: Mixed Use
<b>ASP60 Residential Density Code Range</b>	R60 – R100
<b>Approved Residential Density Code Plan (WAPC Ref No. 200851)</b>	R60
<b>Mixed Use Zone Objectives</b>	DSP No. 2 defines the objectives of the Mixed Use Zone as follows: To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. ASP 60 defines the objectives of the Mixed Use Precinct (Precinct 8) as follows: The Mixed Use zone will cater for a variety of compatible land uses and provide an intermediate stage between the Residential and Commercial zones. Note that the maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 5,400m <sup>2</sup> .
<b>Permitted ('P') Uses Table 1 Zoning Table of City of Wanneroo DPS No. 2 – Mixed Use</b>	• Art gallery • Consulting room • Home office • Lunch bar • Offices <u>Notes:</u> 'P' means that the use is permitted if it complies with all relevant development standards and requirements of DPS No.2. The above uses do not include discretionary ('D') land uses capable of approval subject to local government discretion.
<b>Discretionary Use</b>	• Childcare • Convenience Store • Fast Food Outlet • Liquor Store • Medical • Restaurant • Shop • Small bar
<b>Additional Relevant Considerations (State Planning Policies)</b>	State Planning Policy 5.4 – Road and Rail Noise
<b>Conditional Subdivision Approval WAPC Ref 200851 – Restrictive Covenant</b>	No vehicular access is permitted to and from Marmion Avenue and Santorini Promenade as identified on the approved plan of subdivision (approved 30 January 2025) and future Deposited Plan.
<b>Services Information</b>	Sewer reticulation available. Water reticulation available. Underground power available. Opticomm/Communications available. Gas reticulation available.
<b>Estimated title date</b>	Dec 2025



Premium, high traffic location on Marmion Avenue



Directly opposite to Trinity Village Shopping Centre, Burk Fuel Station, Alkimos College, 7-Eleven and McDonalds

Prior to submission to the City, the DA is required to be submitted to the seller for approval. Consideration of the DA will be given for proposal that integrate into the Trinity Estate Design Guidelines – found here:



## View the Design Guidelines

URL: <https://satterley.com.au/wp-content/uploads/2025/03/Trinity-Atelier-Design-Guidelines-and-Restrictive-Covenants.pdf>

Proposed Lot 2936 is offered for sale by  
Expressions of Interest closing  
4pm (AWST) Wednesday 30th April 2025.

For further information, please contact:

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