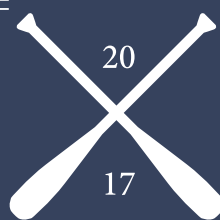




View from lower promenade, for illustration purposes only

Scarborough



Beachfront Development Sites  
Expressions of Interest

## Premium Commercial and Retail Development Opportunities

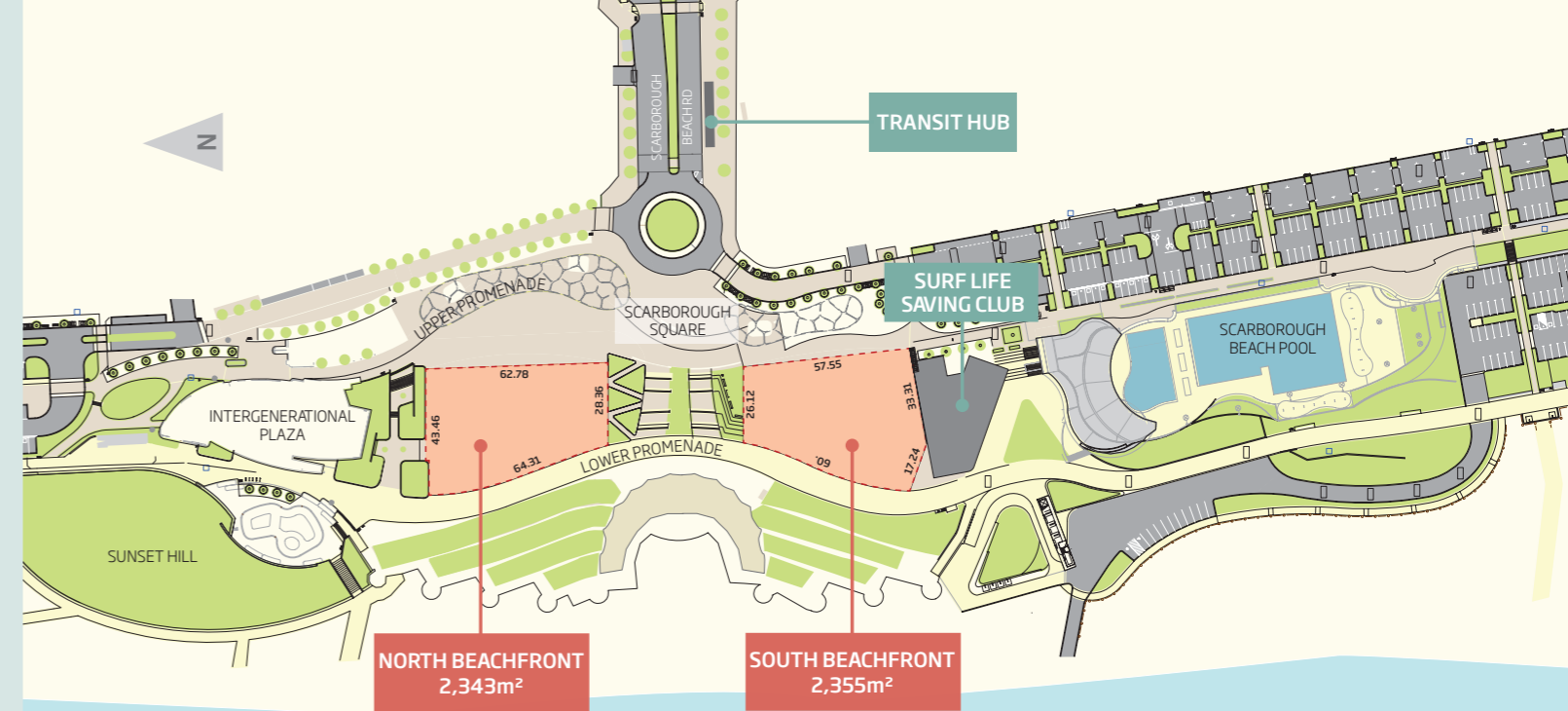
## AN ICONIC BEACHFRONT DESTINATION

Scarborough Beach is set to become one of Australia's most iconic coastal destinations. A \$100 million urban renewal project will provide a vibrant mix of public open spaces, pedestrian promenades, transit hub, pool, new recreational facilities and commercial development opportunities. The revitalised Scarborough Beach foreshore will act as a catalyst to attract more visitors, tourists, events and investment to the area.

Stretching over 1km of Perth's iconic coastline, the revitalisation of Scarborough will capitalise on its premier beachfront setting and close proximity to Perth's CBD, creating an exciting sequence of high quality attractions and facilities and establishing Scarborough as a world class destination.

The State Government and City of Stirling are investing more than \$100 million in Scarborough, enhancing this popular beachfront precinct, providing greater capacity for major events and tourism offerings and encouraging new business and development opportunities.

The revitalisation of the Scarborough foreshore will act as a catalyst for future investment in the area, which is forecast to attract more than \$140 million in investment from the private sector and provide an additional 2,800 residential dwellings and 26,000sqm in commercial and retail space.



## THE OPPORTUNITY

The MRA is calling for expressions of interest to undertake a premium beachfront mixed use development on two sites to the north and south of the new Scarborough Square. Both lots are being marketed on a leasehold basis, sold in one line or on an individual basis.

The proposed development will complement the existing dining and retail scene and be designed with active frontages and connections to adjoining areas such as the Scarborough Beach Pool and Scarboro Surf Life Saving Club.

Together with the City of Stirling and other government agencies (including the Department of Racing, Gaming and Liquor and Tourism WA), the MRA is seeking development of two beachfront sites to contribute to the improved public realm of Scarborough's foreshore. The future development should:

- provide a high level of permeability and connectivity to integrate with existing and planned recreational and civic spaces;
- be designed for a coastal environment;
- consider a complimentary mix of day and night offerings; and
- capitalise on the panoramic ocean views.

These development sites at Scarborough will play a significant role in achieving a revitalised urban beachfront quarter for Scarborough and set a new Australian benchmark for community place making in a coastal environment.



## PROJECT FEATURES

Sun, sand and surf ... Scarborough Beach is one of the most popular and picturesque parts of Perth. The beach boasts a legendary past and a rich history but has recently stagnated. The time has come for change!

The foreshore rejuvenation will offer a series of new spaces that build upon Scarborough's unique character and deliver a wide range of activities and events that will appeal to a diverse demographic from locals to tourists, old and young, families and individuals.

The transformation of Scarborough is well into the delivery phase with construction underway on site to create the foreshore attractions. By early 2018, Scarborough foreshore will boast a brand new Surf Life Saving Club, Scarborough Beach Pool, children's playground, Intergenerational Plaza, a transit hub and new pedestrian promenades along the beachfront. Thousands of new and returning visitors will soon enjoy one of Perth's favourite destinations and its many new features.

Scarborough Beach Redevelopment works will be undertaken throughout 2017 to deliver new foreshore attractions including:

### Upper and Lower Pedestrian Promenades

Located between Scarborough's existing built form and the foreshore, the upper promenade will offer a more urban sense of place while the lower promenade provides a more casual beachside experience.

### Scarborough Square

The heart of the redevelopment, Scarborough Square will be a civic plaza surrounded by cafes, restaurants and shops.

### Intergenerational Plaza

A multi-use space for events and recreational activities, featuring a skate park, climbing wall and half-court basketball area at the base of Sunset Hill. On the other side of the hill, a new children's playground will entice the young and young-at-heart.

### Transit Hub

A welcoming arrival space and bus interchange integrating the historic clock tower.

### Surf Life Saving Club and Beach Services

A purpose-built club house with rooftop public terrace joining the upper promenade.

### Scarborough Beach Pool

An open-air community aquatic facility, including a 50m pool with sweeping views of the ocean.

## BEACHFRONT DEVELOPMENT SITES

The north and south beachfront sites incorporate 4,698sqm of prime beachfront developable land. Sitting between the upper and lower promenades, the beachfront sites will be important elements of the foreshore environment, offering a place for respite, refreshment and social activities as well as being a catalyst for wider precinct investment.

Design of the new buildings will need to explore unique ways of integrating built form structures and accessible roof tops with surrounding public spaces, landscapes, sky and sun. Pedestrians, cyclists and visitors will be encouraged to explore the retail offerings and adjacent public spaces utilising high quality pedestrian connections around and through the development site.

Proposed development of the beachfront sites should consider;

- Contextually appropriate retail activation.
- Day and night activity.
- Activation of both upper and lower levels.
- Appropriate and innovative architectural response.
- High quality built form and interior fitout.

## SITE DETAILS

### North Beachfront Site

A 2,343sqm development site with a maximum of two/three storeys including lower promenade level. Preferred uses are high quality retail and food and beverage offerings, cultural and civic spaces.

### South Beachfront Site

A 2,355sqm development site with a maximum of three storeys including lower promenade level. Preferred uses are high quality retail and food and beverage offerings, cultural and civic spaces.

The MRA's Design Guidelines apply to these sites. More information is available in the online data room.



## SINGLE STAGE COMPETITIVE BID PROCESS

Expressions of Interest (EOI) are sought for these prime beachfront development opportunities.

Respondents must address the evaluation criteria set out in the EOI document.

Access to the data room is by registration with the agent, Metier.

**EOI submissions close 2.30PM WST, Thursday 13 July 2017**

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