



Landmark 10,165sqm White Sands property EOI brought to market

Freehold dual-frontage site offers substantial built form outcome and scale

PERTH, 2 February 2016 – One of Perth’s landmark beachside development sites, the 10,165sqm White Sands Tavern site at Scarborough Beach, is to be offered to the market through an Expressions of Interest campaign conducted exclusively by JLL.

The privately owned, dual frontage property at 242 West Coast Highway is the largest development site currently on offer within the Scarborough Redevelopment Area and is one of the largest high density mixed-use sites to be offered in the Perth metropolitan area in recent times.

Located less than 13km from Perth’s CBD and on the eastern side of West Coast Highway, the White Sands Tavern site sits ideally within a bustling tourism and public recreation precinct only metres from the breathtaking Scarborough and Brighton Beach foreshore.

The campaign follows the sale of the neighbouring 17,695sqm Luna Maxi site in December.

The White Sands EOI campaign is being managed by JLL National Director, Head of Sales and Investments WA Nigel Freshwater along with fellow JLL Directors, Sales and Investments WA Phillip Fogliani and Sean Flynn.

Noting that the property is positioned predominantly in the ‘Inner Core Beach Road’ precinct and just a few minutes’ walk from the beach, Mr Freshwater said it provided tremendous opportunities for significant built form outcome and scale for prospective developers.

"Combined with its dual frontage to West Coast Highway and Hastings Street to the east, the scale of offering will significantly enhance site circulation, flexibility of development and potential to achieve maximum building height.

"Its size, location and local connectivity suggest the feasibility of achieving the listed community benefits, thereby providing access to height allowances subject to MRA approval," he said.

Mr Freshwater says that Scarborough and the adjoining Brighton beach are rated amongst Australia’s top beaches while the area also offers high connectivity to prestigious southern and northern beachfront suburbs via the highway and Marmion Avenue.

Scarborough Beach is undergoing a \$57.4 million transformation program which in addition to major beachfront upgrades is also seeing the development of several high-end multi-storey apartment projects catering to permanent residents and tourists.

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The redevelopment is being jointly funded by the WA government and Stirling City Council, while planning control for the 'Scarborough Redevelopment Area' which includes the freehold White Sands site, is being managed by the Metropolitan Redevelopment Authority.

Mr Fogliani said that proposed development guidelines contemplated a base building height of 12 storeys over the majority of the site and generous site coverage of up to 80 per cent.

Mr Fogliani added: "The height can be increased under the proposed guidelines to 18 storeys for proposals incorporating one or more prescribed initiatives such as significant sustainability measures, short stay and east-west public pedestrian links.

"A further advantage of the proposed guidelines is that the precinct is targeted for development with nil setbacks to West Coast Highway while significant floor plates can be envisaged through side boundaries for lower levels and setbacks for upper levels of a proposed development.

"Additionally, the MRA's Scarborough Master Plan and Draft Redevelopment Scheme includes retail, commercial, entertainment, tourism and residential components, delivering potential for unique mixed use redevelopment," he said.

Mr Flynn said the existing 2,892sqm (NLA) two-level building currently generates an annual gross income of about \$212,490 plus GST.

"Existing improvements comprise a 1,438sqm upper level which is sublet to a gymnasium operator, while the 1,114sqm ground floor incorporates a licenced bar and TAB betting area, drive-through bottle shop, conveniences and tavern infrastructure facilities."

Mr Flynn said the lease, with redevelopment clause, will expire in July 2017 and incorporates a five year option.

Expressions of Interest for the White Sands Tavern site close at 3.00pm (WST) on Thursday, March 17 2016.

– ends –

Notes to Editors:

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