

The Parkway
**Town
Centre**

Lot
12040

Commercial Opportunity


ellenbrook

Location Overview

Established and connected, Ellenbrook is Australia's most-awarded master-planned community. Comprised of eight villages surrounding a bustling town centre, it is designed to be a self-sustainable community with employment, education, entertainment, shopping and community services all within the town.

Its picturesque location in the Swan Valley, adjoining Australia's second oldest wine-growing region, makes it a popular choice for young couples and families, with a current population of approximately 30,000*.

Located just 20 minutes from Midland and 24 minutes from Joondalup, Ellenbrook's positioning has been further enhanced thanks to immediate access to Tonkin Highway, which connects residents to the Perth CBD in just 30 minutes. This will be further complemented by the extension of the State's Metronet project, a new 21-km train line due to be completed in 2025 connecting Ellenbrook to the Perth CBD via eastern suburbs.



Ellenbrook population
30,000



Popular choice for young
couples and families



Perth CBD
30 mins away

*<https://abs.gov.au/census/find-census-data/quickstats/2021/SAL50482>

Commercial Site

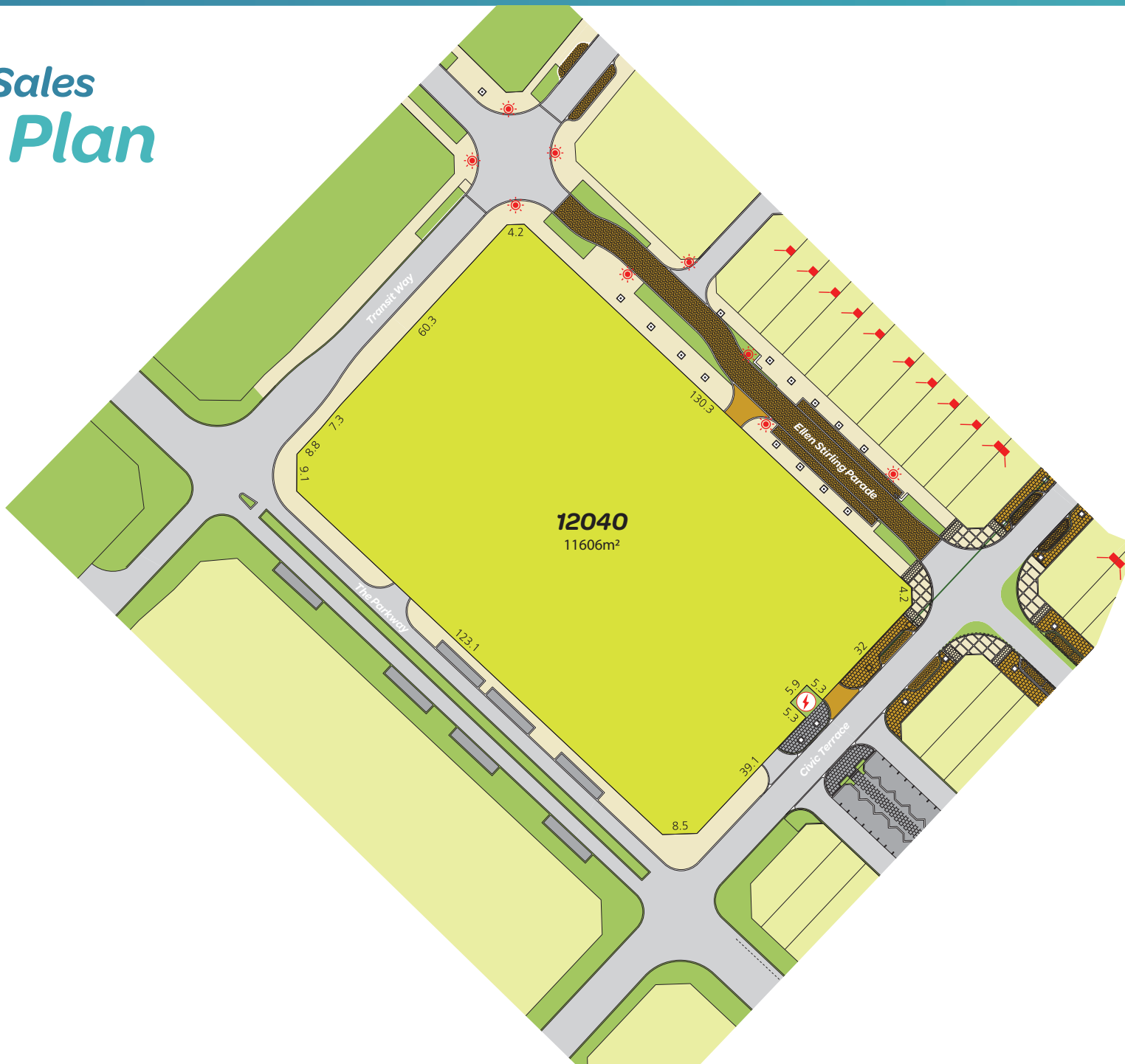
Ellenbrook Central Shopping Centre

Dome Cafe

Mixed Use Precinct

Ellenbrook Train Station

Sales Plan



House Pad Levels

Footpath

Gas House Connection
(Preliminary position only)

Drainage

NBN Pit Site
(Preliminary position only)

Electricity Dome
(Preliminary position only)

Street Light
(Preliminary position only)

Power Switch Box Site
(Western Power)

Water Connection

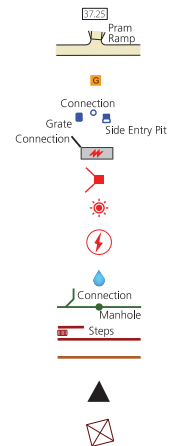
Sewer Line

Retaining Wall

Decorative Plinth Walls

Department of Housing
Rental Housing Programme

Garage Locations



July 2024

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

Lot Number	12040
Lot Size	11606m ²
Relevant Planning Documents	City of Swan Local Planning Scheme No.17 (LPS 17)
Zoning	City of Swan LPS 17: Special Use – Ellenbrook Town Centre Development Plan: Mixed Use
Permissible Land Uses	Refer Schedule 4A (LPS 17): Land Use Table (Attached) The symbols used in the cross-reference in the Zoning Table have the following meanings – 'P' means that the use is permitted by the Scheme provided the use complies with the relevant development standards and the requirements of the Scheme; 'D' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval; 'X' means a use that is not permitted by the Scheme.
Additional Information	Located within 'High Street Station Precinct' in the approved Development Plan. Statement of Intent: 'An assortment of complementary land uses including office, retail, dining, community and showroom within a quality urban environment that incorporates the flexibility for adaption and intensification over time.'
Services Information	Sewer Reticulation available Water Reticulation available Underground Power available • An allowance of 232kVA on the site is included, the transformer has capacity for 630kVA. NBN /Communications available Gas Reticulation available



Located in bustling Ellenbrook Town Centre



A large range of retail, restaurants and service commercial nearby



Adjacent to the new Ellenbrook Train Station

Schedule 4A

Ellenbrook Town Centre Zoning Table

Permissibility of Land Uses within the Precincts described in the Development Plan referred to in sub-paragraph 4 of Special Use Zone No. 4 (Ellenbrook Estate) in Schedule 4 of the Scheme

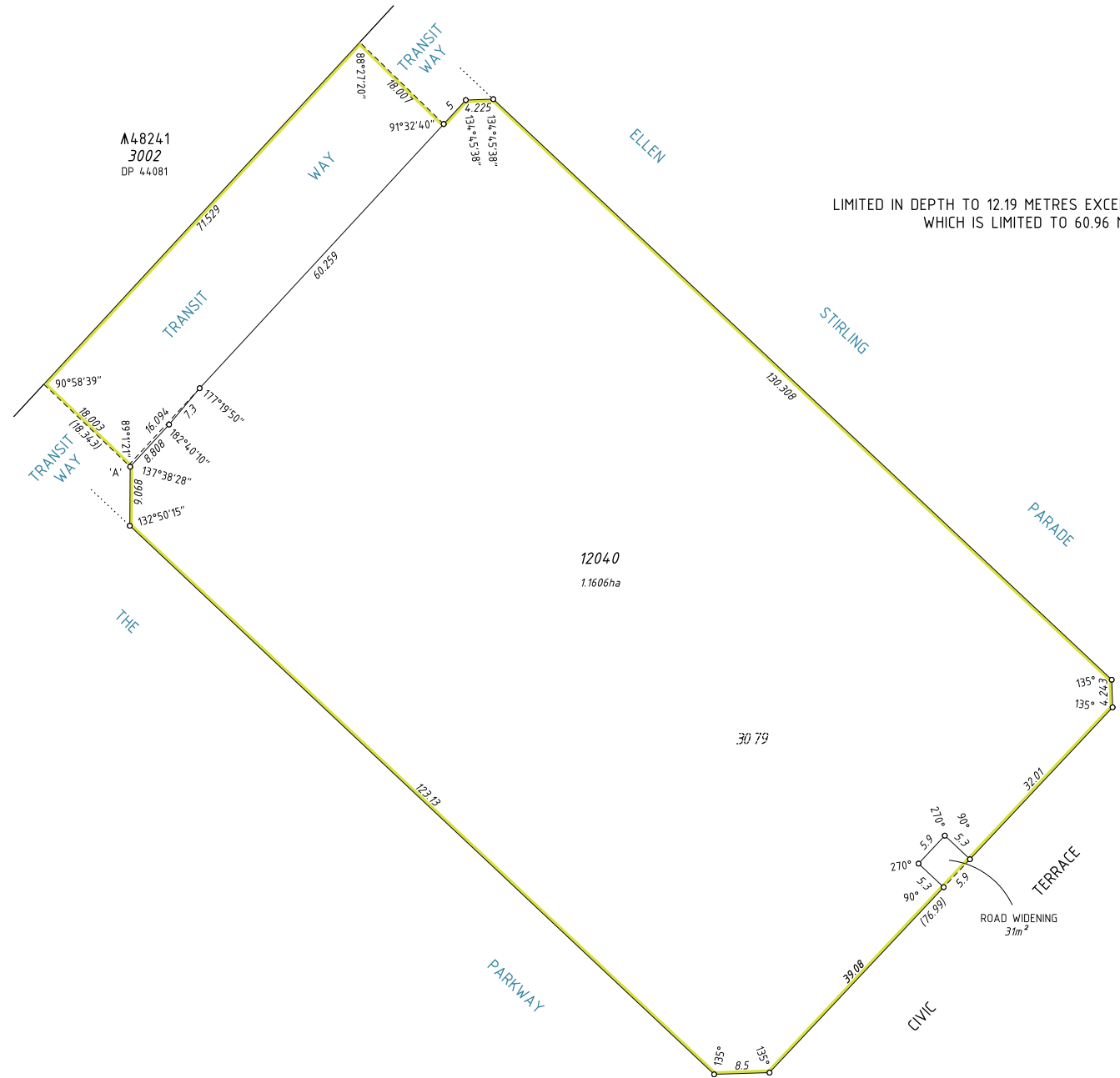
Land Use	Precincts described in the Development Plan					
	Retail	Cultural / Civic	Education	Commercial Enterprise	Mixed Use	Recreation
Car Park	D	D	D	D	D	D
Car Sales Lot	D	X	X	P	D	X
Car Sales Showroom	D	X	X	P	D	X
Car Wash Station	D	X	X	P	D	X
Cinema / Theatre	P	P	X	X	D	X
Civic Building	D	P	X	X	D	P
Consulting Rooms	D	D	X	P	D	X
Consulting Rooms : Group	D	D	X	P	D	X
Convenience Store	P	D	X	P	D	D
Cultural Use	D	P	D	D	D	P
Dwelling : Aged or Dependent Persons	X	X	X	X	P	X
Dwelling : Attached House Grouped (2 only) multiple	X	X	X	X	P	X
Dwelling : Attached House (more than 2)	X	X	X	X	P	X
Dwelling : Grouped (more than 2)	X	X	X	X	P	X
Dwelling : Multiple	D	D	X	D	P	X
Dwelling : Single House	X	X	X	X	P	X
Education Establishment	D	D	P	D	P	X
Factory Tenement Building	X	X	X	P	X	X
Fast Food Outlet	P	D	X	P	D	X
Funeral Parlour	D	X	X	P	D	X
Hospital	D	P	X	X	D	X
Industry: Cottage	X	X	X	P	D	X
Industry: Light	X	X	X	P	D	X
Industry: Service	X	X	X	P	P	X
Medical Centre	P	X	X	P	D	X
Motor Vehicle Repair	D	X	X	P	D	X
Exhibition Centre	D	P	X	X	D	X
Garden Centre	D	X	X	P	D	X
Office	D	X	X	P	D	X
Restaurant	P	D	X	X	D	D
Service Station	D	X	X	D	D	X
Shop	P	D	X	D	D	D
Showroom	D	X	X	P	D	X
Tavern	P	D	X	X	D	X
Veterinary Centre	D	X	X	P	D	X
Warehouse	D	X	X	P	D	X
Any other use not listed above	D	D	D	D	D	D



View the Ellenbrook Town Centre General Design Guidelines

URL: ellenbrook.com.au/media/fa4pyx4k/ellenbrook-design-guidelines.pdf

Deposited Plan





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