

Lot 01, 08, 480 & 481 Albany Hwy  
Lot 30, 131, 132 & 488 Shepperton Rd

A Development Proposal



WOOLWORTHS GROUP

Hames  
Sharley

FABCOT PTY LTD  
A SUBSIDIARY OF WOOLWORTHS GROUP LIMITED

February 2019

## Contact

FABCOT PTY LTD

A SUBSIDIARY OF WOOLWORTHS GROUP LIMITED

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WOOLWORTHS GROUP



Hames  
SHARLEY

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## Experience, skills and resource capacity

Fabcot Pty Ltd is Woolworths' own in-house Retail Development division working to optimise the performance of Woolworths' business units through practical, convenient and sustainable retail property solutions.



### FABCOT

With a National head office in New South Wales and additional support offices in Queensland, Victoria and Western Australia, Fabcot Pty Ltd employs over 35 Development and Project Managers plus support staff

From its commencement in 1993, Fabcot Pty Ltd has worked closely with both the public and private sectors and has to date successfully completed over 100 retail based developments valued at over \$3bn.

In addition, Fabcot Pty Ltd owns and manages a large portfolio of retail properties across Australia, allowing Fabcot Pty Ltd to provide a total delivery and property management service.

Focusing on high convenience, Fabcot Pty Ltd's developments are based on simple and effective community orientated retail centres supported by one or more of the following

- + Woolworths Supermarket
- + Big W
- + Dan Murphy's Liquor

And subject to the specific location, a complementing range of specialty stores.

With a solid pipeline and the backing of the Woolworths parent company this positions Fabcot Pty Ltd as a reliable, experienced developer, providing quality retail developments to meet the demands of current and future communities throughout Australia.

### HAMES SHARLEY

Supporting Fabcot in the preparation of this proposal is the multi-disciplinary, national design practice, Hames Sharley.

Hames Sharley is an award winning practice specialising in urban design, planning, architecture and interior design. Established in Adelaide in 1976, the practice currently operates in Perth, Darwin, Adelaide, Brisbane, Melbourne and Sydney.

Hames Sharley's portfolio of work is as diverse as it is innovative. They have an established culture of provoking and sharing new ideas and are dedicated to exceeding client expectations in project delivery.

All Hames Sharley projects are designed to the highest standards and are consistently recognised among industry peers through the various awards that they have received.

Hames Sharley is committed to designing sustainable built environments that satisfy the needs of end users through continuous research and active participation in the sustainable forum. They employ leading experts in sustainability who constantly challenge and find innovative methods of approaching sustainable design.

Their approach to innovation and the work environment has led to long term relationships and mutual trust between employees and clients. This repeat business and their continuous involvement in cutting-edge design is testament to the company's values and approach.

## Creating sustainable communities

Woolworths is represented in almost every community in Australia and New Zealand. In many towns, we can be the largest local employer, as well as the place where residents shop for their food and everyday needs.

We are passionate about giving back to the community which is why the formal partnerships and programs that we have established help nurture this local and personal sense of responsibility.



### WOOLWORTHS IS PROUD TO BE AN IMPORTANT CONTRIBUTOR TO COMMUNITIES ACROSS AUSTRALIA AND NEW ZEALAND.

Our goal is to contribute the equivalent to at least 1% of our pre-tax profits (on a three-year rolling average) every year to the communities in which we operate.

### DISASTER RELIEF

Woolworths has a long history of helping communities to recover from droughts, floods, cyclones, bushfires and other natural disasters.

Since 2010, we have partnered with The Salvation Army to do this work, contributing more than \$29 million in cash donations from the business, in-kind materials and staff and customer donations. In 2015/16, we contributed a total of \$1.1 million.

### SUPPORTING OUR COMMUNITIES

Some of our initiatives include:

- + Free Fruit for Kids
- + Earn and Learn
- + S.T.A.N.D.
- + White Ribbon

Our target is to 'Invest the equivalent of 1 percent of a three-year rolling average of total Group Earnings Before Interest and Tax (EBIT) in community partnerships and programs'.

### SUSTAINABLE DESIGN

We recognise the environmental impact we have across our value chain and will work with our suppliers, service providers and operations to innovate for a healthy planet. We will move to a circular economy, source environmentally sustainable commodities and respond to climate change

### RESPONDING TO CLIMATE CHANGE: ENERGY AND CARBON INITIATIVES

The world is moving to respond to the challenge of climate change with the signing of the Paris Agreement and nations committing to align targets to constrain global warming to within two degrees. Iconic, global businesses came

out in support of this goal.

We will use science-based targets to assess the impacts of a two-degree world and examine their applicability to the Group. We will also investigate further cost-effective investment in renewable energy as technology and commercial opportunities evolve. Our immediate target is to 'Reduce Woolworths' carbon emissions to 10 percent below 2015 levels.'

We are continually identifying, researching, trialling and implementing energy-efficient and low carbon technology. \$188 million has been invested in projects since 2009 and has delivered an estimated \$189 million in operational cost savings to date. Energy used per store by Australian supermarkets opened in 2015 is a very significant 30 percent less than those opened in 2008.

### MOVING TO A CIRCULAR ECONOMY

Every year until 2020, we will achieve a year-on-year increase in tonnes of food waste diverted from landfill. This will be done through continuing reduction in stock loss, improving store waste management behaviour and improving the effectiveness of the farmers' program and the food rescue program

There are significant social benefits from zero waste as the food rescue programs offer continued opportunities to contribute to communities. Our customers expect Woolworths to partner with the community to support food rescue, farmer and regional support. Our farmer and food rescue programs complement reducing our carbon footprint while also adding value to the communities in which we operate.

Australians are avid recyclers and our customers see it as our responsibility to enable them to play their part in protecting the environment by making our packaging recyclable. We therefore have a target to 'Improve the recyclability of our Own Brand packaging and contribute to the circular economy'. Woolworths will decrease non-recyclable packaging and increase recycled content, for example, working towards the elimination of expanded polystyrene; integrating this requirement into packaging design specifications for each division by 2017 and progressively phasing out expanded polystyrene by 2020. We will also introduce clear, user-friendly recycling instructions.

# Our Aspirations

## AN OUTCOME FOR THE COMMUNITY

Working together with Woolworths, Hames Sharley's specialised professionals in Urban Development, Town Planning, Residential, Retail, Interior Design and Commercial have analysed the brief, site and surrounds and have distilled a series of aspirations.

A deep understanding of these aspirations enable the project team to focus on specific and measurable outcomes.

The aspirations focus on creating an inviting, safe, contextually responsive, authentic destination and have equal benefit for the project team and community.

# 1



Nuture a robust and vibrant community.

- + Create an environment that engages people and activates the space.

# 2



Create a welcoming entry to Victoria Park

- + Enhance the experience for people entering Victoria Park, through built form outcome and public art.

# 3



Connect with the surrounds.

- + Enhance the pedestrian, cycle, boat and public transport networks
- + Reinforce access to local food, coffee, wine and entertainment
- + Interact with the natural setting and site boundaries

# 4



A sustainable outcome for all.

- + Appeal to the conscious consumer and the emerging buyer
- + Integrate the four pillars of sustainability: social, economic, environmental + governance
- + Consider innovative and environmentally responsible initiatives (e.g shared amenities and energy saving initiatives)

# Site Analysis

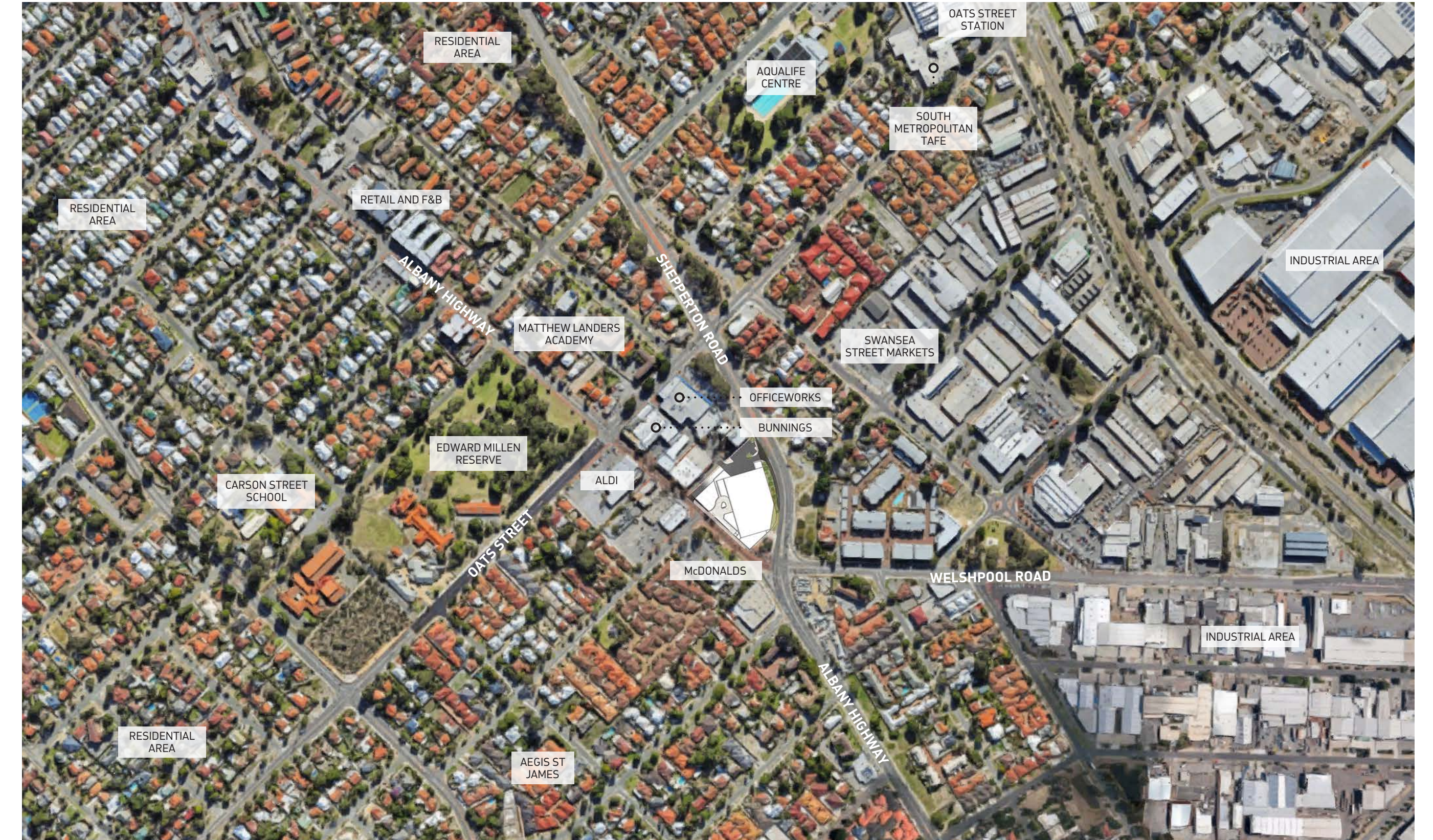
## AN UNDERSTANDING OF PLACE

The following analysis demonstrates contextual understanding, identifying and analysing key elements that will impact, benefit or hinder the development of 1022 Albany Highway.



## A CONNECTED SITE

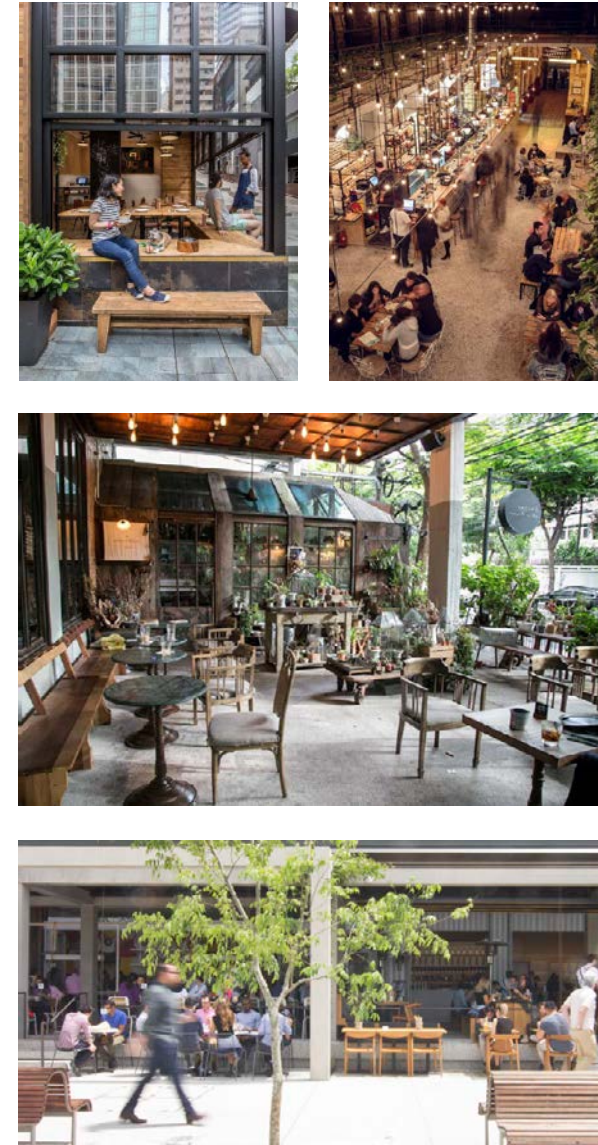
Provide further level of amenity for local residents that is under serviced by the current offerings nearby.



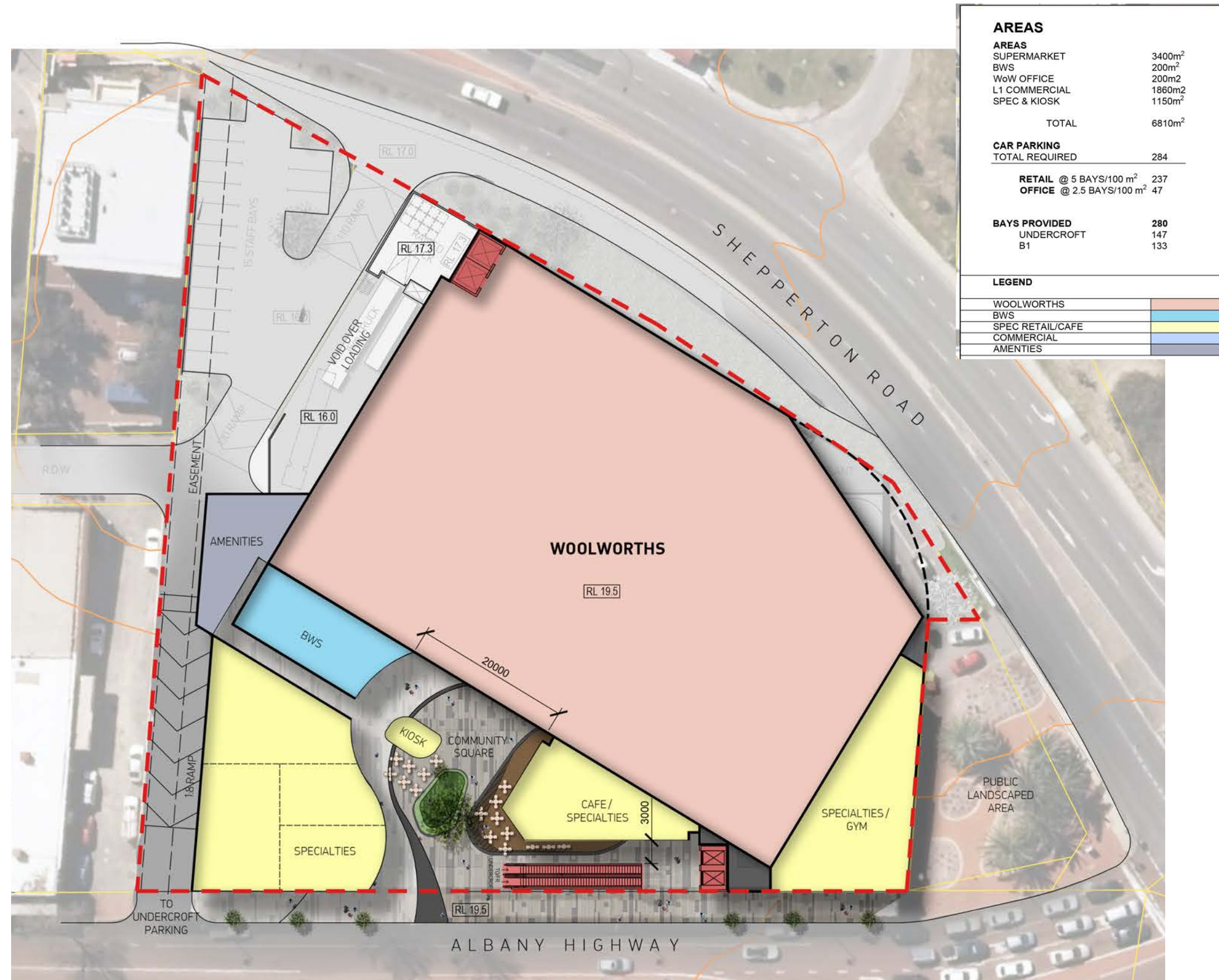
## A CORNER STATEMENT

Provide a distinct and welcoming entrance into Victoria Park

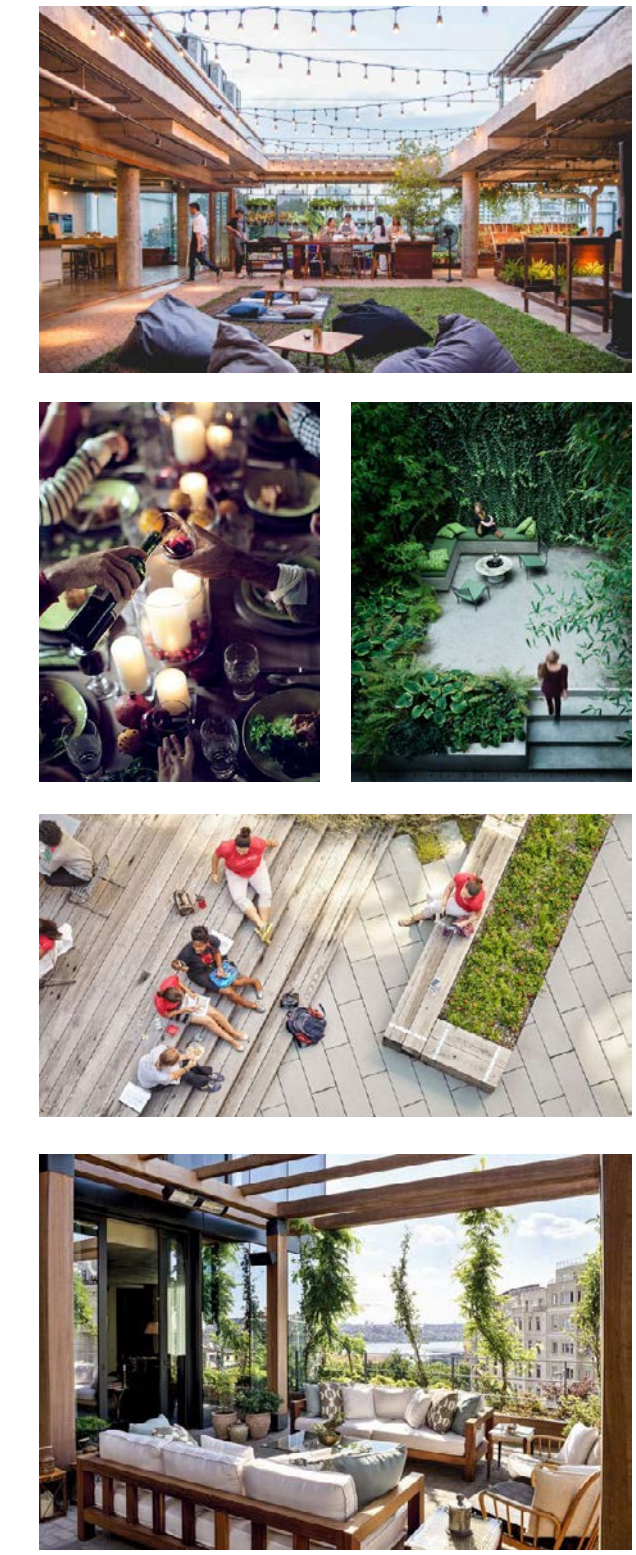
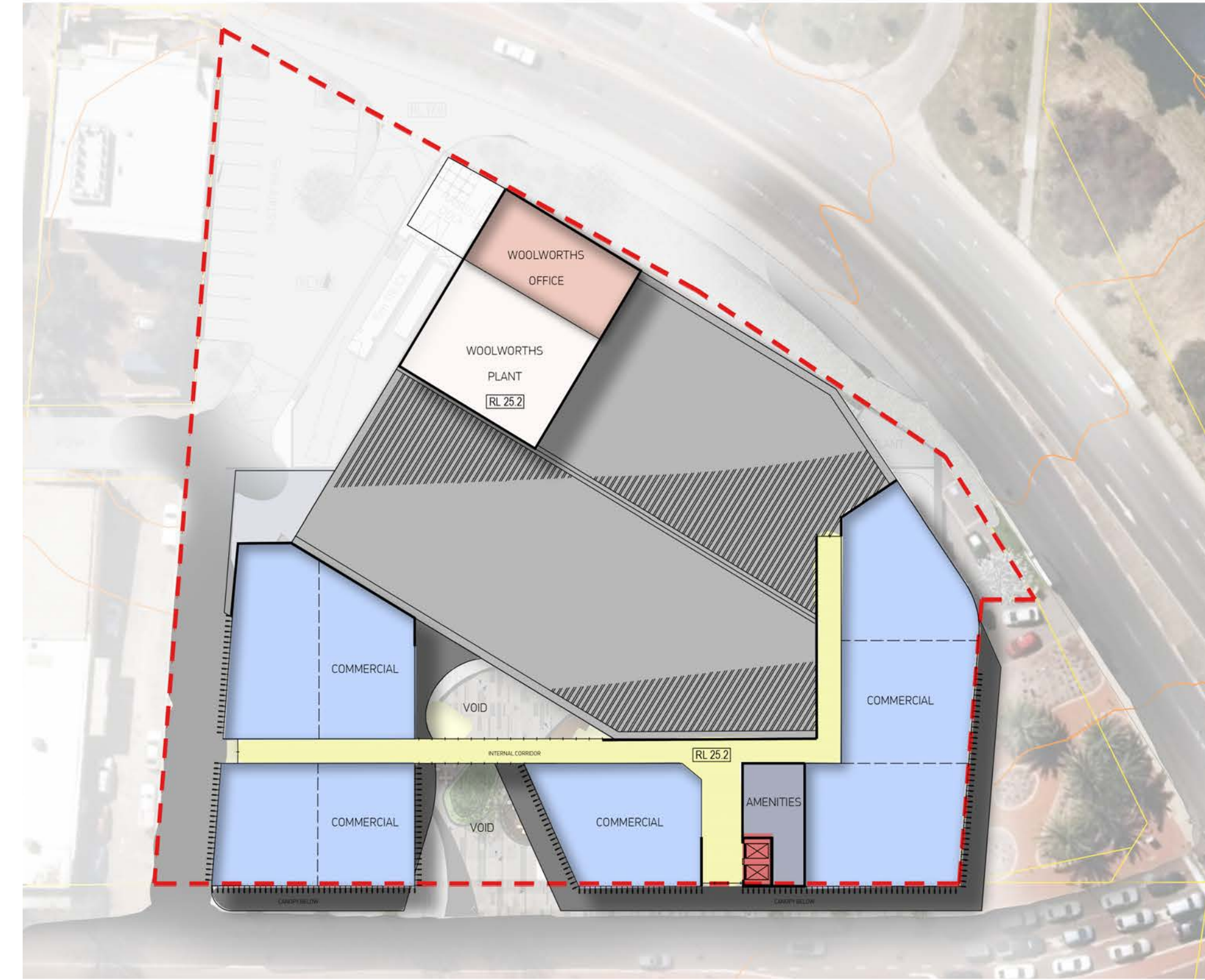
# Development Plans



N  
Ground Floor



N  
First Floor

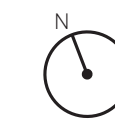


# Development Plans

 Undercroft



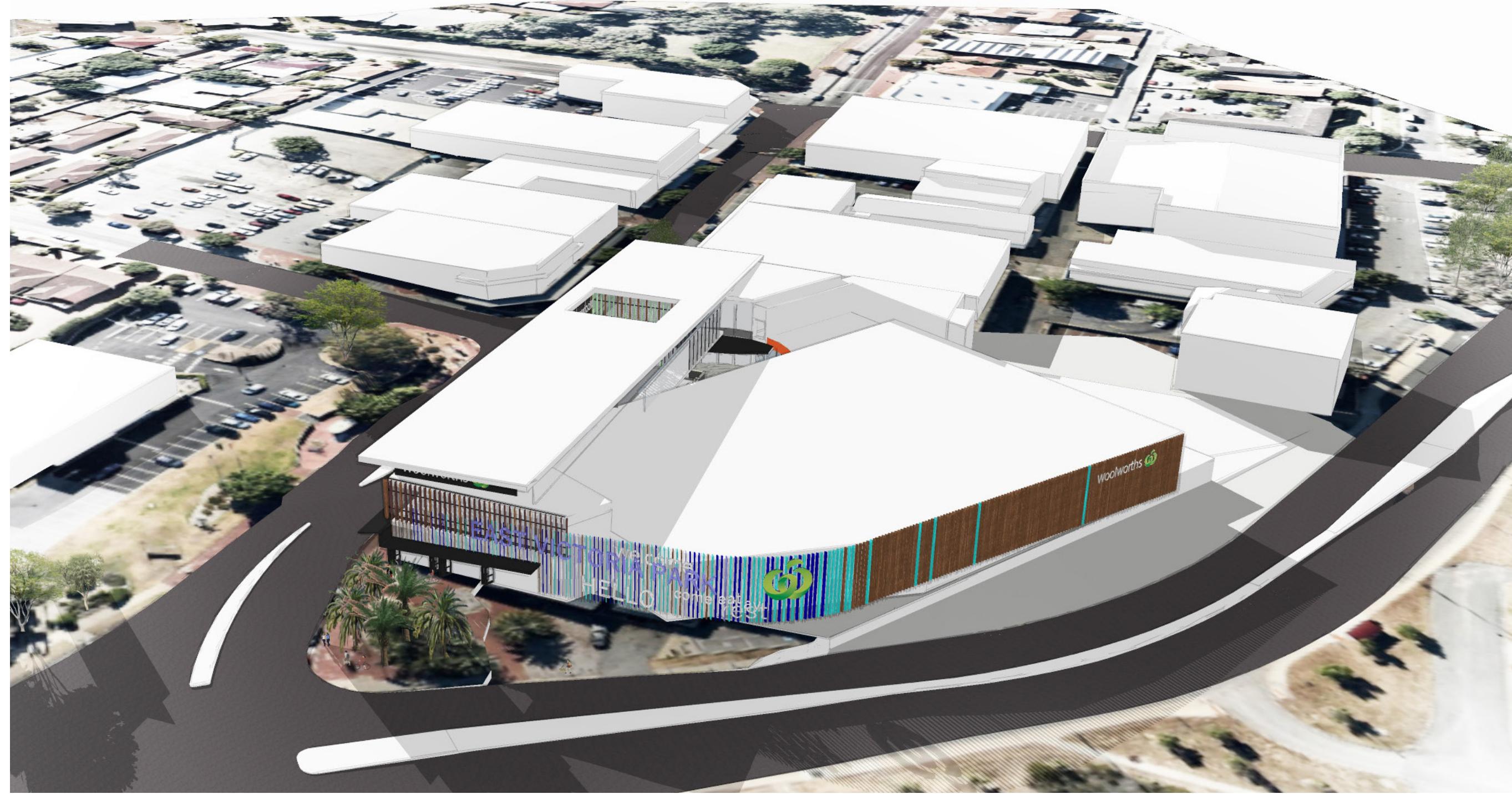
FEBRUARY 2019

 Basement



ALBANY HWY AND SHEPPERTON RD, VIC TORIA PARK

## 3D Visualisations



AERIAL PERSPECTIVE - INTERSECTION OF ALBANY HWY AND SHEPPERTON RD LOOKING NORTH-WEST



AERIAL PERSPECTIVE - ALBANY HIGHWAY LOOKING NORTH





AERIAL PERSPECTIVE - ALBANY HIGHWAY LOOKING NORTH-EAST



VIEW FROM ALBANY HIGHWAY LOOKING SOUTH



VIEW FROM ALBANY HIGHWAY LOOKING NORTH

# Our experience



A recognised and **trusted brand** that delivers value



We have delivered \$400 million of West Australian assets in the past five years.



Developments that offer convenience and reliability create trust and customer loyalty.

A place can only reach its full potential if it engages and excites a mix of demographics.

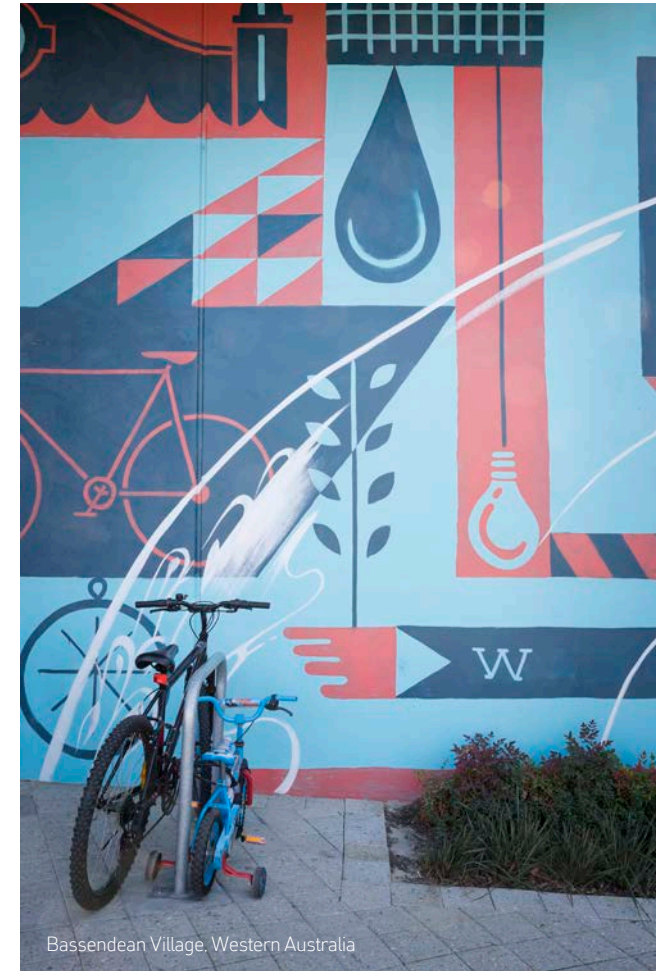


## Active and engaging places



Place activation is at the core of our business.





A rich history of enabling  
**communities**  
 to flourish

Providing active  
 and engaging  
 environments.



Developments that  
 respond to local  
 opportunities and  
 constraints.

An approach that is both  
**sustainable**  
 and people focussed



We recognise the need for thinking for tomorrow today to deliver environmentally sustainable outcomes.



We deliver inter-generational assets that evolve and adapt with societal change.

simple and effective  
**retail**  
 places that offer  
 warmth and engagement



Our climate allows developments to blur the lines between the internal and external in retail and residential environments.



Customers and residents now demand an opportunity to engage in a more relaxed and sociable setting.



A focus on  
**customer**  
 experience



Over 100 developments delivered with a combined value of over \$3 billion.



Reliable and experienced developers that meet the demands of current and future developments.





