



## **Metro North-West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** Thursday, 17 November 2016; 9.00am  
**Meeting Number:** MNWJDAP/158  
**Meeting Venue:** Department of Planning  
140 William Street, Planning

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Frank Cvitan (Local Government Member, City of Wanneroo)  
Cr Samantha Fenn (Local Government Member, City of Wanneroo)  
Cr Philippa Taylor (Local Government Member, City of Joondalup)  
Cr Liam Gobbert (Local Government Member, City of Joondalup)

#### **Officers in attendance**

Mr Jas Lapinski (Department of Planning)  
Ms Coralie Anderson (City of Wanneroo)  
Ms Renae Mather (City of Joondalup)

#### **Department of Planning Minute Secretary**

Ms Dallas Downes (Department of Planning)

#### **Applicants and Submitters**

Mr Jason Maiolo (Vespoli Constructions)  
Mr Sean Fairfoul (Rowe Group)

#### **Members of the Public**

Nil

### **1. Declaration of Opening**

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

### **2. Apologies**

Cr Russell Driver (Local Government Member, City of Wanneroo)  
Cr John Chester (Local Government Member, City of Joondalup)

### **3. Members on Leave of Absence**

Nil



#### **4. Noting of Minutes**

The Minutes of the Metro North-West JDAP Meeting No.157 held on 11 November 2016 were not available at time of Agenda preparation.

#### **5. Declarations of Due Consideration**

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

#### **6. Disclosure of Interests**

Nil

#### **7. Deputations and Presentations**

Nil

#### **8. Form 1 - Responsible Authority Reports – DAP Application**

Nil

#### **9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

- |             |  |   |
|-------------|--|---|
| <b>9.1</b>  | Property Location:<br>Application Details: | Lot 201 (8) Packard Street, Joondalup<br>Amendment to proposed additions to existing warehouse development  |
|             | Applicant:                                 | Vespoli Constructions   |
|             | Owner:                                     | Gypsy Hill Pty Ltd  |
|             | Responsible authority:                     | City of Joondalup   |
|             | DoP File No:                               | DAP/15/00786  |
|             |  |   |
| <b>9.2a</b> | Property Location:<br>Application Details: | Lot 2810 (150) Camborne Parkway, Butler<br>Amendments to Shopping Centre with associated Town Square, Main Street, Liquor Store and other commercial and retail tenancies |
|             | Applicant:                                 | Rowe Group  |
|             | Owner:                                     | Fabcot Pty Ltd  |
|             | Responsible authority:                     | City of Wanneroo  |
|             | DoP File No:                               | DAP/15/00964  |
|             |  |   |
| <b>9.2b</b> | Property Location:<br>Application Details: | Lot 2810 (150) Camborne Parkway, Butler<br>Shopping Centre - Additional Specialty Retail and Design Variations  |
|             | Applicant:                                 | Rowe Group  |
|             | Owner:                                     | Fabcot Pty Ltd  |
|             | Responsible authority:                     | Western Australian Planning Commission  |
|             | DoP File No:                               | DAP/15/00964  |





**10. Appeals to the State Administrative Tribunal**

Nil

**11. General Business / Meeting Closure**

In accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.



## Form 2 - Responsible Authority Report

(Regulation 17)

<b>Property Location:</b>	Lot 201 (8) Packard Street, Joondalup
<b>Application Details:</b>	Amendment to proposed additions to existing warehouse development
<b>DAP Name:</b>	Metro North-West JDAP
<b>Applicant:</b>	Vespoli Constructions
<b>Owner:</b>	Gypsy Hill Pty Ltd
<b>LG Reference:</b>	DA16/1094
<b>Responsible Authority:</b>	City of Joondalup
<b>Authorising Officer:</b>	Dale Page Director Planning and Community Development
<b>Department of Planning File No:</b>	DAP/15/00786
<b>Report Date:</b>	11 November 2016
<b>Application Receipt Date:</b>	23 September 2016
<b>Application Process Days:</b>	50 days
<b>Attachment(s):</b>	1. Location plan 2. Previous JDAP decision letters and development plans 3. Development plan

### Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00786 as detailed on the DAP Form 2 dated 23 September 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/15/00786 as detailed on the DAP Form 2 dated 23 September 2016 and accompanying plans A8.03 (revision 6) in accordance with the provisions of Clause 77(4)(a) of the *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2 and the *Metropolitan Region Scheme*, for the proposed minor amendment to the approved additions to the existing warehouse development at Lot 201 (8) Packard Street, Joondalup, without conditions.

### Advice Notes

1. All conditions and requirements detailed on the previous approval dated 6 July 2015 and 26 November 2015 shall remain.

**Background:**

Property Address:	Lot 201 (8) Packard Street, Joondalup
Zoning	MRS: Urban
	TPS: Service Industrial
Use Class:	Warehouse – Permitted (“P”) use Showroom - Permitted (“P”) use
Strategy Policy:	N/A
Development Scheme:	<i>City of Joondalup District Planning Scheme No. 2 (DPS2)</i> <i>Draft Joondalup City Centre Structure Plan (JCCSP)</i>
Lot Size:	Lot 201 - 6,134m <sup>2</sup>
Existing Land Use:	Warehouse - Permitted (“P”) use
Value of Development:	\$3.1 million

The subject site is located at the corner of Winton Road and Packard Street, Joondalup, within the Joondalup Business Park. The Business Park is bound by Shenton Avenue to the north, the Mitchell Freeway to the west, Joondalup Drive to the east and Hodges Drive to the south (Attachment 1 refers).

The site is zoned ‘Urban’ under the *Metropolitan Region Scheme* (MRS), and ‘Service Industrial’ under DPS2. In addition to the development provisions of DPS2, due regard is to be given to the draft JCCSP. Council at its meeting of 11 December 2012 adopted the draft JCCSP following public consultation. The structure plan is considered to be a ‘seriously entertained planning proposal’ and has therefore been referenced in assessment of this development. Under the draft JCCSP the site is located within the ‘Business Support’ precinct.

A drainage easement located in the rear north eastern corner of Lot 201 (8) Packard Street and a standalone electrical sub-station within Lot 66 (6F) Packard Street, to the south western corner of Lot 40 (6) Packard Street, are to both be retained and safeguarded from damage during construction works.

At its meeting held on 6 July 2015, the JDAP approved an application for the expansion of the existing warehouse facility located on Lot 201 (8) Packard Street as well as the redevelopment of new warehouses, showrooms (including ancillary office space) and a lunch bar at Lot 40 (6) Packard Street, Joondalup. An application for amendments to various components of the development was approved by the JDAP at its meeting held on 26 November 2015. The original JDAP decision dated 6 July 2015 and subsequent amendment dated 26 November 2015, including the approved plans are provided as Attachment 2. It is noted that works have commenced on Lot 201 (8) Packard Street, however no development has commenced on Lot 40 (6) Packard Street. Both sites are able to operate independently.

The amendments proposed through this application relate only to the additions to the existing warehouse at Lot 201 (8) Packard Street only.

**Details: outline of development application**

This application seeks approval for amendments to various components of the extension to the existing warehouse development on Lot 201 (8) Packard Street,

Joondalup. The development was initially approved by the JDAP on 6 July 2015, with subsequent amendments approved on 26 November 2015 (Attachment 2 refers).

The amendments to the previously approved development application are as follows (Attachment 3 refers):

- Retaining the existing driveway and crossover to Packard Street, and not constructing the approved driveway and crossover to Winton Road indicated on the original approval.
- Not constructing two car bays as a result of the retention of the existing driveway and crossover from Packard Street.
- A 0.2% increase in soft landscaping across the site, resulting in a net total of 6.2% in lieu of the required 8% under DPS2.

### **Legislation & policy:**

#### Legislation

- *Planning and Development Act 2005*
- *Metropolitan Region Scheme;*
- *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations)
- *City of Joondalup District Planning Scheme No. 2*
  - *Draft Joondalup City Centre Structure Plan.*

#### State Government Policies

Nil

#### **Local Policies**

Nil

### **Consultation:**

#### Public Consultation

Clause 64 of the deemed provisions for local planning schemes of the Regulations states that public consultation is not required to be undertaken where the local government is satisfied that the departure from the requirements of the Scheme is of a minor nature. In this instance, it is considered that the proposal is consistent with the objectives of the 'Service Industrial' zone and the draft JCCSP, and does not impact the amenity of the surrounding properties. As such, public comment has not been sought.

#### Consultation with other Agencies or Consultants

Not applicable.

## **Planning assessment:**

The applicant seeks approval for amendments to the extension of the existing warehouse development that was approved by the JDAP at its meeting held on 6 July 2016 and subsequent amendments approved on 26 November 2016 (Attachment 2 refers).

The previous approvals included some deviations from the standards of DPS2 and the draft JCCSP which were considered appropriate and approved by the JDAP on 6 July 2015 and 26 November 2015. The following comments relate only to aspects of the proposed amendments which differ from the original approval.

### Vehicle Access

The applicant is seeking approval to retain the existing driveway and crossover providing vehicle access to the subject site from Packard Street. The original approved development removed this existing crossover, with a new driveway and crossover proposed from Winton Road.

The applicant has stated that due to the level difference between Winton Road and the subject site, the new crossover and driveway was going to be too steep and would affect the functionality of the businesses in relation to deliveries and the like.

The removal of this additional vehicle access point to Winton Road and retention of the existing vehicle access point on Packard Street is considered appropriate with no adverse impact on the road network or adjoining properties.

### Car Parking

The modifications to the development do not result in any additional demand for car parking in association with the approved land uses across the subject site. Due to the retention of the existing access point and slight reconfiguration of the car park (including accommodating a turnaround bay) there is a reduction of two car bays across the site.

The number of approved car parking bays available on Lot 201 (8) Packard Street will be reduced as a result of the retention of the existing Packard Street vehicle access point. Since the previous approval new car parking standards have been adopted under DPS2, and have been used in the car parking assessment for this development. As the development on Lot 201 was in conjunction with Lot 40 (6) Packard Street the table below also outlines the car parking proposed across both sites.

	<b>Previous approval dated 26 November 2015</b>	<b>Current proposal</b>
Number of car bays required on 6 Packard Street	39.3 under DPS2	39.3 under DPS2
Number of car bays required on 8 Packard Street	71.2 under DPS2	71.2 under DPS2
Total number of car bays required across both lots	111 under DPS2	111 under DPS2
Total number of car bays	75 (47 bays on 8 Packard Street) (28 bays on 6 Packard Street)	<b>73</b> (45 bays on 8 Packard Street) (28 bays on 6 Packard Street)

The original application adequately justified the car parking shortfall for the development on both sites.

The car parking occupancy survey provided as part of the previous applications demonstrated a peak demand of 35 bays (60% of existing supply) for 8 Packard Street. Across both site, the developments will result in an estimated peak demand of between 70 and 77 bays. It was also noted that customer generation in association with a 'Warehouse' land use is considerably lower than that of a 'Showroom' land use; customer visitation is infrequent and often only occurs when and if a customer is required to physically 'pick-up' goods sold by the business occupying the tenancy. In addition, the mechanical nature of a warehouse operation reduces the number of employees per tenancy significantly.

This in conjunction with the low number and frequency of customer visitations to a warehouse development indicates that sufficient car parking is provided on site. The 45 car bays being provided on 8 Packard Street is also considered appropriate to service the land uses irrespective of 6 Packard Street not being constructed.

#### Landscaping

There is to be a 0.2% increase to the previously approved amount of soft landscaping across the site as a result of the retention of the existing driveway and crossover from Packard Street.

The table below sets out the landscaping requirement for the site under DPS2:

<b>DPS2 Requirement - Lot 201 (8) Packard Street</b>	<b>Previous approval dated 26 November 2016</b>	<b>Current proposal</b>
Minimum of 8% of the area of a development site shall be soft landscaping.	6% soft landscaping	6.2% soft landscaping
An area no less than 3 metres wide landscaping strip within the lot along all street boundaries.	Minimum landscaping strip width of 1.8 metres adjacent to Winton Road	No change to previous approval. However the amount of landscaping has increased to Winton Road as a result of the driveway/crossover not being constructed
One shade tree for every four (4) car parking bays.	Five shade trees, in lieu of 11.75 (12)	No change to previous approval

It should be noted that the applicant is proposing to retain 13 significantly established trees, located both within the verge and within property boundaries of the subject site and adjoining Lot 40 (6) Packard Street. These trees provide ample shade to the current and future car parking areas. As such, it was not considered necessary for further trees to be provided within the car parking area.

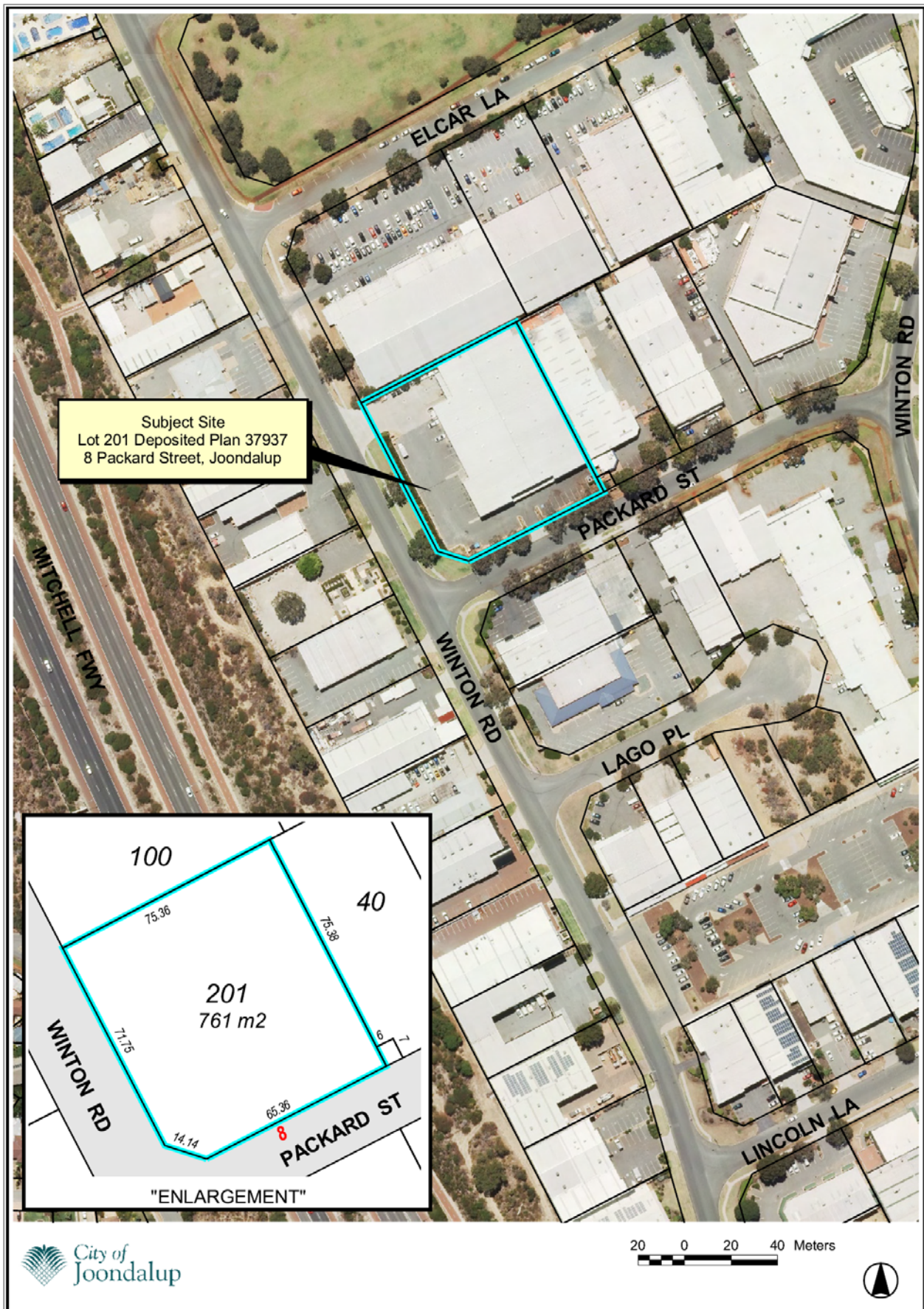
The 6.2% of soft landscaping is appropriate, being a marginal increase from the 6% previously approved. When viewed from the street, the overall visual impact of the development will be considerably enhanced by the proposed landscaping, in combination with the retention of established vegetation on and surrounding the sites.

### **Conclusion:**

The proposed modifications to the previously approved development are considered to be appropriate, and do not detrimentally alter the overall presentation of the warehouse development's facade nor impact the locality.

It is recommended that the application be approved with no additional conditions.









Government of Western Australia  
Development Assessment Panels

LG Ref: DA15/0503  
DoP Ref: DAP/15/00786  
Enquiries: Development Assessment Panels  
Telephone: (08) 6551 9919

Mr Taylor Robinson  
Taylor Robinson  
234 Railway Pde  
West Leederville WA 6007

Dear Mr Taylor Robinson

**Metro North-West JDAP – City of Joondalup – DAP Application DA15/0503**  
**Lot 40 (6) and Lot 201 (8) Packard Street, Joondalup**  
**Proposed additions to existing warehouse and new warehouse, showroom**  
**and lunch bar development**

Thank you for your application and plans submitted to the City of Joondalup on 7 May 2015 for the above development at the above mentioned site.

This application was considered by the Metro North-West Joint Development Assessment Panel at its meeting held on 6 July 2015, where in accordance with the provisions of the City of Joondalup District Planning Scheme No. 2, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with Regulation 17 of the Development Assessment Panel Regulations 2011.

Also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be made within 28 days of the determination in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any enquiries in respect to the conditions of approval please contact Ms Bronwyn Jenkins at the City of Joondalup on (08) 9400 4487.

Yours sincerely,

**DAP Secretariat**

14/07/2015

Encl. DAP Determination Notice  
Approved plans

Cc: Ms Bronwyn Jenkins  
City of Joondalup



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Government of Western Australia  
Development Assessment Panels

***Planning and Development Act 2005***

**City of Joondalup District Planning Scheme No. 2**

**Metro North-West Joint Development Assessment Panel**

**Determination on Development Assessment Panel  
Application for Planning Approval**

**Location:** Lot 40 (6) and Lot 201 (8) Packard Street, Joondalup

**Description of proposed Development:** Proposed additions to existing warehouse and new warehouse, showroom and lunch bar development

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 6 July 2015, subject to the following:

**Approve** DAP Application reference DAP15/00786 and accompanying plans 14086 DA1, DA1.1, DA2, DA3 and DA4 dated 16/06/2015, in accordance with Clause 6.9 of the *City of Joondalup District Planning Scheme No. 2*, subject to the following conditions:

**Conditions**

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. The mezzanine office space within Tenancy 2 and Tenancy 3 are approved as 'Showroom' as defined by DPS2 only and are to be used for office purposes ancillary to the showroom development only.
3. The 10 proposed on-street parking bays within the Packard Street road reserve do not form part of this approval.
4. The construction of the pedestrian footpath within the Packard Street road reserve is required to be constructed prior to the development first being occupied. All costs associated with the proposed construction of the pedestrian footpath within the Packard Street road reserve shall be at the expense of the applicant. All works are to be completed to the satisfaction of the City prior to the development first being occupied.
5. All costs associated with the proposed relocation of the existing street lamp within the Winton Road verge area adjacent to Lot 201 (8) Packard Street shall be at the expense of the applicant. All works are to be completed to the satisfaction of the City prior to the development first being occupied.
6. A full schedule of materials, colours and finishes for all external facades shall be submitted to, and approved by the City, prior to the commencement of development. Development shall be in accordance



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Government of Western Australia  
Development Assessment Panels

with the approved schedule and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.

7. A Construction Management Plan shall be submitted to, and approved by the City, prior to the commencement of development. The Plan shall detail how it is proposed to manage:
  - all forward works for the site;
  - the delivery of materials and equipment to the site;
  - the storage of materials and equipment on the site;
  - the parking arrangements for the contractors and subcontractors;
  - the management of sand and dust during the construction process;
  - other matters likely to impact on the surrounding properties.
8. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges and tree planting in the car park;
  - Show spot levels and/or contours of the site;
  - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
9. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
10. The car parking shade trees as indicated on the approved plans shall be installed prior to the development first being occupied. The trees shall be located within tree wells and protected from damage by vehicles and maintained to the satisfaction of the development.
11. The driveways, crossovers and pedestrian footpath addition are to be designed and constructed to the satisfaction of the City prior to occupation of the development.
12. A refuse management plan indicating the method of rubbish collection is to be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied.
13. An on-site stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City. Details of the proposed stormwater drainage



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Development Assessment Panels

system is required to be submitted to, and approved by the City, prior to the commencement of development.

14. All development shall be contained within the property boundaries.
15. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details of the location of such plant shall be submitted to, and approved by the City, prior to the commencement of development.
16. The parking bays, driveways and access points shall be designed in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004) and Off-street Parking for People with Disabilities (AS/NZS2890.6 2009). Such areas are to be constructed, drained and marked prior to the development first being occupied, and thereafter maintained, to the satisfaction of the City. Details shall be provided to, and approved by the City, prior to commencement of development.

#### Advice Notes

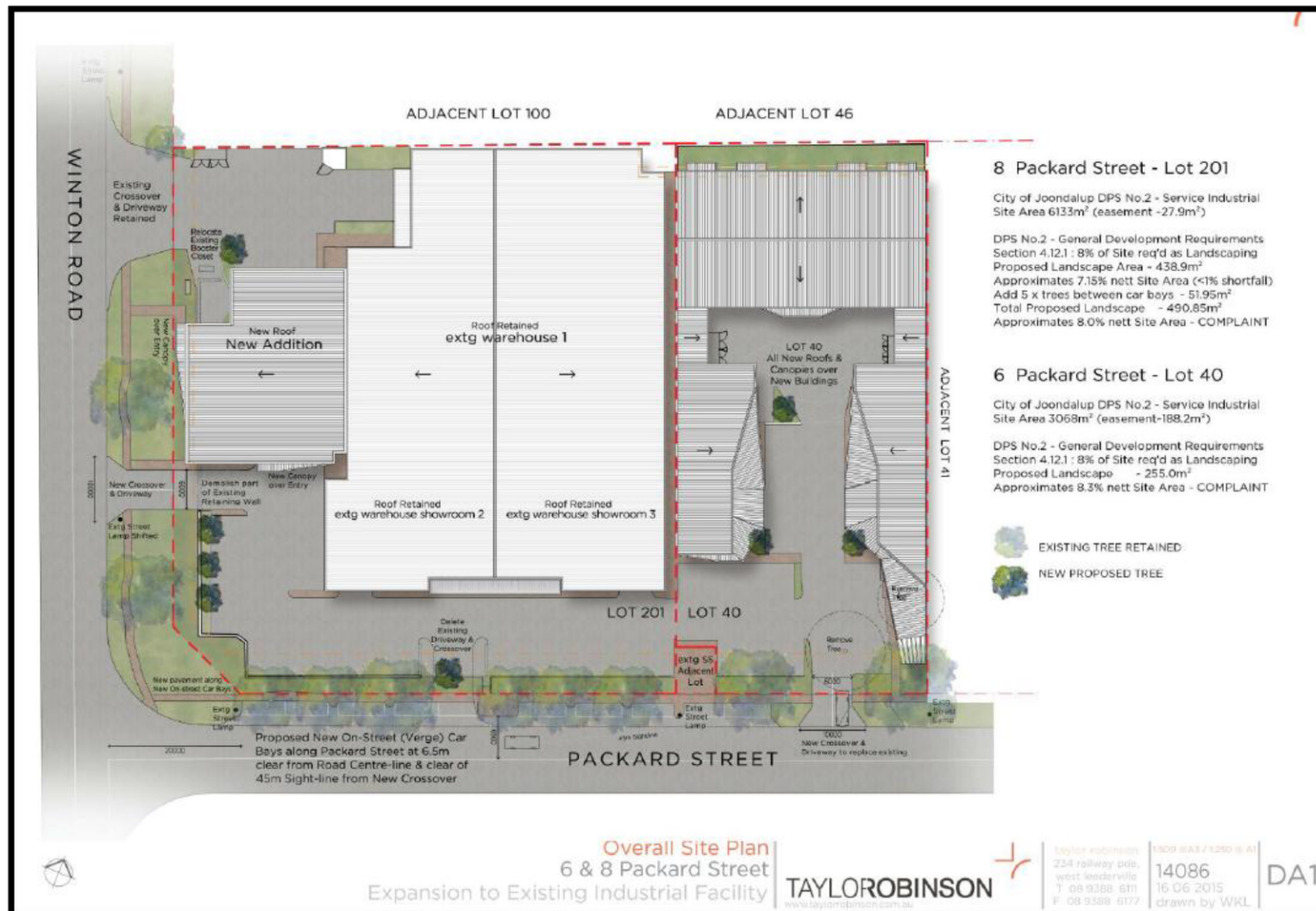
1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. The applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.
3. All signage shall be the subject of a separate application for planning approval.
4. The City's local laws require bins on commercial properties to be stored within an enclosed bin storage area at all times. Bin storage areas must incorporate wash down facilities and the minimum specification is a suitable sized enclosure with a solid concrete floor graded to an industrial floor waste connected to sewer and provided with a hose cock.
5. The proposed lunch bar is to comply with the Food Act 2008. Consideration should be given to the mechanical ventilation likely required for a lunch bar kitchen and given the location of this premises against the property boundary the location of exhaust outlets so as to comply with the provisions of the BCA and AS1668.2.
6. If seating is provided for more than 20 persons both inside and outside the lunch bar, public toilets will be required for customers.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Development Assessment Panel Regulations 2011*.



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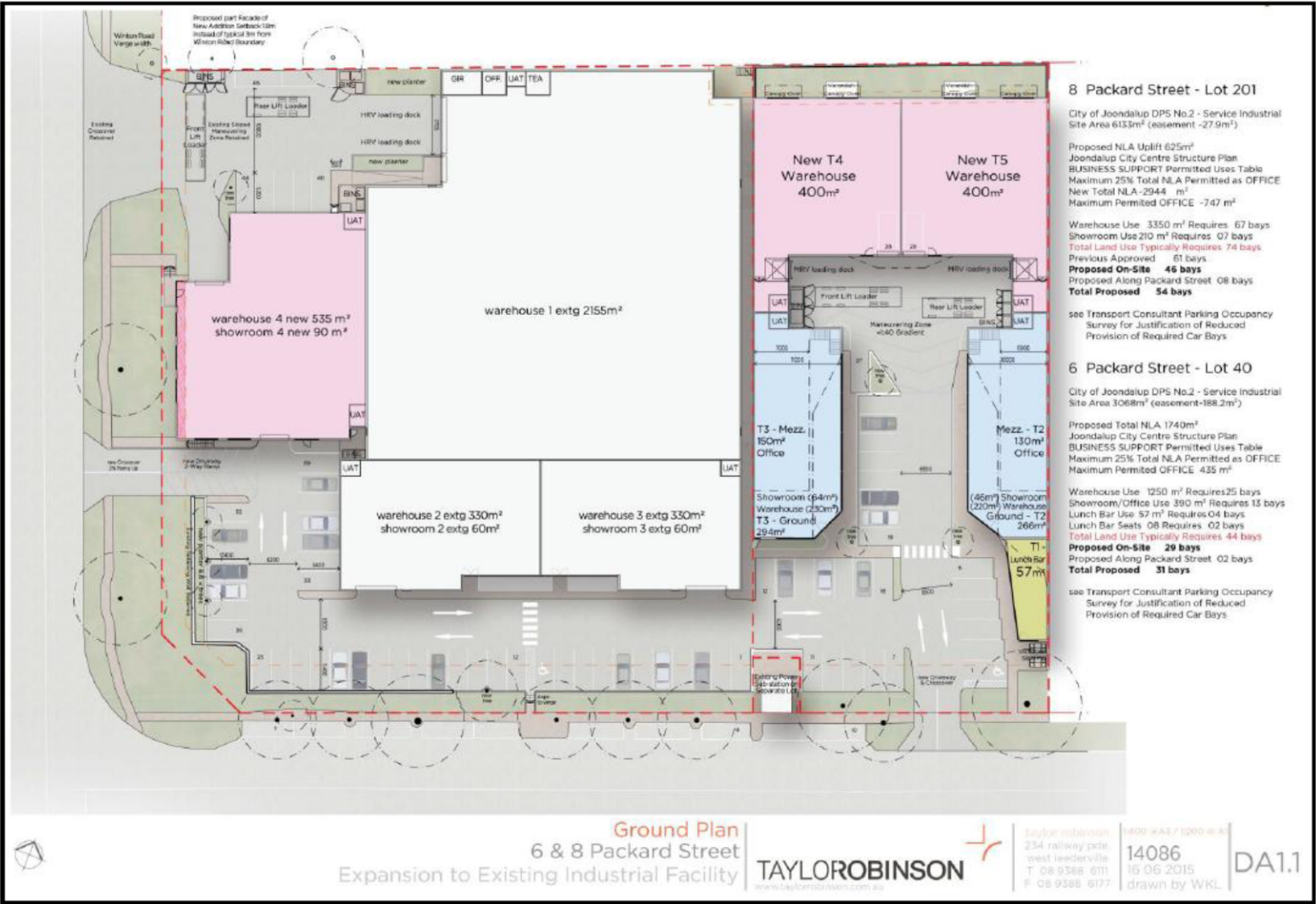
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**DEVELOPMENT ASSESSMENT PANELS APPROVED 6 JULY 2015**  
Development plans Page 1 of 5**ATTACHMENT 2**

**DEVELOPMENT ASSESSMENT PANELS APPROVED 6 JULY 2015**  
Development plans

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**ATTACHMENT 2**





**ATTACHMENT 2**



**DEVELOPMENT ASSESSMENT PANELS APPROVED 6 JULY 2015**  
Development plans

ATTACHMENT 2





DEVELOPMENT ASSESSMENT PANELS APPROVED 6 JULY 2015  
Development plans

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ATTACHMENT 2



Government of Western Australia  
Development Assessment Panels

LG Ref: DA15/0503  
DoP Ref: DAP/15/00786  
Enquiries: Development Assessment Panels  
Telephone: (08) 6551 9919

Mr Whye Kay Leong  
Taylor Robinson  
234 Railway Parade  
WEST LEEDERVILLE WA 6007

Dear Mr Leong

**Metro North-West JDAP – City of Joondalup – DAP Application DA15/0503  
Lot 40 (6) and Lot 201 (8) Packard Street, Joondalup  
Amendments to approved additions to existing warehouse and new  
warehouse, showroom and lunch bar development**

Thank you for your application and plans submitted to the City of Joondalup on 29 September 2015 for the above development at the abovementioned site.

This application was considered by the Metro North-West Joint Development Assessment Panel at its meeting held on 26 November 2015, where in accordance with the provisions of the City of Joondalup District Planning Scheme No. 2, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Bronwyn Jenkins at the City of Joondalup on (08) 9400 4487.

Yours sincerely,

**DAP Secretariat**

**4/12/2015**

Encl. DAP Determination Notice  
Approved plans

Cc: Ms Bronwyn Jenkins  
City of Joondalup



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***Planning and Development Act 2005*****City of Joondalup District Planning Scheme No. 2****Metro North-West Joint Development Assessment Panel****Determination on Development Assessment Panel  
Application for Planning Approval**

**Location:** Lot 40 (6) and Lot 201 (8) Packard Street, Joondalup

**Description of proposed Development:** Amendments to approved additions to existing warehouse and new warehouse, showroom and lunch bar development

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 26 November 2015, subject to the following:

1. **Accept** that the DAP Application reference DAP/15/00786 as detailed on the DAP Form 2 dated 21 September 2015 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/15/00786 as detailed on the DAP Form 2 dated 21 September 2015 and accompanying plans DA1, DA1.1 (revision E), DA2 (revision E), DA3 (revision E) and DA4 (revision E) in accordance with the provisions of Clause 68(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2 and the Metropolitan Region Scheme, for the amendments to the approved additions to existing warehouse and new warehouse, showroom and lunch bar development at Lot 40 (6) and Lot 201 (8) Packard Street, Joondalup, subject to:

**Removal of Condition**

Condition 13 of the existing approval dated 6 July 2015 is removed.

**Additional Conditions**

1. Bin store 4 on Lot 201 (8) Packard Street, Joondalup shall be constructed so as to be wholly enclosed and appear to be integrated into the design of the existing power sub-station. Detailed plans and schedule of finishes shall be submitted to and approved by the City prior to the commencement of development. Works shall be in accordance with the approved details and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
2. The extension to the existing warehouse on Lot 201 (8) Packard Street, Joondalup shall be further articulated through the use of colours and/or materials. Details shall be submitted to and approved by the City prior to the commencement of development. Works shall be undertaken in accordance with these approved details.

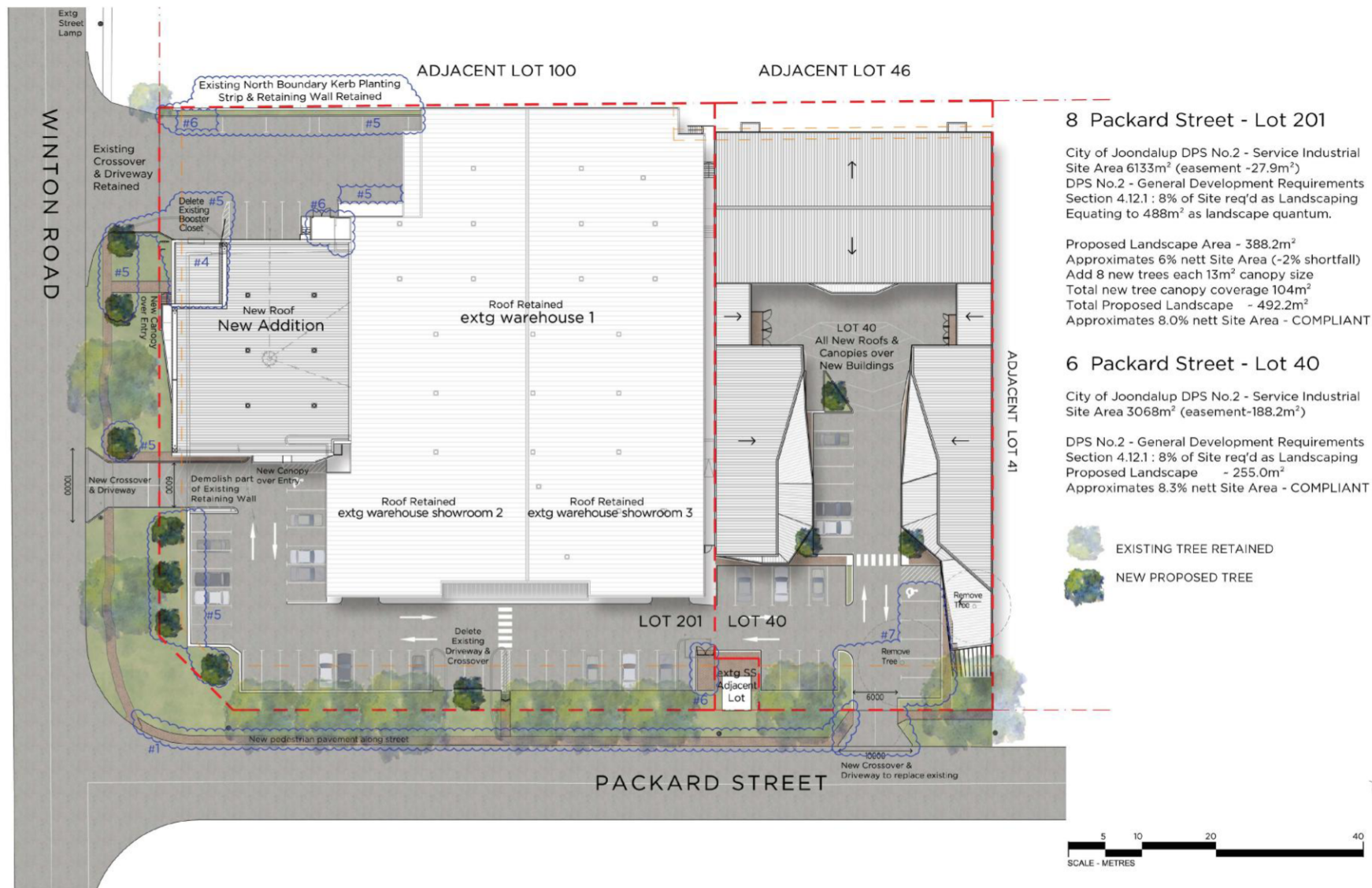


Government of **Western Australia**  
Development Assessment Panels

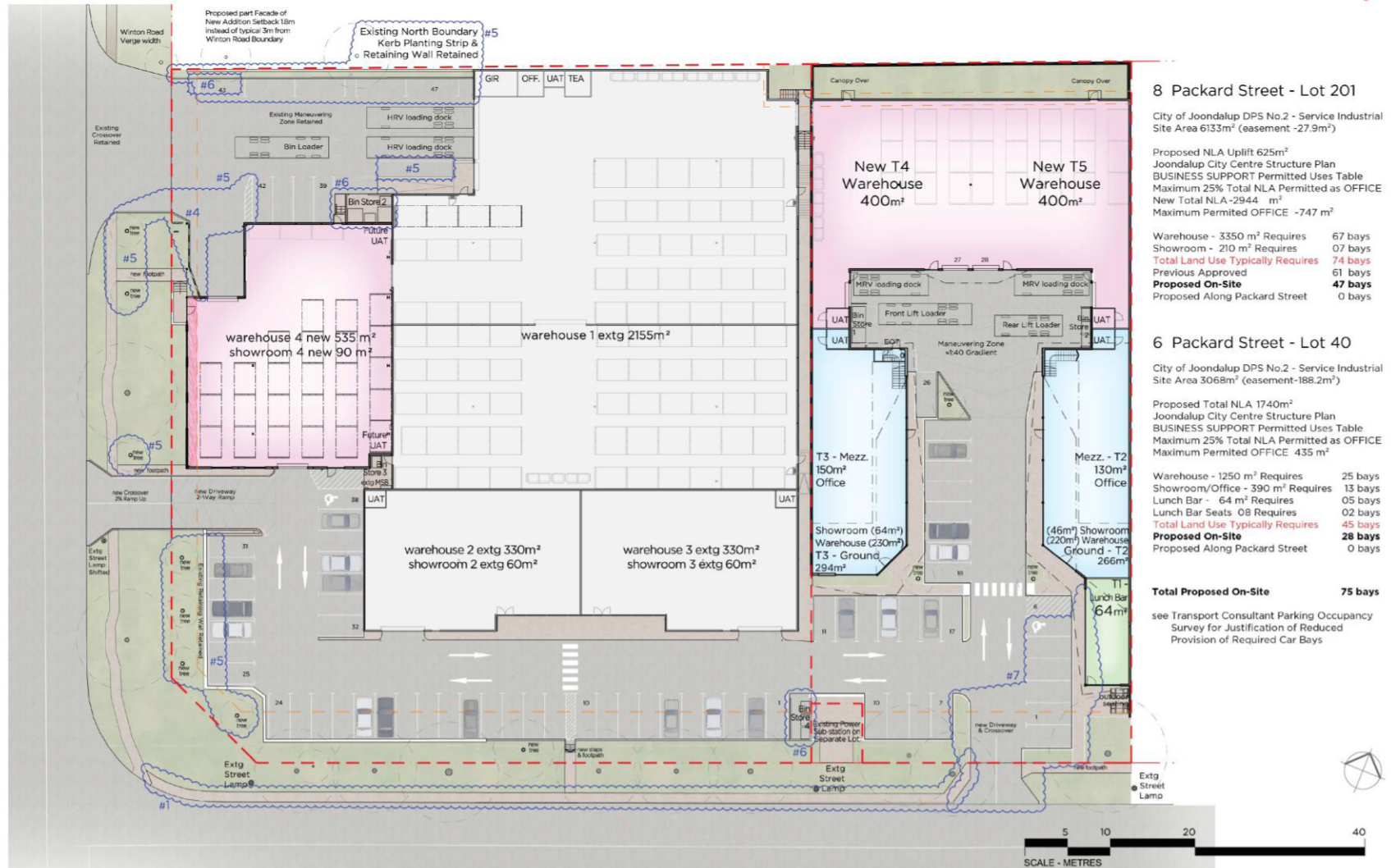
### **Advice Notes**

1. All other conditions and requirements detailed on the previous approval dated 6 July 2015 shall remain unless altered by this application.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.





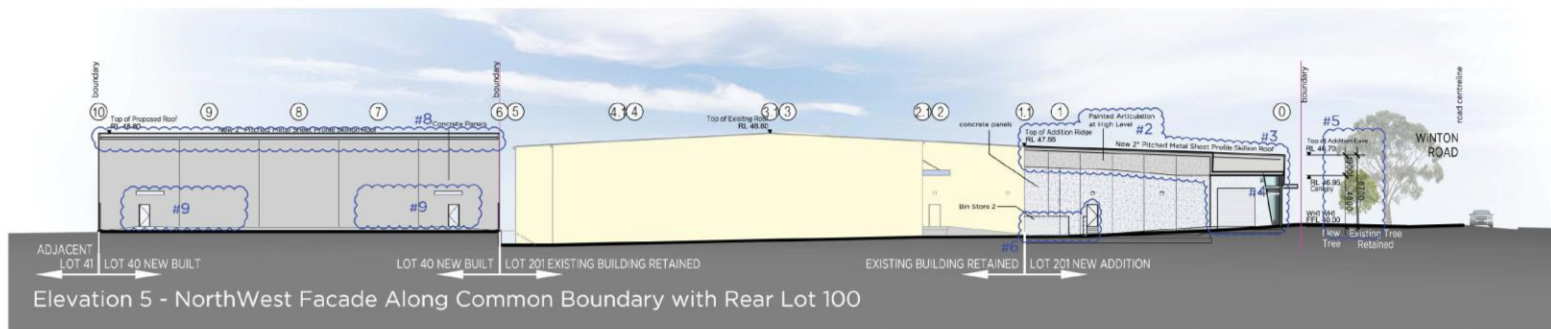
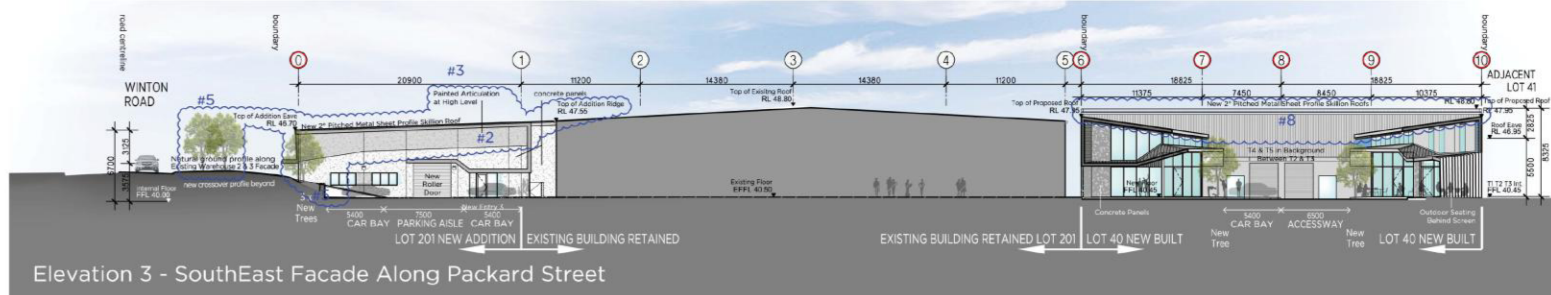




# DEVELOPMENT ASSESSMENT PANELS APPROVED 26 NOVEMBER 2015

Previous JDAP decisions and development plans

Page 16 of 17  
ATTACHMENT 2



Amendment to Approved Determination

Elevations 3 4 & 5  
6 & 8 Packard Street  
Expansion to Existing Industrial Facility

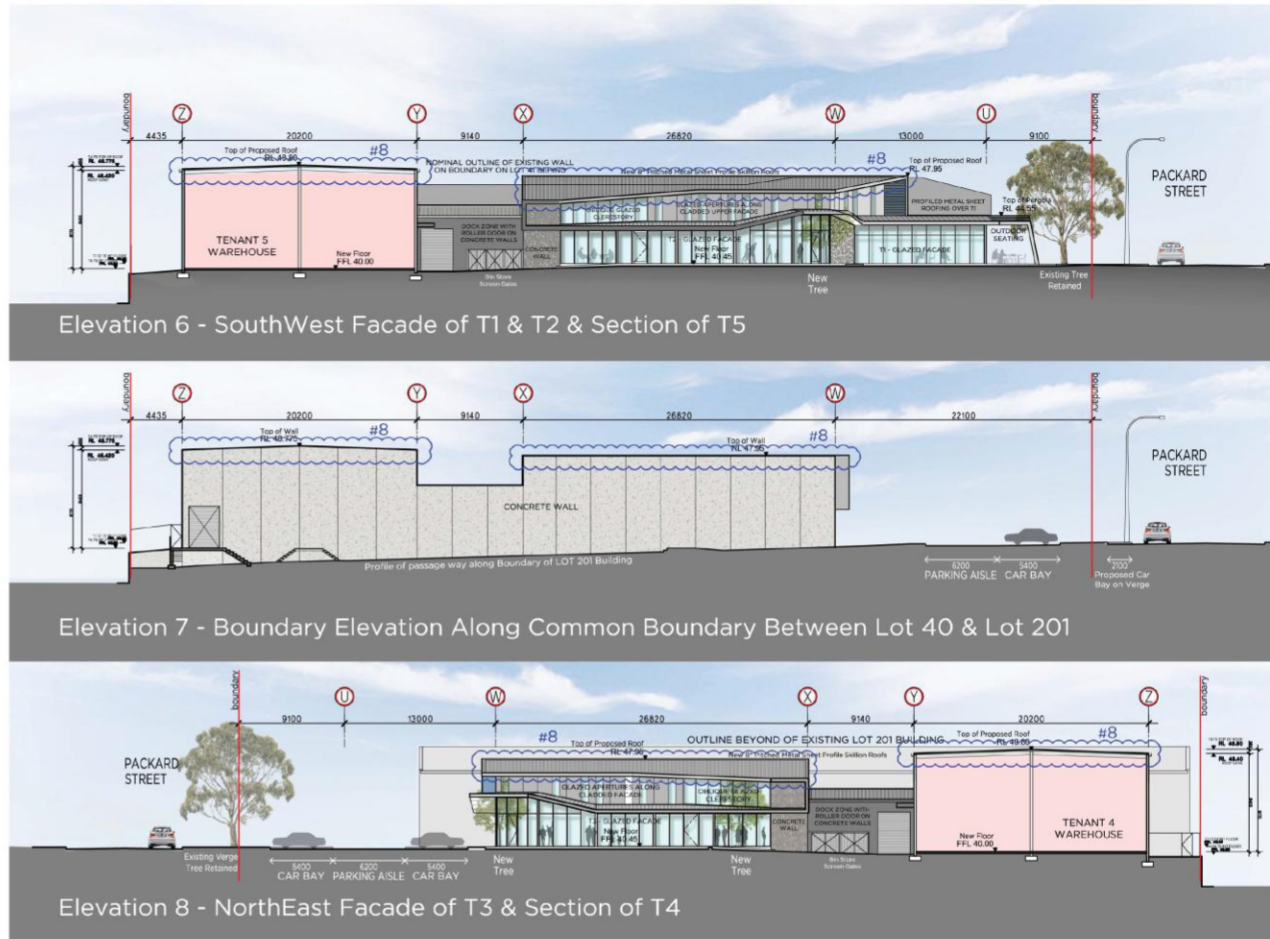
TAYLOR ROBINSON  
www.taylorrobinson.com.au

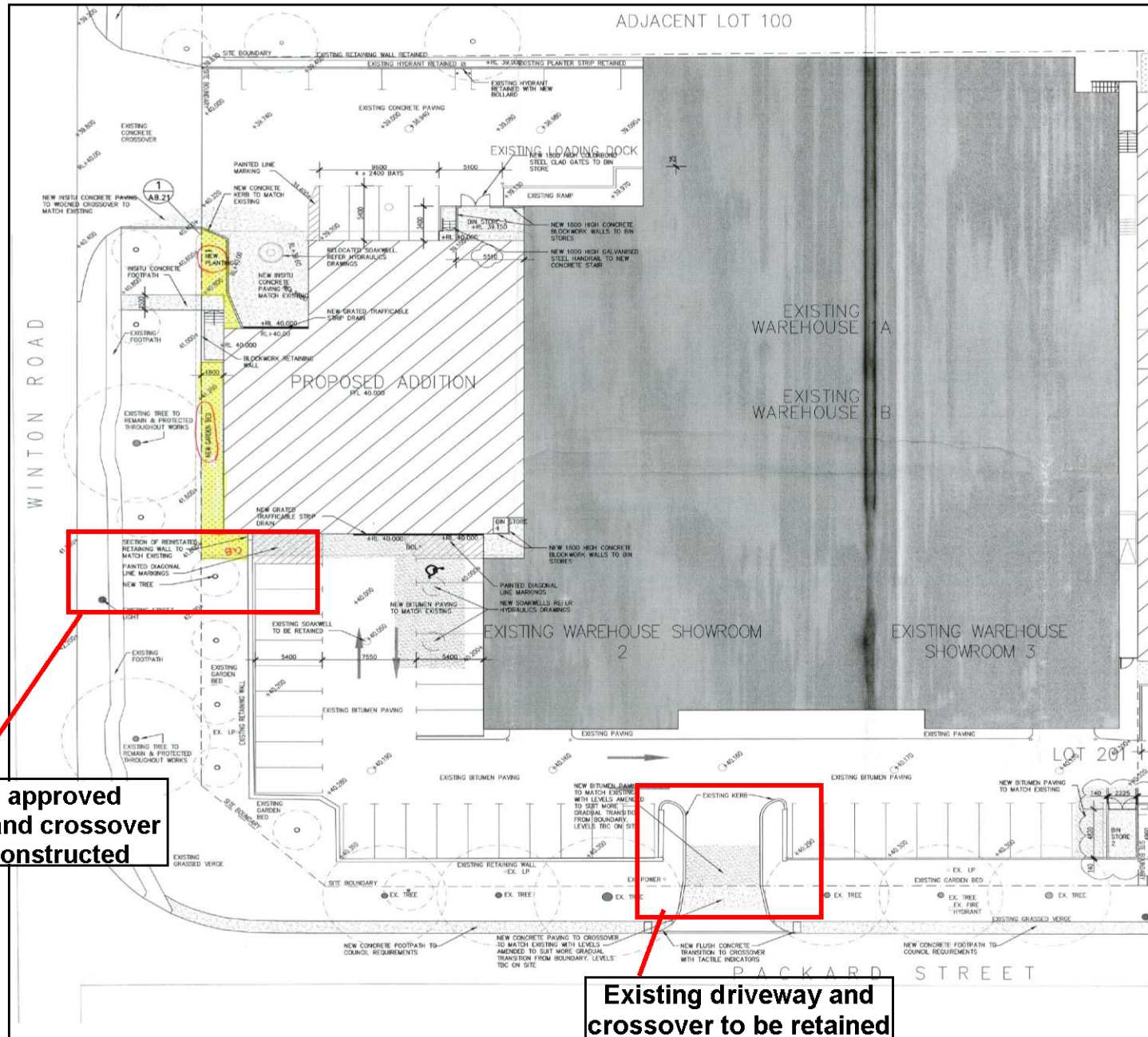
taylor robinson  
234 railway pde,  
west leederville  
T 08 9388 6111  
F 08 9388 6177

14086  
13 11 2015  
drawn by WKL

revE  
DA3







## GENERAL ABBREVIATIONS

FHR	FIRE HOSE REEL
RWP	RAINWATER DOWNPIPE
HYD	FIRE HYDRANT
COL	COLUMN
EX	EXISTING
BOL	BOLLARD
LP	NEW LIGHT POLE
MH	MANHOLE
HT	HOSE TAP
ORG	OVERFLOW RELIEF GULLY
INF	ISOLATING VALVE PIT
P	ELECTRICAL POWER PIT
C	COMMUNICATIONS PIT (PHONE)
SW	STORMWATER
SWG	STORMWATER GULLY
EX LP	EXISTING LIGHT POLE TO REMAIN

## SITE LEGEND

	PROPOSED BUILDING
	NEW BITUMEN PAVING AS SPECIFIED. REFER LANDSCAPE DRAWINGS AND SPECIFICATION FOR DETAILS.
	NEW PEDESTRIAN INSTU CONCRETE PAVING AS SPECIFIED. REFER LANDSCAPE DRAWINGS AND SPECIFICATION FOR DETAILS.
	NEW LANDSCAPING AS SPECIFIED. REFER LANDSCAPE DRAWINGS AND SPECIFICATION FOR DETAILS.
	EXISTING BUILDING
	EXISTING LEVEL
	NEW LEVEL
	SPECIFIED BOLLARD
	NEW TREE - PROVIDE RETICULATION
	NEW SOAKWELL & STORMWATER GRATE. REFER HYDRAULIC DWGS
	FIRE HYDRANT. REFER HYDRAULIC DRAWINGS

## CONSTRUCTION

234 RAILWAY PARADE, WEST LEEDERVILLE, WA 6007  
 P: 0800 6113 F: 0800 6177  
 E: reception@trn.co.au  
 W: www.taylorrobinson.com.au

## TAYLORROBINSON

PROJECT  
 INDUSTRIAL FACILITY  
 EXPANSION  
 6 & 8 PACKARD STREET  
 JOONDALUP

DRAWING  
 SITE PLAN

PLOT DATE  
 14.03.16

DRAWN  
 TR

SCALE  
 1:200 @ A1

CHECKED  
 TR

JOB NUMBER  
 14086

DRAWING NO.

A8.03

REVISION  
 6

Copyright 2015



## Form 2 - Responsible Authority Report

(Regulation 17)

<b>Property Location:</b>	Lot 2810 (150) Camborne Parkway, Butler
<b>Application Details:</b>	Amendments to Shopping Centre with associated Town Square, Main Street, Liquor Store and other commercial and retail tenancies
<b>DAP Name:</b>	Metro North-West Joint Development Assessment Panel
<b>Applicant:</b>	Rowe Group
<b>Owner:</b>	Fabcot Pty Ltd
<b>LG Reference:</b>	DA2016/1222
<b>Responsible Authority:</b>	City of Wanneroo
<b>Authorising Officer:</b>	Pas Bracone, Manager, Approvals Services
<b>Department of Planning File No:</b>	DP/15/00964
<b>Report Date:</b>	8 November 2016
<b>Application Receipt Date:</b>	1 September 2016
<b>Application Process Days:</b>	90 days
<b>Attachment(s):</b>	<b>Attachment 1</b> Location Plan  <b>Attachment 2</b> DP/15/00964 – Original Determination Letter and Plans  <b>Attachment 3</b> <u>Development Application Plans</u> 3a. DA04 - Ground Floor Plan 3b. DA06 - Town Square and Main Street Dining Zone Plan 3c. DA07 – Town Square Feature Canopy 3d. DA08 – Roof Plan 3e. DA09 – Elevations and Views (Camborne Parkway and Butler Boulevard) 3f. DA10 – Elevations and Views (Exmouth Drive and Main Street) 3g. DA11 – Elevations and Views (Main Street) 3h. DA12 – Elevations and Views (Dan Murphy's Building)  <b>Attachment 4</b> <u>Signage Strategy</u> 4a. SIGN-06 – Site Plan and Sign Reference Plan 4b. SIGN-02 – Signage Schedule Woolworths and BWS 4c. SIGN-03 – Signage Schedule – Centre Signage



	4d. – SIGN-04 – Signage Schedule – Tenancy Signage 4e. – SIGN-05 – Signage Schedule - Pylons 4f. – SIGN-07 – Building Elevations 4g. – SIGN-08 – Building Elevations 4h. – SIGN-09 – Building Elevations - Dan Murphy's
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### Officer Recommendation:

That the Metro North-West Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DP/15/00964 as detailed on the DAP Form 2 dated 1 September 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DP/15/00964 as detailed on the DAP Form 2 date 1 September 2016 and accompanying plans (Attachment 3 – DA04, DA06, DA07, DA08, DA09, DA10, DA11, DA12 and Attachment 4 – SIGN-02, SIGN-03, SIGN-04, SIGN-05, SIGN-06, SIGN-07, SIGN-08, SIGN-09) in accordance with the provisions of the City of Wanneroo District Planning Scheme No.2, for the proposed minor amendment to the approved Shopping Centre with associated Town Square, Main Street, Liquor Store and other commercial and retail tenancies at Lot 2810 (150) Camborne Parkway, Butler, subject to:

### Amended Conditions

2. Revised plans of the development shall be lodged with, and to the satisfaction of, the City for its approval prior to the commencement of development, which addresses the following matters:
  - a) Temporary landscaping of the pad site located along Butler Boulevard, as noted in red in Attachment 3a.
  - b) A maximum of one 8.0m<sup>2</sup> sign shall be located on the landmark element on the corner of Butler Boulevard and the north-south connector as noted in red in Attachment 3e, Attachment 4e and Attachment 4f.

All other conditions and requirements detailed on the previous approval dated 23 May 2016 shall remain unless altered by this application.

### Background:

Property Address:	Lot 2810 (150) Camborne Parkway, Butler
Zoning	MRS: Urban
	DPS 2: Urban Development
	ASP 87: Precincts A and B
Strategy Policy:	N/A
Development Scheme:	District Planning Scheme No.2 (DPS 2)
Lot Size:	7.9530 ha
Existing Land Use:	None – vacant land





Value of Development:	\$20 million
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The lot is zoned Urban Development under the City's District Planning Scheme No. 2 (DPS 2) and Centre under the Butler-Ridgewood Agreed Structure Plan No. 27 (ASP 27). The site is also subject to Butler Activity Centre Structure Plan No. 87 (ASP 87). The site occupies the entire 'Precinct A' and a portion of 'Precinct B' within ASP 87.

The subject site has been identified as a 'District Centre' within *State Planning Policy 4.2 – Activity Centres in Perth and Peel* (SPP 4.2).

The site is bounded by Camborne Parkway to the west, Butler Boulevard to the south and Exmouth Drive to the east. On the other (eastern) side of Exmouth Drive is the operational Butler Train Station. The site is bounded to the north by Brackley Way, with residential properties on the northern side of this laneway. There is also a vacant lot and a temporary car parking lot (development approval expires December 2019) for train station commuters to the north. Refer to **Attachment 1** of a location plan of the development.

At its meeting of 23 May 2016 the Joint Development Assessment Panel (JDAP) approved a development application on the subject site for a Shopping Centre with associated Town Square, Main Street, Liquor Store and other commercial and retail tenancies, with a condition requiring revised plans to address a number of matters.

#### **Details: outline of development application**

The development application is for amendments to the original approval for the Shopping Centre and associated Main Street, Town Square, Liquor Store building, carpark and signage.

Some of the amendments address condition 2 of the original approval which required the applicant to submit revised plans modifying the following:

- Design of car bays along the Main Street;
- Town Square;
- Reducing number and size of signs for Liquor Store Building; and
- Access arrangements at Main Street and Exmouth Drive intersection.

The applicant also proposes the following amendment to the plans:

- Extension of the Shopping Centre towards Exmouth Drive replacing the proposed car park with a mini-major tenancy;
- Reconfiguration of tenancies along the Main Street and modification to tenancies locations and sizes;
- Minor internal alterations to the Shopping Centre and servicing areas, including the additions of fire tanks;
- Modifications to the colour palette and building facades; and
- Modifications to the Signage Strategy to reflect the above.

The modifications result in an increase to the Retail Net Lettable Area (NLA) from 8996m<sup>2</sup> to 9553m<sup>2</sup>.

#### **Legislation & policy:**

##### Legislation

Planning and Development Act 2005



City of Wanneroo's District Planning Scheme No.2 (DPS 2)  
Butler District Centre – Activity Centre Plan No. 87 (ASP 87)

State Government Policies

State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP 4.2)  
Designing Out Crime Planning Guidelines  
Liveable Neighbourhood (LN)

**Local Policies**

Local Planning Policy 3.2: Activity Centres (LPP 3.2)  
Signs Local Planning Policy (LPP 4.6)

**Consultation:**

Public Consultation

Public consultation was not undertaken as it is considered that the proposed amendments do not significantly alter the proposal in a way which would have an impact on surrounding landowners, nor do the proposed amendments substantially modify the development that was originally approved.

Consultation with other Agencies or Consultants

The development is considered of state or regional significance as it is located in an Activity Centre and adjacent a Train Station. Therefore, pursuant to Clause 32 Resolution 2014/01 of the Metropolitan Region Scheme (MRS), the application was referred to the Western Australian Planning Commission (WAPC) for consideration under the MRS. The Clause 32 resolution does not obviate the need to obtain approval under DPS 2, necessitating a dual reporting process whereby the City and the Commission are required to submit independent 'responsible authority reports' for consideration by the JDAP.

**Planning assessment:**

Modified Condition from Original Approval

Condition 2 of the original approval required the applicant to submit revised plans addressing a number of items. These are listed and discussed below.

- a) *Main Street being redesigned to accommodate parallel car parking bays only, as noted in red on Attachment 3a and 3b.*

The Main Street has been redesigned to accommodate parallel on-street car bays and alfresco dining areas.

- b) *Modifications to the intersection of Main Street and Exmouth Drive to prohibit the right turn movement from Exmouth Drive into Main Street as noted in red on Attachment 3a.*

A medium island has been installed in the intersection to prevent the right turn movement. Condition 3 is still applicable which requires the applicant to submit engineering drawings for the development, including this intersection; to ensure it is constructed to the relevant standards and the medium island will sufficiently restrict the right turn movement.



- c) *A maximum of two signs, to a maximum size of 8m<sup>2</sup> each, shall be located on the each of the tower elements of the Liquor Store Building (Dan Murphy's), as noted in red in Attachment 3h and 4e.*

The signs (refer to **Attachment 3h and 4h**) have been amended accordingly.

- d) *Temporary landscaping of the pad site located along Butler Boulevard, as noted in red in Attachment 3a.*

The applicant has not addressed this condition in this development application and therefore the condition shall remain.

- e) *To extend the Town Square to the northern side of the Main Street, to address the following to the satisfaction of the City of Wanneroo;*

- Reconfiguration of the central tenancies so that the footpath area between the building and the Main Street is increased.*

The footpath area on the northern side of the Main Street has been increased from a minimum width of 3.3m to a minimum width of 3.9m. The tenancies on the northern side of the Main Street have also been redesigned by removing the corner element to create a truncated building in order to create additional footpath area within the Town Square.

- Reconfiguration of the landscaping to match the above and frame the space.*

The landscaping within the Town Square (**Attachment 3b**) have been reconfigured as a result of the extending the Town Square to the north of the Main Street. A larger children's play space is proposed with additional landscaping adjacent to this play area. The applicant advises that this additional landscaping ensures that trees are evenly dispersed within the Town Square area and assists with softening the visual impact of the development.

- A review of the other surrounding buildings to include more glazing (facing east or west) if possible.*

The tenancy on the north-eastern side of the Town Square has been amended to include glazing and alfresco dining on both the western and southern facades. The tenancy on the north-western side of the Town Square has also been amended to remove the corner element and this new façade includes additional glazing.

- A review of the tenancies within the surrounding buildings to activate that side of the street and the increase space if possible.*

The tenancy on the north-eastern side of the Main Street has been amended to include a sizeable alfresco dining area and as a result it is anticipated this tenancy will accommodate a restaurant which will assist in activating the northern side of the Main Street.

- A review of the roofing/awnings to ensure coverage and light penetration*

The roof and awning is displayed in the Town Square and Main Street Dining Zone Plan (**Attachment 3b**) and the Town Square Feature Canopy (**Attachment 3c**). The



applicant has advised that the roof cover over a portion of the Town Square includes a solid metal roof to improve weather coverage for the area. The other portion of roof for the Town Square comprises of timber framing with some perforated metal screening to provide partial shade covering. However, the majority of the timber framing will be left open to allow for light penetration.

It is considered Condition 2(a), 2(b), 2(c) and 2(e) have been satisfied and therefore it is recommended Condition 2 is amended to remove these specific sub-clauses.

#### Development along Exmouth Drive

The car parking area along Exmouth Drive has been replaced with an extension to the Shopping Centre, being a mini-major tenancy. The building is setback of 0.5m – 3m from Exmouth Drive.

Clause 3.1 of Table 2 of ASP 87 requires buildings to have a nil setback to Exmouth Drive, except where necessary to provide a forecourt, building articulation, alfresco dining, or other feature that adds amenity and interest to the streetscape. The applicant has stated the setback is consistent with this clause as it allows for the provision of landscaping which improves the aesthetics, amenity and streetscape of Exmouth Drive.

The lot boundary to Exmouth Drive is angled and this has contributed to a varying building setback. A portion of the building façade includes an entrance and glazing; however the majority of the façade has no openings. Therefore the City agrees that landscaping along this boundary will add to the amenity of the streetscape, specifically as it will assist in screening the portion of the façade with no openings. For these reasons the City supports the setback variation to Exmouth Drive.

#### Landmark Sites

ASP 87 requires the landmark sites to be designed in a manner that recognises the site's strategic location and include one or more of the following; *"glazing, materials, colour, building height / scale, major openings, public art, landscaping features, balconies and other applied structures"*.

Due to changes in building facades and colour palette the landmark site on the corner of Butler Boulevard and the North-South connector (Main Street as identified in ASP 87) has been modified. A perspective drawing of this updated landmark site is provided in **Attachment 3e**.

The landmark site still incorporates some of the above elements including a two storey façade with prominent glazing and steel columns. Notwithstanding this, a sign is proposed on the two storey element which is considered to detract from the design of the building and the landmark features. Detailed comment relating to modifications to signage is provided below.

#### Signage

Due to the modifications to the plans, specifically the tenancies layout, and condition 2.c of the original approval which required modifications to the signs on the tower elements of the Liquor Store Building (Dan Murphy's), an updated signage strategy (**Attachment 4**) has been submitted as part of this development application.





The majority of signs in the modified strategy are in accordance with LPP 4.6. However, the size of the sign proposed on the landmark element on the corner of Butler Boulevard and the North-South connector does not meet the provisions of this policy. This 16m<sup>2</sup> sign does not satisfy the wall sign provisions which limit wall signs to a maximum size of 25% in aggregate area on any wall to a maximum of 8m<sup>2</sup>. Walls signs are also required to be integrated with the building design.

The applicant advises that given the simple design of the signage and the substantial building which the signage is to be placed on, the sign is not detrimental to the appearance of the building. The City considers the size of the sign is unnecessary and does not integrate with the building design due to its size and its location on the two storey element, effectively making the sign the predominate landmark feature.

It is recommended a condition of approval is imposed requiring revised plans in which the sign is modified to a maximum size of 8m<sup>2</sup>, as marked on red in **Attachment 3e**, **Attachment 4e** and **Attachment 4f**. This size would comply with the requirements of LPP 4.6 and is consistent with the size of the signs approved on the Liquor Store Building (Dan Murphy's) which is also a landmark site. Further, reducing the sign to this size would ensure the landmark features still remain the focal points of the building.

#### **Conclusion:**

The amended proposal for the Butler Town Centre has been assessed against the relevant provisions of DPS 2, ASP 87, LPP 4.6, LPP 3.2 and SPP 4.2. The proposed amendments are generally compliant with the applicable development standards, with the exception of a sign proposed on a landmark site, and as such the application is considered acceptable and should be supported with appropriate modifications to the conditions.



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## Attachment 1 Location Plan

Date: 15/04/2016

Scale = 1:3500







LG Ref: DA2015/2346  
DoP Ref: DAP/15/00964  
Enquiries: Development Assessment Panels  
Telephone: (08) 6551 9919

Mr Sean Fairfoul  
Rowe Group  
Level 3, 369 Newcastle Street  
Northbridge WA 6003

Dear Mr Fairfoul

**Metro North-West JDAP – City of Wanneroo – DAP Application DA2015/2346  
Lot 2810 (150) Camborne Parkway, Butler  
Shopping Centre with associated Town Square, Main Street, Liquor Store and  
other commercial and retail tenancies**

Thank you for your application and plans submitted to the City of Wanneroo on 22 December 2015 for the above development at the abovementioned site.

This application was considered by the Metro North-West Joint Development Assessment Panel at its meeting held on 23 May 2016, where in accordance with the provisions of the City of Wanneroo District Planning Scheme No. 2 and the Metropolitan Region Scheme, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Coralie Anderson at the City of Wanneroo on (08) 9405 5438 or Ms Lucia Dunstan at the Department of Planning on (08) 6551 9375.

Yours sincerely,

*Natalie Garland*

**DAP Secretariat**

**26/05/2016**

Encl. DAP Determination Notice  
Approved plans

Cc: Ms Coralie Anderson  
City of Wanneroo

Ms Lucia Dunstan and Ms Rosa Rigali  
Department of Planning





## ***Planning and Development Act 2005***

### **City of Wanneroo District Planning Scheme No. 2 and the Metropolitan Region Scheme**

#### **Metro North-West Joint Development Assessment Panel**

### **Determination on Development Assessment Panel Application for Planning Approval**

**Location:** Lot 2810 (150) Camborne Parkway, Butler

**Description of proposed Development:** Shopping Centre with associated Town Square, Main Street, Liquor Store and other commercial and retail tenancies

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 23 May 2016, subject to the following:

#### **PART A: CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2**

**APPROVE** DAP Application reference DAP/15/0964 and accompanying plans (Attachment 3 – TP04, TP06, TP07, TP08, TP09, TP10, TP11, TP12 and Attachment 4 – SG-02, SG-03, SG-04, SG-05, SG-06) in accordance the City of Wanneroo District Planning Scheme No.2, subject to following conditions:

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. Revised plans of the development shall be lodged with, and to the satisfaction of, the City for its approval prior to the commencement of development, which addresses the following matters:
  - a) Main Street being redesigned to accommodate parallel car parking bays only, as noted in red on Attachment 3a and 3b.
  - b) Modifications to the intersection of Main Street and Exmouth Drive to prohibit the right turn movement from Exmouth Drive into Main Street as noted in red on Attachment 3a.
  - c) A maximum of two signs, to a maximum size of 8m<sup>2</sup> each, shall be located on the each of the tower elements of the Liquor Store Building (Dan Murphy's), as noted in red in Attachment 3h and 4e.
  - d) Temporary landscaping of the pad site located along Butler Boulevard, as noted in red in Attachment 3a.
  - e) To extend the Town Square to the northern side of the Main Street, to address the following to the satisfaction of the City of Wanneroo;
    - Reconfiguration of the central tenancies so that the footpath area between the building and the Main Street is increased.



- Reconfiguration of the landscaping to match the above and frame the space.
  - A review of the other surrounding buildings to include more glazing (facing east or west) if possible.
  - A review of the tenancies within the surrounding buildings to activate that side of the street and the increase space if possible.
  - A review of the roofing/awnings to ensure coverage and light penetration
3. Detailed engineering drawings and specifications for works within the site and adjacent road reserves, including earthworks, parking, roads and drainage, shall be submitted to the City prior to the commencement of development. All works within the lot and adjacent road reserves shall be undertaken in accordance with the approved plans by the applicant, at the cost of the developer, prior to the occupation of the development.
4. Southbound right turns from Exmouth Drive into the Northern Car Park shall be restricted, unless a Road Safety Audit is completed and approved by the City on the advice of the Public Transport Authority, which demonstrates that there is no safety concerns associated with this manoeuvre.
5. All tenancies may be used for the following uses as defined in the City of Wanneroo's District Planning Scheme No.2:
- Bakery
  - Bank
  - Beauty Parlour
  - Consulting Room
  - Corner Store
  - Dry Cleaning Premises
  - Department Store
  - Hairdresser
  - Liquor Store
  - Laundromat
  - Office
  - Pharmacy
  - Recreation Centre
  - Restaurant
  - Shop
  - Supermarket
  - Take-Away Food Outlet
  - Video Hire

Any additional uses, excluding 'P' uses, will require further planning approval.

6. The granting of an easement in gross, in favour of the public at large prior to the development first being occupied over the area generally identified as the Main Street and the road connecting Butler Boulevard and Clipstone Parkway, included in Attachment 3a. All costs associated with the preparation of the easement shall be met by the landowner.



7. Detailed landscaping and reticulation plans for the site and adjacent verge shall be submitted for approval by the City prior to the commencement of the development. Planting and installation shall be in accordance with the approval plans and shall be completed prior to occupation of the development and thereafter maintained to the City's satisfaction.
8. Window tinting to the street elevations of all tenancies shall be non-reflective and visually permeable.
9. A construction management plan being submitted detailing how the construction of the development will be managed in order to limit the impact on the users of the surrounding area. The plan will need to ensure that:
  - adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network;
  - adequate provision is made for the parking of workers' vehicles;
  - pedestrian and vehicular access around the site is maintained;
  - bus stops/shelters or other infrastructure on public land is temporarily relocated as may be necessary;
  - the delivery of goods and materials does not adversely impact on the amenity of the surrounding properties; and
  - the hours of construction are limited to ensure that there is no adverse impact on the amenity of the surrounding properties.

The construction management plan will need to be submitted and approved by the City prior to the commencement of any development.

10. A waste management plan shall be submitted to the City for its approval prior to the commencement of the development, depicting collection areas and demonstrating how service vehicles will manoeuvre on the internal access ways of the development. Service vehicle movement shall thereafter accord with the approved management plan.
11. A management plan for the movement of delivery vehicles shall be submitted to the City for its approval prior to the commencement of the development. The plan shall include hours of delivery vehicles to ensure vehicles do not conflict with peak bus operating hours.
12. An acoustic consultant's report shall be submitted for the City's approval, prior to the commencement of development. The report is to indicate the anticipated sound level measurements for all types of noise associated with the development, indicating plant and equipment noise as well as noise associated with operational activities. The report must also indicate any specific noise attenuation/mitigation measures to be applied to the development in order to ensure noise emissions comply with the *Environmental Protection (Noise) Regulations 1997*. Upon approval of that report by the City, any modifications required to the development as a result of its recommendations shall be made to the City's satisfaction prior to the commencement of the development.
13. Stormwater and any other water run-off from buildings or paved areas shall be collected and retained on site.



14. All piped and wired services, mechanical plant, equipment and service and storage areas are to be screened from public view to the City's satisfaction. Relative to this condition, details of such screening shall be submitted to the City for approval prior to the commencement of development.
15. Parking areas and driveways shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890), and shall be drained, sealed and marked and thereafter maintained to the satisfaction of the City.
16. Carparking areas are to be provided with appropriate speed humps and pedestrian crossings in accordance with AS 2890.1: 2004 (Section 2.3.3) and AustRoads guidelines.
17. One shade tree at intervals of not less than every four parking bays in a row shall be planted and maintained in tree wells which are protected from damage by vehicles.
18. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior written approval of the City.
19. A dedicated taxi stand shall be provided within or immediately abutting the Shopping Centre, in the vicinity of the Shopping Centre entrance(s) prior to the development first being occupied.
20. Lighting shall be installed along all driveways, pedestrian pathways, car parking areas and in all common service areas prior to the development first being occupied. Any floodlighting being designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be where possible internally directed to not overspill into nearby lots.
21. A non-sacrificial anti-graffiti coating shall be applied to the external surfaces of the development prior to its practical completion. In the event of any graffiti being applied to these areas, the proponent shall take steps to the City's satisfaction to remove the graffiti as soon as is reasonably practical.
22. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.

### **Advice Notes**

1. Engineering drawings shall include, but are not limited to, the following information:
  - Detailed design of Main Street depicting parallel bays only;
  - Detailed designs for Main Street and Exmouth Drive intersection, depicting the intersection as a restricted movement;
  - Detailed designs for the relocation of bus layover facility, demonstrating bus movements and appropriate road treatment including, but not limited to, road base (red asphalt), yellow hatching, signage to indicate a 'no parking' area;





- Detailed design for northern crossover along Exmouth Drive demonstrating appropriate road treatment including, but not limited to, road base (red asphalt), yellow hatching, signage to indicate a clear-zone in the turning lane;
  - Detailed designs of all access treatments and crossovers within Camborne Parkway, Butler Boulevard and Exmouth Drive road reserve;
  - Detailed design of on-street car bays within Butler Boulevard and Camborne Parkway road reserve; and
  - Detailed drainage design for the existing road network.
2. The Road Safety Audit shall include a representative as nominated by the Public Transport Authority.
  3. The Landscaping Plan shall include, but is not limited to, temporary and permanent landscaping proposed in the following locations:
    - Temporary landscaping along Butler Boulevard, including the pad site; and
    - Hard and soft landscaping within the Town Square.
  4. Adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's 'A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities'.
  5. This is a planning approval only. Responsibility to comply with building, engineering and requirements remains with the developer, and all plans submitted for further approval or licences must be consistent with the planning approval.
  6. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.

## **PART B: METROPOLITAN REGION SCHEME**

**Approve** DAP Application reference DAP/15/00964 and accompanying plans TP03 (Rev C), TP04 (Rev C), TP06 (Rev B), TP07 (Rev A), TP08 (Rev C), TP09 (Rev C), TP10 (Rev C), TP11 (Rev B), TP12 (Rev B) and TP14 (Rev C) in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the following conditions:

### **Conditions**

1. Public access easements pursuant to sections 195 and 196 of the Land Administration Act 1997, as indicated generally on the approved plans, being registered on the Certificate of Title, to the benefit of the City of Wanneroo and the public at large. The easements are to provide unfettered public access at all times other than one day per year prior to occupation of any part of the development.
2. The retail-shop floor space not exceeding 8,996m<sup>2</sup>, unless otherwise approved by the Western Australian Planning Commission.



3. Detailed drawings shall be submitted to the City of Wanneroo for its approval prior to the commencement of development, which addresses the ultimate design of the Main Street and Exmouth Drive intersection and specifically to restrict right-in turning movements into the Main Street.
4. Southbound right turning movements from Exmouth Drive into the Northern Car Park shall be restricted, unless a Road Safety Audit is completed and approved by the City of Wanneroo on the advice of the Public Transport Authority (Transperth), which demonstrates that there are no safety concerns associated with this manoeuvre.
5. The bus embayments being constructed to the specifications of the Public Transport Authority (Transperth) and the satisfaction of the WAPC.
6. Internal signage being provided within the centre directing commuters to Butler Train Station, to the specification of the Public Transport Authority (Transperth) and the satisfaction of the Western Australian Planning Commission.
7. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

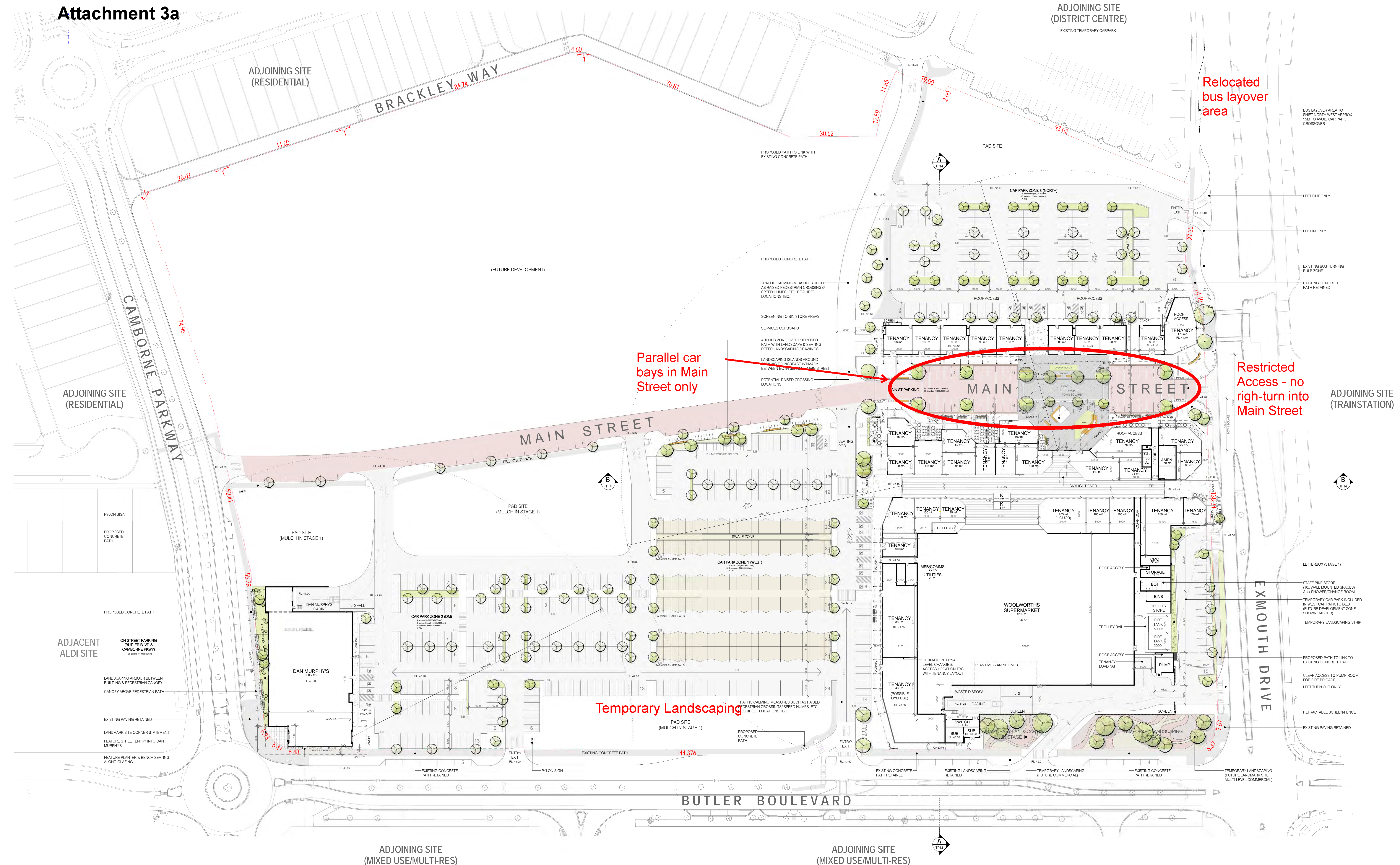
#### **Advice**

1. In respect of Condition 2, retail-shop floor space is to be calculated in accordance with State Planning Policy 4.2 - Activity Centres for Perth and Peel.
2. In respect of Condition 4, the Road Safety Audit team shall include a member of the Public Transport Authority (Transperth).
3. In respect of Condition 5, the Public Transport Authority (Transperth) advises that these areas are to be constructed using red asphalt, including yellow hatching and appropriate road signage, to clearly indicate the use of the area for 'buses only'.

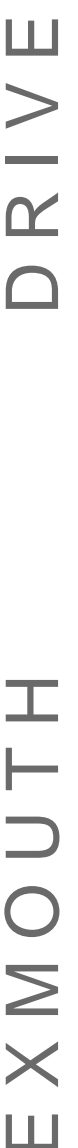
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



## Attachment 3a

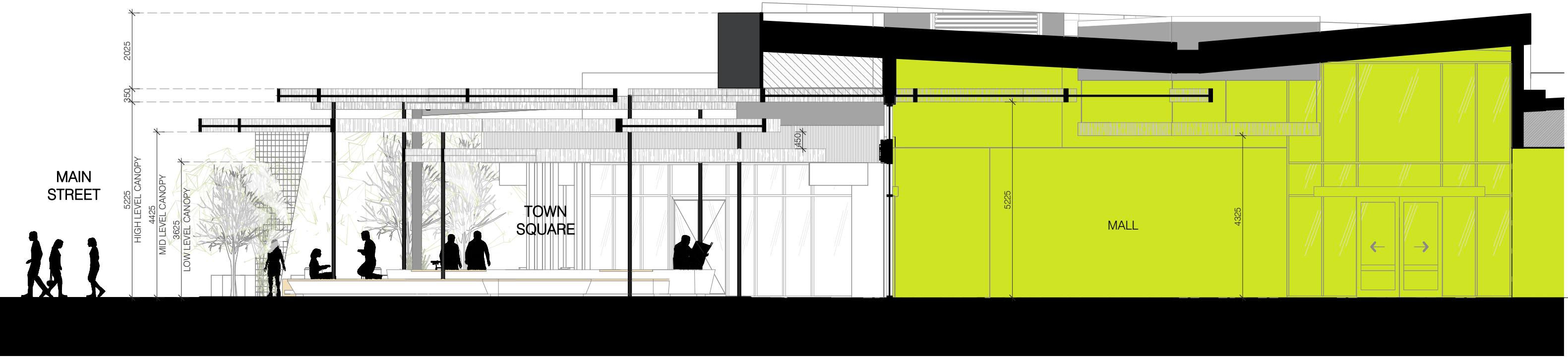
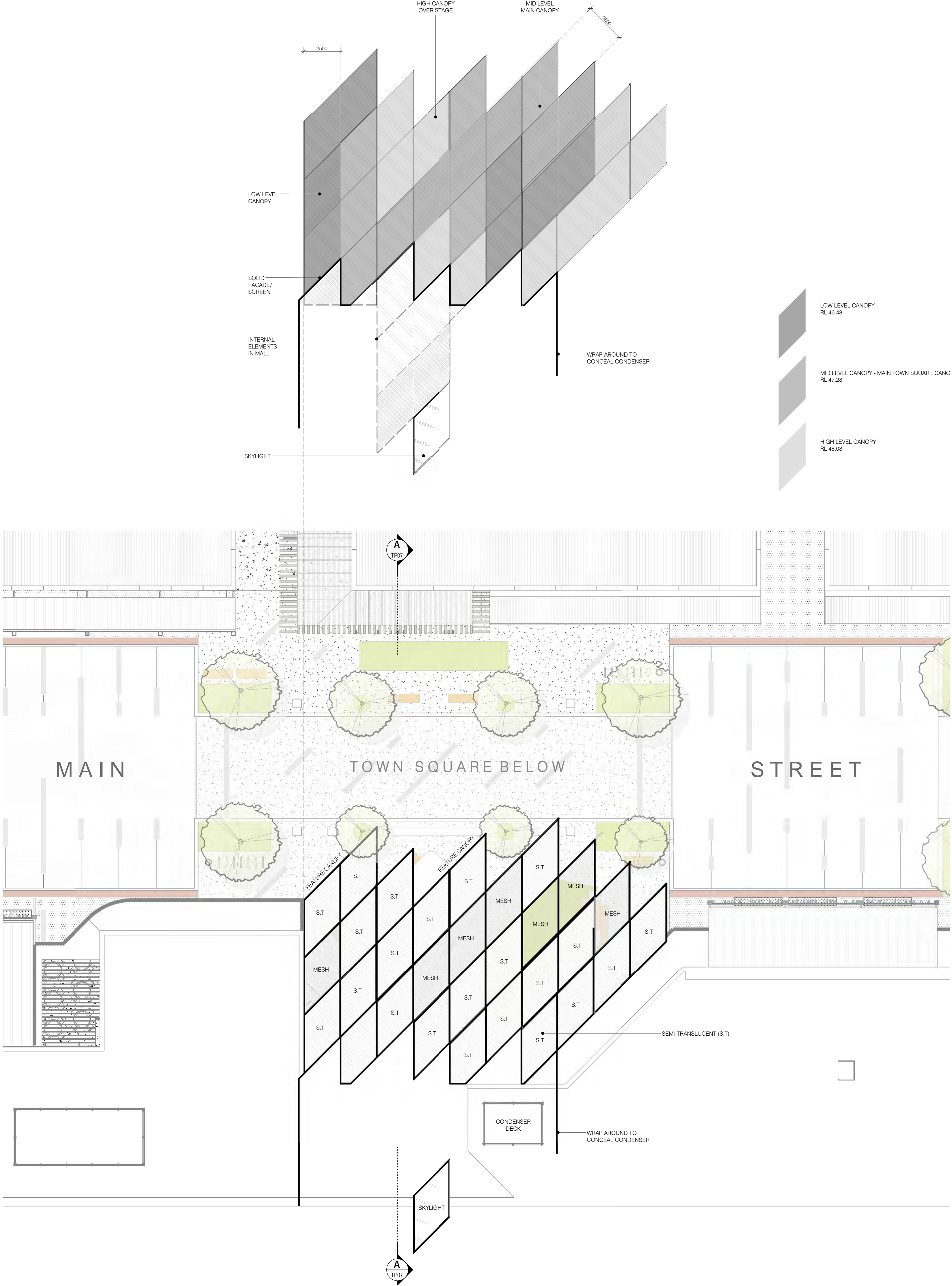






2C  
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SECTION A-A 1:100



MASS MODEL PERSPECTIVE - TOWN SQUARE VIEW 1

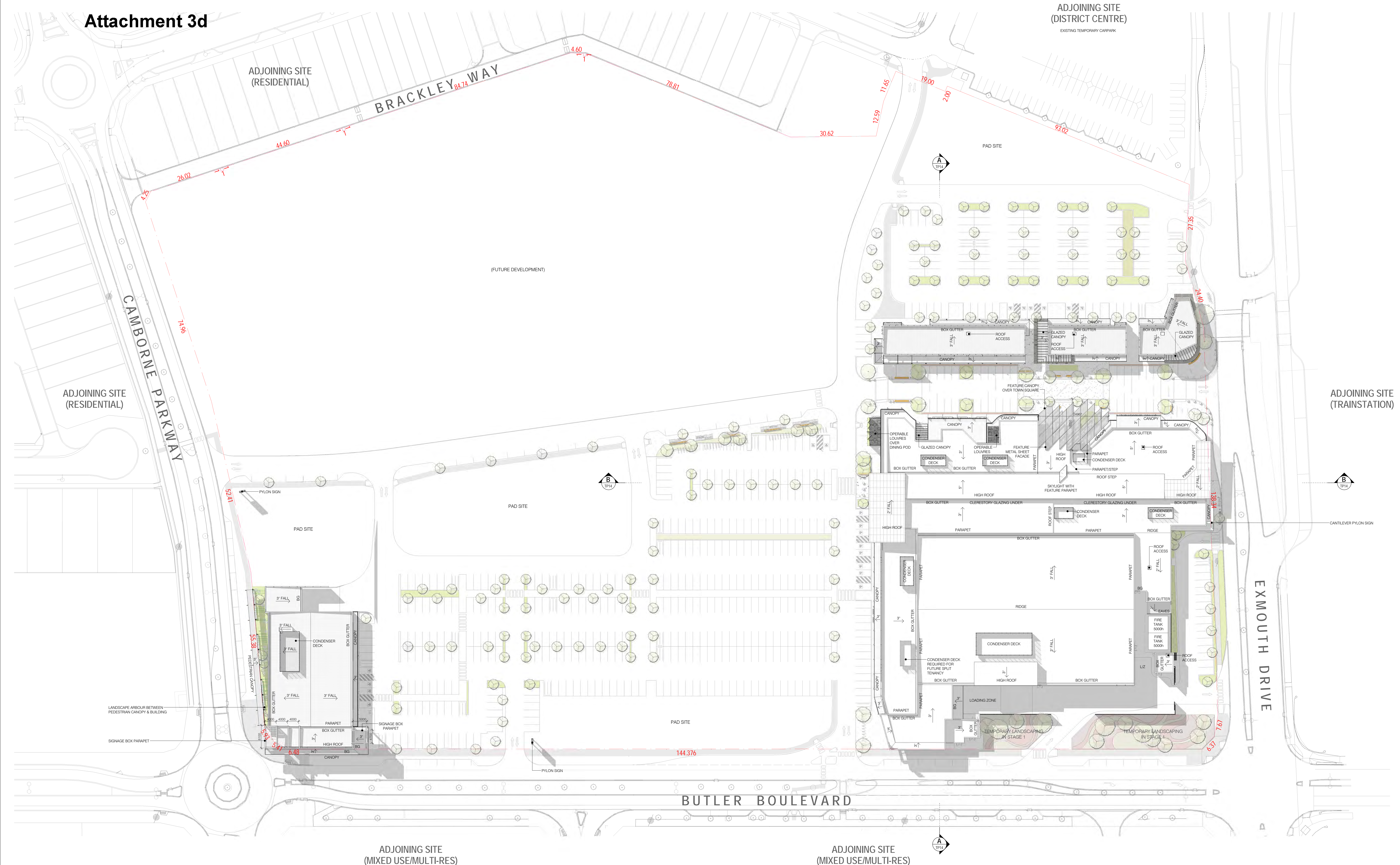


MASS MODEL PERSPECTIVE - TOWN SQUARE VIEW 2

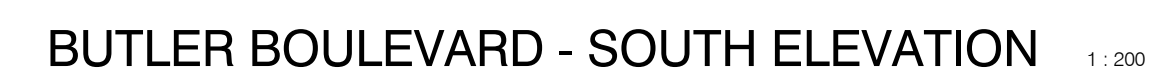
TOWN SQUARE CANOPY DIAGRAM & ROOF PLAN 1:150



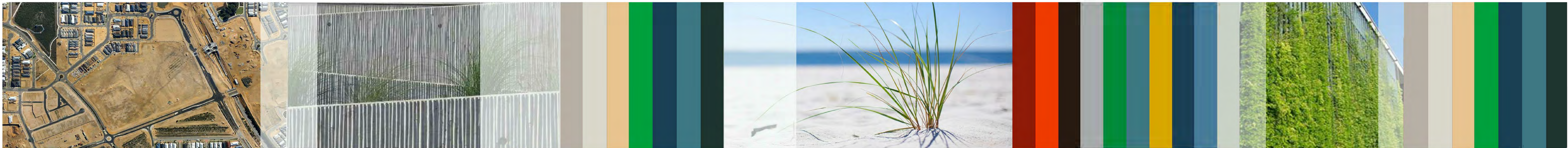
## Attachment 3d



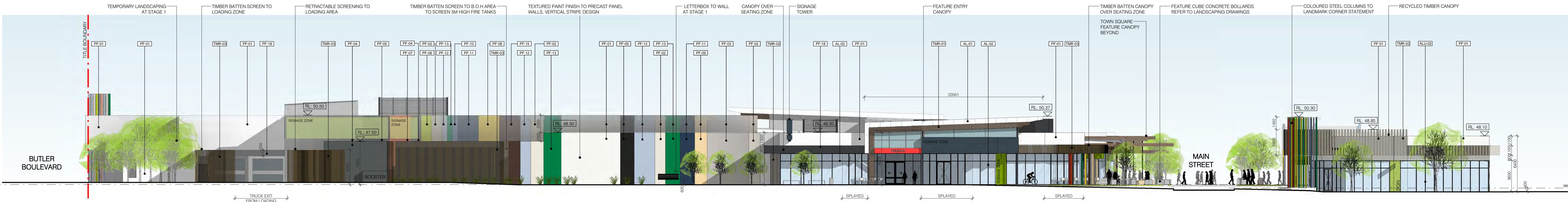




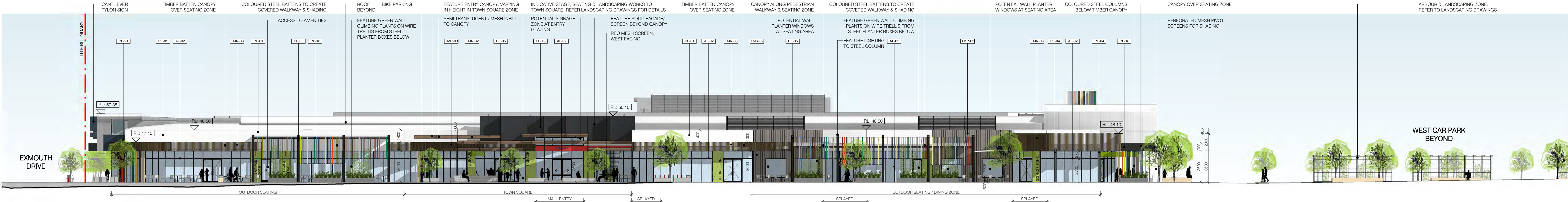




MATERIAL/COLOUR PALETTE



EXMOUTH DRIVE - EAST ELEVATION    1 : 200



MAIN STREET - NORTH ELEVATION    1 : 200



MASS MODEL PERSPECTIVE - EXMOUTH DRIVE ENTRY



MASS MODEL PERSPECTIVE - MAIN STREET ENTRY & TOWN SQUARE



MASS MODEL PERSPECTIVE - MAIN ST DINING ZONE



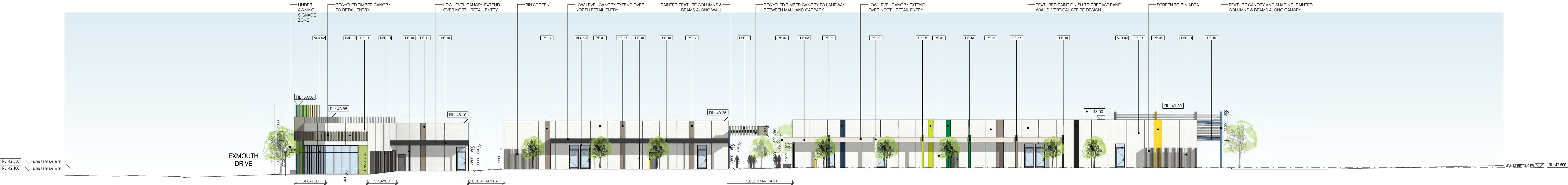
Attachment 3g



MATERIAL/COLOUR PALETTE



MAIN STREET - RETAIL - SOUTH ELEVATION 1 : 200



RETAIL - NORTH ELEVATION 1 : 200



MASS MODEL PERSPECTIVE - NORTH RETAIL FROM MAIN STREET



MASS MODEL PERSPECTIVE - VIEW FROM TRAIN STATION CROSSING



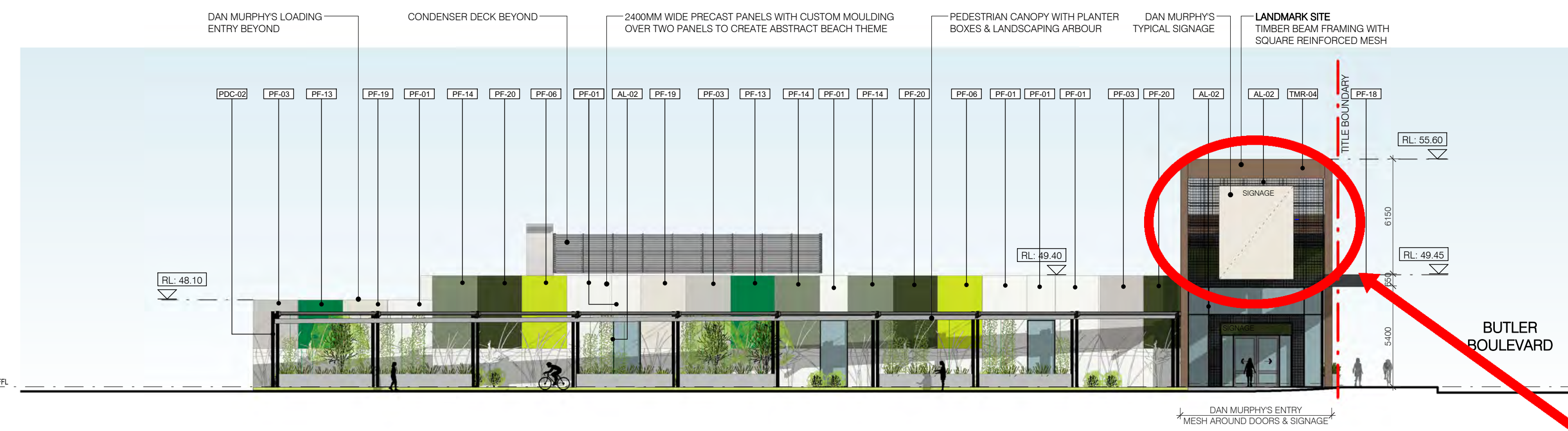
MASS MODEL PERSPECTIVE - MAIN STREET FROM EXMOUTH DRIVE



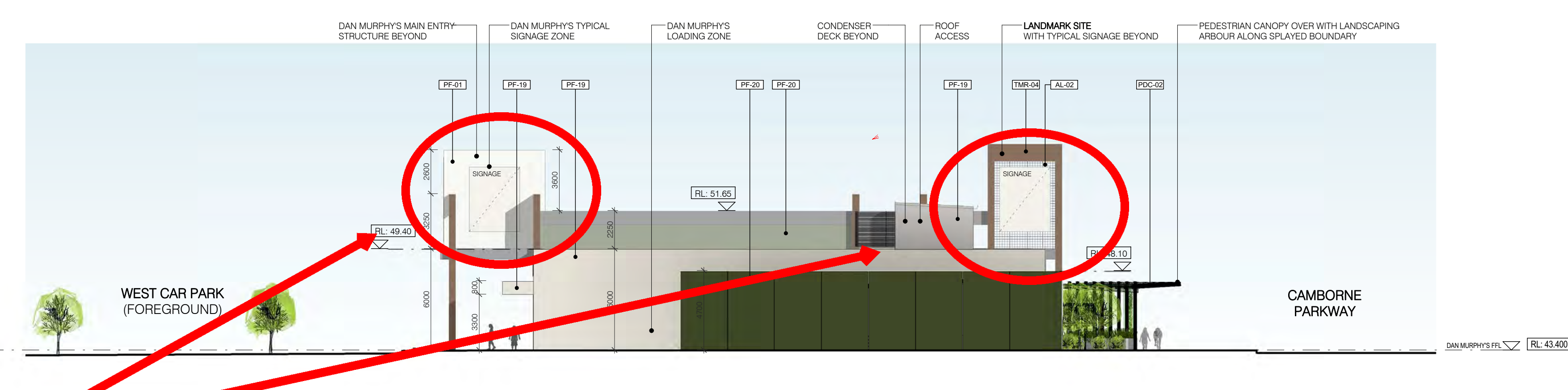
## Attachment 3h



## MATERIAL/COLOUR PALETTE

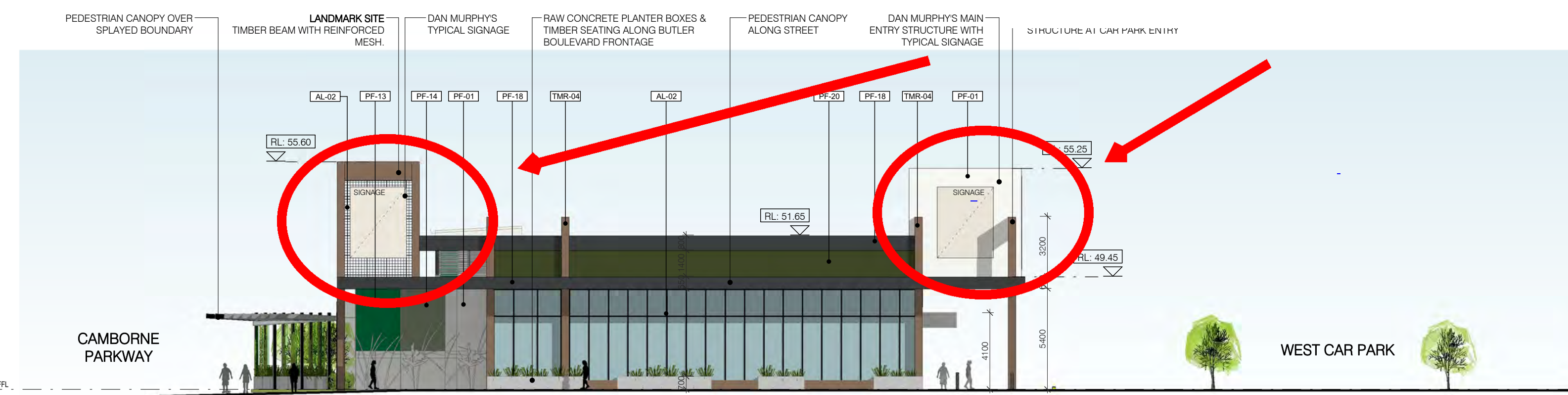


CAMBORNE PARKWAY - DAN MURPHY'S LANDMARK SITE - WEST ELEVATION 1:200

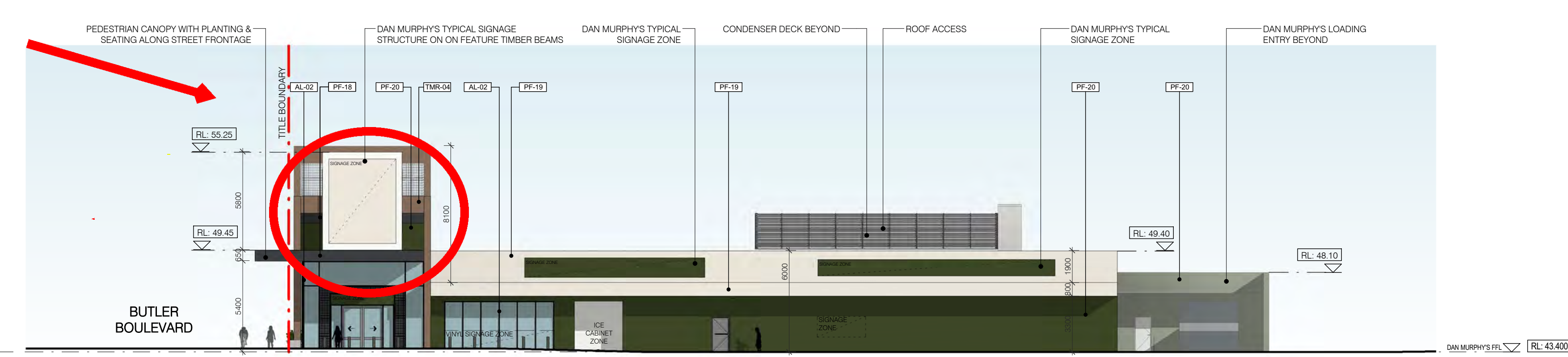


DAN MURPHY'S - NORTH ELEVATION 1:200

Maximum two signs per tower  
Signs to be maximum size of 8m2



BUTLER BOULEVARD - DAN MURPHY'S LANDMARK SITE - SOUTH ELEVATION 1:200



CAR PARK ENTRY - EAST ELEVATION 1:200



MASS MODEL PERSPECTIVE - DAN MURPHY'S CAR PARK VIEW



MASS MODEL PERSPECTIVE - CAMBORNE PARKWAY VIEW TO DAN MURPHY'S



MASS MODEL PERSPECTIVE - LANDMARK SITE DAN MURPHY'S



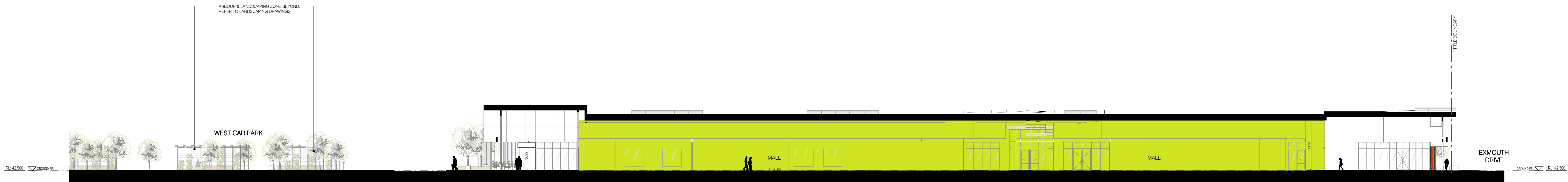
## Attachment 3i



## MATERIAL/COLOUR PALETTE



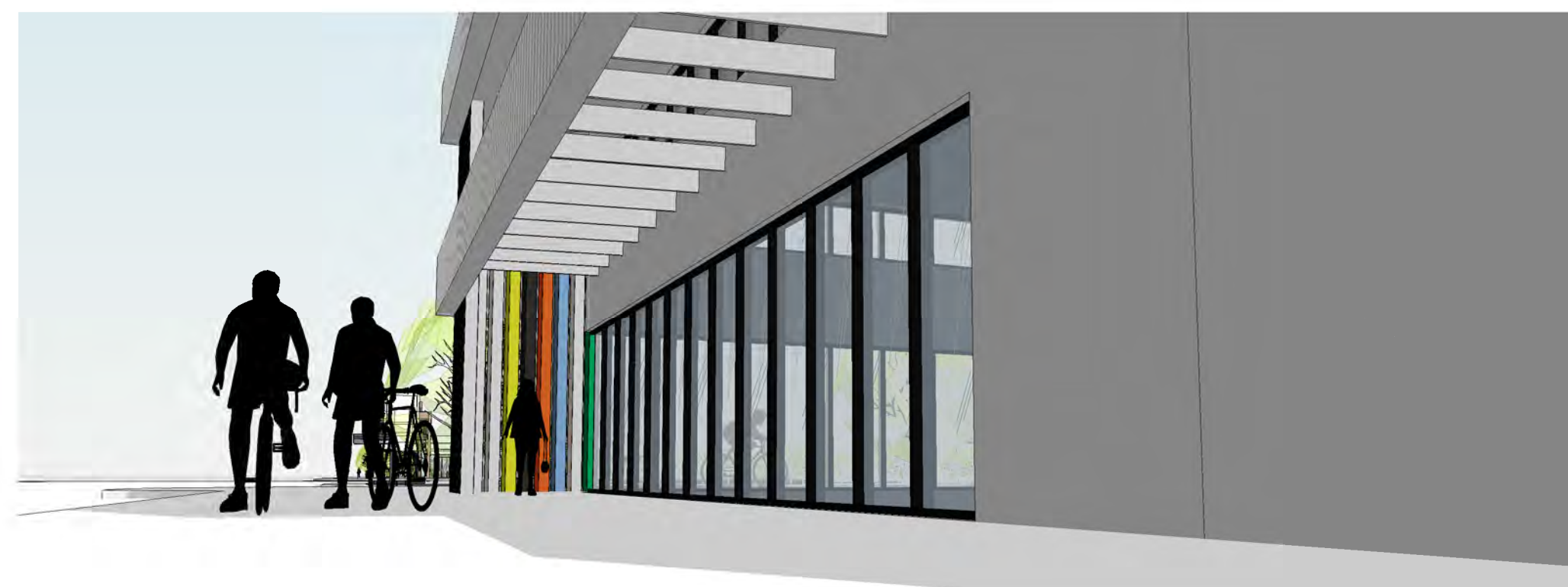
SECTION A-A 1:200



SECTION B-B 1:200



## MASS MODEL PERSPECTIVE - LANDMARK SITE BUTLER BLVD

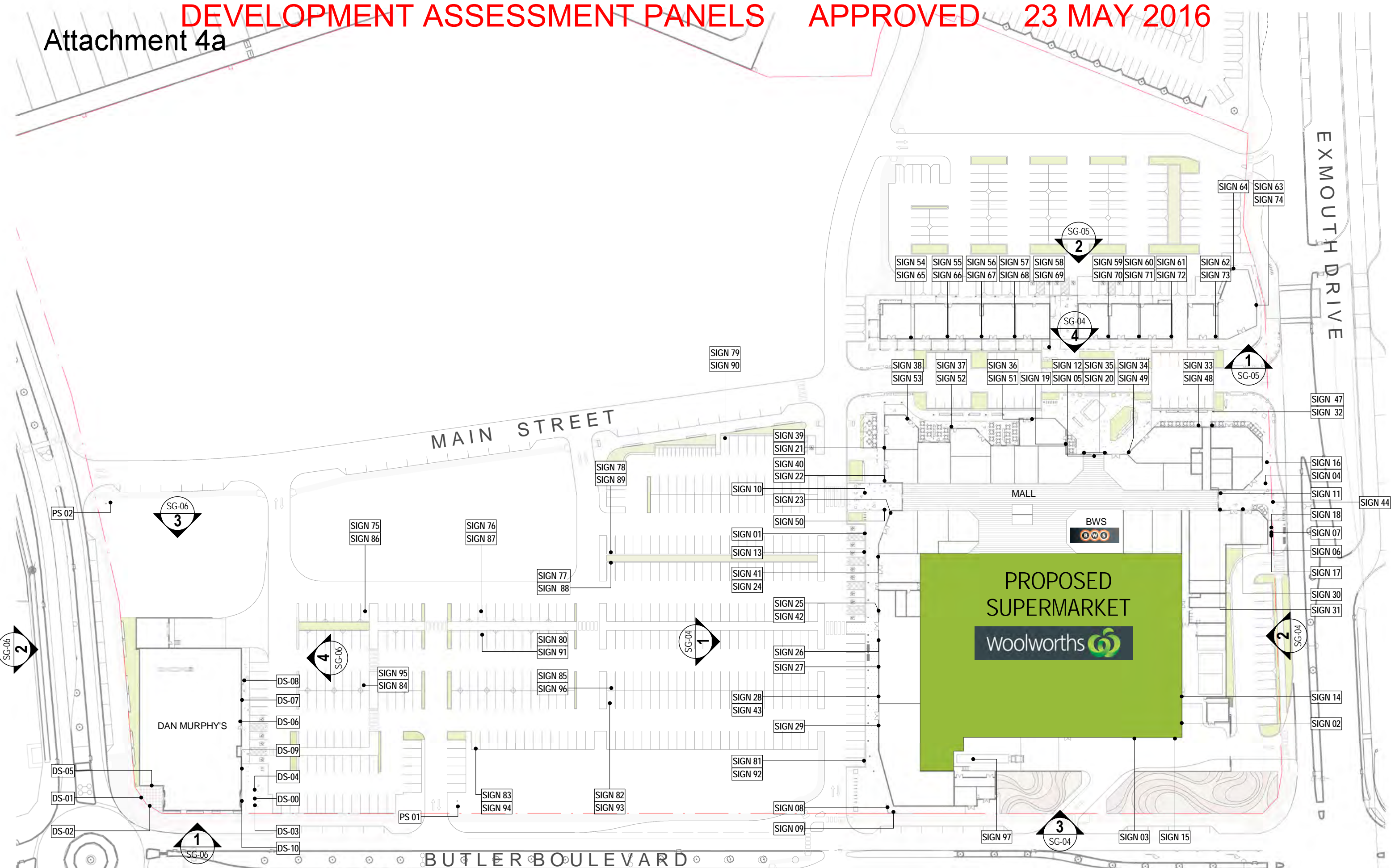


## MASS MODEL PERSPECTIVE - BUTLER BLVD



MASS MODEL PERSPECTIVE - CNR EXMOUTH DRIVE & BUTLER BLVD (STAGE 1)





no.	date	ISSUE / revision	by
A	17/11/15	CLIENT ISSUE FOR REVIEW	WO
B	30/11/15	DA SUBMISSION	WO
C	10/12/15	DA SUBMISSION ISSUE	WO
D	17/12/15	DA SUBMISSION ISSUE	WO
E	13/04/16	DA RE-SUBMISSION ISSUE FOR REVIEW	WO



Woolworths Limited

Brighton Shopping Centre  
Butler Boulevard  
Brighton WA

SITE PLAN & SIGN REFERENCE  
PLAN

D.A. ISSUE

job no.  
2015-005

drawing no.  
SG-03

scale @ A3  
1 : 1000

issue  
E

drawn  
EC

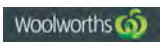
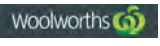




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WOOLWORTHS SIGN CODES

EXTERNAL FACADE SIGNAGE

IMAGE	SIGN NO.	SIGN CODE	2015 WW DESIGN SPEC	DIM.	NAME
	SIGN 01	WWEH20	B11	11700w x 2500h (29m²)	Woolworths External Facade Sign - Horizontal Sizes
	SIGN 02				
	SIGN 03				
	SIGN 04	WWEH15	B11	1875h x 8775w (15.66m²)	Woolworths External Facade Sign - Horizontal Sizes
	PS 01	WWTLP	B19	2140w x 8000h x 600d	Woolworths Twin Leg Pylon
	PS 02				
	SIGN 75	WWCPT(L)	B26	930w x 600h (0.5m²)	Carpark Signage - Standard Trolley Bay (Landscape)
	SIGN 76				
	SIGN 77				
	SIGN 78				
	SIGN 79				
	SIGN 80				
	SIGN 81				
	SIGN 82				
	SIGN 83				
	SIGN 84				
	SIGN 86	WWCPTL	B36	600 h x 930 w (0.5m²)	Carpark Signage - Standard: Trolley Lock
	SIGN 87				
	SIGN 88				
	SIGN 89				
	SIGN 90				
	SIGN 91				
	SIGN 92				
	SIGN 93				
	SIGN 94				
	SIGN 95				
	SIGN 97	WWCPLD (P)	B45	1200h x 930w (sign only) (1m²)	Carpark Signage - Loading Dock




CUSTOM SIGN CODES

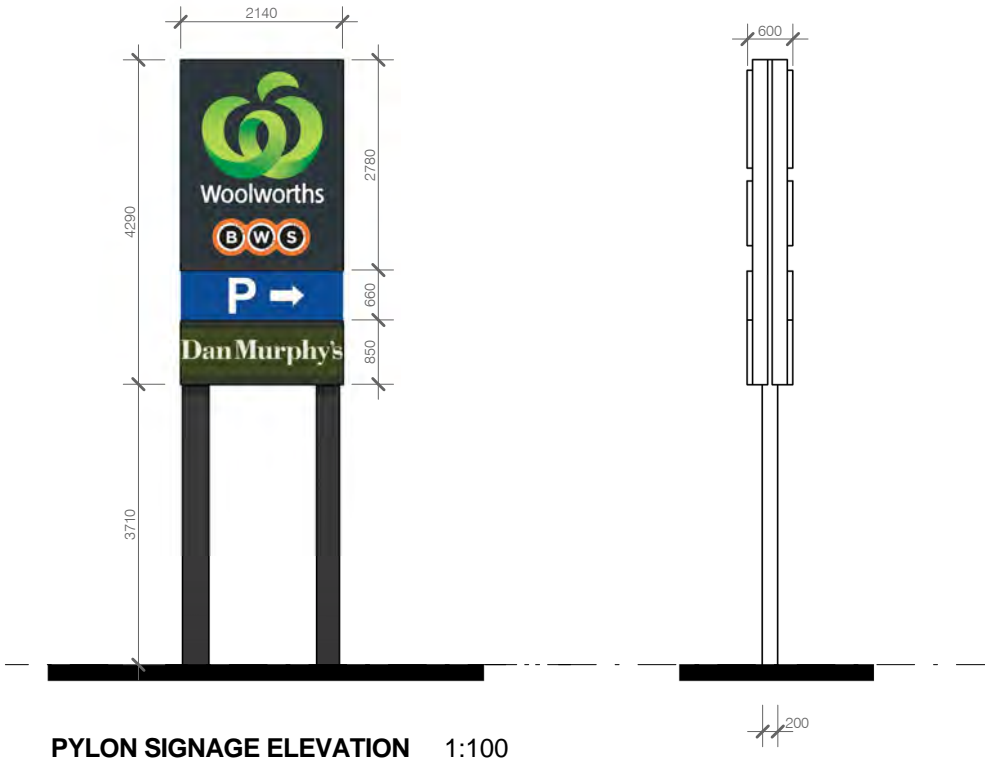
EXTERNAL FACADE SIGNAGE

IMAGE	SIGN NO.	2015 WW DESIGN SPEC	DIM.	NAME
	SIGN 05	N/A (based on sign code WWEMS8 and design spec. B49)	800h with 520h 'I' 4290w (2.2m²)	Potential signage zone with custom store entry mall signage -fixed sign 800mm icon
	SIGN 06 SIGN 07	B18	2125w x 1725h (3.6m²)	Woolworths Custom Cantilever Tower
	SIGN 08 SIGN 09	N/A	2140w x 1700h (3.5m²)	Woolworths Custom External Facade Sign - Vertical Sizes
	SIGN 10 SIGN 11		4787w x 600h (2.8m²)	Red Naming Beam with Centre Name 'Brighton' pin mounted or 3D type lettering
	SIGN 12	N/A	11000w x 600h (6.6m²)	Custom length Red Naming Beam with Centre Name 'Brighton' pin mounted or 3D type lettering
	SIGN 17 SIGN 18	N/A	2140w x 500h (1m²)	BWS Custom Cantilever Tower
	SIGN 19 SIGN 20 SIGN 21 SIGN 22 SIGN 23 SIGN 24 SIGN 25 SIGN 26 SIGN 27 SIGN 28 SIGN 29 SIGN 30 SIGN 31 SIGN 32 SIGN 33 SIGN 34 SIGN 35 SIGN 36 SIGN 37 SIGN 38	SIGN 54 SIGN 55 SIGN 56 SIGN 57 SIGN 58 SIGN 59 SIGN 60 SIGN 61 SIGN 62 SIGN 63 SIGN 64	1200w x 3600h (4.3m²)	Custom Sign Specialty Tenancy Shopfront Signage
	SIGN 39 SIGN 40 SIGN 41 SIGN 42 SIGN 43 SIGN 44 SIGN 47 SIGN 48 SIGN 49 SIGN 50 SIGN 51 SIGN 52 SIGN 53	SIGN 65 SIGN 66 SIGN 67 SIGN 68 SIGN 69 SIGN 70 SIGN 71 SIGN 72 SIGN 73 SIGN 74	2200w x 400h (0.72m²)	Under Awning Blade Tenancy Signage

BWS SIGN CODES

EXTERNAL FACADE SIGNAGE

IMAGE	SIGN NO.	SIGN CODE	2015 WW DESIGN SPEC	DIM.	NAME
	SIGN 13	BWSEV9	B10	1342h x 4286w (980h icon)	BWS External Facade Sign - Vertical Sizes
	SIGN 14 SIGN 15	BWSEH13	B11	2500h x 3800w (9.5m²)	BWS External Facade Sign - Horizontal Sizes (to suit WWEH20)
	SIGN 16	BWSEH8	B11	1875h x 2400w (810h icon)	BWS External Facade Sign - Horizontal



no.	date	ISSUE / revision	by
A	11/11/15	CLIENT ISSUE FOR REVIEW	WO
B	30/11/15	DA SUBMISSION	WO
C	10/12/15	DA SUBMISSION ISSUE	WO
D	13/04/16	DA RE-SUBMISSION ISSUE FOR REVIEW	WO



Woolworths Limited

Brighton Shopping Centre  
Butler Boulevard  
Brighton WA

SIGNAGE SCHEDULE

D.A. ISSUE  
2015-005  
SG-01  
D  
scale @ A3  
drawn  
As indicated EC

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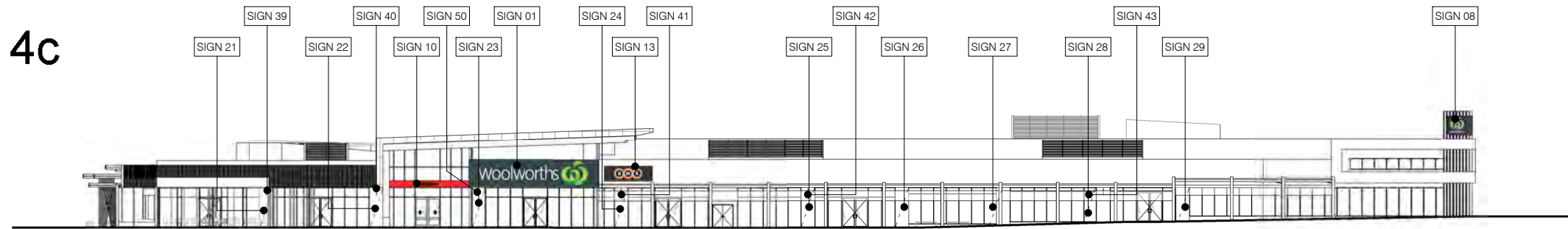
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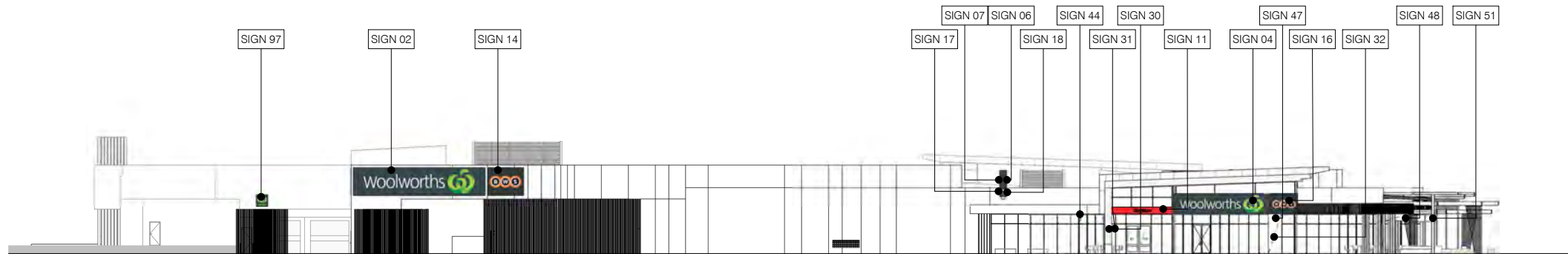
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## Attachment 4c



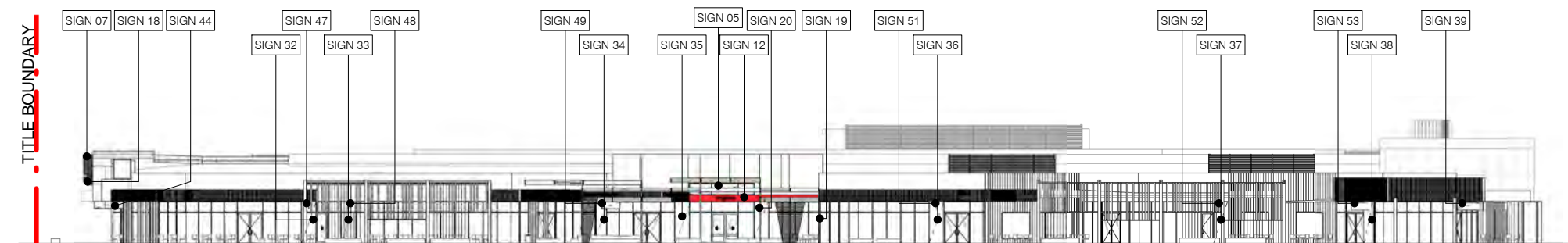
1. CAMBORNE PARKWAY - WEST ELEVATION 1:500



2. EXMOUTH DRIVE - EAST ELEVATION 1:500



3. BUTLER BOULEVARD - SOUTH ELEVATION 1:500



4. MAIN STREET - NORTH ELEVATION 1:500

no.	date	ISSUE / revision	by
A	17/11/15	CLIENT ISSUE FOR REVIEW	WO
B	30/11/15	DA SUBMISSION	WO
C	10/12/15	DA SUBMISSION ISSUE	WO
D	17/12/15	DA SUBMISSION ISSUE	WO
E	13/04/16	DA RE-SUBMISSION ISSUE FOR REVIEW	WO



Woolworths Limited

Brighton Shopping Centre  
Butler Boulevard  
Brighton WA

PROPOSED BUILDING  
ELEVATIONS

D.A. ISSUE

job no. 2015-005  
drawing no. SG-04  
scale @ A3 1:500  
issue E  
drawn EC

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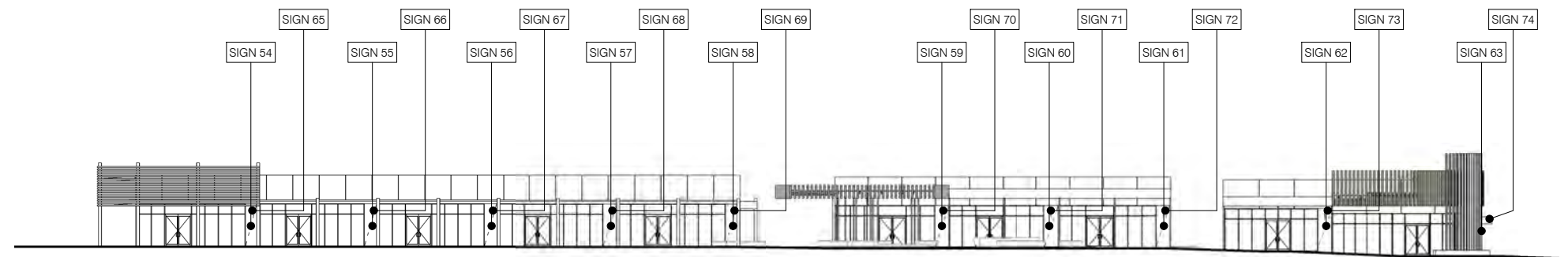
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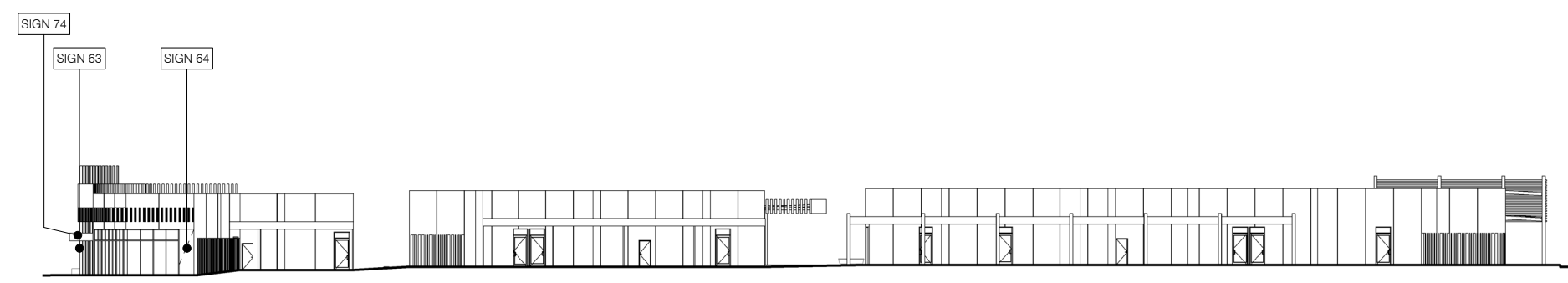
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14/04/2016 12:10:50 PM

Attachment 4d



1. MAIN STREET NORTH RETAIL - SOUTH ELEVATION      1:500



2. NORTH RETAIL - NORTH ELEVATION      1:500

no.	date	ISSUE / revision	by
A	20/1/15	DA SUBMISSION	WO
B	10/12/15	DA SUBMISSION ISSUE	WO
C	13/04/16	DA RE-SUBMISSION ISSUE FOR REVIEW	WO



Woolworths Limited

Brighton Shopping Centre  
Butler Boulevard  
Brighton WA

PROPOSED BUILDING  
ELEVATIONS

**D.A. ISSUE**

job no.	drawing no.	issue
2015-005	SG-05	C
	scale @ A3	drawn
	1 : 500	EC

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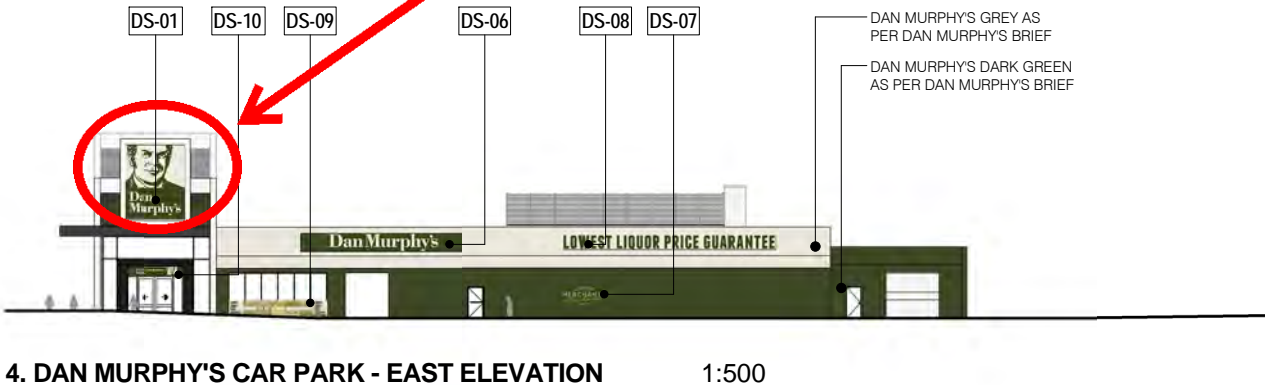
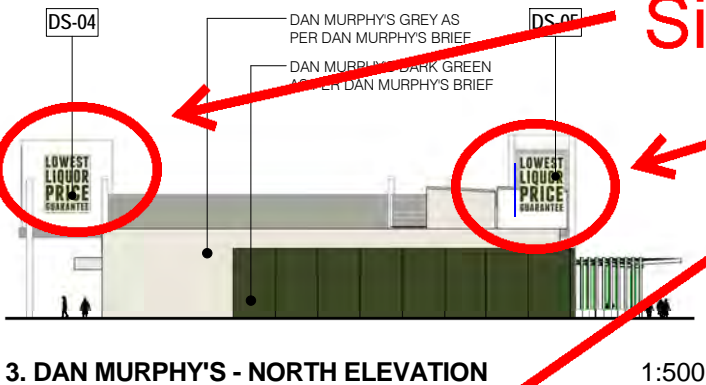
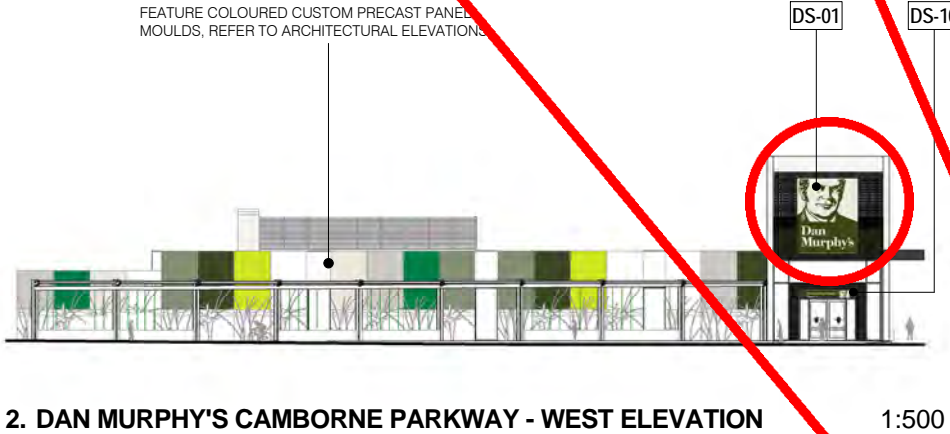
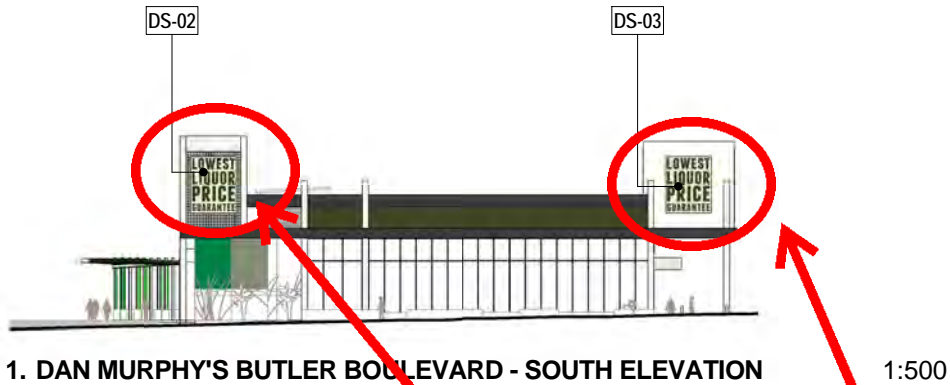
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DAN MURPHY'S SIGN CODES  
EXTERNAL FACADE SIGNAGE

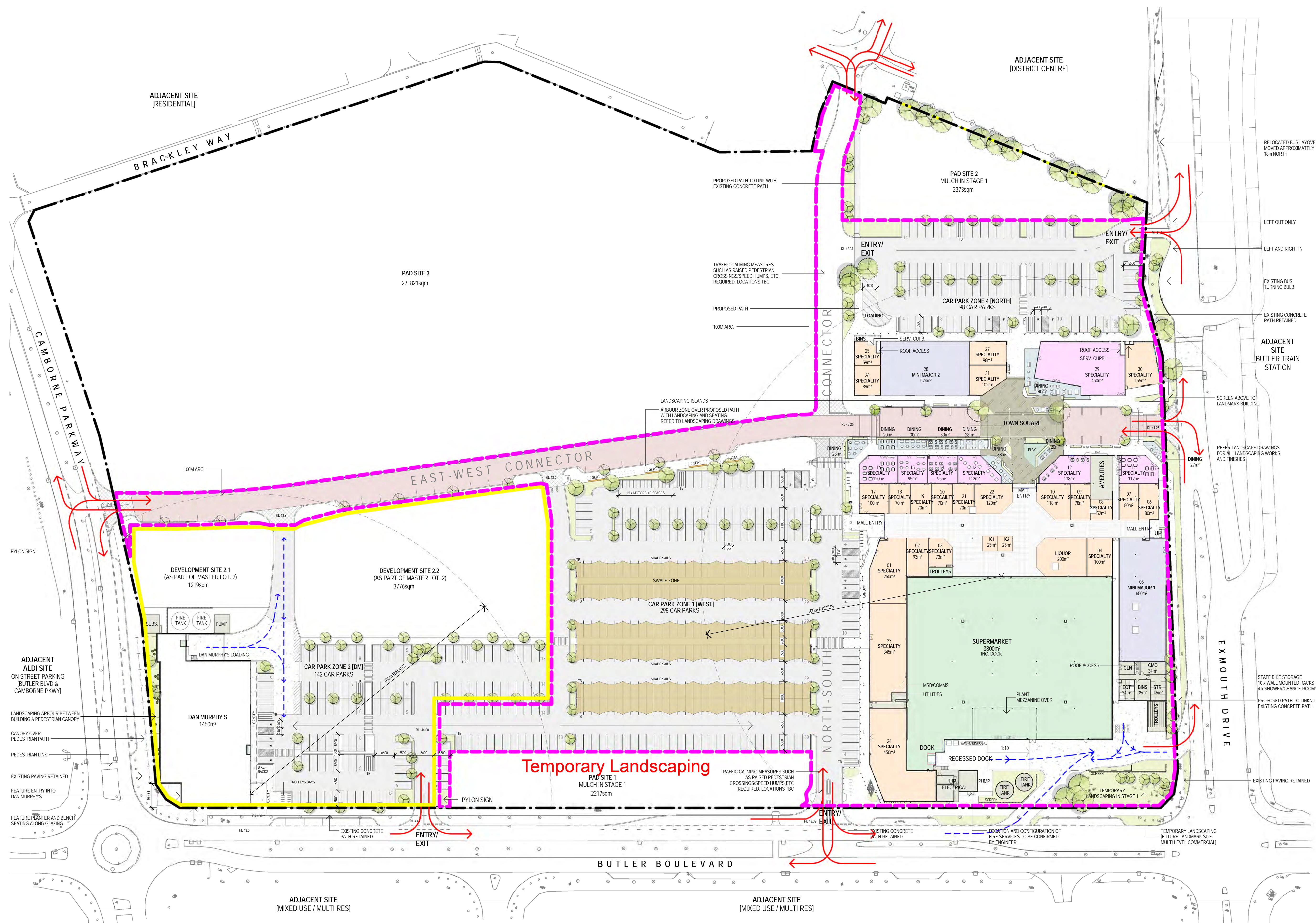
SIGN	SIGN NO.	SIGN CODE	DIMENSIONS	NAME
	DS-00 DS-01	N/A	5000h x 3980w (19.5m²)	Externally illuminated
	DS-02 DS-03 DS-04 DS-05	SIGN H	3800h x 3000w (11.4m²)	Externally illuminated
	DS-06	SIGN F	1200h x 10660w (12m²)	Non illuminated
	DS-07	SIGN K	1200h x 3000w (3.6m²)	Non illuminated
	DS-08	SIGN E	1000h x 14050w (14m²)	Non illuminated
	DS-09	N/A	1200h x 7240w adjusted to fit glazing (8.64m²)	Vinyl print to glazing, non illuminated
	DS-10	SIGN D	1200h x 7240w (8.64m²)	Internally illuminated
	DS-11 DS-12	N/A	850h x 2140w (1.92m²)	Internally illuminated Double sided (PS 01 & PS 02)

Maximum two signs per tower  
Signs to be a maximum size 8m2



## Attachment 3a

Rev.	Amendment	Date
A	DA ISSUE	30.08.1
B	DA ISSUE	12.10.1



MASTER LOT. 2



butler  
central

BROOK  
FALCONES

28 Chesser Street, Adelaide, South Australia 50  
Telephone : 08 8203 5800 Facsimile : 08 8223 24  
ABN 65 007 846 586 [brownfalconer.com](http://brownfalconer.com)

FABCOT PTY. LTD

BUTLER CENTRAL  
BUTLER BOULEVARD, BRIGHTON WA

GROUND FLOOR PLAN

Dwg No. 3064

Dwg No. 3064 DA04 Rev: B A1 SHEET





Attachment 3b

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
A	DA ISSUE	30.08.16
B	DA ISSUE	12.10.16



PERSPECTIVE - EXMOUTH DRIVE ENTRY



PERSPECTIVE - TOWN SQUARE ENTRY



PERSPECTIVE - EAST-WEST CONNECTOR

butler  
central

BROWN  
FALCONER

28 Chesser Street, Adelaide, South Australia 5000  
Telephone : 08 8203 5800 Facsimile : 08 8223 2440  
ABN 65 007 846 586 brownfalconer.com.au

FABCOT PTY. LTD

BUTLER CENTRAL  
BUTLER BOULEVARD, BRIGHTON WA

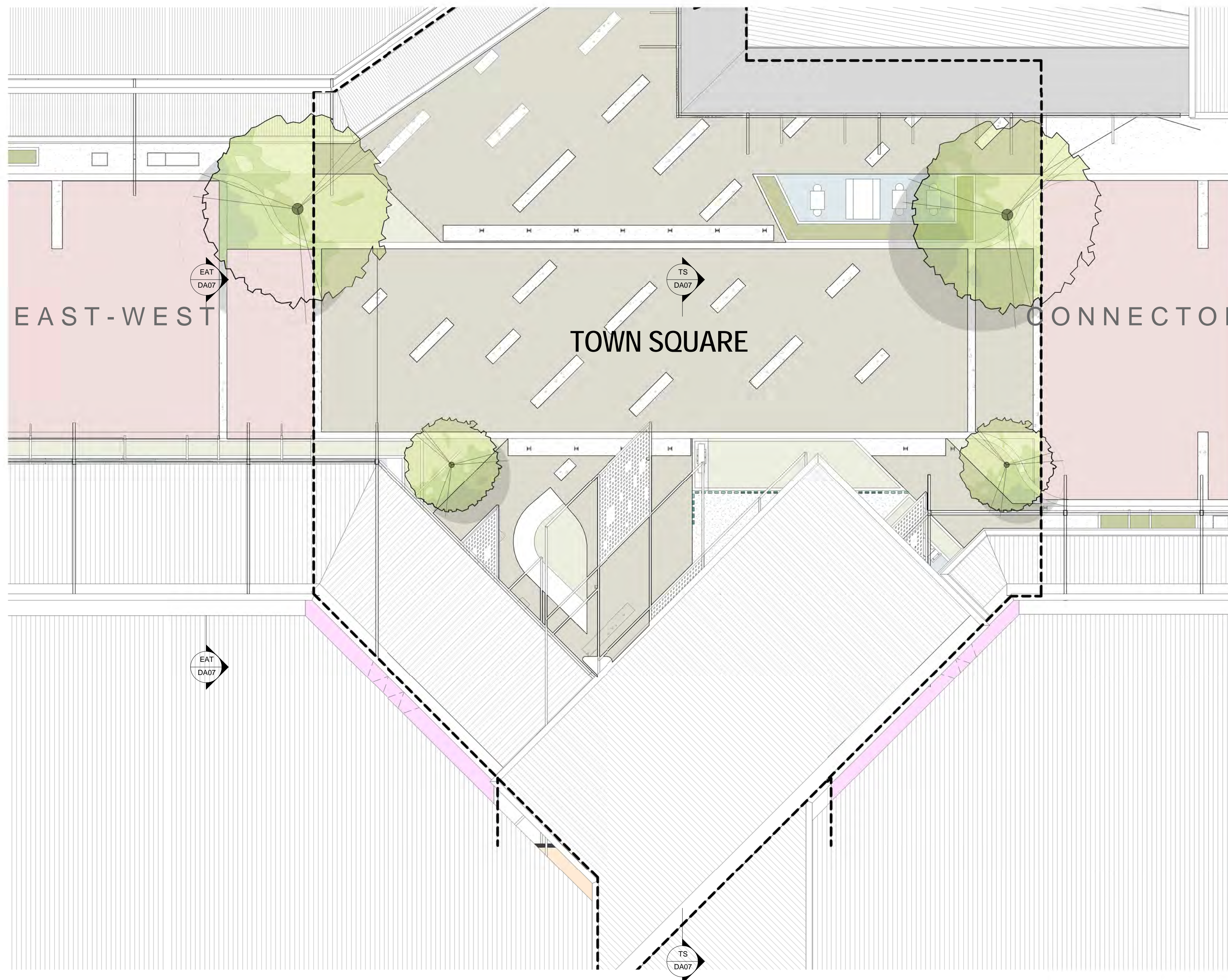
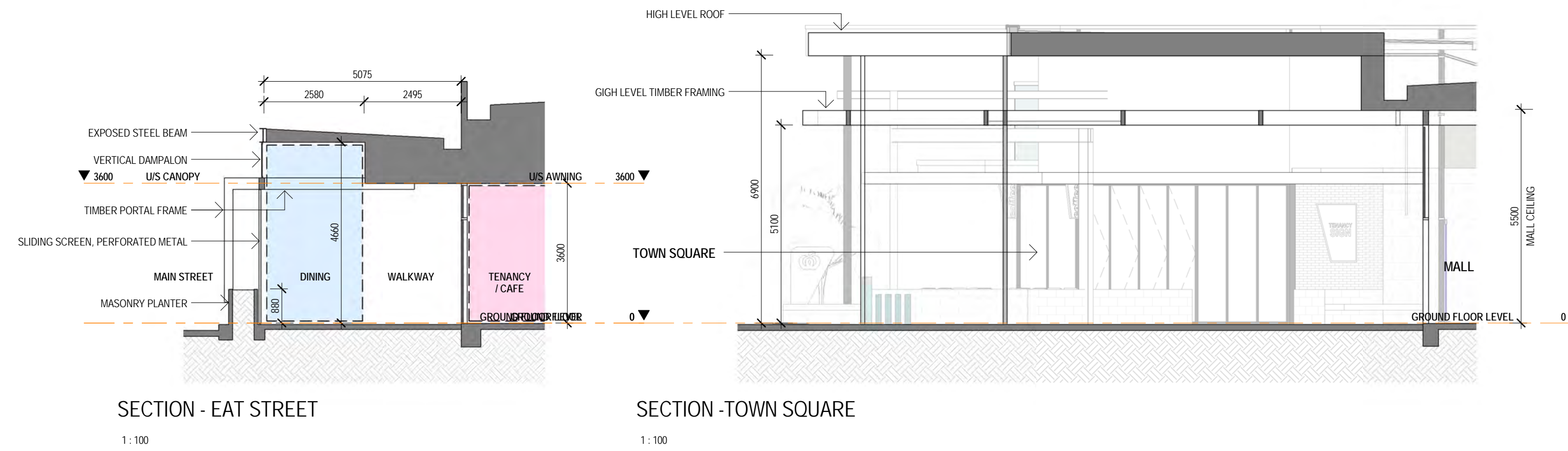
TOWN SQUARE & MAIN STREET  
DINING ZONE PLAN

Scale 1 : 200  
Drawn WK  
Date 12.10.16  
Job No. 2016044

Dwg No. 3064 DA06 Rev. B A1 SHEET



## Attachment 3c



ITS  
ON | PERSPECTIVE - TOWN SQUARE TOWARDS EAT STREET



TS NC PERSPECTIVE - EAT STREET



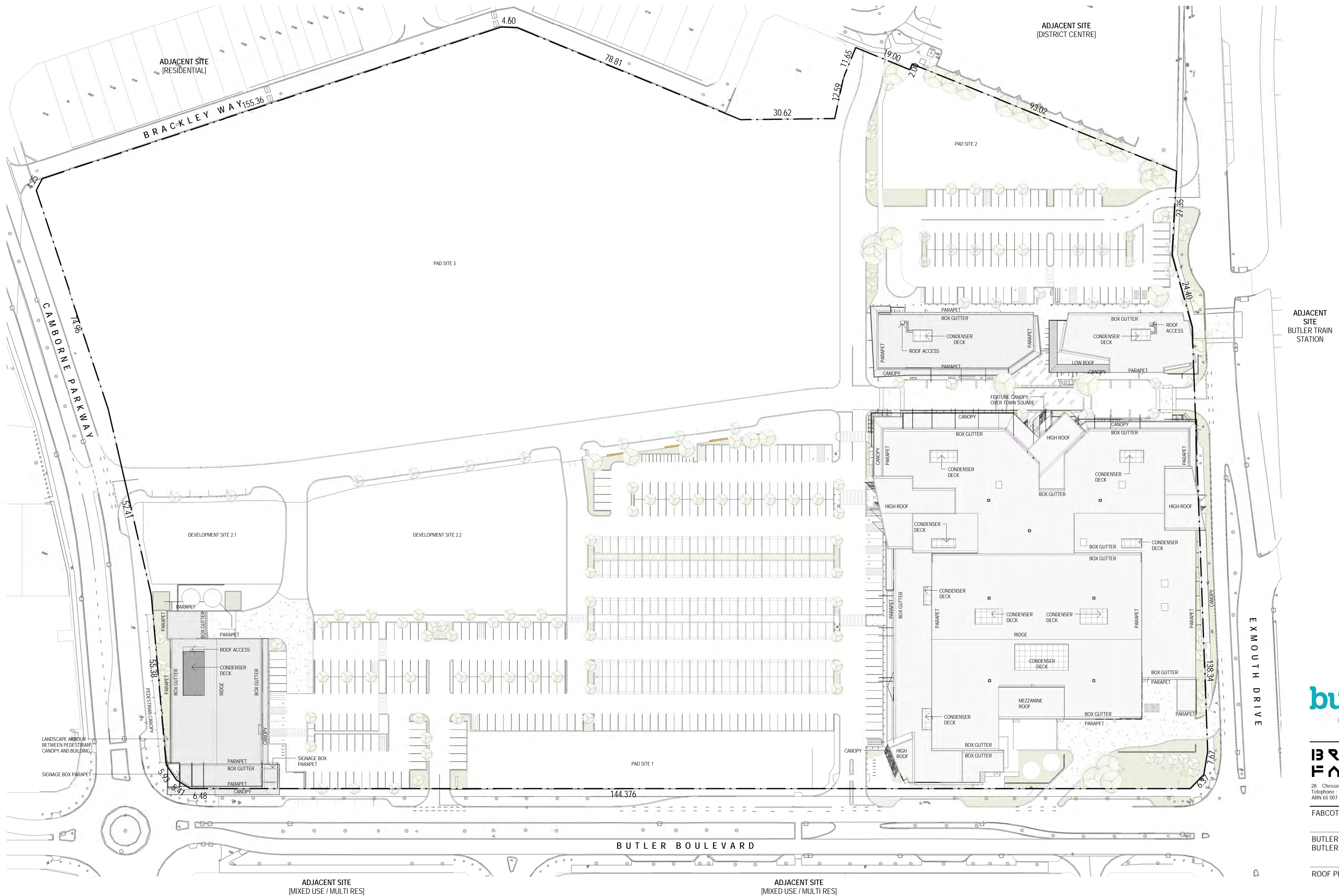
PERSPECTIVE - ISOMETRIC VIEW EAST-WEST CONNECTOR

Rev.	Amendment	Date
A	DA ISSUE	30.08.16
B	DA ISSUE	12.10.16



# Attachment 3d

Rev.	Amendment	Date
A	DA ISSUE	30.08.16
B	DA ISSUE	12.10.16



butler  
central

**BROOK  
FALCONER**

28 Chesser Street, Adelaide, South Australia 5000  
Telephone: 08 8203 5800 Facsimile: 08 8223 2440  
ABN 65 007 846 586 [brownfalconer.com.au](http://brownfalconer.com.au)

FABCOT PTY. LTD

BUTLER CENTRAL  
BUTLER BOULEVARD, BRIGHTON WA

## ROOF PLAN

Scale 1 : 600

Scale 1 : 600

Drawn WK

Date 12.10.16

Job No. 2016044

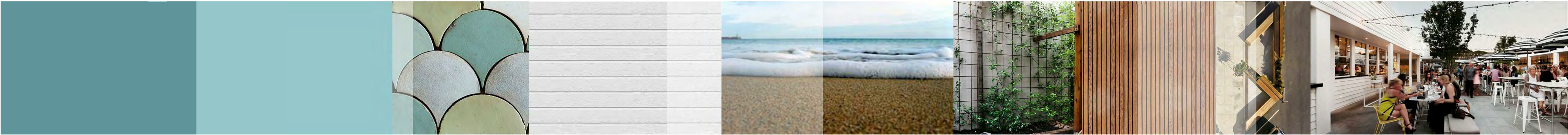
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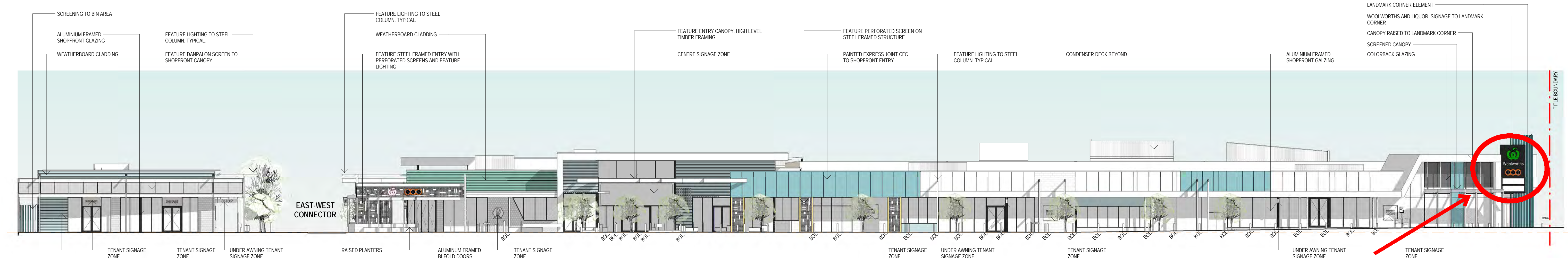
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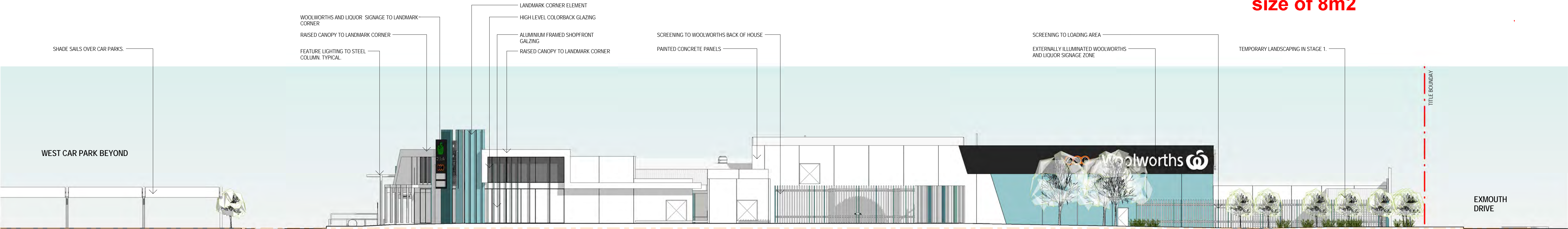
MATERIAL/COLOUR PALETTE



CAMBORNE PARKWAY - WEST ELEVATION

1 : 200

Sign to be a maximum size of 8m2



BUTLER BOULEVARD - SOUTH ELEVATION

1 : 200



PERSPECTIVE - EASTERN MALL ENTRY

ARTISTS IMPRESSION



PERSPECTIVE - WESTERN MALL ENTRY

ARTISTS IMPRESSION



PERSPECTIVE - LANDMARK SITE

ARTISTS IMPRESSION



BROWN FALCONER

28 Chesser Street, Adelaide, South Australia 5000  
Telephone : 08 8203 5800 Facsimile : 08 8223 2440  
ABN 65 007 846 556 brownfalconer.com.au

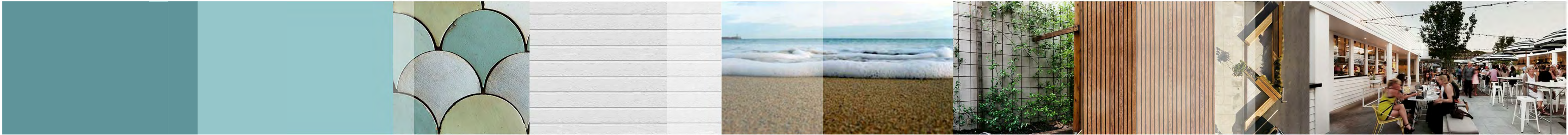
FABCOT PTY. LTD

BUTLER CENTRAL  
BUTLER BOULEVARD, BRIGHTON WA

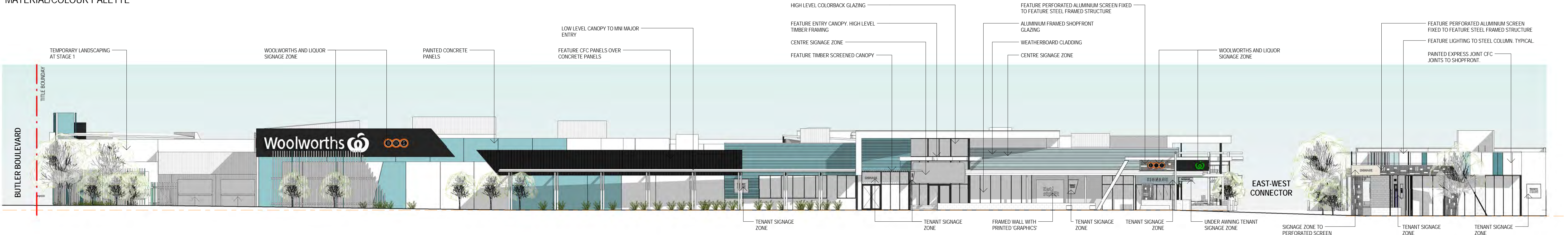
ELEVATIONS & VIEWS

Scale 1 : 200  
Drawn WK  
Date 12.10.16  
Job No. 2016044  
Dwg No. 3064 DA09 Rev. B A1 SHEET



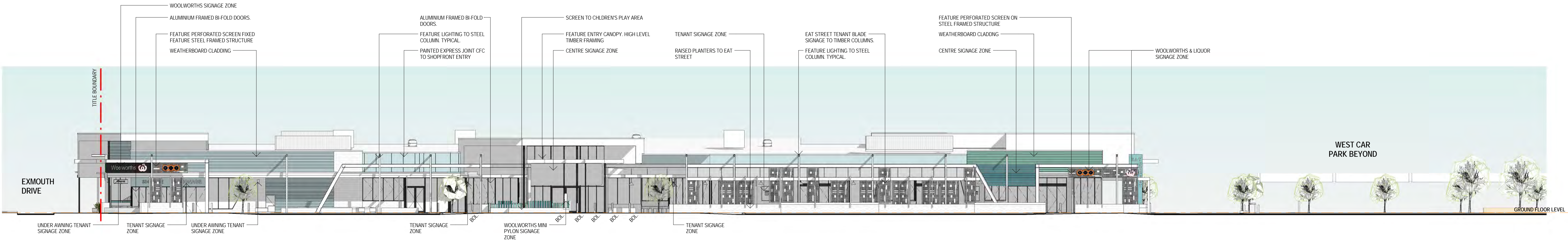


MATERIAL/COLOUR PALETTE



EXMOUTH DRIVE - EAST ELEVATION

1: 200



EAST-WEST CONNECTOR - NORTH ELEVATION

1: 200



PERSPECTIVE - EXMOUTH DRIVE WESTERN ENTRY

ARTISTS  
IMPRESSION



PERSPECTIVE - WESTERN CORNER

ARTISTS  
IMPRESSION



PERSPECTIVE - EAST-WEST CONNECTOR

ARTISTS  
IMPRESSION



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FALCONER

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ABN 65 007 846 586 brownfalconer.com.au

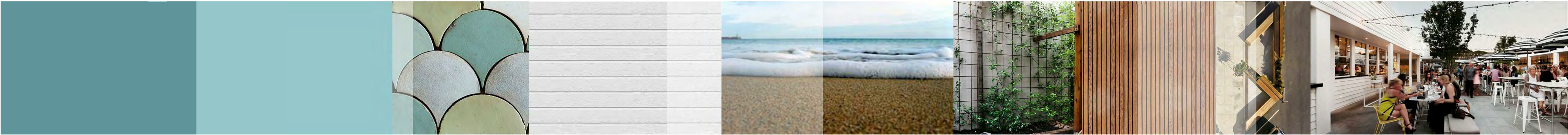
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BUTLER CENTRAL  
BUTLER BOULEVARD, BRIGHTON WA

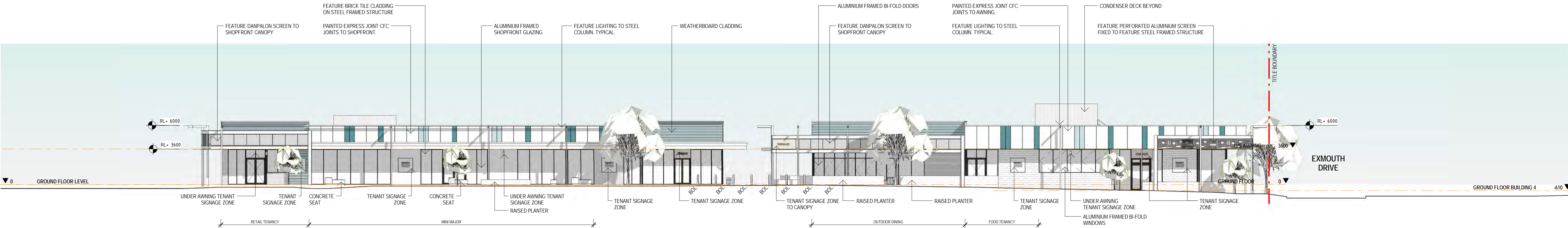
ELEVATIONS & VIEWS

Scale 1 : 200  
Drawn WK  
Date 12.10.16  
Job No. 2016044  
Dwg No. 3064 DA10 Rev. B A1 SHEET





MATERIAL/COLOUR PALETTE



EAST-WEST CONNECTOR - SOUTH ELEVATION NORTHERN BUILDINGS

1:200



NORTH ELEVATION - NORTHERN BUILDINGS

1:200



PERSPECTIVE - EAT STREET FOOD PRECINCT

ARTISTS  
IMPRESSION



PERSPECTIVE - EAST-WEST CONNECTOR

ARTISTS  
IMPRESSION

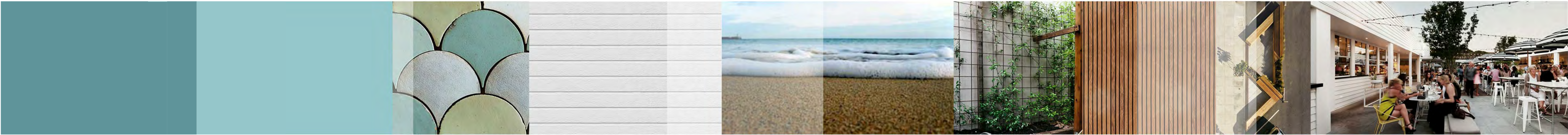


PERSPECTIVE - WEST ENTRY

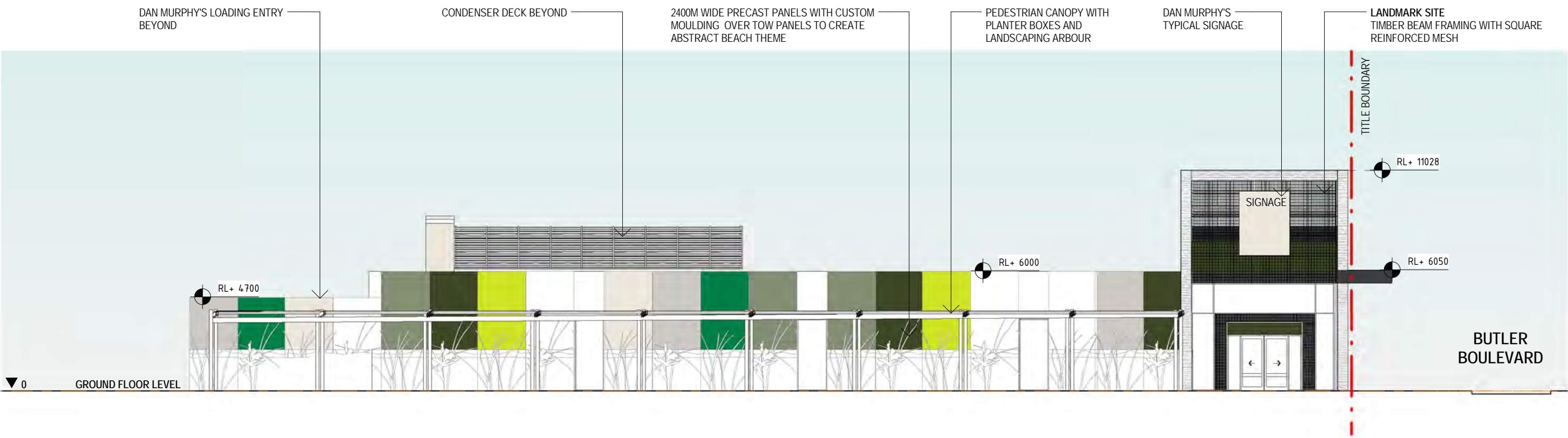
ARTISTS  
IMPRESSION



Attachment 3h

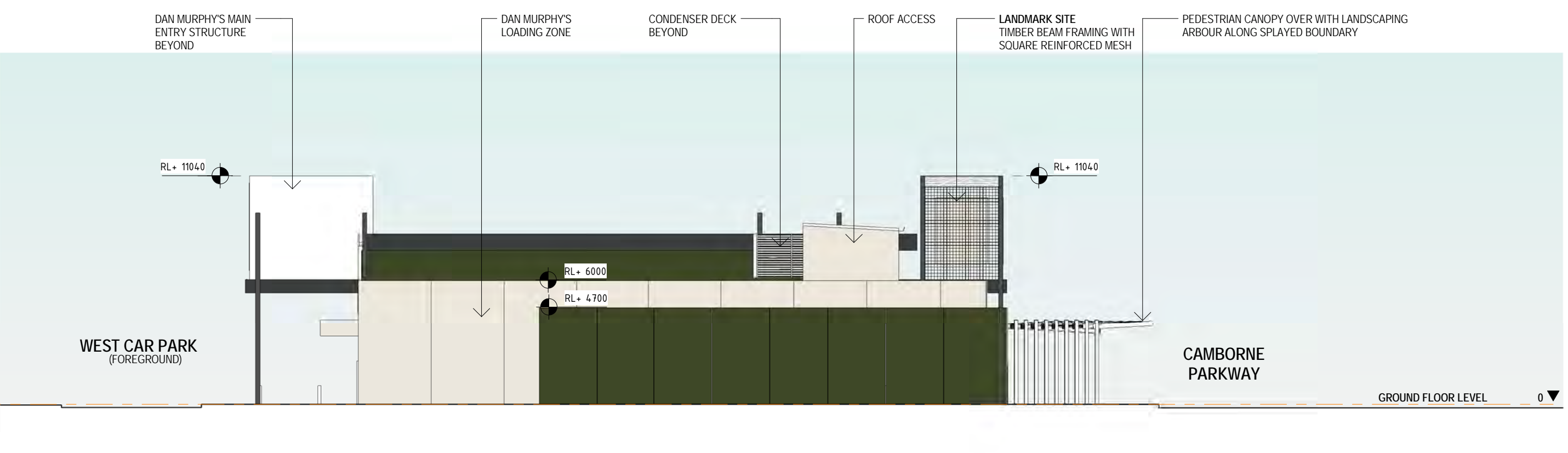


MATERIAL / COLOUR PALETTE



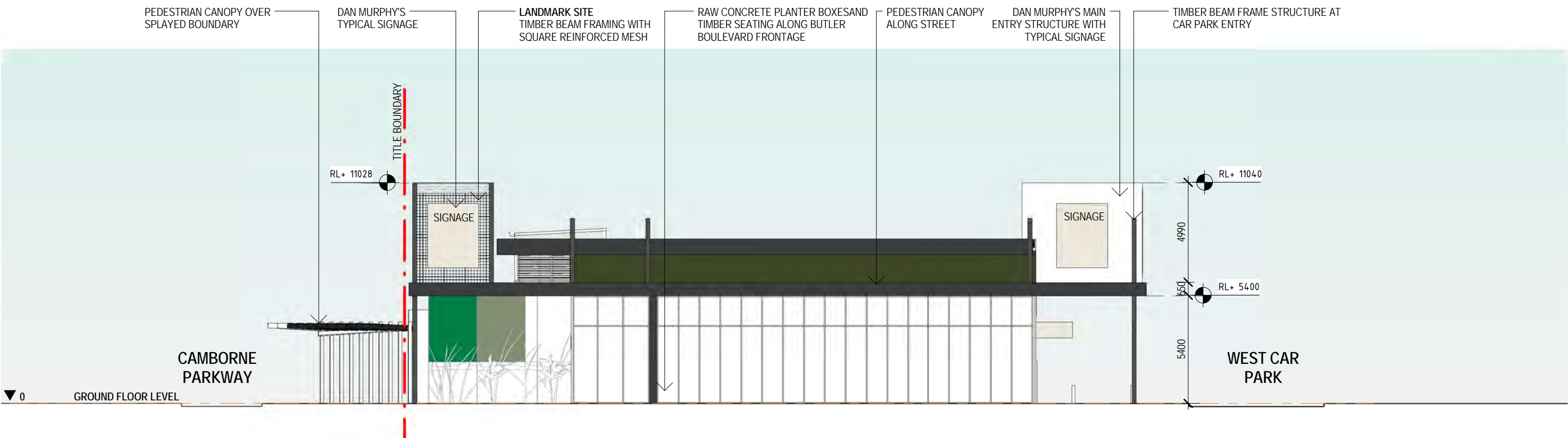
CAMBORNE PARKWAY - DAN MURPHY'S LANDMARK SITE - WEST ELEVATION

1 : 200



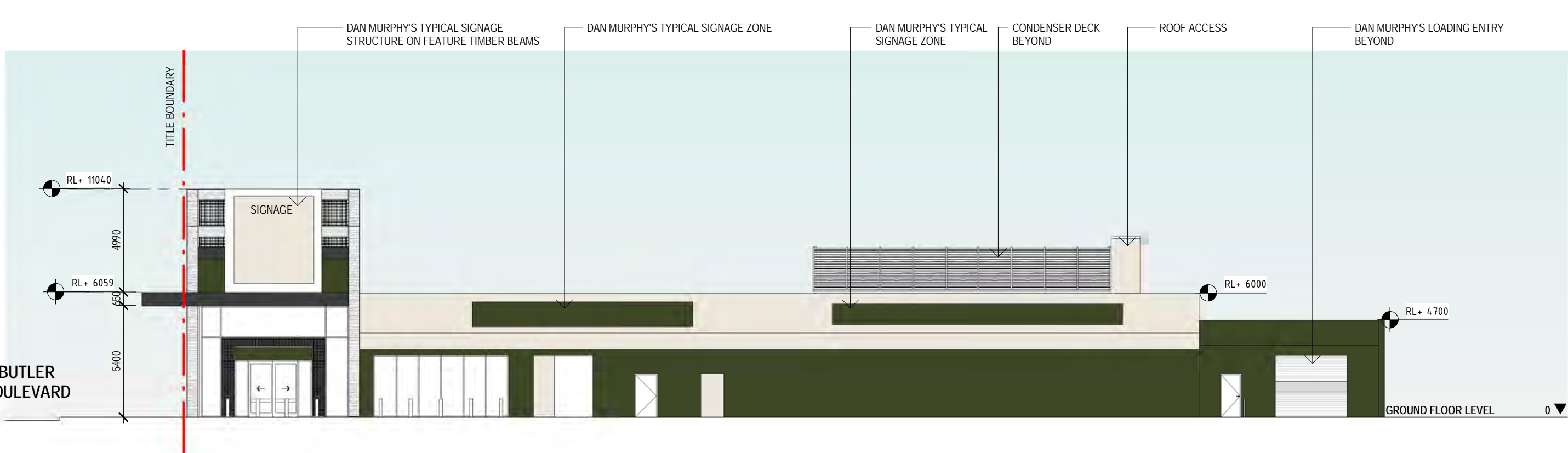
EAST-WEST CONNECTOR - DAN MURPHY'S - NORTH ELEVATION

1 : 200



BUTLER BOULEVARD - DAN MURPHY'S LANDMARK SITE - SOUTH ELEVATION

1 : 200



CAR PARK ENTRY - EAST ELEVATION

1 : 200



MASS MODEL PERSPECTIVE - DAN MURPHY'S CARPARK VIEW



MASS MODEL PERSPECTIVE - CAMBORNE PARKWAY VIEW TO DAN MURPHY'S



MASS MODEL PERSPECTIVE - LANDMARK SITE DAN MURPHY'S

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WOOLWORTHS LIMITED

BUTLER CENTRAL  
BUTLER BOULEVARD, BRIGHTON WA

ELEVATIONS & VIEWS















SIGN-06  
SITE PLAN & SIGN REFERENCE PLAN  
12 OCTOBER 2016

BUTLER CENTRAL  
SIGNAGE ANALYSIS



# EXTERNAL SIGNAGE SCHEDULE

## WOOLWORTHS & BWS EXTERNAL FACADE SIGNAGE

IMAGE	SIGN No.	2015 WW DESIGN SPEC CODE	DIMENSIONS	COMMENTS
	W01	B11 - custom	4200W x 1000H	INDIVIDUAL TEXT AND ICON APPLIED TO PERFORATED METAL BACKING
	S03 E06	B11	11,700W x 2500H	KIT STANDARD SIGN FIXED TO CONCRETE PANEL
	N01	CUSTOM ICON	1000W x 1000H	INDIVIDUAL ICON APPLIED TO PERFORATED METAL BACKING ICON SIZE TO MATCH SIGN W01 ADJACENT
	N05	CUSTOM ICON	500W x 500H	INDIVIDUAL ICON APPLIED TO MINI PYLON SIGN IN TOWN SQUARE
	E07	CUSTOM ICON	1000W x 1000H	INDIVIDUAL ICON REAR OF SIGN CLAD TO MATCH FRONT - EXPOSED TOP MOUNTED TO STEEL FRAMING
	N03	B11	4200W x 1000H	KIT STANDARD SIGN REAR OF SIGN CLAD TO MATCH FRONT - EXPOSED TOP MOUNTED TO STEEL FRAMING
	TR	B27	465W x 600H	KIT STANDARD SIGN ON SINGLE POLE USE THIS SIGN FOR ALL TROLLEY BAYS
	S01	B45	930W x 1200H	KIT STANDARD SIGN FIXED TO TANK SCREEN
	E01 W03 N06	B11 - custom	2300W x 1000H	INDIVIDUAL TEXT AND ICON APPLIED TO PERFORATED METAL BACKING
	S02 E05	B11	3800W x 2500H	KIT STANDARD SIGN FIXED TO CONCRETE PANEL






# EXTERNAL SIGNAGE SCHEDULE

Attachment 4c

## CENTRE SIGNAGE

EXTERNAL FACADE SIGNAGE

IMAGE	SIGN No.	DIMENSIONS	COMMENTS
	W02	1200W x 3800H	'EAT STREET' SIGNAGE INDIVIDUAL LETTERS, ILLUMINATED DIRECT FIX TO CONCRETE PANEL
	N02 E03 W04	CUSTOM MADE TBC	CENTRE LOGO SIGNAGE, ILLUMINATED INDIVIDUAL LETTERS AND ICON FIXED IN FRONT OF GLAZING
	N04	CUSTOM MADE TBC	CENTRE LOGO SIGNAGE, ILLUMINATED INDIVIDUAL LETTERS AND ICON FIXED TO WALL CLADDING
	E02	2700W x 2800H	FRAMED WALL WITH PRINTED GRAPHICS.



# EXTERNAL SIGNAGE SCHEDULE

Attachment 4d

## TENANCY SIGNAGE

EXTERNAL FACADE SIGNAGE

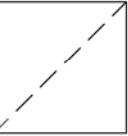
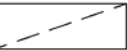
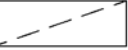
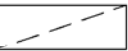
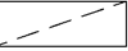
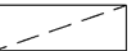

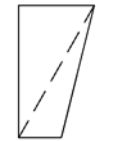


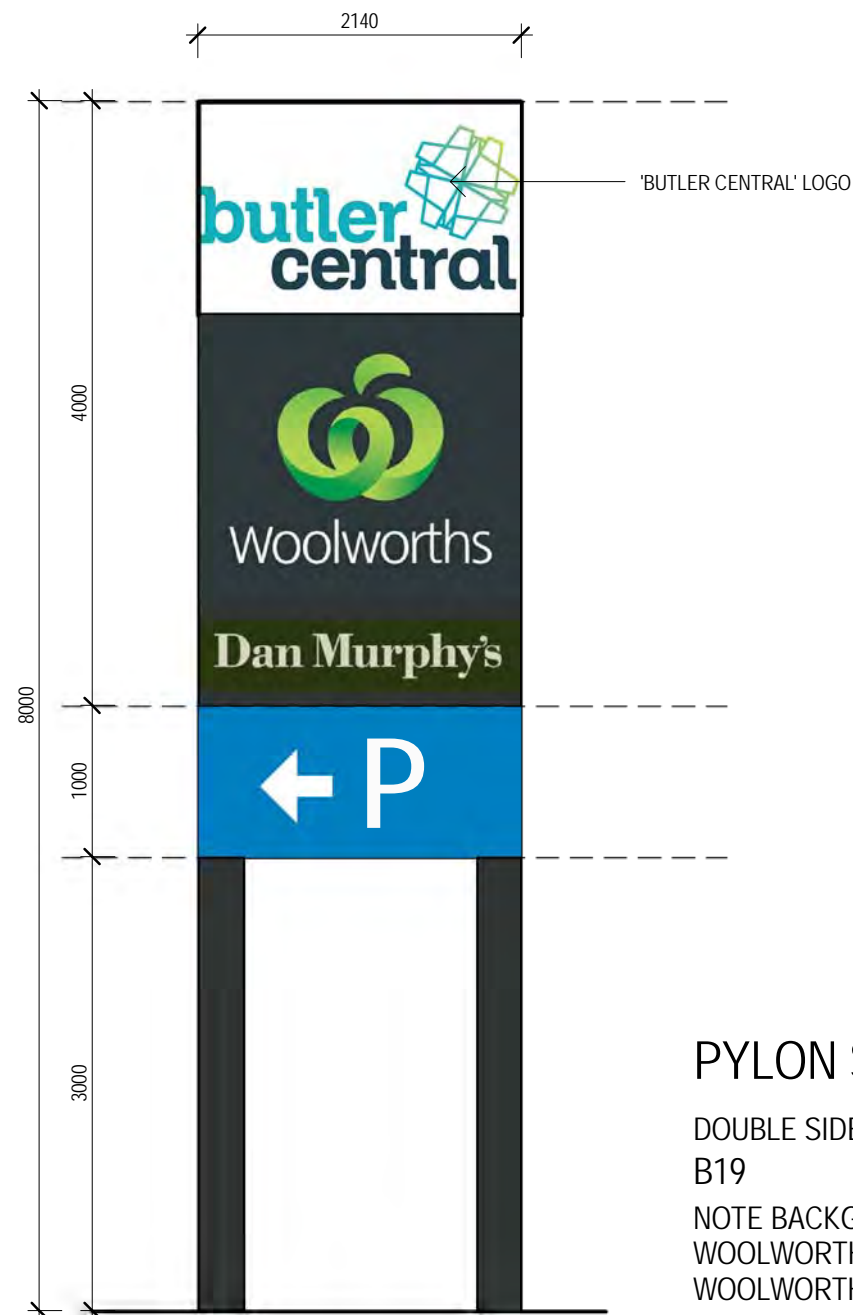
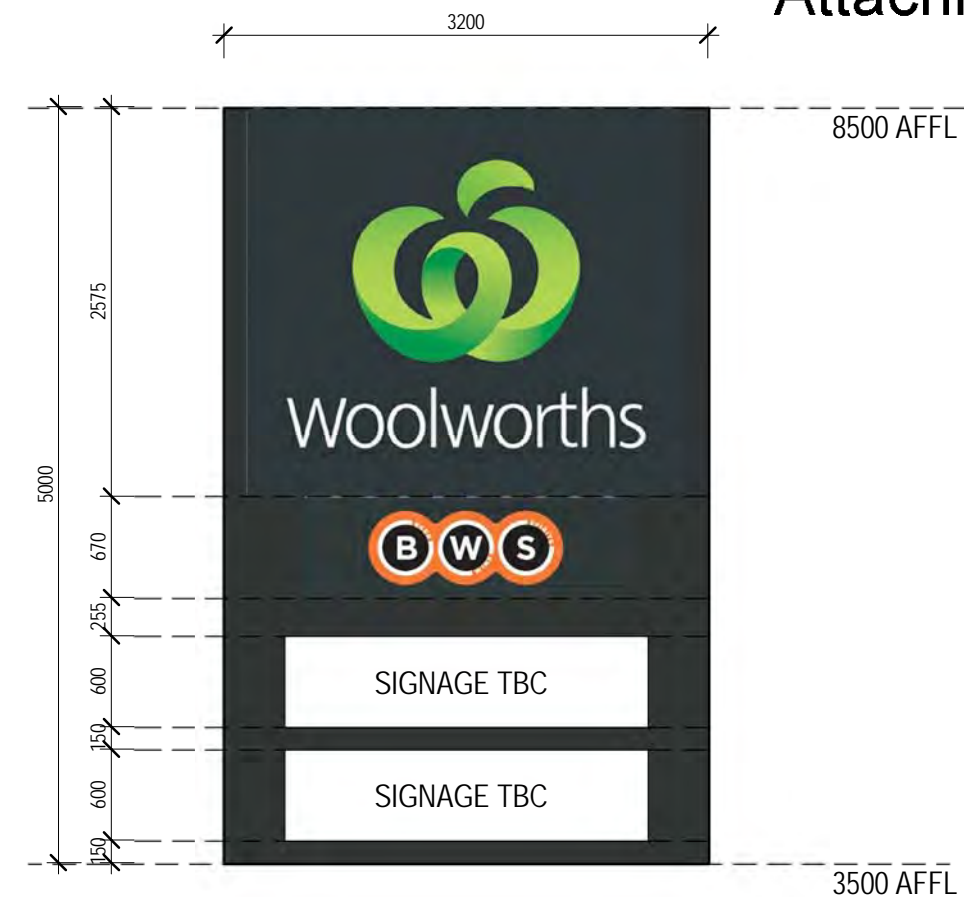
IMAGE	SIGN No.	DIMENSIONS	COMMENTS
	MM1-05.3 TS-26.3 MM2.28.1 TS-29.3 MM2-28.4 TS-30.1 TS-01.1 TS-30.4 TS-12.1 TS-14.3 TS-23.2 TS-24.2 TS-25.1	1500W x 1500H	TENANT SIGNAGE ZONE, ILLUMINATED DIRECT FIX TO FACADE
	MM1-05.2 MM2-28.2 TS-17.1 TS-25.1 TS-26.1 TS-27.1 TS-30.2 TS-31.1	2000W x 900H	TENANT SIGNAGE ZONE, ILLUMINATED APPLIED TO SHOPFRONT GLAZING
	TS-11.2 TS-11.3	4100W x 900H	TENANT SIGNAGE ZONE, ILLUMINATED APPLIED TO SHOPFRONT GLAZING
	MM2-28.3 TS-26.2 TS-01.2 TS-28.2 TS-11.1 TS-29.4 TS-23.1 TS-24.1	1500W x 400H	UNDER AWNIGN BLADE TENANCY SIGNAGE, ILLUMINATED
	TS-30.3	3000W x 1000H	TENANCY SIGNAGE, ILLUMINATED APPLIED TO PERFORATED METAL BACKING
	TS-29.1 TS-29.2	2400W x 1000H	TENANCY SIGNAGE, ILLUMINATED APPLIED TO FEATURE STEEL/DANPALON CANOPY
	TS-16.3	1190W x 1100H	TENANCY SIGNAGE, ILLUMINATED DIRECT FIX TO TILE CLADDING
	MM1-05.1 TS-12.2 TS-12.3 TS-13.2 TS-13.3 TS-14.2 TS-15.2 TS-16.1	450W x 900H	TENANCY BLADE SIGNAGE, ILLUMINATED DIRECT FIX TO SHOPFRONT ALUMINIUM FRAMING

IMAGE	SIGN No.	DIMENSIONS	COMMENTS
	TS-13.1 TS-14.1 TS-15.1 TS-16.4	450W x 900H	TENANCY BLADE SIGNAGE, ILLUMINATED DIRECT FIX TO TIMBER COLUMNS
	TS-11.4 TS-12.1 TS-15.3 TS-16.1	1050W x 1500H	TENANCY BLADE SIGNAGE, ILLUMINATED DIRECT FIX TO TILE CLADDING



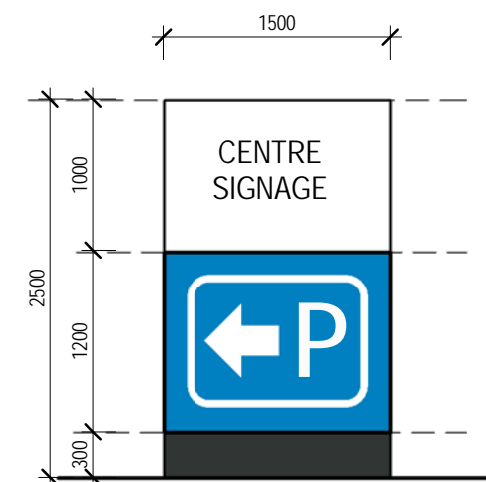


## PYLON SIGN - PS01, PS02

DOUBLE SIDED PYLON SIGN, ILLUMINATED  
B19NOTE BACKGROUND COLOUR TO  
WOOLWORTHS SIGN DIFFERS FROM  
WOOLWORTHS KIT - FABCOT DIRECTION

Sign to be a maximum size 8m2

## W05

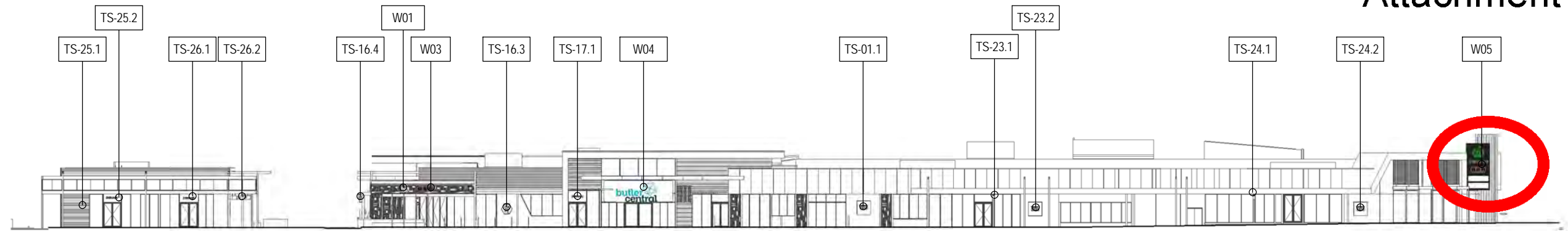
SINGLE SIDED LANDMARK ELEMENT SIGN,  
ILLUMINATEDPARKING DIRECTIONAL  
SIGNAGE - PDS01, PDS02

- 3MM ALUMINIUM CLADDING TO STEEL FRAME
- MOUNT CLAD IN 'PARKING BLUE' AND 'BLACK' AS SHOWN
- LETTERING AND ARROW TO BOTH SIDES OF SIGN
- LED ILLUMINATION TO LETTERING AND ARROW

## MINI PYLON SIGN (TOWN SQUARE) - PS03

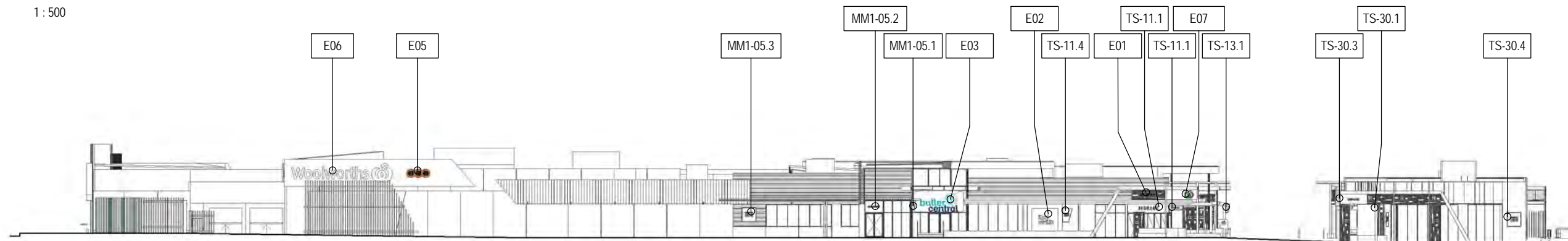
DOUBLE SIDED MINI PYLON SIGN, ILLUMINATED  
N05





01\_CAMBORNE PARKWAY - WEST ELEVATION

1 : 500

Sign to be a maximum size 8m<sup>2</sup>

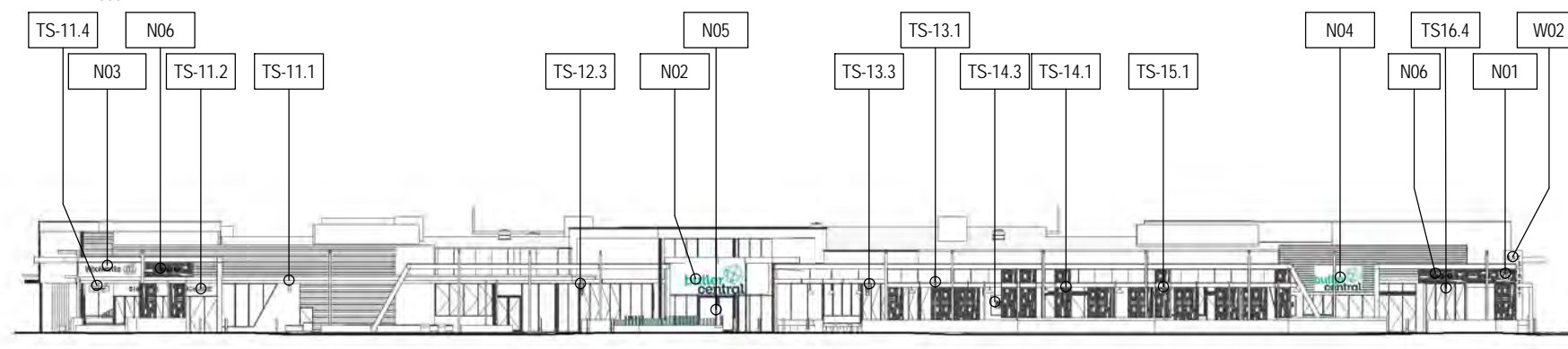
02\_EXMOUTH DRIVE - EAST ELEVATION

1 : 500



03\_BUTLER BOULEVARD - SOUTH ELEVATION

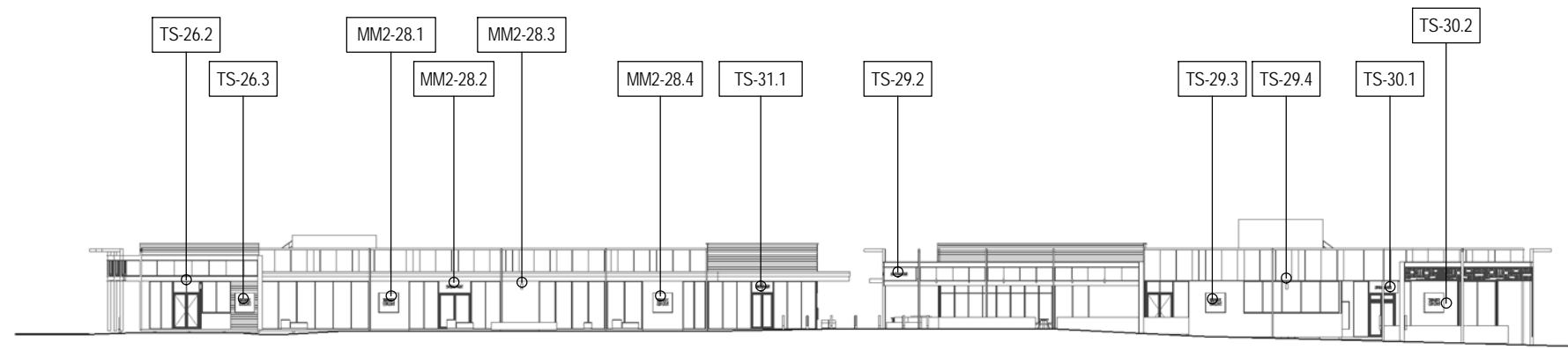
1 : 500



04\_EAST-WEST - NORTH ELEVATION

1 : 500





01\_EAST-WEST NORTH RETAIL - SOUTH ELEVATION

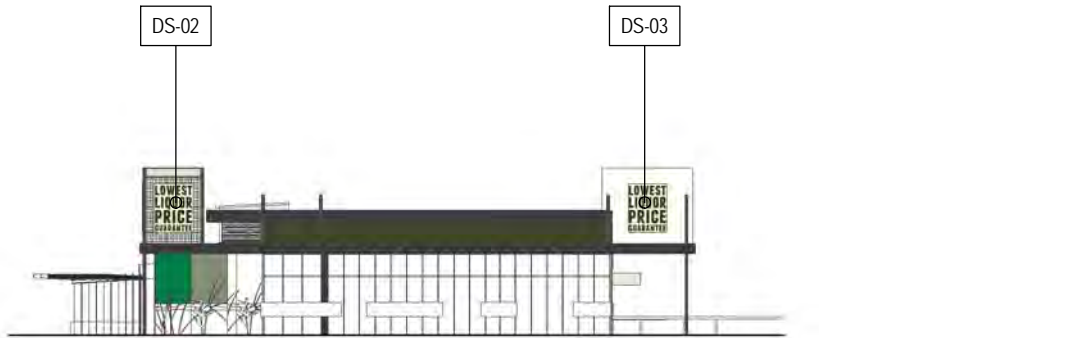
1 : 500



02\_NORTH RETAIL - NORTH ELEVATION

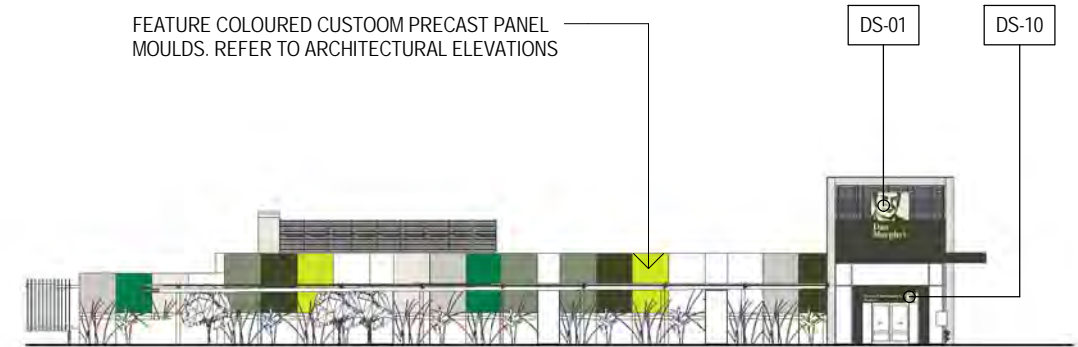
1 : 500





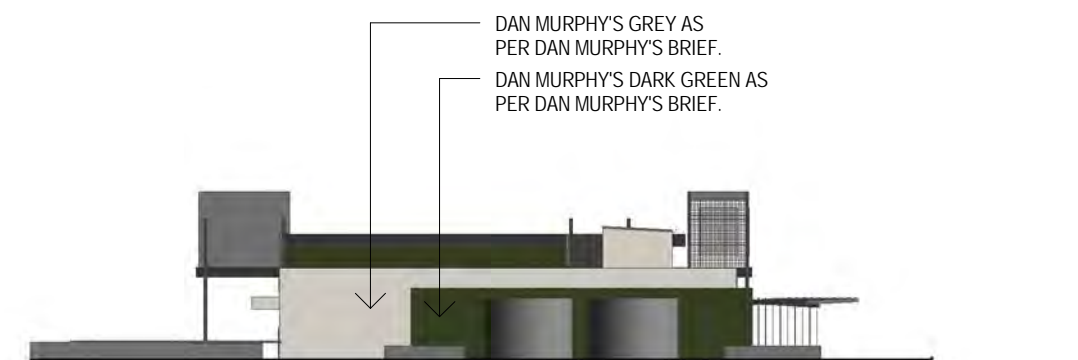
01\_DAN MURPHY'S BUTLER BOULEVARD - SOUTH ELEVATION

1 : 500



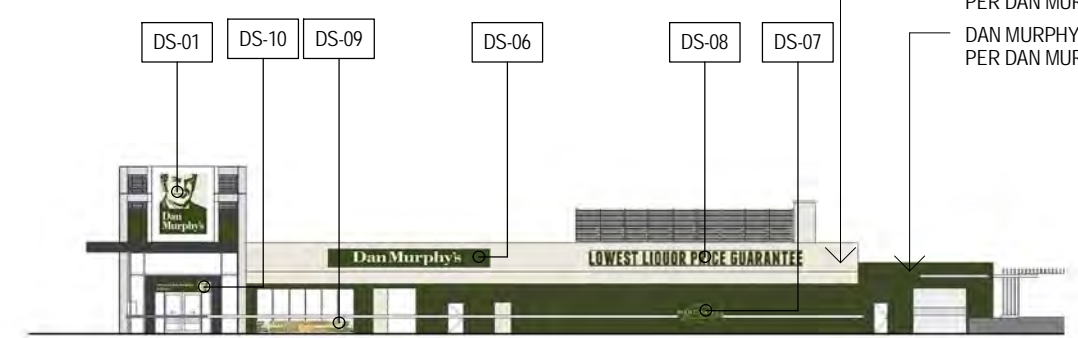
02\_DAN MURPHY'S CAMBORNE PARKWAY - WEST ELEVATION

1 : 500



03\_DAN MURPHY'S - NORTH ELEVATION

1 : 500




04\_DAN MURPHY'S - EAST ELEVATION

1 : 500

# DAN MURPHY'S SIGNAGE SCHEDULE

## EXTERNAL FACADE SIGNAGE

IMAGE	SIGN No.	SIGN CODE	DIMENSIONS	COMMENTS
	DS-00 DS-01	N/A	3200W x 2500H (8sqm)	EXTERNALLY ILLUMINATED
	DS-02 DS-03	SIGN H	3200W x 2500H (8sqm)	EXTERNALLY ILLUMINATED
	DS-06	SIGN F	10660W x 1200H (12sqm)	NON ILLUMINATED
	DS-07	SIGN K	3000W x 1200H (3.6sqm)	NON ILLUMINATED
	DS-08	SIGN E	1450W x 1000H (14sqm)	NON ILLUMINATED
	DS-09	N/A	724W x 1200H ADJUSTED TO FIT GLAZING (8.64sqm)	VINYL PRINT TO GLAZING, NON ILLUMINATED
	DS-10	SIGN D	724W x 1200H (8.64sqm)	INTERNALLY ILLUMINATED
	DS-11 SA-12	N/A	214W x 850W (1.92sqm)	INTERNALLY ILLUMINATED DOUBLE SIDED (PS 01 & PS 02)





## Form 2 - Responsible Authority Report

(Regulation 17)

<b>Property Location:</b>	Lot 2810 (150) Camborne Parkway, Butler
<b>Application Details:</b>	Shopping Centre - Additional Specialty Retail and Design Variations
<b>DAP Name:</b>	Metro North-West JDAP
<b>Applicant:</b>	Rowe Group
<b>Owner:</b>	Fabcot Pty Ltd
<b>Responsible Authority:</b>	Western Australian Planning Commission
<b>Authorising Officer:</b>	Director Metropolitan Northwest
<b>Department of Planning File No:</b>	30/50312/1 / DAP/15/00964
<b>Report Date:</b>	9 November 2016
<b>Application Receipt Date:</b>	21 September 2016
<b>Application Process Days:</b>	36
<b>Attachment(s):</b>	1. Location Plan 2. Activity Centre Structure Plan 87 3. Primary Approved Site Plan 4. Revised Development Plans

### Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00964 as detailed on the DAP Form 2 dated 21 September 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/15/00964 as detailed on the DAP Form 2 dated 21 September 2016 and accompanying plans Drawing Numbers: 3064 DA01 - 3064 DA12 in accordance with the provisions of the Metropolitan Region Scheme, for the proposed minor amendment to the approved Shopping Centre development at Lot 2810 (150) Camborne Parkway, Butler, subject to
  - a) Condition 2 being modified to read as follows:
    - a. *The retail-shop floor space shall not exceed 7,500m<sup>2</sup> unless 1000m<sup>2</sup> of non-retail floor space is operating within Precinct A of the Butler District Centre Activity Centre Structure Plan No. 87.*
  - b) All other conditions and requirements detailed on the previous approval dated 23 May 2015 shall remain unless altered by this application.

### Advice Notes

1. The Butler District Centre Activity Centre Structure Plan No. 87 requires a minimum of 30 dwellings prior to retail floor space reaching 15,000m<sup>2</sup> within Precinct A. Future development within the subject site should consider the provision of mixed use development in accordance with this provision.



## Background:

Property Address:	Lot 2810 (150) Camborne Parkway, Butler
Zoning	MRS: Urban
	TPS: Urban Development
Use Class:	Shopping Centre
Strategy Policy:	State Planning Policy 4.2 Activity Centres for Perth and Peel
Development Scheme:	City of Wanneroo District Planning Scheme No. 2
Lot Size:	7.953ha
Existing Land Use:	Vacant
Value of Development:	\$20 million

### Planning Framework

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Urban Development' under the City of Wanneroo District Planning Scheme No. 2 (DPS 2). The site is subject of the Butler District Centre Activity Centre Structure Plan No. 87 (ACSP 87) which was prepared pursuant to *State Planning Policy 4.2 - Activity Centres for Perth and Peel* (SPP 4.2) (refer **Attachment 2 - ACSP 87 Map**). ACSP 87 has been adopted and endorsed by the City of Wanneroo (City) and the Western Australian Planning Commission (WAPC). The majority of the subject site is within Precinct A of ACSP 87, which is the retail core of the centre and intended to accommodate the most intensive forms of commercial land use and development which optimises the location of the adjoining Butler Train Station.

ACSP 87 sets a shop-retail floorspace limit of 22,500sqm net lettable area across the entire structure plan area, with shop-retail uses being those contained within Planning Land Use Category 5 of the WAPC's *Perth Land Use and Employment Survey*.

### Requirement for Western Australian Planning Commission Recommendation

The Form 1 application was required to be forwarded to the WAPC pursuant to a Clause 32 resolution under the MRS, as it constitutes a proposal which, due to its location adjacent to major government infrastructure (the Butler Train Station), is of regional significance and in the public interest. This requirement does not obviate the requirement for approval to be obtained under the City's District Planning Scheme No. 2, resulting in the preparation of separate reports by the two responsible authorities for consideration by the Metro North-West Joint Development Assessment Panel (JDAP).

### Primary (Form 1) Approval

The Metro North-West JDAP issued development approval for a district level shopping centre on 23 May 2015 (**Attachment 3 - Approved Site Plan**). The approved development comprises:

- 9,996m<sup>2</sup> Net Lettable Area (NLA), of which the proponent indicates 8,996m<sup>2</sup> to be occupied by shop-retail land uses, as defined under the Planning Land Use Category 5 contained within the WAPC's *Perth Land Use and Employment Survey*;



- a supermarket, large format liquor store and 34 smaller commercial and food tenancies;
- an east-west main street, constructed as a private road and subject to a public access easement, with the main street expected to be further developed in subsequent stages;
- 575 car bays and 25 on-street car parking bays along Camborne Parkway and Butler Boulevard;
- a town square to be provided within the main street.

### **Details:**

The Form 2 amended plans (**Attachment 4 - Development Plans**) differ from the approved plan by including additional larger tenancies, including two 'mini major' department stores and larger food and beverage venues. This involves an increase of 557m<sup>2</sup> retail floor space from 8,996m<sup>2</sup> to 9553m<sup>2</sup>.

The application also proposes reconfigurations to parking areas and adds fire fighting tanks and facilities. As a result of the condition of a previous approval, the development plans provide for a left in left out, right out turning movement at the intersection of the Main Street and the public transport hub at Butler Station.

### **Legislation & policy:**

#### Legislation

*Planning and Development Act 2005*

#### State Planning Policy

*State Planning Policy 4.2 - Activity Centres for Perth and Peel*

### **Consultation:**

ACSP 87 established the key road connections, allocation of general land uses and built form provisions for the Butler District Centre and was subject of public consultation prior to its adoption by the City and WAPC.

Consultation has been undertaken with the Public Transport Authority which advises that it supports the proposal subject to the same conditions as the primary approval being:

- Southbound right turns from Exmouth into Main St are restricted and that some form of barrier/median to prevent illegal turns is installed.
- Southbound right turns from Exmouth into the Northern Car Park are restricted unless a Road Safety Audit is completed demonstrating to the PTA's satisfaction there are no safety concerns associated with the manoeuvre.



- Bus embayment length is protected, although this can be shifted further north. Buses must be able to exit the bus layover and U-turn via the roundabout to enter the Bus Station.

These conditions will remain relevant under the primary approval and no further changes are required.

### **Planning assessment:**

#### Shop-Retail Floor space Requirements

Clause 8.2 of ACSP 87 requires the following elements to be provided as part of development that would result in excess of 7,500m<sup>2</sup> of shop retail floor space within Precinct A:

- Buildings fronting the principal pedestrian connection to the Butler Station;
- The town square;
- At least 1,000 m<sup>2</sup> of non-retail commercial; and
- At least 10 residential dwellings.

In this respect, the application includes a main street which provides a suitable pedestrian connection to the Butler Station and incorporates a town square.

Precinct A does not contain any dwellings at this stage and this was not required as part of previous approvals. The applicant has advised that 30 dwellings have been constructed within the structure plan area, however the activity centre plan requires dwellings within Precinct A in a staged manner (10 dwellings at 7500m<sup>2</sup> retail, 30 dwellings at 15,000m<sup>2</sup> retail). This provision supports WAPC's Liveable Neighbourhoods policy which requires higher residential density and mixed use within 400m of railway stations.

Given the initial Form 1 approval did not include dwellings, it is not recommended that dwellings be mandated as part of this application. However mixed use development should be considered for future development within Precinct A for which the activity centre plan requires least 30 dwellings prior to retail floor space reaching 15,000m<sup>2</sup>. It is therefore recommended that the applicant be advised to ensure future development applications account for this requirement.

In relation to the 1000m<sup>2</sup> of non-retail commercial, the initial application included the following condition:

*The retail-shop floor space not exceeding 8,996m<sup>2</sup>, unless otherwise approved by the Western Australian Planning Commission.*

The applicant has requested that the condition be modified to allow flexibility to accommodate various tenancies during the leasing process. The initial condition does not precisely reflect the requirements of ACSP 87 and does not adequately address the requirement of State Planning Policy 4.2 *Activity Centres for Perth and Peel* to provide a mix of land uses to appropriately service the community. Accordingly it is recommended to modify the condition as follows:



*The retail-shop floor space shall not exceed 7,500m<sup>2</sup> unless 1000m<sup>2</sup> of non-retail floor space is operating within Precinct A of the Butler District Centre Activity Centre Structure Plan No. 87.*

The applicant supports this approach and has advised that this is expected to be achieved through the provision of tenancies such as banks, post office or optometrist.

**Conclusion:**

The proposed minor amendments are considered to be acceptable, having regard to WAPC policy and the planning framework for the area. It is recommended that the application be approved subject to conditions.





LEGEND

- SUBJECT SITE
- SIGNIFICANT ROADS
- TRAIN LINE
- EXISTING BUS ROUTES

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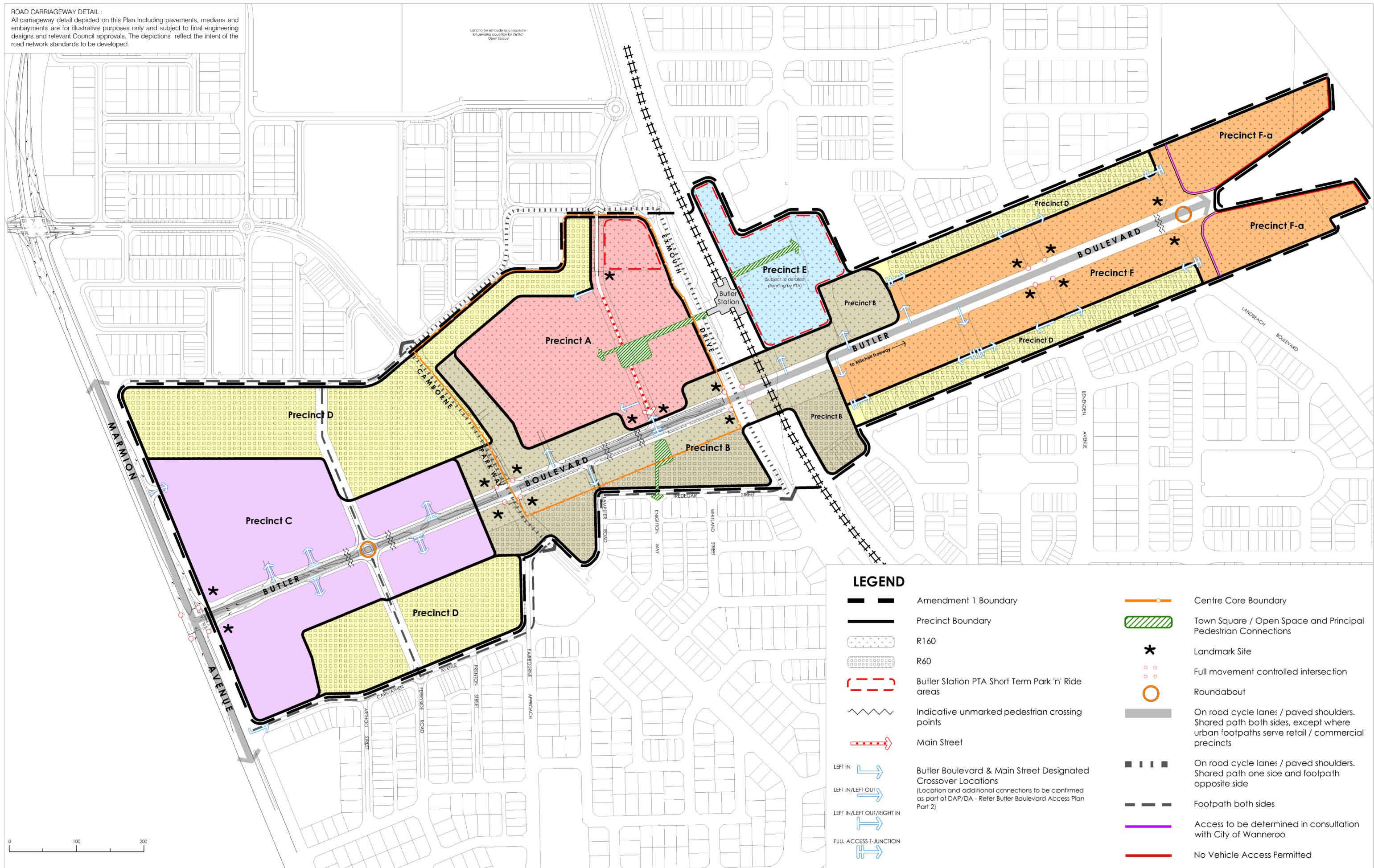
BUTLER TOWN CENTRE

LOCATION PLAN

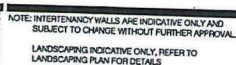


ROAD CARRIAGEWAY DETAIL:  
All carriageway detail depicted on this Plan including pavements, medians and embayments are for illustrative purposes only and subject to final engineering designs and relevant Council approvals. The depictions reflect the intent of the road network standards to be developed.

Land to be set aside as a separate lot pending acquisition for District Open Space











# BUTLER TOWN CENTRE

BUTLER BOULEVARD / BRIGHTON WA

## AMENDED TOWN PLANNING APPLICATION PACKAGE



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BUTLER TOWN CENTRE

COVER SHEET

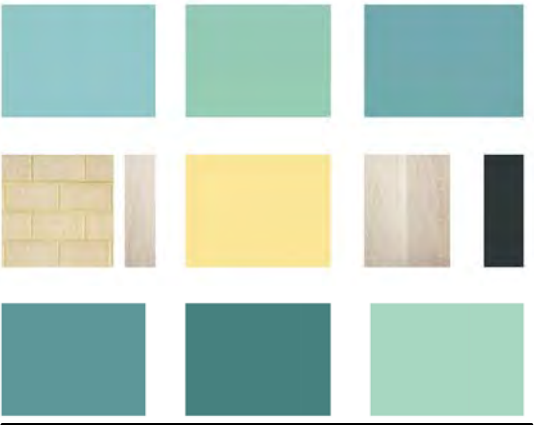
Scale  
Drawn WK/RM  
Date 30.08.16  
Job No. 2016044  
Dwg No. 3064 DA00 Rev. A A1 SHEET





LEGEND

- SUBJECT SITE
- SIGNIFICANT ROADS
- TRAIN LINE
- EXISTING BUS ROUTES



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BUTLER TOWN CENTRE

LOCATION PLAN

Scale 1 : 20  
Drawn WK  
Date 30.08.16  
Job No. 2016044

Dwg No. 3064 DA01 Rev. A A1 SHEET



**Butler Town Centre Detailed Area Plan - A** relates to the majority of Precinct A (Core) and a small portion of The purpose of this Detailed Area Plan is to identify the requirements of the City of Wanneroo District Planning Scheme No.2 (DPS 2) and the Butler District Structure Plan that apply to the land and apply certain other requirements that a particular to the land.

Development of the land identified in this Detailed Area Plan shall be in accordance with all relevant provisions of the City Of Wanneroo District Planning Scheme No.2 and subordinate Local Planning Policies, Agreed Structure Plan, except where varied by this Detailed Area Plan.

**Residential / Mixed Use**  
Council, at the request of the landowner, may vary any of the provisions of the R-Codes to facilitate mixed use developments. Residential development, as part of mixed use developments may be constructed in any location within the DAP area, provided that the residential component of any mixed use development is to be located above the ground floor, and should predominately face the street.

Mixed use developments are to include such noise attenuation measures necessary to maintain an appropriate level of residential amenity to those residents. Unless otherwise agreed a separate entry(s) and undercover vehicle parking areas are to be provided for residential component.

**Parking**  
Parking, access and service areas shall be generally located as depicted on the DAP.

Prior to the completion of railway station the minimum rate of parking provision for the main shopping centre is to be at a rate of 1 bay per 25m² nla. Thereafter the rate of parking provision for the main shopping centre may be provided at a rate of 1 bay per 30m² nla.

Provided that the buildings and parking is located in accordance with this DAP, and the minimum rate of parking provision for all uses other than Office or Residential is to be at a rate of 1 bay per 25m² nla.

Parking for the residential component of a mixed-use development is to be in accordance with the R-Codes. The City may allow for reciprocal parking arrangements to reduce the total parking numbers.

Shade trees within the at-grade, outdoor parking areas are to be provided at a rate of 1 tree per row of 4 parking bays and be of an appropriate species with a canopy that would be expected to grow to a diameter of approximately 8 metres.

**Buildings**  
The buildings fronting the East-West Connector are to be built with predominantly zero front setbacks except where greater setbacks will allow for the accommodation of future building additions (with zero front setbacks), alfresco areas, entry treatments, building articulation, or the like.

The buildings fronting the North-South Connector are to be built with predominantly zero front setbacks except where greater setbacks will allow for the accommodation of future building additions (with zero front setbacks), alfresco areas, entry treatments, building articulation, or the like, but may also be built over the North-South Connector, provided that suitable pedestrian connections are maintained.

The buildings fronting Butler Boulevard are to be predominantly built with front setbacks to a maximum of 3 metres except where greater setbacks will allow for the accommodation of future building additions, alfresco areas, entry treatments, building articulation, or the like.

Buildings fronting Camborne Parkway or Exmouth Drive may be built up to boundary.

The wall of any building immediately adjacent to, and facing, Camborne Parkway, Butler Boulevard, or the southern portion of Exmouth Drive is to include either openings (windows and entry points) at ground level or other architectural feature(s) to ensure the building presents an interesting frontage to the street. Landscaping may also be included to improve the streetscape.

The wall of any completed building located immediately adjacent to, and facing the main street or the town square is to include openings (windows and entry points) and/or alfresco areas at ground level to ensure the building presents an interesting frontage and the potential for integration with the public realm.

Buildings fronting the East-West and North-South Connectors, Exmouth Drive and Butler Boulevard are to be constructed with a minimum wall height of 6 metres.

Each major entry to the main shopping centre building is to include suitable lighting and architectural feature(s) to ensure that each entry is clearly identifiable and are one of the key architectural features of the frontage.

A signage strategy for each building is to be approved by the City prior to the commencement of construction of the building.

**Town Square and East-West Connector**  
The Town Square and the East-West Connector is to be developed as part of the first stage of construction of the main shopping centre.

Prior to the commencement of construction, detailed construction plans of Town Square, including hard and soft landscaping, any structures, seating and other furniture, and lighting are to be agreed with the City.

The ground level facade of the final built form fronting the Town Square is to be predominantly clear glazing (free of signage) and openings.

The East-West Connector is to include suitable strategic street tree planting.

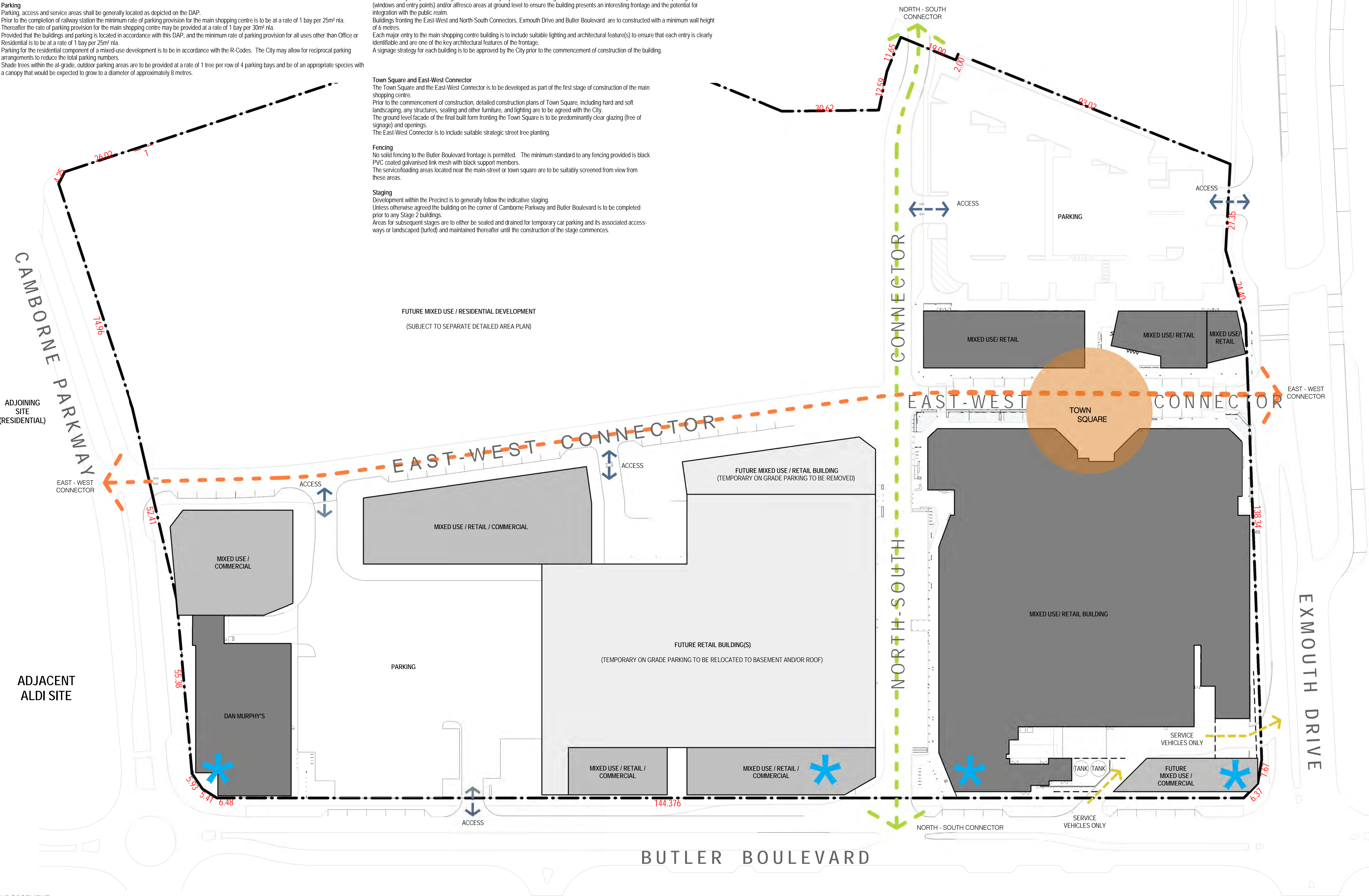
**Fencing**  
No solid fencing to the Butler Boulevard frontage is permitted. The minimum standard to any fencing provided is black PVC coated galvanised link mesh with black support members.

The service/loading areas located near the main-street or town square are to be suitably screened from view from these areas.

**Staging**  
Development within the Precinct is to generally follow the indicative staging.

Unless otherwise agreed the building on the corner of Camborne Parkway and Butler Boulevard is to be completed prior to any Stage 2 buildings.

Areas for subsequent stages are to either be sealed and drained for temporary car parking and its associated access-ways or landscaped (turfed) and maintained thereafter until the construction of the stage commences.



**ENDORSEMENT**  
The Detailed Area Plan is endorsed by the Manager Planning Implementation:  
Manager Planning Implementation: .....  
Date: .....

**ADJOINING SITE (MIXED USE/MULTI-RES)**  
**ADJOINING SITE (MIXED USE/MULTI-RES)**

**ADJOINING SITE (DISTRICT CENTRE)**  
EXISTING TEMPORARY CARPARK

- LEGEND**
- STAGE 1
  - INDICATIVE STAGE 2
  - INDICATIVE STAGE 3
  - LANDMARK SITES
  - VEHICLE ACCESS
  - SERVICE VEHICLE ONLY
  - EAST - WEST CONNECTOR
  - NORTH - SOUTH CONNECTOR
  - TOWN SQUARE ZONE

**ADJOINING SITE (TRAINSTATION)**

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BUTLER TOWN CENTRE

DETAILED AREA PLAN

Scale 1 : 600  
Drawn WK  
Date 30.08.16  
Job No. 2016044  
Dwg No. 3064 DA02 Rev. A A1 SHEET





ARTIST IMPRESSION  
- LANDMARK SITE - CNR BUTLER BLVD & NORTH-SOUTH CONNECTOR

ARTIST IMPRESSION  
- CNR EXMOUTH DRIVE & EAST-WEST CONNECTOR



ARTIST IMPRESSION  
- LANDMARK SITE - CNR EXMOUTH DRIVE & BUTLER BLVD  
[FUTURE DEVELOPMENT]



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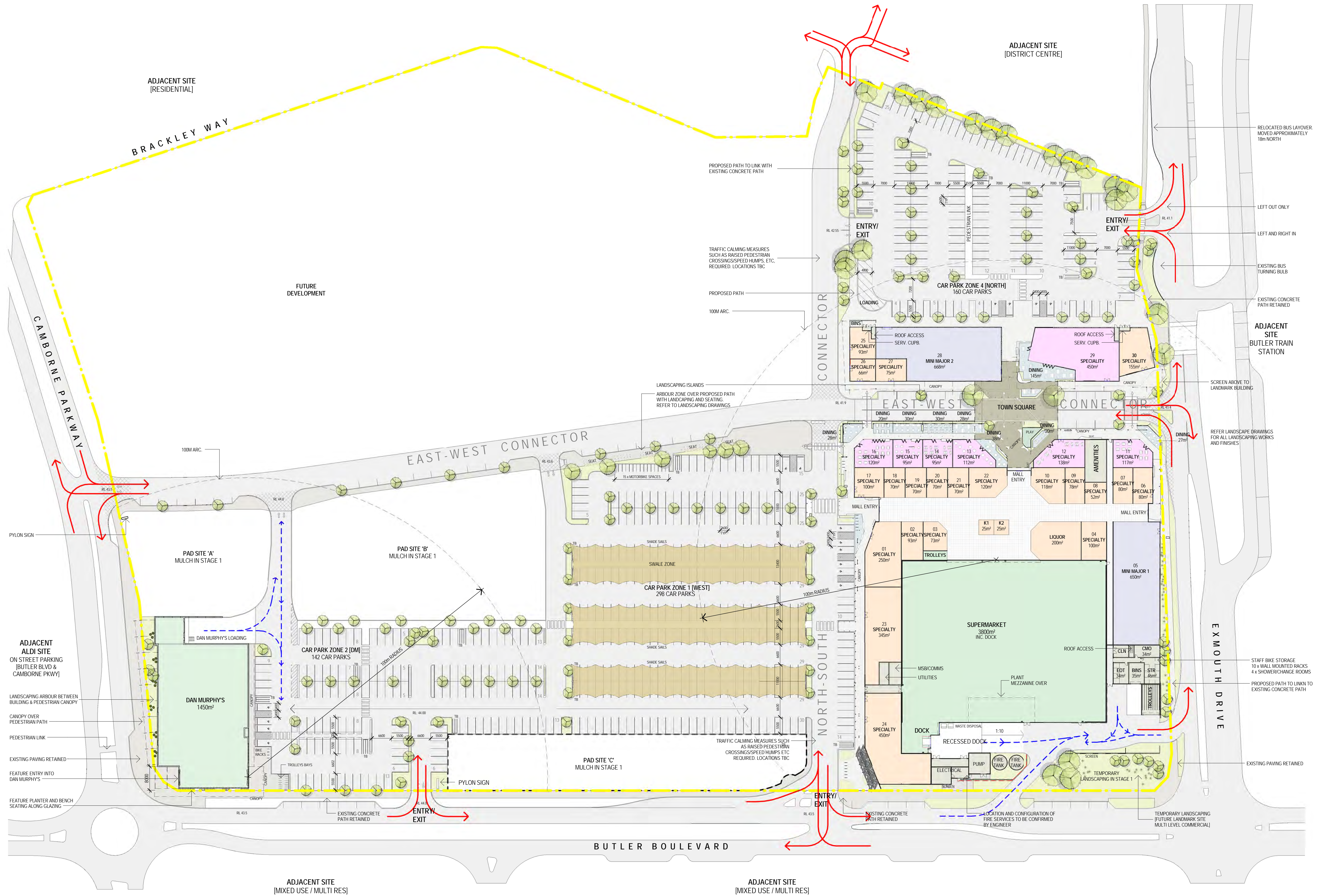
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BUTLER TOWN CENTRE

LANDMARK SITE PERSPECTIVE  
VIEWS

Scale  
Drawn WK  
Date 30.08.16  
Job No. 2016044  
Dwg No. 3064 DA03 Rev: A A1 SHEET



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BUTLER TOWN CENTRE

GROUND FLOOR PLAN

Scale 1 : 600

Drawn WK

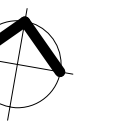
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Job No. 2016044

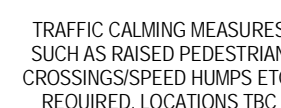
Dwg No. 3064 DA04

Rev. A

A1 SHEET







PERSPECTIVE - EXMOUTH DRIVE ENTRY



PERSPECTIVE - TOWN SQUARE ENTRY

PERSPECTIVE - EAST-WEST CONNECTOR



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BUTLER TOWN CENTRE

TOWN SQUARE & MAIN STREET  
DINING ZONE PLAN

Scale 1 : 200

Drawn WK

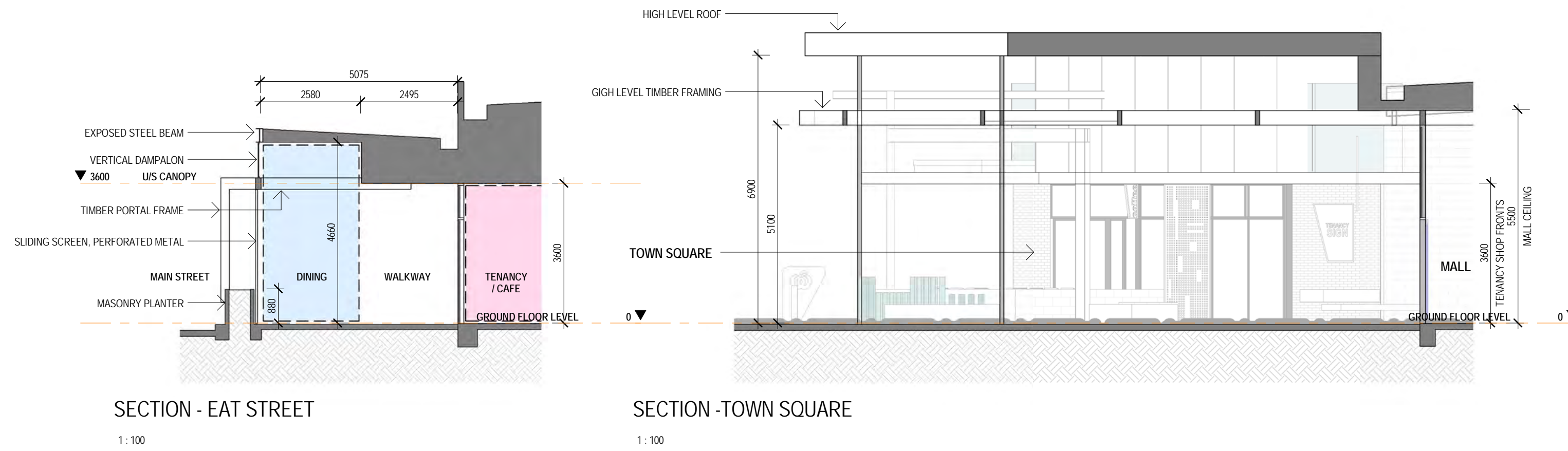
Date 30.08.16

Job No. 2016044

Dwg No. 3064 DA06 Rev: A A1 SHE

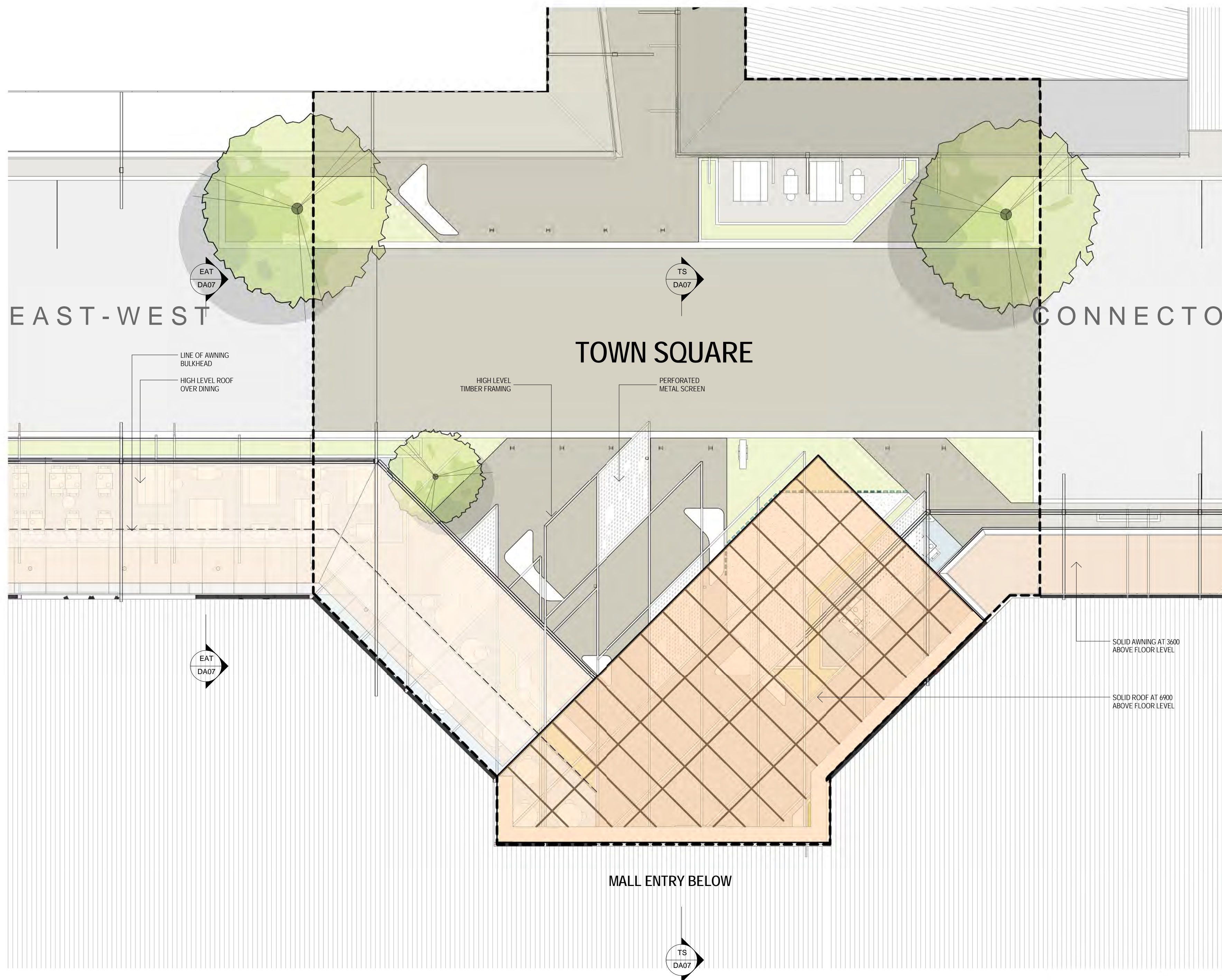






PERSPECTIVE - TOWN SQUARE TOWARDS EAT STREET

ARTISTS  
IMPRESSION



PERSPECTIVE - EAT STREET

ARTISTS  
IMPRESSION



PERSPECTIVE - ISOMETRIC VIEW EAST-WEST CONNECTOR

ARTISTS  
IMPRESSION



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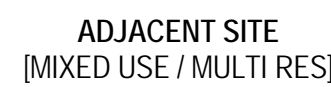
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BUTLER TOWN CENTRE

TOWN SQUARE FEATURE CANOPY

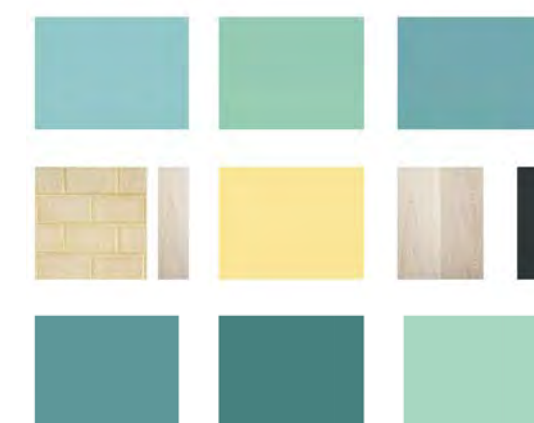
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Drawn WK  
Date 30.08.16  
Job No. 2016044  
Dwg No. 3064 DA07 Rev: A A1 SHEET





ADJACENT SITE  
[MIXED USE / MULTI RES]

ADJACENT  
SITE  
BUTLER TRAIN  
STATION



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BUTLER TOWN CENTRE

ROOF PLAN

Scale 1 : 600

Drawn WK

Date 30.08.16

Job No. 2016044

Dwg No. 3064 DA08

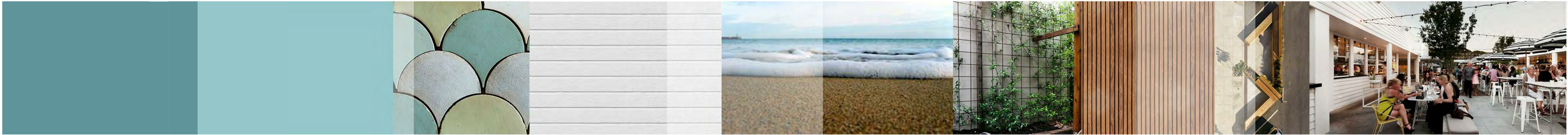
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Rev: A

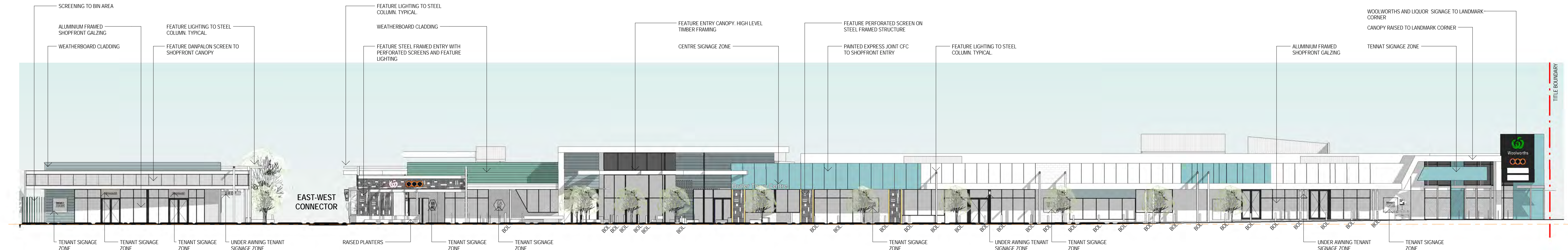
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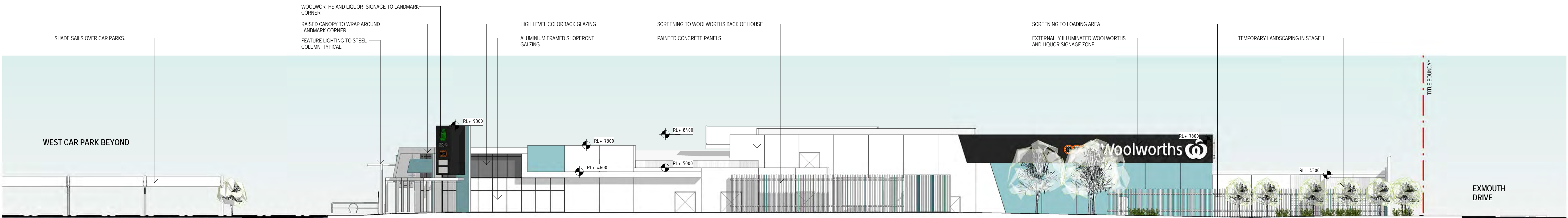


MATERIAL/COLOUR PALETTE



CAMBORNE PARKWAY - WEST ELEVATION

1:200



BUTLER BOULEVARD - SOUTH ELEVATION

1:200



PERSPECTIVE - EASTERN CORNER



PERSPECTIVE - WESTERN MALL ENTRY



PERSPECTIVE - LANDMARK SITE



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BUTLER TOWN CENTRE

ELEVATIONS & VIEWS

Scale 1:200

Drawn WK

Date 30.08.16

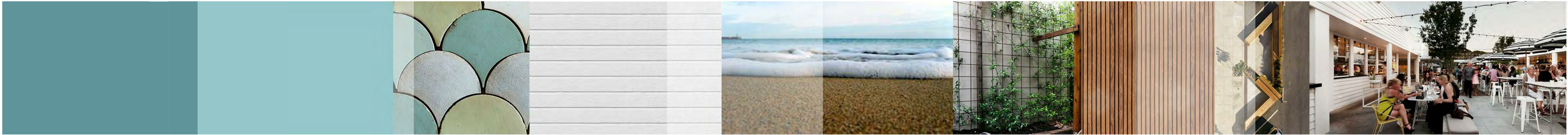
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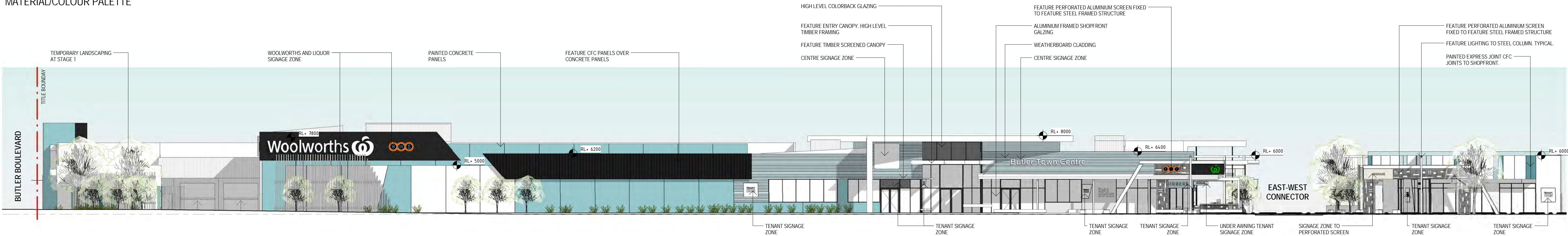
Rev. A

A1 SHEET



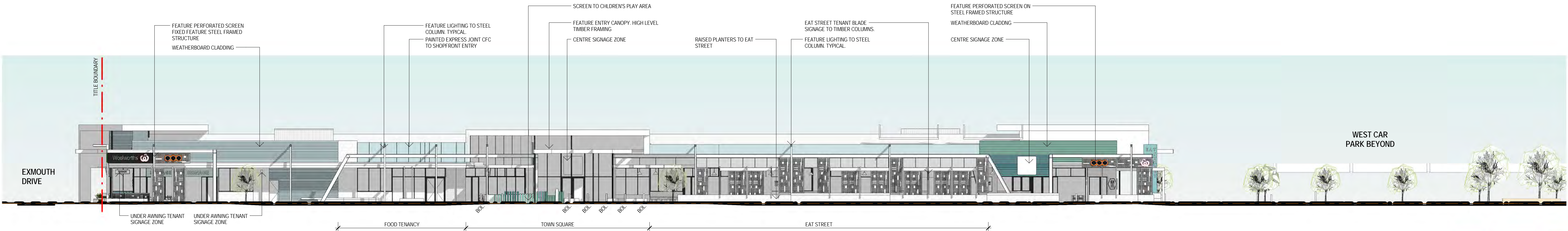


MATERIAL/COLOUR PALETTE



EXMOUTH DRIVE - EAST ELEVATION

1:200



EAST-WEST CONNECTOR - NORTH ELEVATION

1:200



PERSPECTIVE - TOWN SQUARE

ARTISTS  
IMPRESSION



PERSPECTIVE - WESTERN CORNER

ARTISTS  
IMPRESSION



PERSPECTIVE - EAST-WEST CONNECTOR

ARTISTS  
IMPRESSION



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BUTLER TOWN CENTRE

ELEVATIONS & VIEWS

Scale 1:200

Drawn WK

Date 30.08.16

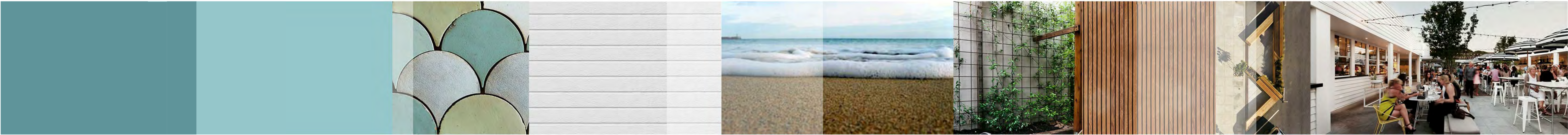
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Dwg No. 3064 DA10

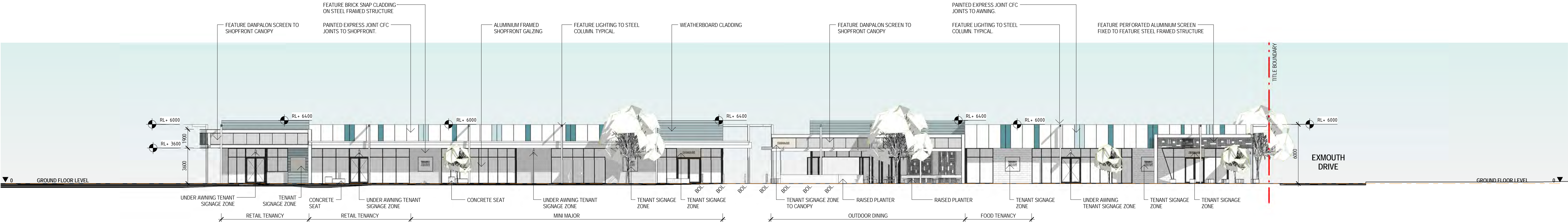
Rev. A

A1 SHEET





MATERIAL/COLOUR PALETTE



EAST-WEST CONNECTOR - SOUTH ELEVATION NORTHERN BUILDINGS

1:200



NORTH ELEVATION - NORTHERN BUILDINGS

1:200



PERSPECTIVE - EAT STREET FOOD PRECINCT

ARTIST'S  
IMPRESSION



PERSPECTIVE - ENTRY TO EAST-WEST CONNECTOR FROM TRAIN STATION

ARTIST'S  
IMPRESSION



PERSPECTIVE - EAST ENTRY

ARTIST'S  
IMPRESSION



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BUTLER TOWN CENTRE

ELEVATIONS & VIEWS

Scale 1:200

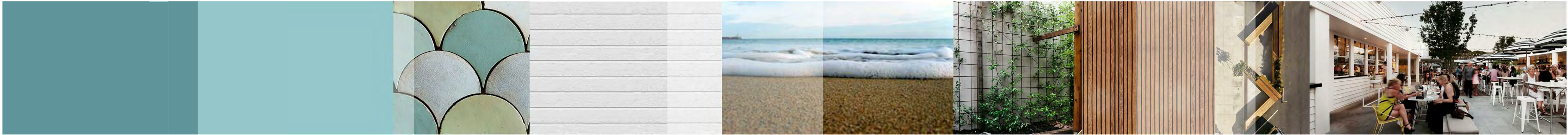
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Date 30.08.16

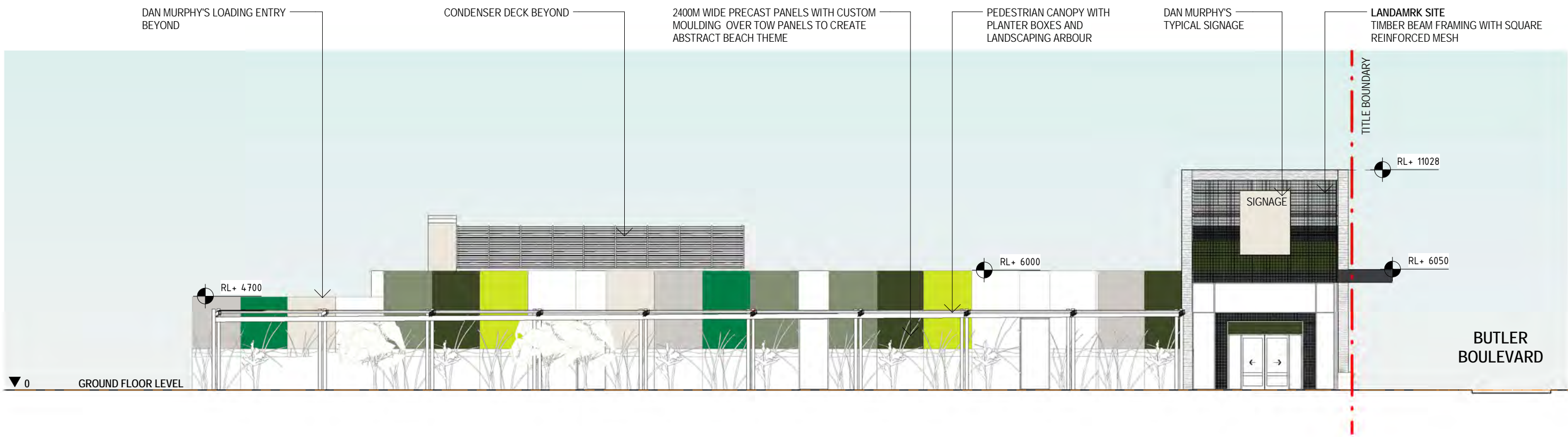
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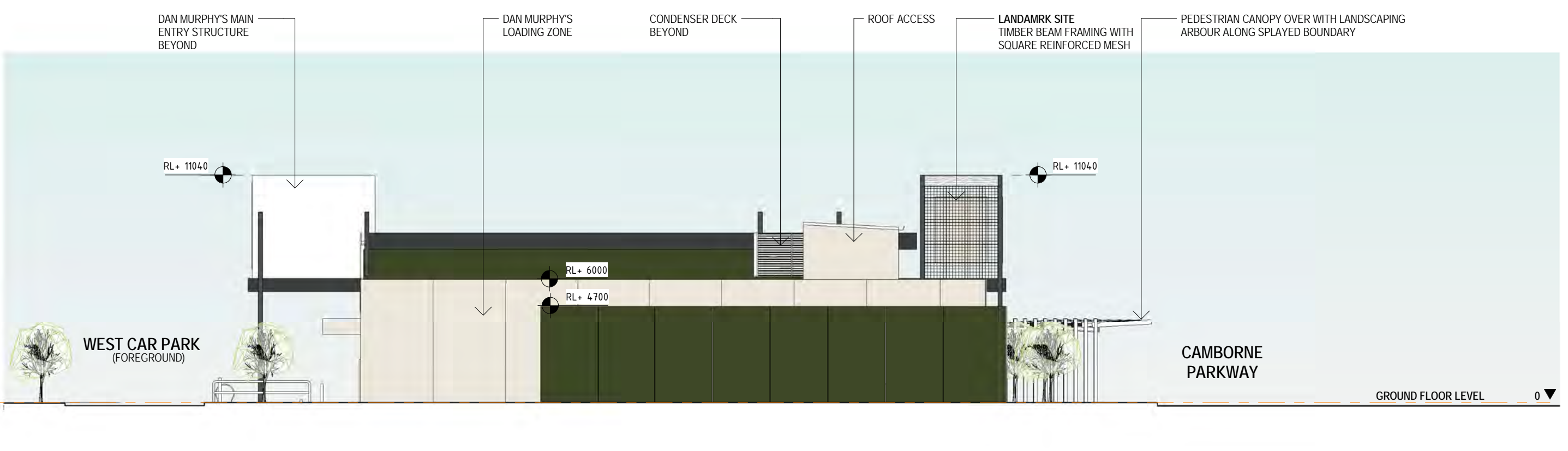


MATERIAL / COLOUR PALETTE



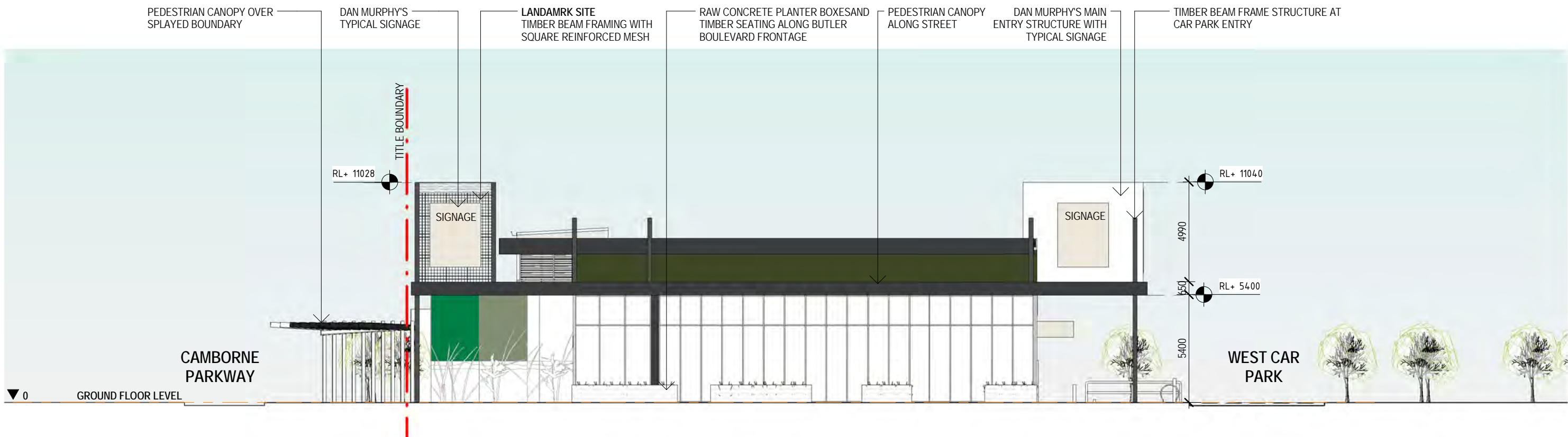
CAMBORNE PARKWAY - DAN MURPHY'S LANDMARK SITE - WEST ELEVATION

1 : 200



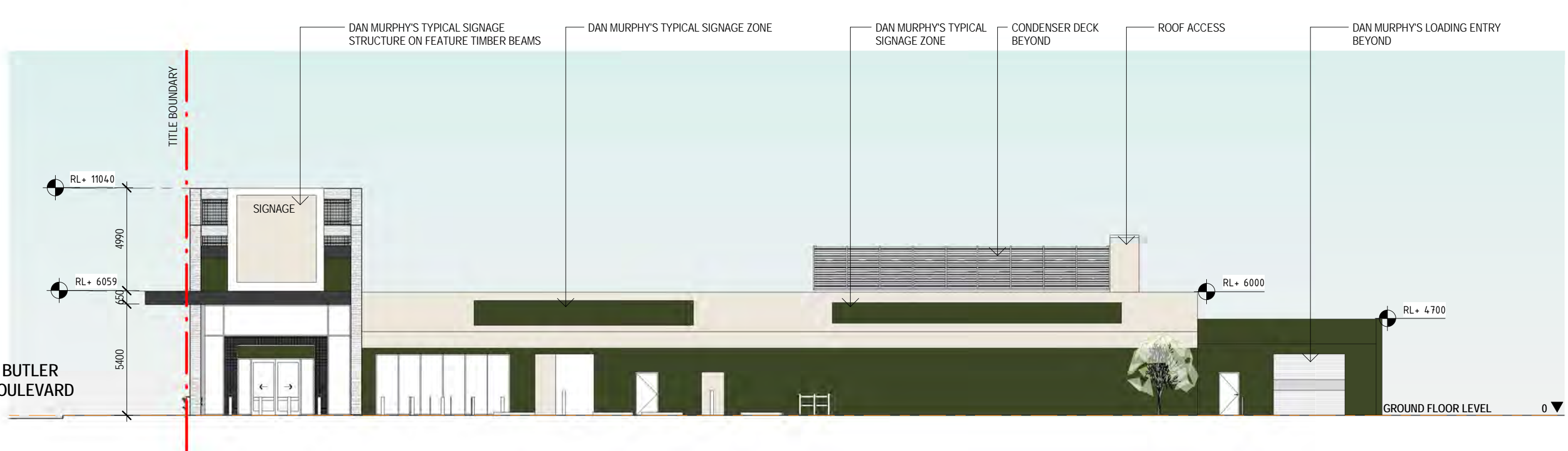
EAST-WEST CONNECTOR - DAN MURPHY'S - NORTH ELEVATION

1 : 200



BUTLER BOULEVARD - DAN MURPHY'S LANDMARK SITE - SOUTH ELEVATION

1 : 200



CAR PARK ENTRY - EAST ELEVATION

1 : 200



MASS MODEL PERSPECTIVE - DAN MURPHY'S CARPARK VIEW



MASS MODEL PERSPECTIVE - CAMBORNE PARKWAY VIEW TO DAN MURPHY'S



MASS MODEL PERSPECTIVE - LANDMARK SITE DAN MURPHY'S

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WOOLWORTHS LIMITED

BUTLER TOWN CENTRE

ELEVATIONS & VIEWS

Scale 1 : 200

Drawn WK

Date 30.08.16

Job No. 2016044

Dwg No. 2809 DA12 Rev. A A1 SHEET