Shire of Dardanup

APPENDICES

Item 12.2.7B

UNDER SEPARATE ELECTRONIC COVER

ORDINARY COUNCIL MEETING

To Be Held

Wednesday, 28th June 2023
Commencing at 5.00pm

At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive – EATON

This document is available in alternative formats such as:
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(Attachment 1) (Appendix ORD: 12.2.5)

Development Application Report

Eaton Fair Shopping Centre Expansion

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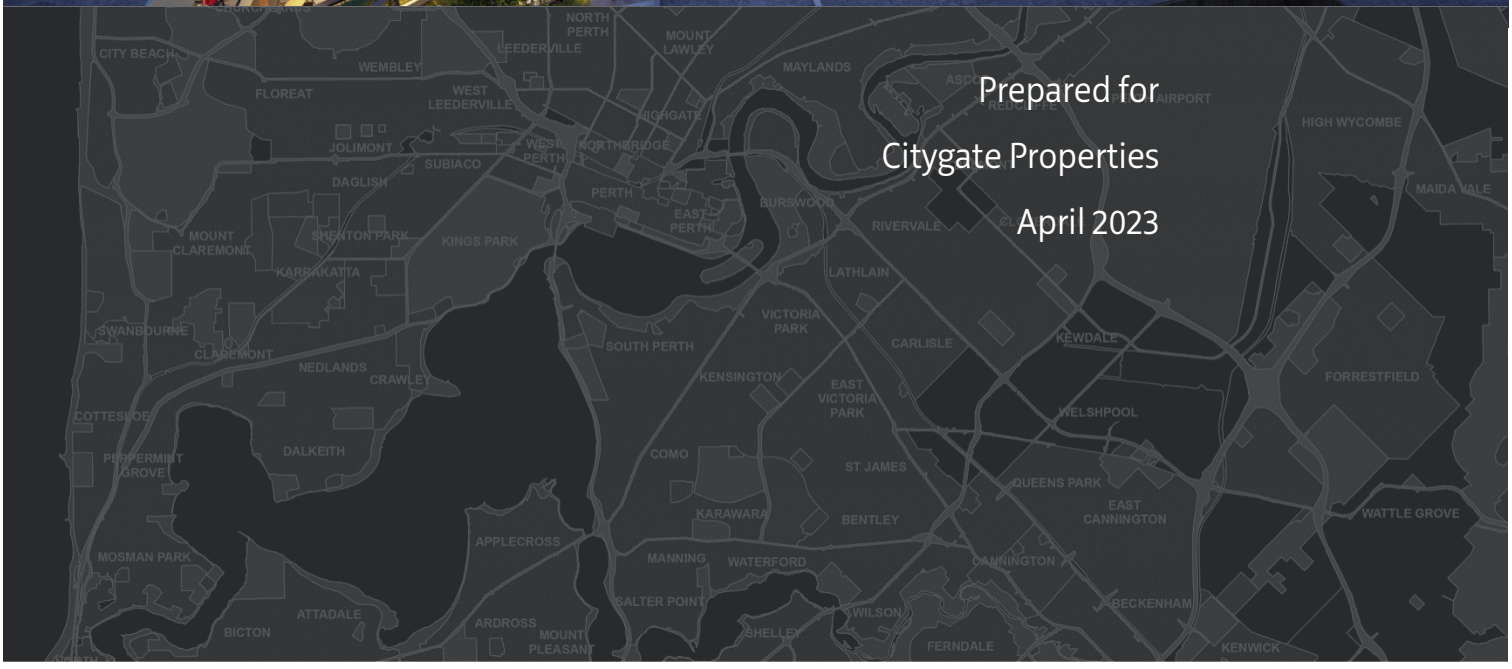

Prepared for

Citygate Properties

April 2023

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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Eaton Fair Pty Ltd (**Citygate Properties**), the proponent of the proposed expansion of the Eaton Fair Shopping Centre at Lot 1110 (2) Recreation Drive, Lot 601 (1) Council Drive, the adjacent Lots 606 and 607, and a small 27m² portion of road reserve, Eaton (**subject site**).

Planning Solutions has prepared the following report in support of the expansion of the Shopping Centre, including new retail and entertainment tenancies, additional residential dwellings, as well as a new outdoor plaza.

This report will discuss various matters pertinent to the proposal, including:

- Background.
- Site details.
- Proposed development.
- Statutory planning framework.

This application seeks approval for the coordinated expansion of the Eaton Fair Shopping Centre. The expanded Shopping Centre will comprise new retail and entertainment tenancies, 26 additional residential dwellings, new entertainment and leisure precinct, and altered access arrangements.

The expansion has been designed in a contextual manner sympathetic to its surrounds, referencing the existing built form, as well as the surrounding natural environment. This is emphasised by an urban built form and materiality that responds to the existing Shopping Centre, the Shire's proposed civic and administration building, and Glen Huon Reserve, whilst providing contemporary, sustainable, and liveable residences and commercial spaces.

The development is suitably located within a growing outer Bunbury region and will provide additional retail and entertainment space, as well as new housing options. The proposed entertainment and leisure precinct has synergies with the Shire's proposed civic and administration building and is intended to be the new heart of the growing community.

Overall, the proposed development has been demonstrated to have an exceptional design and positively contribute to the amenity of the surrounding area, with environmental noise, traffic, and waste management matters appropriately addressed.

The proposal warrants approval from the Regional Joint Development Assessment Panel on its merits.

2 BACKGROUND

2.1 Site History and Activity Centre Plan

2.1.1 Site History

By the mid-1990s, residential growth in Eaton lead to demand for the development of an activity centre comprising a shopping centre and associated civic, recreation, and mixed business uses.

In 1996, the Shire granted planning approval for a shopping centre of approximately 14,500m², with a retail floor space component of approximately 9,200m². The first stage of the Eaton Fair Shopping Centre was constructed in 2001 with a gross leasable area of 6,685m².

In 1999, planning was underway for development of the Eaton Commercial Precinct, comprising the commercial land south of Recreation Drive and east of Eaton Drive. Some commercial projects had commenced development in the Eaton Commercial Precinct by 2001.

By 2004, residential development in the fringes of the EFAC was largely complete, and Council Avenue (now Council Drive) was extended, linking Hamilton Road with Recreation Drive.

On 21 November 2007, the Shire of Dardanup (**Shire**) granted approval to a development application to expand the Eaton Fair Shopping Centre, including an extension to the supermarket, addition of a discount department store and additional speciality shops.

A development application for the extension of the Eaton Fair Shopping Centre was approved by the South-West Joint Development Assessment Panel at its meeting held on 1 August 2013. The approved development included a total of 15,098m² of net lettable retail floor area that the public have access to.

2.1.2 Eaton Fair Activity Centre Plan

The Eaton Activity Centre Plan (**Activity Centre Plan**) was endorsed by the Western Australian Planning Commission (**WAPC**) in 2017. A modification to the Activity Centre Plan was endorsed by the WAPC in July 2020. The modified Activity Centre Plan provides for the extension of the Eaton Fair Shopping Centre to the north and east of the existing Shopping Centre to facilitate the expansion of retail and non-retail uses.

The Activity Centre Plan also provided for the relocation of the Shire's administrative offices.

The future layout of the activity centre was conceptualised in a non-statutory concept plan that was included in Part 2 of the Activity Centre Plan, reproduced below:

Figure 1: Extract from Activity Centre Plan – concept plan

Works to implement the Activity Centre Plan have commenced. These works include the construction of portion of a new access road along the eastern side of the Shopping Centre, and the works to develop a fast food outlet and carwash in the southeastern corner of the subject site. A site has been cleared and levelled in readiness for construction of the Shire's new administrative offices and civic centre.

2.2 Pre-Lodgement Engagement

Consultation and pre-lodgement engagement has occurred with the Shire with respect to the proposed development. A summary of these meetings is provided below.

2.2.1 Pre-lodgement meeting with Shire of Dardanup planning officers

On 7 September 2022, representatives of Planning Solutions, project architects, and the proponent attended pre-lodgement meeting with the Shire's officers to seek preliminary feedback on the proposed development on the subject site.

The Shire's officers offered their 'in-principle' support for the redevelopment, noting that the proposed development significantly improves the existing centre, will provide additional housing options, and has synergies with the proposed Shire administration building. Several key matters were discussed with respect to the proposal and relevant planning considerations, including the future planning framework, the Eaton Place Plan which is under development, integration into the future Shire administration building, transport considerations, required technical reporting, and design review.

The preliminary feedback received from the Shire has been considered in the finalisation of the development plans and application package.

2.2.2 Pre-Lodgement Peer Design Review

As the Shire does not have a formal design review process, a peer design review was undertaken. This comprised a Shire appointed panel of three experts.

Two design reviews were undertaken on 21 November 2022 and 19 December 2022.

Broadly, the design review panel provided its support for the development, noting early engagement by proponent, chosen materiality, public space/town square, inclusion of residential dwellings, and integration of the new Shire administration building. The panel concluded that:

> *The project promises to be a high quality proposition with the capacity to make a significant and positive contribution to the Eaton community and the broader region.*

Notwithstanding, the panel provided the following recommendations and design notes for consideration:

- Ongoing refinement of the design of the public space/town square, including its integration into the new municipal offices and adjacent public open space. Consideration should also be given to opportunities for the proposed shared access way.
- Sustainability measures, including provision of photovoltaic (**PV**) cells, cross ventilation of residential dwellings, batteries, water management, and bike parking.
- Legibility of the residential dwellings access, as well as internal amenity.
- Consideration to the impact from wind.
- Location of mechanical equipment and loading back sleeving/treatments.
- Future proofing the first floor parking deck.

This feedback has been incorporated in the development application.

Refer **Appendix 2**, peer review design report.

3 SITE DETAILS

3.1 Land Description

Refer to **Table 1** below for a description of the subject site.

Table 1 – Lot Details

Lot	Deposited Plan	Volume	Folio	Landowner	Area (ha)
1110	420988	4007	811	Eaton Fair Pty Ltd	7.1646
601	412288	4004	914	Shire of Dardanup	1.6617
606	412288	2975	111	Eaton Fair Pty Ltd	0.1258
607	412288	2975	112	Eaton Fair Pty Ltd	0.2935
Road reserve	Visible on DP420988 (enlargement "T")				0.0027
TOTAL					**9.2483**

Citygate Properties and the Shire have entered into an agreement whereby Lot 601 is acquired by Citygate Properties, and in return portion of the subject site is transferred to the Shire for the purposes of a new civic and administration building. A subdivision of the subject site is progressing in furtherance of the agreement.

The development is situated on the northern portion of the subject site (**development area**), with an approximate site area of 43,350m^2.

Several notifications are listed on the Titles, including several Easement Burdens for the purposes of access and utilities.

Refer **Appendix 3**, Certificates of Title and Deposited Plans.

Refer also **Figure 2**, showing the subject site overlain on an aerial photograph.

3.2 Site and Contextual Analysis

3.2.1 Existing Site Conditions

The boarder subject site comprises the Eaton Fair Shopping Centre, Shire of Dardanup administration office, as well as associated parking, landscaping, access, and signage. Refer **Figure 2** for an aerial photograph showing existing development on the subject site.

3.2.2 Context

The subject site is located within the municipality of the Shire of Dardanup (**Shire**), located approximately 7km east of the Bunbury city centre. The subject site is within the locality of Eaton.

The subject site is Eaton Drive to the north and west, and Recreation Drive to the south, Glen Huon Reserve to the east, and residential properties along Culling Grove to the northeast. Eaton Drive links the subject site to the Forrest Highway, connecting the site to the wider Greater Bunbury region.

The subject site also has reasonable access to public transport services with TransBunbury buses servicing timed bus stops on Recreation Drive opposite the Shopping Centre's southern entry, with bus services connecting to Bunbury, East Bunbury, Millbridge, Treendale, and Kingston.

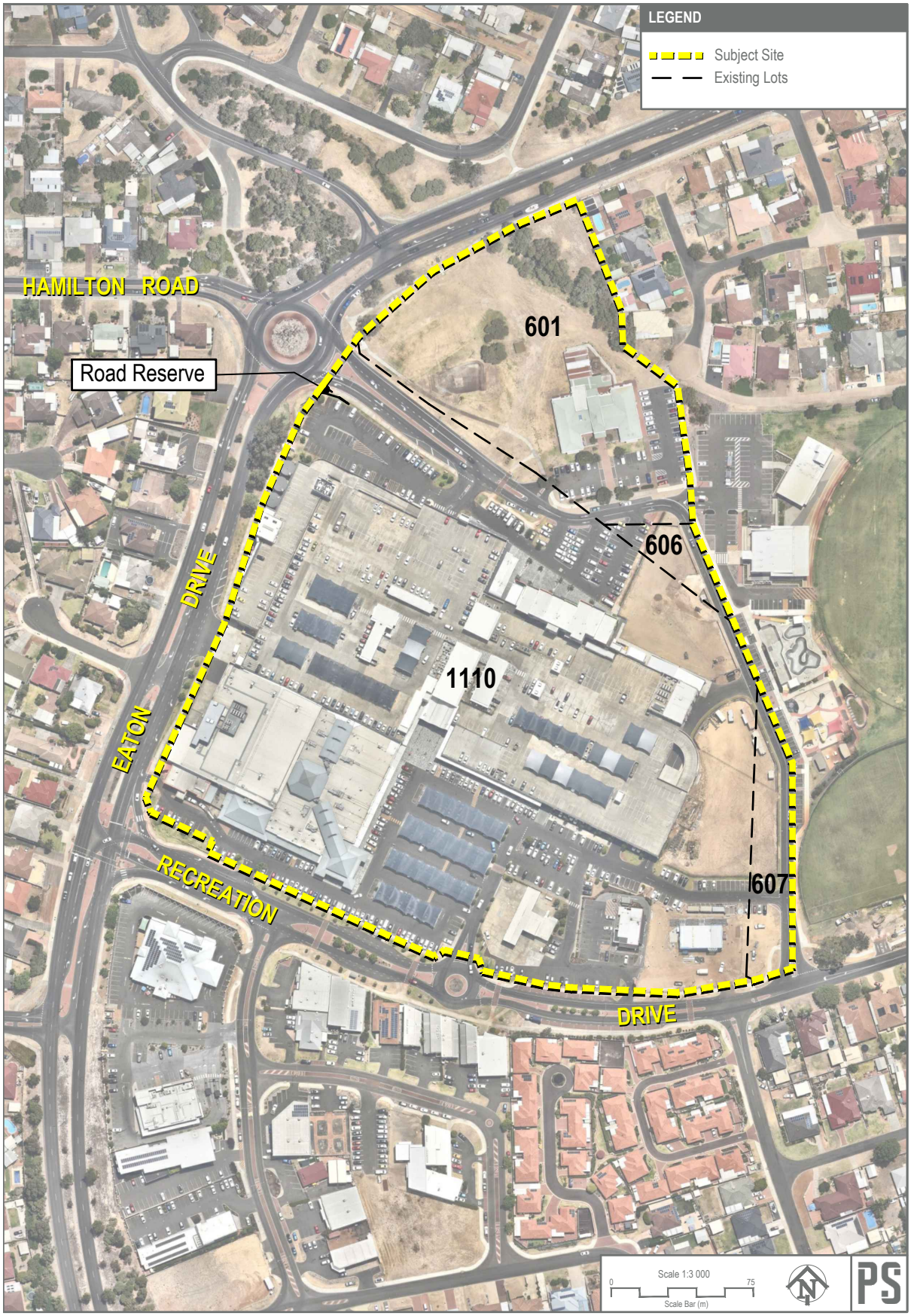


Figure 2: Aerial photograph of the subject site

Broadly, the subject site is surrounded by a wide diversity of commercial, civic, and residential uses and activities of varying typologies, as well as the following key land uses and attractions:

- Shire of Dardanup administration, on the opposite side of Council Drive (north).
- Glen Huon Reserve, with sporting facilities for Australian rules football and softball, on the opposite side of Council Drive (east).
- Eaton Community College, approximately 320m west.
- Collie River, approximately 570m north.
- Eaton Commercial Centre with a range of service commercial uses, south of the subject site.
- Mainly single residential houses in the surrounding locality.

Refer **Figure 3** below, for a broad spatial analysis.

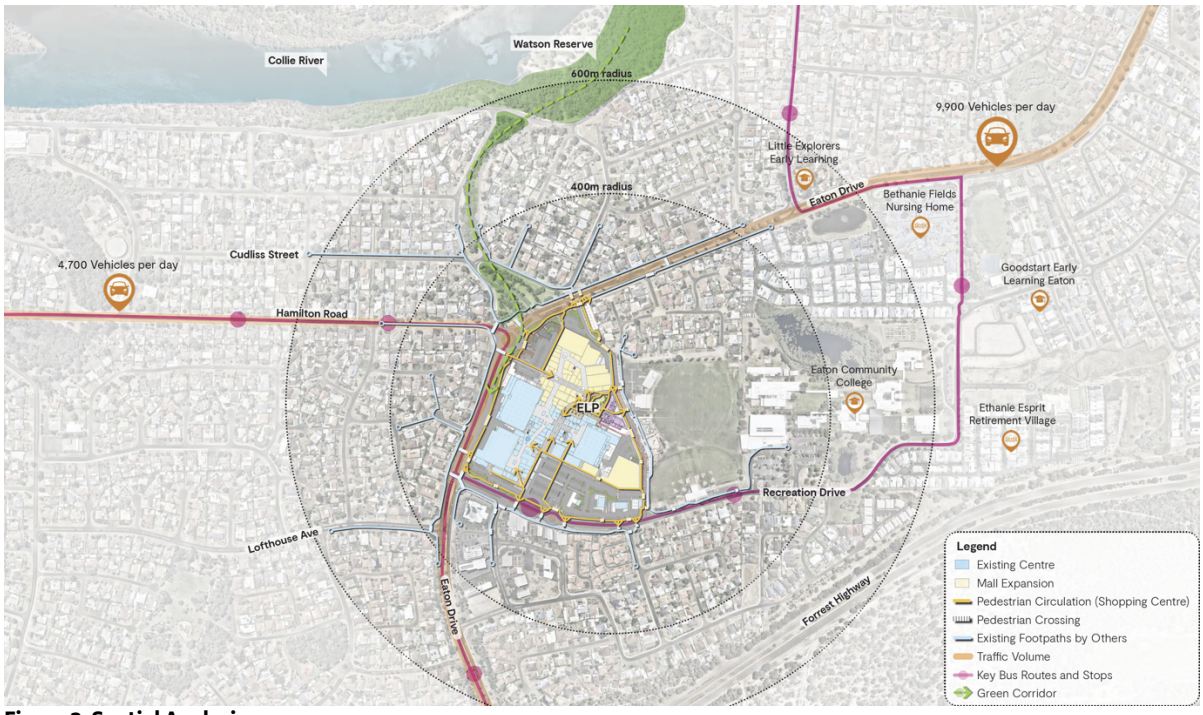


Figure 3: Spatial Analysis

4 PROPOSED DEVELOPMENT

This application seeks approval for the coordinated expansion of the Eaton Fair Shopping Centre. The expanded Shopping Centre will comprise new retail and entertainment tenancies, 26 additional residential dwellings, new entertainment and leisure precinct, and altered access arrangements.

The expansion has been designed in a contextual manner sympathetic to its surrounds, referencing the existing built form, as well as the surrounding natural environment. This is emphasised by an urban built form and materiality that responds to the existing centre, proposed new Shire civic and administration building, and Glen Huon Reserve, whilst providing contemporary, sustainable, and liveable residences and commercial spaces.

The development is suitably located within a growing outer Bunbury region and will provide additional retail and entertainment space, as well as new housing options. The proposed entertainment and leisure precinct has synergies with the Shire's proposed civic and administration building and is intended to be the new heart of the growing community.

Overall, the proposed development has been demonstrated to have an exceptional design and positively contribute to the amenity of the surrounding area, with environmental noise, traffic, and waste management matters appropriately addressed.

Renders of the development are provided in the figures **below**.

Figure 4: Development perspective: proposed entertainment and leisure precinct and new apartments

Figure 5: Development perspective: proposed entertainment and leisure precinct

4.1 Development Summary

The development comprises four key components:

- Northern expansion of the existing Eaton Fair Shopping Centre.
- Additional residential dwellings.
- Entertainment and leisure precinct.
- Reconfiguration of the surrounding access network and car parking areas.

Refer **Appendix 4**, development plans.

The development necessitates the removal of the existing Shire administration building, skate park, and other features on Lot 601. Demolition works are exempt from requiring development approval and accordingly do not form part of this application.

The proposed new Shire civic and administration building is currently under construction by the Shire and does not form part of this application. The civic and administration building are public works which do not require development approval.

A summary of the proposed development is provided below.

4.1.1 Shopping Centre expansion

The Eaton Fair Shopping Centre will be expanded north with 8,441.2m² floor space of new retail and entertainment space (with the overall centre now comprising 40,549m²). The expanded Shopping Centre will comprise three floors with a maximum height of 26.2m and will comprise an additional 47 tenancies, including a new cinema and gym. The reconfigured parking area will be incorporated internally into the expanded Shopping Centre, refer **section 4.1.5** below.

A range of hospitality and entertainment uses are proposed, fronting the new entertainment and leisure precinct. General retail is concentrated internally. New entrances will be provided to the east (parking area) and west (entertainment and leisure precinct), as well as a new internal link within the existing Shopping Centre.

A new loading dock will be constructed on the northern portion of the centre, refer **section 4.6** below.

A summary of the expanded centre by floor is provided in **Table 2** below.

Table 2: Summary of proposed expansion, by floor.

Floor	Summary

Ground	• 47 commercial tenancies, comprising varying general retail and entertainment uses. Seven tenancies face outward, towards the new entertainment and leisure precinct.
	• Residential lobby, fronting the new entertainment and leisure precinct. The lobby comprises a lift and staircase and provides access to the northern apartments.
	• Two pedestrian entrances from the parking area and entertainment and leisure precinct, respectively. In addition, the expanded centre is linked to the existing centre on the south via an internal link, as well as to the upper floor parking area via internal travelators.
	• Upper floor landing, comprising escalators and lift. The landing provides access to the upper floor tenancies, including after hours.
	• Dedicated service and deliveries area on the northeastern portion of the centre, comprising new loading dock and bin store. The loading dock is accessed via the reconfigured shared access way.
	• Modification to existing northwest service area.
	• Vehicle access via two crossovers to Eaton Drive. Specifically:
	  o 12.9m crossover onto the existing Eaton Drive / Hamilton Road roundabout providing access to the internal parking areas.
	  o 6.9m crossover to the new shared access way. The shared access way provides access to the new loading dock/services area and northern parking area.
	• Internal parking area, comprising 618 vehicle bays, 27 bicycle bays, and ramp to the upper floor parking areas. Internal lifts and travelators provide access to the Shopping Centre and between floors.
	• Northern parking area, comprising 37 vehicle bays.
	• Additional 34 bicycle bays (comprising 10 by the entrance to the entertainment and leisure precinct and 24 on the existing southern parking area).
	• Various services and amenities.
	• 20m pylon sign, along Eaton Drive.

One	• Gym tenancy.
	• Shopping Centre lobby, comprising escalator and lifts. The lobby provides access to lower and upper floors, as well as the gym tenancy.
	• Residential landing for the northern apartments, comprising lift and stairs. Central apartments have direct access to the existing residential entrance.
	• 13 residential dwellings, comprising:
	  o 4 x 2-bed apartments forming the central apartment group.
	  o 2 x 1-bed, 6 x 2-bed, and 1 x 3-bed apartments forming the northern apartment group.
	• 26 residential storerooms, split between the two apartment groups.
	• Northern residential communal space.
	• Central residential communal space.
	• Internal commercial parking area, comprising 1,150 vehicle bays and ramp to the lower floor parking area. Internal lifts and travelators provide access to the centre and between floors. The parking area links to the existing parking area on the southern portion of the development area.
	• Two residential parking areas, linked to the commercial parking area via a locked gate. The dedicated area provides 18 and eight vehicle bays, respectively.
	• Two residential bin stores, adjacent to each respective apartment group.

Floor	Summary
	• Various services and amenities.

Two	• Cinema tenancy, including escalator and lift to lower floors.
	• Northern residential landing, comprising lift and stairs.
	• Southern residential landing, comprising stairs.
	• 13 residential dwellings, comprising:
	  o 4 x 2-bed apartments forming the central apartment group.
	  o 2 x 1-bed, 6 x 2-bed, and 1 x 3-bed apartments forming the northern apartment group.
	• Various services and amenities.

Roof	• Roof deck on northern apartment group comprising seating areas and planting. Accessed via stairs. • Lift overruns and PV cells.

No amendments to the existing centre on the southern portion of the subject site is proposed.

4.1.2 New Residential Dwellings

As part of the expanded centre, the development proposes an additional 26 apartments, in two groups.

A summary of the proposed dwellings is provided in **Table 3** below.

Table 3 : Summary of proposed residential dwellings

Typology	Particular	Proposed
Northern apartments	Composition:	• 4 x 1-bed, between 47m² and 64m² • 12 x 2-bed, between 77m² and 82m² • 2 x 3-bed, both 98m²
	Height:	2 stories
	Setbacks:	6m from the municipal building. 5.7m from the internal permitter road. 38.1m from the existing southern apartment group.
	Total area / plot ratio:	688m² / 0.0074
	Private open space:	Balconies ranging between 8m² and 20m²
	Communal open space:	232m² space on the first floor. 385m² space on the roof.
	Stores	18 x 4m²
Central apartments	Composition:	8 x 2-bed, between 75m² and 85m²
	Height:	2 stories
	Setbacks:	73.1m from the municipal building. 21m from the existing southern apartment group.
	Total area / plot ratio:	640m² / 0.0069
	Private open space:	Balconies ranging between 14m² and 19m²
	Communal open space:	180m² space on the first floor.
	Stores	8 x 4m²

No amendments to the existing residential dwellings on the southern portion of the Shopping Centre (above Small's Bar) are proposed.

The development provides space on the northern boundary for eight future townhouses, to be developed at a later stage. A separate application for development approval will be made at the appropriate time. The future townhouses provided an appropriate buffer and transition between the expanded centre and northern residential properties. The townhouses will have an urban interface, improving the outlook along the proposed new shared access way.

The proposed apartments have synergies with the existing southern apartments, which together create a true mixed use precinct around the new entertainment and leisure precinct. The apartments overlook the entertainment and leisure precinct, providing passive surveillance and active edges.

The dwellings have been designed in a sustainable manner with a high level of amenity. This includes exceeding cross ventilation and solar access acceptable outcomes, provision of generous private and communal open space, as well as minimal overshadowing and privacy impacts. The dwellings have been designed in a manner to integrate into the overall arcature of the development, ensuring the development presents as a cohesive and integrated form.

4.1.3 Entertainment and leisure precinct

The development proposes an entertainment and leisure precinct on the eastern portion of the development area. It will link the Shire's proposed civic and administration building and existing recreational facilities to the east with the expanded Shopping Centre. Specifically, the new entertainment and leisure precinct will comprise:

- 6-8m wide central pedestrian walkway through the space, with smaller more intimate spaces to sit, adjacent. This includes seating areas, activity / play spaces, sculpture, and plantings. The space has been designed to be open with clear site lines and circulation.
- a central multi-functional event space with turf to allow temporary installations. This may include a skate rink in winter months and a Christmas tree in December.
- active edges, including late night retail and entertainment uses and activities of the expanded Shopping Centre, upper floor residential dwellings, large video screen, and interface to the Shire's proposed civic and administration building. The spaces spill out onto the precinct with additional seating within.
- a design intent that draws inspiration from the districts natural elements including jarrah / marri / tuart forests and timber industry heritage. This is emphasised within the materiality and features of the landscaping of the precinct including a sculptured clock tower.

4.1.4 Reconfiguration of vehicle network and parking areas

As part of the development, the surrounding vehicle access network and car parking areas will be reconfigured. Specifically:

- The vehicle access way known as 'Council Drive' that extends between the Eaton Drive / Hamilton Road roundabout and Glen Huon Reserve will be closed and the land incorporated in the Shopping Centre expansion. The roundabout intersection will be repurposed as a direct entrance into the new internal parking area of the Shopping Centre.
- The existing shared access way between Recreation Drive and the entries to Glen Huon Reserve will be extended northwards to link directly with Eaton Drive, with a left-in, left-out crossover at Eaton Drive.

- The existing carparks within the development area will be removed and replaced with a two-level parking structure, integrated into the existing Shopping Centre, as well as a smaller ground level parking area on the northern portion of the subject site. Overall, the subject site will now comprise 1,805 bays. Refer **section 4.4** below.
- No amendments to the existing parking and access on the southern portion of the subject site are proposed, other than to link the existing parking deck with the extension.

4.2 Built Form and Sustainability

The proposed development has been designed in a site-responsive and contextual manner, responding to the existing centre and surrounding built and natural environment. This is achieved through the building mass, articulation, materiality, and landscaping. The development responds to the site prominent location, cementing the Eaton Fair Shopping Centre as the heart of the growing community.

The development has the following key design and sustainability attributes:

- Foremost, the development has been designed to reinforce its role as the heart of the community through the provision of the new entertainment and leisure precinct, expanded and diverse uses and activities, and relationship to the surrounding locality. This includes a new cinema and gym. Ultimately, the space has been curated to be diverse, active, and vibrant, as well as a landmark for the growing Greater Bunbury region.
- Whilst the majority of the redevelopment comprises the expansion of a shopping centre, the design philosophy breaks away from traditional thinking and forms through deliberate interventions such as the opening up of ground floor tenancies to the new entertainment and leisure precinct, provision of new dining and entertainment uses beyond general retail, as well as the inclusion of residential uses.
- The development internalises the majority of parking, reducing urban blight and providing a more urban streetscape response.
- The relationship to the public realm has been prioritised through extensive landscaping, as well as an articulated form and chosen materiality. This ensures that the development engages the street, whilst acting as an appropriate transition to neighbouring uses. Whilst major, the development is still sensitive to its surrounds, reaching a maximum height of 26.2m, with site responsive setbacks. Further, the building mass is centred, away from lower density residential land to the north and west.
- The materiality comprises both contemporary elements whilst referencing surrounding natural and built heritage, including the existing Shopping Centre and the Shire's proposed civic and administration building. This includes the use of clear glazing, dark grey metal, rendered walls, timber louvres, perforated metal screening, and profiled concrete panels. These elements are articulated creating both vertical and horizontal parts, creating visual interest as well as a sense of arrival along Eaton Drive.
- Apartments and their accompanying open space have been deliberately positioned above the entertainment and leisure precinct helping to provide a true urban centre, as well as providing diverse housing options for the locality. Overlooking provides both activation and passive surveillance to the spaces below, with the 'L' shaped form juxtaposing the Shire's proposed civic and administration building. Space has been provided for future townhouses on the northern portion of the site to provide an appropriate and soft transition between the centre and northern residential neighbours.

- A mixture of 1-, 2-, and 3-bed apartments provide a true diverse mix of housing options. All apartments achieve design objectives for privacy, depth, site area, and overshowing, and provide storerooms and generous private and communal open space. There is appropriate separation between the residential and commercial uses, including entrances, bin stores, and parking areas.
- Extensive landscaping ensures a biophilic response. The development proposes to incorporate PV cells, and proposes the use of rainwater harvesting, as well as endemic and waterwise plants where possible. Apartments achieve 100% cross ventilation and 62% solar access.

Refer **Appendix 5** for a copy of the 10 Principles of Design Report.

4.3 Landscaping

The development proposes 4,665m² of landscaping, including the provision of 3,900m² deep soil areas, 483m² shallow soil landscaping, as well as 282m² on-structure planting. Combined, the landscaping creates a significant greenscape response, enhancing the public realm and internal amenity.

The proposed landscaping comprises:

- The provision of a new entertainment and leisure precinct. Refer **section 4.1.4** above.
- Significant enhancements to the Eaton Drive streetscape. Specifically, the retention of existing marri trees and provision of substantial additional vegetation. Overall, the space provides an appropriate interface and transition between the centre and neighbouring land use. The space will include a concrete pedestrian path to create a bushland walk.
- These treatments continue along the shared access way, which has been designed in an urban streetscape typology. This includes seating and clear pedestrian paths and entrances.
- Three apartment public communal spaces. These spaces will comprise plantings, seated areas, and turf.
- Vegetation includes a number of native and exotic plantings, specific to the needs of the site. Overall, species have been chosen for functionality, as well as its integration into the overall architecture of the development. Overall, the development proposes the retention of a significant number of trees, which along with the proposed trees result in 133 trees over the development area.

No amendments to the existing landscaping on the southern portion of the subject site are proposed.

Refer **Appendix 6**, landscaping plan and report.

4.4 Access and Parking

The development proposes a major reconfiguration of the northern parking area / access. Refer **section 4.1.4** above.

Pedestrians and cyclists will continue to access the site via Eaton Drive. The expanded Shopping Centre comprises several entrances, including a direct access from the western parking area, a travelator and lift from the upper floor deck, and via the entertainment and leisure precinct. An upper floor entrance to the upper floor gym and cinema is also proposed. Internal access from the existing Shopping Centre is provided via the south.

The proposed northern apartments are accessed via a dedicated residential lobby adjacent to the town square, as well as directly from the first floor parking area. The central apartments are accessed via the parking area, linking to the northern apartment entrance.

Overall, the development proposes an additional 88 bicycle bays for use of staff, visitors, and residents, resulting in a total supply of 114 bays.

Refer **Attachment 7**, Transport Impact Assessment.

4.5 Environmental Noise

An Environmental Noise Assessment (**ENA**) was prepared demonstrating the proposed development will comply with the relevant regulations and requirements at all times. This includes the impact of service and delivery vehicles, residential dwelling noise attenuation measures, as well as the mixing of commercial and residential uses.

Refer to **Appendix 8,** Environmental Noise Assessment.

4.6 Servicing and Waste Management

4.6.1 Commercial Servicing and Waste

The development proposes the removal of the existing northeastern bin store and subsequent development of a new dedicated commercial bin store and loading dock on the northern portion of the site. The store will predominately service the new northern tenancies.

No amendments to the remaining bin stories and loading docks on the southern portion of the site are proposed.

4.6.2 Residential Servicing and Waste

Two dedicated bin stores are proposed on the first floor parking area to service the northern and central apartments, respectively. The bin stores provides general waste and recycling bins. Space for bulk waste is also provided.

Waste will be collected via the private collection service, in accordance with existing arrangements.

Refer **Appendix 8**, Waste Management Plan. Swept paths are provided within the Transport Impact Assessment, refer **Appendix 7**.

4.7 Signage

As part of this development application, the following signs are proposed:

- 20m pylon sign, along Eaton Drive.
- 6.5m x 0.8m 'Eaton Fair' wall sign, above the west car park entry.
- 1.8m x 0.89m 'Eaton Fair' wall sign, above the west pedestrian entry.
- 3.3m x 0.4m 'Eaton Fair' wall sign, above the north pedestrian entry.
- 4.8m x 0.65m 'Eaton Fair' wall sign, above the cinema entry.
- 5.4m x 3.7m digital screen, overlooking the outdoor leisure and entertainment precinct.

Individual tenancy signage will be subject to a future development application.

Refer **Appendix 4**, development plans, depicting the proposed signs.

5 STRATEGIC PLANNING FRAMEWORK

5.1 Shire of Dardanup Local Planning Strategy (2015)

The Shire of Dardanup's Local Planning Strategy (**LPS**) was endorsed by the WAPC in 2015 and provides the strategic direction and spatial framework for the long-term growth and development of the municipality. The LPS informs future zoning.

The LPS anticipates approximately an additional 80,000 residents within the Shire, including and additional 3,000 people within the locality of Eaton. To accommodate this significant growth, the LPS identifies the need for additional dwellings, as well as the expansion of commercial and community uses and activities. Specifically, the LPS identifies the following objectives:

- *Plan for the sustainable provision of land to meet existing and future needs of the community.*
- *Assist employment and economic growth by providing land suitable for retail, commercial, industrial and tourism.*
- *Consolidate the Eaton Town Centre as the commercial and cultural centre of the Shire.*

More specifically, the LPS calls for the expansion of the activity centre boundary (encompassing the subject site), and its reclassification as a district centre.

The proposed development comprises the expansion of the existing Eaton Fair Shopping Centre, and will provide additional commercial space, new housing options, and new entertainment spaces. The redevelopment is entirely consistent with the LPS and will allow the coordinate expansion of the activity centre to provide for existing and future residents, workers, and visitors of the region.

6 STATUTORY PLANNING FRAMEWORK

6.1 Greater Bunbury Region Scheme

Under the provisions of the Greater Bunbury Region Scheme (**GBRS**) the subject site is zoned Urban. Approval from the WAPC is not required for development unless otherwise specified in the WAPC resolution RES 2014/03 made under clause 27 of the GBRS (as amended from time to time). The Resolution provides that approval of the WAPC is required for the following:

> *Development in an activity centre relating to a building or extension/s to an existing building for shop-retail purposes where the development proposed constitutes a Major Development under the Activity Centres for Greater Bunbury Policy.*
>
> *Exceptions*
>
> *Development generally in accordance with WAPC endorsed Activity Centre Structure Plans.*

As discussed in **section 6.5** below, the land subject this application is subject to the provisions of the Activity Centre Plan. As the development is generally in accordance with the provisions of the Activity Centre Plan, approval under the GBRS is not required.

6.2 State Planning Policies

6.2.1 State Planning Policy No.7 – Design of the Built Environment

State Planning Policy No.7 – Design of the Built Environment (**SPP 7**) elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7 establishes a set of ten 'Design Principles', providing a consistent framework to guide the design, review and decision-making process for planning proposals. Refer **Appendix 7** below for an assessment against the ten design principles of SPP7.

6.2.2 State Planning Policy 7.3 – Residential Design Codes

State Planning Policy 7.3: R-Codes Volume 2 Apartments (**R-Codes**) applies to the development of multiple dwellings in areas coded R40 and above (including the dwelling components of mixed use development and activity centres).

The proposed development includes dwellings in an activity centre, and therefore the R-Codes applies to all dwellings in the development.

Refer **Appendix 1** for a detailed assessment against the R-Codes element objectives.

6.3 Other WAPC policies

6.3.1 Activity Centres for Greater Bunbury Policy

The Activity Centres for Greater Bunbury Policy (Activity Centres Policy) is a policy of the WAPC. It provides the hierarchy of centres and related provisions within the Greater Bunbury Region Scheme area.

Pursuant to the Activity Centres Policy, the subject site identified as a District Centre, defined as:

> *District centres serve sub-regional catchments and offer a range of essential services, facilities and employment opportunities to support their sub regional catchments. They perform an important role in Greater Bunbury's economy.*

Pursuant to Clause 3.3 an activity centre structure plan is to be prepared and endorsed prior to the approval of any major development within an activity centre. The Activity Centre Plan is an endorsed activity centre structure plan that applies to the subject site.

An assessment against the provision of the Activity Centre Plan is provided in section 6.5 below.

6.3.2 Development Control Policy 5.1 – Regional Roads

Development Control Policy 5.1: Regional Roads (**DCP5.1**) sets out the principles to be applied when considering proposals for vehicle access to or from developments abutting regional roads. A regional road includes a district distributor road, which Eaton Drive is classified as.

An assessment against the provisions of DCP5.1 is provided in **Table 4** below.

Table 4 - Assessment against relevant provisions of SCP5.1

Requirement	Proposed	Complies
3.3.1 In considering applications for access on regional roads, the effects of the proposals on traffic flow and road safety will be the primary consideration. *The more important the regional road, the greater the importance attached to these factors. In general, the Commission will seek to minimise the creation of new driveways on regional roads and rationalise existing access arrangements*	The development proposes a reconfiguration of the existing access arrangements. Specifically: • Retaining the existing crossover at the Eaton Drive / Hamilton Road roundabout to access car parking for the Shopping Centre expansion. • A new left-in, left-out crossover accessing the shared access way along the eastern edge of the subject site. A TIA has been prepared in support of the development. The TIA confirms the suitability of the proposed access arrangements. Refer **Attachment 7,** Transport Impact Assessment.	✓
3.3.4 The types of development that would be allowed access to a regional road include large traffic generators such as major shopping, recreation or community centres. These would justify either a local distributor or access road, leading from a junction with the regional road to car parks servicing the centre.	The proposed development comprises the major expansion of the existing Eaton Fair Shopping Centre. The proposed new shared access way provides access to the servicing area for the expanded Shopping Centre as well as Glen Huon Reserve and the Shire's civic and administration building. The shared access way rationalises access into the most optimal locations.	✓
3.3.5 In determining applications for development involving the formation, laying out or alteration of a means of access to regional roads, the following must be considered: *i) the effects of the development on traffic flow and safety, the character and function of the road, the volume and speed of traffic, the width of the carriageway and visibility; and* *ii) the volume and type of traffic generated by the development.*	A TIA has been prepared in support of the development. The TIA confirms the development will not result in any undue impact to the surrounding road network. Refer **Attachment 7,** Transport Impact Assessment.	✓

As demonstrated in **Table 4** above, the proposed development is compliant with the provisions of DC5.1 and warrants approval accordingly.

6.3.3 Draft Operational Policy 1.12 Planning Proposals adjoining Regional Roads in Western Australia

In March 2023 the WAPC published draft Operational Policy 1.12 Planning Proposals adjoining Regional Roads in Western Australia (**draft OP1.12**) for public comment. The draft OP1.12 will eventually replace DCP5.1. It only applies to proposals adjoining roads identifies as regional roads in a planning scheme, and therefore it will not apply to Eaton Drive.

6.4 Shire of Dardanup Town Planning Scheme No. 3

The provisions of the Shire's Town Planning Scheme No. 3 (**TPS3**) are supplemented by the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Where a provision of TPS3 is inconsistent with a deemed provision, the deemed provision prevails.

6.4.1 Zoning

Pursuant to TPS3, the subject site is zoned 'District Centre' with an applicable density of R-AC1. Refer **Figure 6** – TPS3 zoning Map.

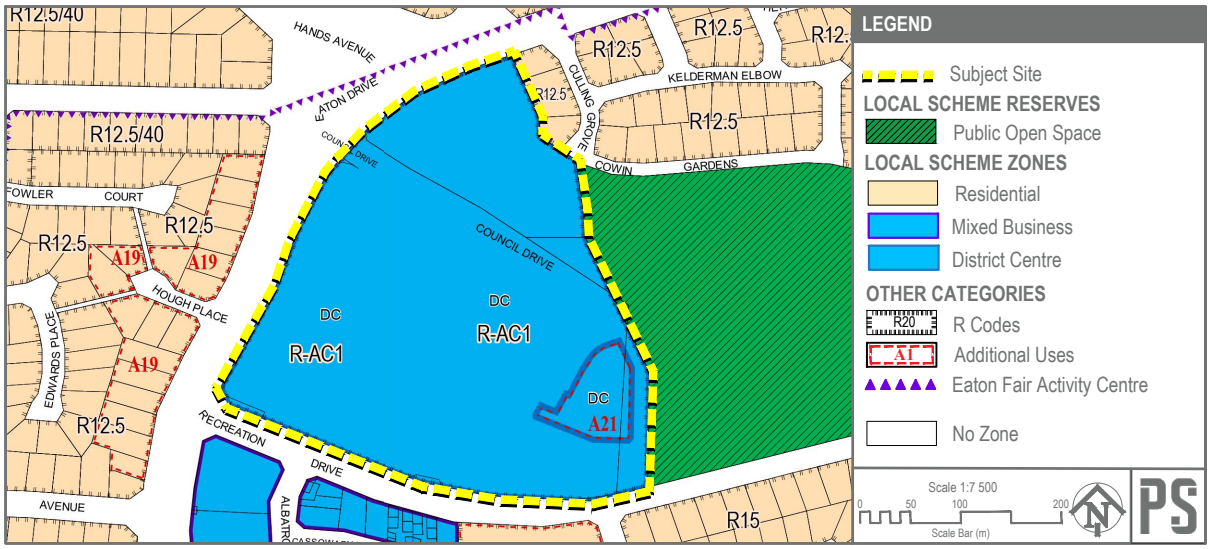


Figure 6: TPS3 Zoning Map

<u>District Centre Zone objectives</u>

Pursuant to Clause 2.2 of TPS3, the objectives of the District Centre zone are:

- *To designate land for future development as an activity centre.*
- *To provide a basis for future detailed planning in accordance with the structure planning or activity centre planning provisions of this Scheme or any relevant Activity Centres State Planning Policy.*

Pursuant to Clause 3.19 of LPS3, the local government is to have due regard to any activity centre plan endorsed by the WAPC for applications for development approval for the Eaton Fair Activity Centre area.

The Activity Centre Plan is the activity centre plan applicable to the subject site. An assessment against the provisions of the activity centre plan is provided in **section 6.5** below.

6.4.2 Land Use Permissibility

This application seeks approval for the expansion of the Eaton Fair Shopping Centre, comprising retail, entertainment, and residential uses. Refer **Table 6** below for a summary of the proposed uses, including their definition and permissibility in accordance with Clause 1.8.2 and Appendix 1 of LPS3.

Table 5: LPS3 land use summary

LPS3 Land Use	Definition	Permissibility
Amusement Parlour	*means premises open to the public, where the predominant use is amusement by means of amusement machines and where there are more than 2 amusement machines operating within the premises*	P
Dry Cleaning Premises	*means premises used for cleaning of garments and other fabrics by chemical processes*	P
Fast Food Outlet	*means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off to the premises, but does not include a lunch bar*	P
Liquor Store	*means premises in respect of which a store licence has been granted under the Liquor Act, 1970*	P
Multiple Dwellings	*has the same meaning as the Residential Design Codes of Western Australia*	P
Public Amusement	*means the use of land or a building or buildings as a theatre, cinema, dance hall, skating rink, swimming pool, gymnasium or for amusement games*	P
Recreation – Private	*means premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge*	D
Restaurant/Café	*means premises where the predominant use is the sale of and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the Liquor Licensing Act 1988*	P
Shop	*means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a bulky goods showroom or fast food outlet*	P
Small Bar	*means premises the subject of a small bar licence granted under the Liquor Control Act 1988*	P

Where:

- '**P**' – Permitted. The use is permitted as of right.
- '**D**' – Discretionary. The use is permitted following the discretion of the decision maker.

It is intended the Shopping Centre tenancies will be interchangeably used for any of the '**P**' uses permitted within the District Centre zone, as approval is not required for a class P use pursuant to clause 61(2)(b) of the deemed provisions.

6.4.3 Development Standards and Requirements

Pursuant to clause 3.19 of LPS3, the local government is to have due regard to any activity centre plan endorsed by the WAPC for applications for development approval for the Eaton Fair Activity Centre area. The Eaton Fair Activity Centre Plan is the activity centre plan applicable to the subject site. An assessment against the provisions of the activity centre plan is provided in **section 6.5** below.

Pursuant to Clause 4.1.1, the decision maker is to have due regard to variations as required by an activity centre plan or local development plan. Refer **Table 8** below.

There are no further development standards or provisions of LPS3 applicable to the proposed development.

6.5 Shire of Dardanup draft Local Planning Scheme No. 9

In March 2023 the Shire commenced advertising of its draft Local Planning Scheme No.9 (draft LPS9) for public comment. When approved, LPS9 will replace TPS3.

Pursuant to clause 67(2)(b) of the deemed provisions a draft local planning scheme is a matter which due regard is to be given. It is therefore relevant to the assessment of this application and the following review has been undertaken.

6.5.1 Zoning

Pursuant to the provisions of draft LPS9, the subject site is proposed to be wholly zoned 'District Centre'. No overlay is proposed over the subject site. Refer **Figure 7**, draft LPS9 zoning map.

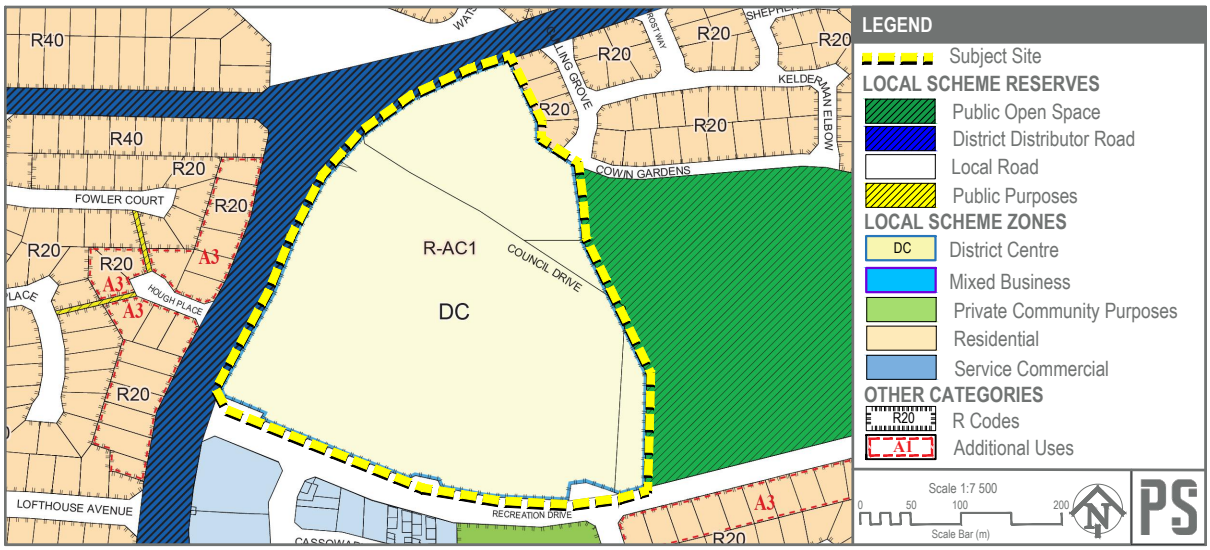


Figure 7: Draft LPS9 Zoning Map

Pursuant to draft LPS9, the objectives of the District Centre zone are:

- *To provide a community focal point for people, services, employment and leisure that are highly accessible and do not adversely impact on adjoining residential areas.*
- *To provide for district centres to focus on weekly needs and services for a wider district catchment.*
- *To provide a broad range of employment opportunities to encourage diversity within the centre.*
- *To ensure a mix of commercial and residential development, which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links.*
- *To encourage a wide range of different types of residential accommodation, including medium to high density residential, to meet the diverse needs of the community.*

6.5.2 Land Use Permissibility

Refer **Table 6** below for a summary of the proposed uses, including their definition and permissibility in accordance with Clause 17 and Division 2 of draft LPS9.

Table 6: Draft LPS9 land use summary

LPS9 Land Use	Definition	Permissibility
Amusement Parlour	*means premises –* *(a) that are open to the public; and* *(b) that are used predominantly for amusement by means of amusement machines including computers; and* *(c) where there are 2 or more amusement machines*	P
Betting Agency	*means an office or totalisator agency established under the Racing and Wagering Western Australia Act 2003.*	D
Cinema/Theatre	*means premises where the public may view a motion picture or theatrical production.*	P
Fast Food Outlet	*means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten –* *(a) without further preparation; and* *(b) primarily off the premises.*	P
Liquor Store - Small	*means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of not more than 300 m²*	P
Liquor Store - Large	*means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of more than 300 m².*	P
Multiple Dwellings	*has the same meaning as the Residential Design Codes of Western Australia*	P
Recreation – Private	*means premises that are –* *(a) used for indoor or outdoor leisure, recreation or sport; and* *(b) not usually open to the public without charge.*	D
Restaurant/Café	*means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the Liquor Control Act 1988.*	P
Shop	*means premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.*	P
Small Bar	*means premises the subject of a small bar licence granted under the Liquor Control Act 1988*	P

Where:

- '**P**' – Permitted. The use is permitted as of right.
- '**D**' – Discretionary. The use is permitted following the discretion of the decision maker.

6.5.3 Development Standards and Requirements

Refer **Table 7** below for an assessment against the relevant provisions of draft LPS9.

Table 7: Assessment against the relevant provisions of draft LPS9

Draft LPS9 Requirement	Proposal	Complies
Setback – In accordance with the application activity centre plan.	An assessment against the provisions of the activity centre plan is provided in **section 6.5** below.	✓
Building Height: 30m	26.2m.	✓
Landscaping – In accordance with the application activity centre plan.	An assessment against the provisions of the activity centre plan is provided in **section 6.5** below.	

Draft LPS9 Requirement	Proposal	Complies
4. Loading / unloading areas *Where a development involves the delivery or dispatch of goods of any kind, a loading and unloading area will be required to be provided and the following requirements shall apply –* *(a) delivery vehicles using the area must be able to enter the road in a forward direction.* *(b) areas are to be located either inside buildings or to the side and / or rear of the premises and separate from any public access areas.* *(c) delivery vehicles shall not obstruct the public access areas.*	The development proposes the removal of the existing north eastern loading dock/bin store and subsequent development of a new dedicated loading zone and bin store on the northern portion of the site. The loading dock will be sleeved from public view. Two dedicated residential bin stores are proposed on the first floor parking area, servicing the two apartment groups respectively.	✓

Having regard to **Table 7** above, the proposed development is generally consistent with the relevant provisions of LPS3 and warrants approval accordingly.

6.6 Eaton Fair Activity Centre Plan

The Activity Centre Plan applies to the subject site. It adopts a precinct-based approach to the planning of the Eaton Fair activity centre (**EFAC**). The proposed development is located in the Core Precinct under the ACP. Refer **Figure 8**, Eaton Fair Activity Centre Plan Map.

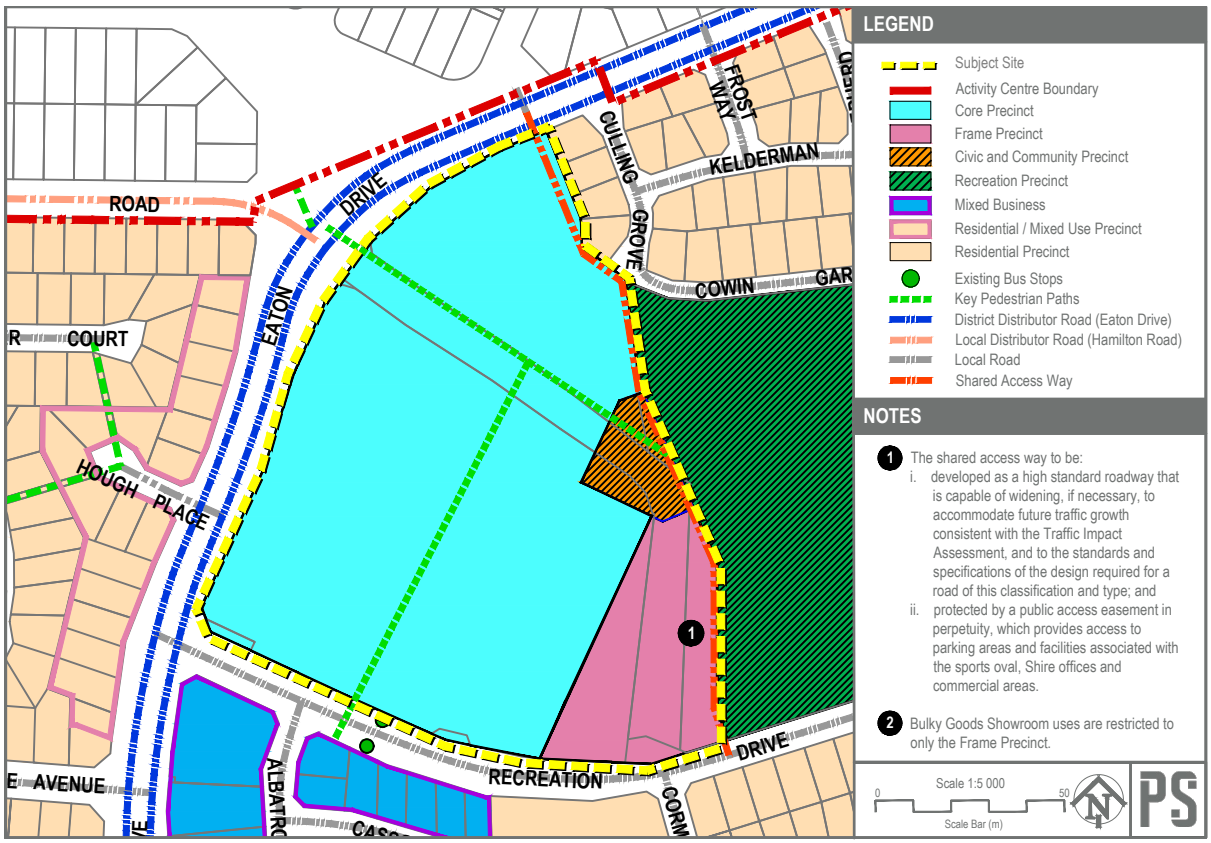


Figure 8 Activity Centre Plan Map

Table 8 sets out the guiding principles and objectives and development standards of the Activity Centre Plan that apply to the proposed development, and a response to those objectives and requirements.

Table 8 - Objectives and requirements of Activity Centre Plan

ACP objective / requirement	Response	Complies
3.1 Guiding principles and objectives		
To create an active focus for the community with a diversity of land uses which generate both day and evening activity and promote and contribute to the achievement of a vibrant and diverse Town Centre which achieves economic, social and environmental sustainability.	The development proposes an entertainment and leisure precinct on the eastern side of the Shopping Centre. The precinct is bound by the expanded Shopping Centre on the north, existing Shopping Centre on the south, and the Shire's proposed civic and administration building on the east. All edges are active with a diverse range of active uses and edges. The space has been designed to allow people to sit and linger and comprises: • 6-8m wide central pedestrian walkway through the space, with smaller more intimate spaces to sit, adjacent. This includes seating areas, activity / play spaces, sculpture, and plantings. The space has been designed to be open with clear site lines and circulation. • a central multi-functional event space with turf to allow temporary installations. This may include a skate rink in winter months and a Christmas tree in December. • active edges, including late night retail and entertainment uses and activities of the expanded Shopping Centre, upper floor residential dwellings, large video screen, and the Shire's proposed civic and administration building. The spaces spill out onto the precinct with additional seating within. • A design intent drawing inspiration from the district's natural elements including jarrah / marri / tuart forests and timber industry heritage. This is emphasised within the materiality and features of the landscaping of the precinct, including a sculptured clock tower. The space is anticipated to form the new civic and cultural heart of the community. Substantial landscaping and an attractive façade will ensure the expanded Shopping Centre's presentation to Eaton Drive is strong, allowing an appropriate transition to surrounding residential development.	✓
To allow appropriate businesses to locate and develop in close proximity to the established Eaton urban area for the convenience of its residents.	The expanded Shopping Centre comprises an additional 47 tenancies, including new dining, entertainment, retail, and community uses. This includes a new cinema and gym tenancy.	✓

ACP objective / requirement	Response	Complies
	The additional commercial tenancies will allow new and expanded existing businesses to be located in the locality.	
Encourage high standards of 'Main Street' streetscape, urban design and built form.	The proposal expands on the existing 'main street' mall and provides both a northern terminus to the main street as well as a major attractor in the form of the entertainment and leisure precinct. It also provides a strong east-west connection between Hamilton Road and the Shire's proposed civic and administration building (along the indicative lines of the 'key pedestrian routes' shown on the Activity Centre Plan). The development has a strong presentation to surrounding streets. This includes substantial landscaping and an attractive façade, ensuring an appropriate transition to surrounding residential areas.	✓
Provide efficient vehicle access and circulation with pedestrian focus and priority.	The development internalises the existing northern parking area, with new vehicle parking. Dedicated and legible pedestrian paths are proposed from Eaton Drive to draw in pedestrian traffic from the north and west.	✓
Encourage development with a high level of passive surveillance of public and private spaces in accordance with crime prevention through environmental design principles.	The development has been designed with designing safe places principles, including active edges, diverse range of uses ensuring activity at all times, as well as well-lit and exposed spaces.	✓
A legible and interconnected network of publicly accessible internal streets being provided to maximise permeability throughout the EFAC and provide functional public transport outcomes at grade with the street.	The development expands on the existing main street mall by providing an attractor in the way of an entertainment and leisure precinct. All edges are active with a diverse range of active uses and edges. The space has been designed to allow people to sit and linger. Refer above for a full summary of the proposed entertainment and leisure precinct. The space is anticipated to form the new civic and cultural heart of the community.	✓
Development designed to be accessible for residents, employees and visitors of all ability levels.	The development is legible and accessible, ensuring all spaces and activities are available to all residents, employees and visitors of all ability levels.	✓
All areas of the EFAC will be seamlessly connected to the surrounding urban area by a safe and convenient pedestrian and cycle network.	The development provides both pedestrian/bicycle and vehicle access to the surrounding road network. This includes the reconfigured Council Drive. All access points are legible and accessible.	✓
Development to address and activate the public realm to create a safe and comfortable environment that encourages social interaction and passive surveillance.	Whilst the development does not propose a main street, rather electing for a town square outcome, The development also has a strong presentation to surrounding streets. This includes substantial landscaping and an attractive façade, ensuring an appropriate transition to surrounding residential areas.	✓

ACP objective / requirement	Response	Complies
The EFAC will provide for an inclusive, healthy, and engaged community with a high level of access to social infrastructure and community services and facilities.	Refer above for a summary of the proposed entertainment and leisure precinct. The space is anticipated to form the new civic and cultural heart of the community.	✓
The EFAC will deliver infrastructure and essential services in a timely manner to support the future population and meet community needs.	The development is anticipated to be completed within two years of approval.	✓
Residential development is encouraged in the EFAC.	The development proposes 26 new residential dwellings.	✓
3.2 General development standards		
3.2.1 Landscaping		
All developments shall incorporate waterwise plants in landscaping.	The development proposes a variety of landscaping, including the use of waterwise plants. Refer Appendix 6, landscaping plan and report.	✓
3.3 Frame Precinct		
3.4.1 Objective		
The objective of the Core Precinct is to provide the main retail functions of the EFAC in conjunction with retail, food, entertainment and office uses and associated car parking, centred around a north-south pedestrian spine linking the timed bus stops on Recreation Drive with a town square at the eastern periphery of the Core Precinct.	The development comprises the coordinated expansion of the Eaton Fair Shopping Centre. The expanded Centre will comprise new retail and entertainment tenancies, 26 residential dwellings, entertainment and leisure precinct, as well as other consequential amendments. The proposed development provides an active terminating attractor to the existing main street mall in the form on an entertainment and leisure precinct, which services a similar function to a town square (albeit this is a privately-owned space whereas town squares are typically publicly-owned). The precinct is readily accessed from the timed bus stops on Recreation Drive via the existing main street.	✓
3.4.2 Preferred uses		
The following land uses are preferred in the Frame Precinct: • *Shop/retail* • *Eating and drinking* • *Entertainment* • *Medium-high density residential and short term accommodation* • *Office* • *Health service* • *Bulky goods showroom is not a preferred use in the Core Precinct.*	The development proposes the following land uses: • Shop/retail. • Eating and drinking. • Entertainment • Medium- density residential.	✓
3.4.3 General development requirements		
A minimum 8% landscaping being provided, comprising both 'hard' brick paved pedestrian areas and 'soft' landscaped areas, with the calculation including the adjoining road reserve (verge) areas.	The development proposes 4,665m² of landscaping, including the provision of 3,900m² deep soil areas, 483m² shallow soil landscaping, as well as 282m² on-structure planting.	✓

ACP objective / requirement	Response	Complies
	This relates to approximately 10.8% of the development area. Refer Appendix 6, landscaping plan and report.	
All existing vegetation in the Eaton Drive road reserve shall be retained.	A number of existing trees, including marri trees along Eaton Drive will be retained.	✓
A nil setback shall apply to all development fronting the shared access way on the northeastern edge of the Core Precinct. A greater setback may be considered on individual merit.	With the exception of the opening for the loading dock, the development proposes a nil setback for the majority of the shared access way.	✓
Loading, servicing, bin and material storage areas, including air conditioners, compressors and other similar machinery, shall be screened from view from streets and public areas by an enclosure in the style and material of the associated building.	The development proposes the removal of the existing north eastern loading dock/bin store and subsequent development of a new dedicated loading zone and bin store on the northern portion of the site. The loading dock will be sleeved from public view. Two dedicated residential bin stores are proposed on the first floor parking area, servicing the two apartment groups respectively.	✓
Roof mounted mechanical equipment and air conditioners, if required, shall generally be screened from view by the roof form or through the use of parapet walls.	All roof mounted mechanical equipment, including air-conditioning condenser units will be screened from view.	✓
All buildings, streets, access ways, paths and car parking areas shall be well lit to encourage safe use after hours with no light spill into adjoining residential areas.	All buildings, car park areas, public square, and new internal roads will be lit in accordance with the relevant Australian Standards. Lighting will be configured in a manner to not spill onto proposed and existing residential dwellings.	✓
Security bollards shall not conflict with pedestrian flow and security shutters upon all buildings (if required) shall be retractable.	If bollards are required, they will be designed in a manner as to not obstruct pedestrian movement.	✓
All internal thoroughfares should be appropriately designed so as to sustain high levels of pedestrian movement and permeability.	The proposed public plaza comprises active edges as well as places to sit and linger to ensure high levels of pedestrian movements.	✓
Crime prevention through environmental design principles shall be incorporated into all development.	The development has been designed in accordance with safer places by design principles.	✓
All drainage shall be restricted to pre-development flows. Should the proponent wish to increase the rate of outflow from the site the Shire's stormwater network shall be upgraded at the proponent's cost.	Stormwater will be designed to be retained on site as per pre-development flows during the building permit stage.	✓
The R-AC1 density code shall apply to residential development in the Core Precinct.	Noted. The residential component of the development has been designed in accordance with the R-AC1 code. Refer Appendix 1 for a copy of the assessment against the provisions of the R-Codes.	✓
The car parking standards in Table 1 (refer to Part One section 3.3.3) shall apply to the Core Precinct.	A commercial parking assessment for the subject site, including existing and proposed uses is provided in Table 15 of the TIA. Refer Appendix 7.	✓

ACP objective / requirement	Response	Complies
	In summary, the development has a total commercial parking requirement of 1,805 bays. The development proposes a total parking supply of 1,805 commercial bays. An assessment against the residential parking requirements under the R-Codes is provided in Appendix 1.	
The reciprocal (shared) use of all car parking spaces within the Core Precinct, Frame Precinct, Civic and Community Precinct, and adjoining road reserves is encouraged subject to the applicant adequately demonstrating the potential of land uses and car parking bays to provide for reciprocal (shared) use.	The proposed development relates to the northern expansion of the Shopping Centre. The new parking areas will be made available for use for the existing portions of the Shopping Centre, and existing parking will be available for the new tenancies.	✓
4 Additional planning requirements		
4.1 Transport impact assessment		
Prior to any major development (as defined in the Activity Centres for Greater Bunbury Policy) or cumulative development which reaches major development thresholds, a Transport Impact Assessment (TIA) is to be prepared to the satisfaction of the Shire of Dardanup …	A TIA has been prepared in support of the development. The TIA confirms the suitability of the proposed access arrangements. Refer Attachment 7, Transport Impact Assessment.	✓
4.2 Transport noise impact assessment		
A transport noise impact assessment is to be undertaken prior to subdivision or development, in regard to the residential development within the Core Precinct near Eaton Drive	An ENA considers transportation noise intrusion and makes recommendations on external glazing systems required to meet internal noise standards. Refer to Appendix 8, Environmental Noise Assessment.	✓
4.3 Parking strategy		
Prior to any major development (as defined in the Activity Centres for Greater Bunbury Policy) or cumulative development which reaches major development thresholds, a parking strategy is to be prepared to the satisfaction of the Shire of Dardanup prior to development of the Core, Frame and Civic and Community Precinct.	A parking strategy has been prepared in support of the development and is contained within the TIA. Refer Appendix 7.	✓

The application addresses all relevant requirements of the ACP and warrants approval accordingly.

6.7 Local Planning Policies

6.7.1 Local Planning Policy CP084 Advertising Signage

The Shire's Local Planning Policy CP084 Advertising Signage (**Signage Policy**) provides guidance on the assessment of advertisement signs, outlines when advertisement signs require development approval, and the objectives and standards against which applications for advertisement signs will be assessed.

It exempts advertisement signs from requiring development approval where the advertisement sign is permitted in a zone and complies with the development standards in Table 1 and the General Requirements listed in Part 7.1 of the Signage Policy. But pursuant to clause 5.3(g) of the Policy the exemption is not available where there are multiple signs proposed on a single property and/or lot. Since more than one sign is proposed, development approval is required for all signage (regardless of size and compliance).

As part of this development application, the following signs are proposed:

- 20m Pylon Sign, along Eaton Drive.
- 6.5m x 0.8m 'Eaton Fair' wall sign, above the west car park entry.
- 1.8m x 0.89m 'Eaton Fair' wall sign, above the west pedestrian entry.
- 3.3m x 0.4m 'Eaton Fair' wall sign, above the north pedestrian entry.
- 4.8m x 0.65m 'Eaton Fair' wall sign, above the cinema entry.
- 5.4m x 3.7m digital screen, overlooking the outdoor leisure and entertainment precinct.

Individual tenant signage will form part of a future development application.

No amendments to the existing signage on site are proposed.

Refer **Table** 9 below for an assessment against the applicable provisions of the Signage Policy.

Table 9: Assessment against Signage Policy

Signage Policy requirement	Response	Complies
7.1 General Requirements		
a) Advertisement signs shall only advertise services and products available on the premises where the sign is located. Third party advertising not permitted.	With the exception of the digital sign, all proposed signs relate to the naming of the centre. The digital sign will not display third party advertising.	✓
b) Advertisement signs must be contained wholly within the property boundaries of a lot and a nil setback may apply where the sign will not overhang and the sign and its footings will not encroach into any reserve (including road reserve).	All signs are within the lot boundaries.	✓
c) A sign is not to be erected or installed within 1.5m of any part of a crossover or street truncation and is not to cause interference with or be hazardous to vehicular traffic and pedestrians.	A single 6.5m x 0.8m 'Eaton Fair' wall sign is proposed above the west car park entry. This sign is set back more than 1.5m from the crossover. No other sign is situated in proximity to a vehicle crossover.	✓
d) Street numbering shall be incorporated into advertisement signage, and shall be clearly visible from the street.	Noted.	✓
e) Except where required by clause 5.3 of this Policy, development approval is not required where the content of an approved advertisement sign is proposed to be changed, provided the dimensions, location and structure remain unchanged, and the wording is not to be of an offensive nature.		n/a
f) Advertisement signs shall not be located in a location or manner that unreasonably obstructs the view of existing public artwork or murals.	None obstructed.	✓
g) Signs are required to be securely fixed to the structure by which it is supported.	All signs will be affixed in accordance with the relevant Australian Standard.	✓
h) A signage strategy is required for multiple signs on a single property and/or lot.	All proposed signage is identified on the development plans, per the Policy requirement for a signage strategy.	✓

Signage Policy requirement	Response	Complies
i) Where a proposed sign is exempt, the applicant is to provide written correspondence of the proposed signage for the Shire to keep on record.		n/a
j) Signs needs to be of a high quality, and maintained to a high quality. If in the opinion of the local government, the sign is in conflict with the aims of the Scheme the local government may require the owner of the advertisement to repair or remove the advertisement.	Signage will be maintained to a high quality, in accordance with existing signage on site.	✓
7.2 Illuminated and Electronic Display Screen/Panel Signs		
a) All Electronic Display Screen/Panel signs shall:		
i. be restricted to static images that are: *• externally illuminated during hours of darkness; or* *• displayed electronically, i.e. in a digital format.* *ii. have a minimum dwell time duration of 30 seconds;* *iii. not contain a transition time from one display to another that exceeds 0.1 seconds; and* *iv. no display transitional effects such as fly-in, fade-out and scrolling.*	Noted.	✓
b) Illuminated advertising signs, including electronic display screens/panels, abutting any road must:		
i. use a low level of illumination, not exceeding 300cd/m², not flash, pulsate, or chase, and not cause a nuisance, by way of light spillage, to light received to the abutting sites to a maximum of 50 lux;	Noted.	✓
ii. not contain fluorescent, reflective or retro reflective colours or materials;	None proposed.	✓
iii. not interfere with or be likely to be confused with traffic control signals;	No sign is situated in proximity of a traffic signal.	✓
iv. screen any electrical cables from the public realm and be maintained in a tidy manner; and	Noted.	✓
v. not be located in Residential areas.	Signage is in accordance with existing signage on site.	✓
Table 1 – exempted advertisements		
Wall Signs shall:		
not extend laterally beyond either end of the wall or protrude above the top of the wall; and	Yes.	✓
not cover more than 10% of the façade for each tenancy within a building and/or development site visible from the public realm; or *where there is an approved signage strategy, not cover more than 25% of a façade within a building and/or development site visible from the public realm.*	6.0%. The proposed wall signage totals 128.08m² on the extended façades (existing signage on the existing façade is not included. This represents less that 10% of the façades.	✓
Table 2 – signs that require development approval		
Pylon signs shall:		
The maximum sign face area is 10m2 per face, for a maximum of two faces	The proposed sign comprises four faces, with a total area greater than 10m² per face. This variation is considered acceptable for the following reasons:	**Variation**

Signage Policy requirement	Response	Complies
	• The sign relates to the expanded Eaton Fair centre, the biggest attractor and concentration of services in the Shire. • The sign simply provides advertising for the centre, including provision for new tenancies (cinema and gym). • The sign is proportionate to the bulk and scale of the expanded centre. • The sign is simple and corresponds to the architecture of the development.	
Must not be located less than 1.5m from the front property boundary (including the primary and secondary street frontages of a corner lot), and must not project beyond the alignment of any property boundary;	The sign is more than 1.5m from the boundary.	✓
have a minimum clearance of 2.7m from the natural ground level;	The bottom of the sign is 2.98m from the ground level.	✓
be restricted to a maximum of either one pylon or monolith sign per street frontage, or where a lot has numerous tenancies/units, multiple pylon or monolith signs may be approved where separated by a minimum distance of 50m	The sign is greater than 50m than existing pylon signs.	✓
not exceed 2.5m measured horizontally across the face of the sign;	The sign has a horizontal measurement of 4m. This is considered acceptable for the reasons outlined above.	**Variation**
Where practical, make provision for infill panels to accommodate the needs of a property containing multiple tenancies/units	The sign provides multiple panels for tenancy signage.	✓
not be more than 6m above natural ground level (including supporting structures), except where: *• multiple tenancies/units are located on a lot, then the height can be increased to 7m above natural ground level (including supporting structures).*	The sign has a total height of 4m. This is considered acceptable for the reasons outlined above.	**Variation**

The proposed signs are consistent with the Signage Policy and warrants approval accordingly.

7 CONCLUSION

This application seeks approval for the coordinated expansion of the Eaton Fair Shopping Centre. The expanded Shopping Centre will comprise new retail and entertainment tenancies, 26 additional residential dwellings, new entertainment and leisure precinct, and altered access arrangements.

The expansion has been designed in a contextual manner sympathetic to its surrounds, referencing the existing built form, as well as the surrounding natural environment. This is emphasised by an urban built form and materiality that responds to the existing centre, proposed new Shire civic and administration building, and Glen Huon Reserve, whilst providing contemporary, sustainable, and liveable residences and commercial spaces.

The development is suitably located within a growing Greater Bunbury region and will provide additional retail and entertainment space, as well as new housing options. The proposed entertainment and leisure precinct has synergies with the Shire's proposed civic and administration building and is intended to be the new heart of the growing community.

Overall, the proposed development has been demonstrated to have an exceptional design and positively contribute to the amenity of the surrounding area, with environmental noise, traffic, and waste management matters appropriately addressed.

The development therefore warrants approval from the Regional Joint Development Assessment Panel.

Appendix 1:
R-Codes Volume 2 Assessment

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT 2.2	**BUILDING HEIGHT**	
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	Pursuant to Table 2.1 of the R-Codes, the maximum building height for the AC-1 code is nine stories. The residential component of the development extends across the second and third storeys of the expanded Eaton Fair Shopping Centre. Further, the total height of the development (including cinemas) is less than the indicative 30m building height for nine storeys as set out in Table 2.2 of the R-Codes. The proposed building heights are appropriate and response to the desired future scale of the locality.	
O2.2.2 – The height of buildings within a development responds to changes in topography.	The site is generally flat.	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	The apartment component of the development comprises a flat roof which comprises services as well as a roof deck garden. All services are hidden from street view.	
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	The development area is situated south of neighbouring residential developments. Notwithstanding, an overshadowing diagram is provided within the Design Report. Refer **Appendix 7**.	

ACCEPTABLE OUTCOMES

A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) *refer 2.2*	2	3	3	4	4	5	3	6	7	9	

LOCAL PLANNING FRAMEWORK	REQUIREMENT

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT 2.3	**STREET SETBACKS**	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	The apartments are proposed to be setback nil from the shared access way, as is required by the Activity Centre Plan. The proposed setbacks respond to the emerging urban character of the locality, whilst providing an appropriate transition to lower scale residential development surrounding the subject site. The street setback areas comprise a mix of parking and landscaping.	
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The setback area in the vicinity of the apartments comprise the entertainment and leisure precinct, the Shire's proposed civic and administration building, and the shared access way. As the dwellings are situated on the upper stories, there is a clear delineation between the public and private realm.	
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The development does not propose any ground floor apartments fronting the street and achieves privacy through elevation above street level.	
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The apartments are located to offer an outlook to the adjoining public and semi-private realms. This allows for passive surveillance from the dwellings to the street, limiting opportunities for crime and antisocial behaviour in accordance with safer places by design principles.	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
ELEMENT 2.4	**SIDE AND REAR SETBACKS**	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	The R-Codes sets a nil side/rear setback for the development. The apartments are situated within the expanded Shopping Centre and do not comprise a side or rear boundary.	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.		
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.		

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.		
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access*.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
ELEMENT 2.5	**PLOT RATIO**	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The scale of the apartment development is appropriate for its context being the intended civic and cultural heart of the Shire. The apartments are centrally-located on the site such as not to detract from the lower-scale residential areas to the north and west of the subject site. Notwithstanding, the overall development has a residential plot ratio of 0.015.	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument *(R80: Plot ratio = 1.0)*.		
ELEMENT 2.6	**BUILDING DEPTH**	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	A variety of articulations and window placements ensure sufficient daylight to habitable rooms. Furthermore, all dwellings feature large floor to ceiling double glazed doors onto outdoor living areas that maximise good solar access and natural ventilation. All apartments are dual access (100%) having openings facing more than one direction enabling cross-ventilation through the living areas of the dwelling. All dwellings achieve a depth of less than 20m, and have been designed to maximise the northern aspect with 16 dwellings having private open space and living rooms which obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. An additional six apartments achieve 2 hours of sunlight between 8am – 4pm, resulting in 84% of the total number of dwellings. All dwellings have high ceilings enabling a greater sense of space and better opportunities for sunlight being received within the apartments.	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.		
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.		

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
ACCEPTABLE OUTCOMES		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.		
ELEMENT 2.7	**BUILDING SEPARATION**	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	The northern apartments are integrated into the expanded shopping centre and are setback 6m from the Shire's proposed civic centre, 38.1m from the administration building, and 38.1m from the existing southern apartment group. The central apartments are situated 21m from the existing southern apartments. The land opposite the subject site comprises the Glen Huon Reserve and will not be developed for urban purposes.	
O2.7.2 – Building separation is in proportion to building height.		
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	The 6m setback between the Shire's proposed civic and administration building provide sufficient space to allow ventilation, private open space, and solar access, whilst not impacting privacy. The apartments have specifically been designed to orient openings away from the edge of the civic and administration building so that there is no conflict with the use of the civic and administration building. Refer also the Design Report at **Appendix 5** for detailed consideration of the separation.	
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	The residential buildings are sufficiently setback from each other to provide adequate sunlight and ventilation. The development proposes three dedicated communal spaces for use for the apartments. Two within the northern group (including a roof deck), and one in the centre group. Each space comprises seating and plantings.	
ACCEPTABLE OUTCOMES		
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.		

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	**5-8 storeys** (up to 28m)	**≥ 9 storeys** (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m

Distances apply from major openings of rooms, or the inside of balustrading of balconies.
Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.

ELEMENT 3.2	**ORIENTATION**

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	The development achieves A3.2.1 by orienting the building to address two street frontages and the adjacent public open space by incorporated active commercial uses on the ground floor, a legible and attractive pedestrian entrance, landscaping, and the orientation of dwellings towards street frontages.	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	The northern and central apartments are situated within the northern portion of the expanded Eaton Fair Shopping Centre and are set back 38.1m and 21m from the existing southern apartment group, respectively. This ensures minimal overshadowing.	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.		
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.		
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – adjoining properties coded R25 and lower – 25% of the site area[1] – adjoining properties coded R30 – R40 - 35% of the site area[1] – adjoining properties coded R50 – R60 – 50% of the site area[1] – adjoining properties coded R80 or higher – Nil requirements. (1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)		
A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.		
ELEMENT 3.3	**TREE CANOPY AND DEEP SOIL AREAS**	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	The development proposes the retention of a significant number of trees, which along with the proposed trees, result in 133 trees over the development area.	
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	The development proposes 4,665m^2 of landscaping, including the provision of 3,900m^2 deep soil areas, 483m^2 shallow soil landscaping, as well as 282m^2 on-structure planting. Combined, the landscaping creates a significant greenscape response, enhancing the public realm and internal amenity. For more details on the species and location of the trees, please refer **Appendix 6** (Landscaping Plans) and section 4.12 of this assessment.	
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	The acceptable outcomes anticipate a 10% deep soil area which is achieved at 3,900m^2. The significant amount of deep soil area provides opportunities for substantial tree growth, including along street edges.	

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
	The proposed deep soil areas and planters will have sufficient area to sustain long term healthy plant and tree growth. Importantly, the proposed landscaping on all levels of the development will enhance the amenity of the building for future occupants.	

ACCEPTABLE OUTCOMES

A3.3.1 – Retention of existing trees on the site that meet the following criteria:

- healthy specimens with ongoing viability **AND**
- species is not included on a State or local area weed register **AND**
- height of at least 4m **AND/OR**
- trunk diameter of at least 160mm, measured 1m from the ground **AND/OR**
- average canopy diameter of at least 4m.

A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.

A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees [1]
Less than 700m²	10% **OR** 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700 – 1,000m²		2 medium trees **OR** 1 large tree and small trees to suit area
› 1,000m²		1 large tree and 1 medium tree for each additional 400m² in excess of 1000m² **OR** 1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area

[1] Minimum requirement for trees includes retained or new trees
Refer Table 3.3b for tree sizes

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided[1] (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m²	3m	2m (DSA) + 1m (RSZ)	200L
Large	›9m	›12m	64m²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

LOCAL PLANNING FRAMEWORK	REQUIREMENT

ELEMENT 3.4 COMMUNAL OPEN SPACE

O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	The development proposes three dedicated communal spaces for use for the apartments. Two within the northern group (including a roof deck), and one in the centre group. Each space comprises seating and plantings, and overlook the entertainment and leisure precinct below.	
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.		
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.		

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.4.1 – Developments include communal open space in accordance with Table 3.4

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT

Table 3.4 Provision of communal open space

Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m² per dwelling up to maximum 300m²	At least 2m² per dwelling up to 100m²	4m

A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.

A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.

A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.

A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.

A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.

A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.

ELEMENT 3.5 VISUAL PRIVACY

O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	The apartments are bound by the existing Shopping Centre / new entertainment and leisure precinct and the Shire's proposed civic and entertainment precinct to the south and public open space to the east allowing A3.5.1 and A3.5.4 to be achieved for all dwellings.	

ACCEPTABLE OUTCOMES

A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).

A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.

A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.

ELEMENT 3.6 PUBLIC DOMAIN INTERFACE

O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	The apartments are situated within the upper floors on the eastern portion of the expanded Shopping Centre. The apartments front the entertainment and leisure precinct and the Shire's proposed civic and administration building, as well as the adjacent public open space.	
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The materiality comprises both contemporary elements whilst referencing surrounding natural and built heritage, including the existing Shopping Centre and the Shire's proposed civic and administration building. This includes the use of clear glazing, dark grey metal, rendered walls, timber louvres, perforated metal screening, and profiled concrete panels. These elements are articulated creating both vertical and horizontal parts, creating visual interest. Apartments and their accompanying open space have been deliberately positioned above the entertainment and leisure precinct helping to provide a true urban centre, as well as providing diverse housing options for the locality. Overlooking provides both activation and passive surveillance to the spaces below, with the 'L' shaped form juxtaposing the Shire's proposed civic and administration building. Whilst mixed, the is appropriate separation between the residential and commercial uses, including entrances, bin stores, and parking areas.	

ACCEPTABLE OUTCOMES

A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.

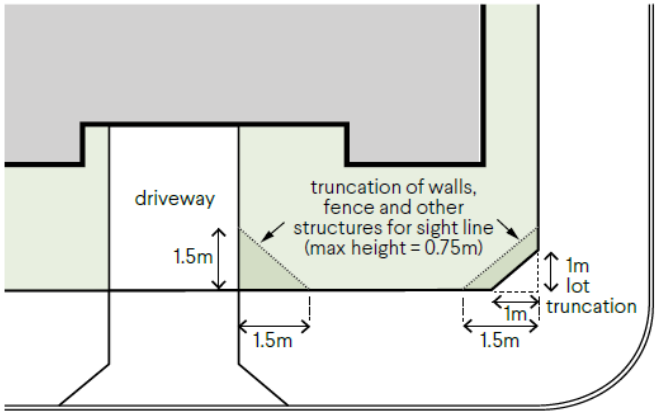
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).

A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.		
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.		
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.		
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.		
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.		
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.[1] (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.		
ELEMENT 3.7	**PEDESTRIAN ACCESS AND ENTRIES**	
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	Pedestrian access has been carefully considered in the design with the apartments have direct access from the dedicated parking area as well as to the entertainment and leisure precinct/shared access way. Pedestrian entries are protected from the weather as per A3.7.1. Additionally: • The ground floor pedestrian entrances will be well-lit and are not recessed (they do not provide opportunities for concealment). • Bins are located within the respective first floor residential parking area and are not situated near any pedestrian entry. • Deep soil areas around the entrances of the residential lobby and the commercial tenancies provide space for trees that when grown to maturity, will provide a shaded canopy and attractive building entrances.	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.		
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		
A3.7.2 – Pedestrian entries are protected from the weather.		
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.		
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.		
A3.7.6 – Bins are not located at the primary pedestrian entry.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT 3.8	**VEHICLE ACCESS**	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	Vehicle access to the apartments is via the decked carpark on the upper level of the Shopping Centre, with gated access to resident parking. Visitors can park in Shopping Centre carparks.	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.		

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.
A3.8.3 – Vehicle entries have adequate separation from street intersections.
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: – the driveway serves more than 10 dwellings – the distance from an on-site car parking to the street is 15m or more **OR** – the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.
A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
 **Figure 3.8a** Truncation at street corner to provide sightlines (refer A3.8.7).		

LOCAL PLANNING FRAMEWORK	REQUIREMENT

ELEMENT 3.9 CAR AND BICYCLE PARKING

O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	**Bicycle Parking** Parking and facilities for cyclists are provided within the development as follows: • 26 existing bicycle bays. • 88 proposed bicycle bays (including 10 within proximity to the residential entry within the town square. Whilst no dedicated residential bays are provided, residents have use of storerooms for the storage of bikes. The apartments are located in close proximity to timed bus stops on Recreation Drive, with TransBunbury services providing direct access to the Bunbury city centre.	
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	As part of the internal parking structure, two dedicated residential parking areas are proposed on the first floor, adjacent to each respective apartment group. The northern apartment parking area will comprise 18 bays, with the central apartment parking area comprising eight bays. Each area is accessed via a locked gate. **Residential** The subject site is classified as 'Location A'. The development satisfies this objective for residential parking by providing 26 parking bays for the 26 residential, consistent with consistent with A3.9.2/Table 2.9. **Visitors** Visitors can park in the Shopping Centre carparks.	

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
O3.9.3 – Car parking is designed to be safe and accessible.	All proposed car parking on site is designed to safe and accessible and will comply with AS2890.1 (as amended) including clear signposting from the vehicle access points.	
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	The proposed carparking area for the apartments is situated internally, reducing the visual impact to the public realm.	

ACCEPTABLE OUTCOMES

A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.

Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking[1]	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking[1]	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking[2]	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		

[1] Calculations of parking ratios shall be rounded up to the next whole number.
[2] For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9

A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.

A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.

A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.

A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.

A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.

A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.

A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.

LOCAL PLANNING FRAMEWORK	REQUIREMENT

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT 4.1	**SOLAR AND DAYLIGHT ACCESS**	
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	The development is located within climate zone 5. The has been designed to maximise northern orientation with 16 dwellings having private open space and living rooms which obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. An additional six apartments achieve 2 hours of sunlight between 8am – 4pm, resulting in 84% of the total number of dwellings.	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	The floorplan includes multiple examples of windows specifically oriented to provide daylight access to interior rooms. The development does not use any light wells or corridors for light.	
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 **AND** – year-round in climate zones 1 and 3.	The apartments incorporate double glazing, covered balconies, and vegetation.	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.1.1 – In climate zones 4, 5 and 6 only:

a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June **AND**

b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.

A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.

A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A4.1.4 – The building is oriented and incorporates external shading devices in order to:

- minimise direct sunlight to habitable rooms:
  - between late September and early March in climate zones 4, 5 and 6 only **AND**
  - in all seasons in climate zones 1 and 3
- permit winter sun to habitable rooms in accordance with A 4.1.1 (a).

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT 4.2	**NATURAL VENTILATION**	
O4.2.1 – Development maximises the number of apartments with natural ventilation.	All apartments within the proposed development are designed to maximise natural ventilation and contain openings in two different orientations. This has been achieved by a single loading corridor. Ultimately, all of the proposed apartments achieve cross ventilation, exceeding the 60% minimum. All apartments are less than 20m in depth and don't receive ventilation from lightwells, consistent with the Acceptable Outcomes. The development has been designed with biophilic principles throughout, including sustainable materials and fixtures, large and open spaces, extensive and water wise greenery, PV cells, double glazing, maximising cross ventilation and solar access. No dwelling relies on lightwells for the primary source of fresh air.	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		
A4.2.2 – **(a)** A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building **(b)** Single aspect apartments included within the 60 per cent minimum at (a) above must have: ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction **AND** ▪ room depth no greater than 3 × ceiling height **(c)** For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.		
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.		
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.		
ELEMENT 4.3	**SIZE AND LAYOUT OF DWELLINGS**	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	The apartments room layouts are functional, accessible and provide a high standard of amenity for residents. The size of all apartments and bedrooms/living rooms meets the minimum sizes as set out in the 'Acceptable Outcomes' for this element. The proposed development includes a mix of 1-, 2-, and 3-bed dwellings, with both apartment and townhouse typologies. This mixture provides a variety of typologies for future residents, including the potential for families within the three-bedroom configurations.	
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	Minimum floor to ceiling heights of at least 3.6m are achieved for all dwellings, consistent with the Acceptable Outcomes. All rooms are well-proportioned and benefit from cross ventilation and sunlight access as outlined above.	
ACCEPTABLE OUTCOMES		

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Acceptable Outcome pathway may not be applicable where a performance solution is provided		

A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m²
1 bed	47m²
2 bed × 1 bath[1]	67m²
3 bed × 1 bath[1]	90m²
[1]An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.	

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m²	[1]3m
Other bedrooms	9m²	[1]3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
[1]Excluding robes		

A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms – 2.7m
- Non-habitable rooms – 2.4m
- All other ceilings meet or exceed the requirements of the NCC.

A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	Each dwelling has private open space accessed directly from a habitable room. All dwellings exceed the minimum dimensions as per the Acceptable Outcomes Table 4.4. The size of balconies range from approximately 8m² to 20m², exceeding the minimum area requirements.	

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	Private open spaces are sited, orientated, and designed to enhance liveability. This is achieved by maximising solar access and prevailing winds, where possible, generous sizes, as well as on-structure planting. All apartments overlook the proposed entertainment and leisure precinct and the shared access way. Clothes drying areas/facilities are not provided within balconies, rather, each dwellings is to be fitted with a mechanical dryer. The facility will include solar panels, which offsets the energy consumption of mechanical dryers.	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	Balconies have been carefully integrated into the overall architectural form of the building, and are not treated as individual elements. The materials and treatments are consistent with the remainder of the design.	

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.

Table 4.4 Private open space requirements

Dwelling type	Minimum Area[1]	Minimum Dimension[1]
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m

[1] Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.

A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.

A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.5 CIRCULATION AND COMMON SPACES

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	The proposed northern apartments are accessed via a dedicated residential lobby adjacent to the entertainment and leisure precinct, as well as directly from the first floor parking area. The central apartments are accessed via the parking area, linking to the northern apartment entrance. Open corridors are provided to both levels, served by stairs and a lift to the northern group. The north group has nine dwellings per floor, with the central group comprising four. All circulation corridors exceed the minimum width of 1.5 metres and are designed for universal access, consistent with the Acceptable Outcomes. All circulation spaces are generous in area, providing opportunities for informal social interactions and passive surveillance. The communal open space on the roof provides further amenity for residents and their visitors or carers. No bedroom windows or major openings to living rooms open directly onto circulation or common spaces. As such, no dwelling is impacted by light spill. Future townhouses on the northern portion of the site are proposed have direct pedestrian and vehicle access from the shared access way.	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.		
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.		
A4.5.2 – Circulation and common spaces are designed for universal access.		
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.		
ELEMENT 4.6	**STORAGE**	
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	The development proposes a dedicated storage area per dwelling, summarised as follows: • 18 stores for the northern apartment group, on the first floor. • Eight stores for the central apartment group, on the first floor. All stores have a minimum dimension of 1.5m and a minimum internal height of at least 2.1m in accordance with Acceptable Outcome A4.6.1. Stores have a minimum area of 4m². Space for bulk rubbish is provided in the northern bin store on the first floor. These storage areas not visible from the public domain and located within an area accessible only to building occupants.	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.		

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT

Table 4.6 Storage requirements

Dwelling type	Storage area[1]	Minimum dimension[1]	Minimum height[1]
Studio dwelling	3m²	1.5m	2.1m
1 bedroom dwelling	3m²		
2 bedroom dwellings	4m²		
3 bedroom dwellings	5m²		

[1] Dimensions exclusive of services and plant.

A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.

A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space[1], is integrated into the design of the building or open space and is not readily visible from the public domain.

(1) Storage on/adjacent to private open space is additional to required open space area and dimensions.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.7 MANAGING THE IMPACT OF NOISE

O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	An ENA for the development considers noise from the use / impact of service / delivery vehicles, and noise from the entertainment and leisure precinct, and makes recommendations on the management measures to achieve compliance with applicable regulations and standards.	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.		

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).

A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		
ELEMENT 4.8	**DWELLING MIX**	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	The proposed development includes 26 dwellings in total, being a mix of one-, two-, and three-bed dwellings in a compact, standard and luxury configuration. In total the development includes • Eight x 2-bed apartments forming the central apartment group. • Four x 1-bed, 12 x 2-bed, and two x 2-bed apartments forming the northern apartment group. The dwelling mix achieves A4.8.1 and A4.8.2 by providing 50% of apartments with differing bedroom numbers on each floor. Provision is made for eight townhouses to be developed on the site, further diversifying dwelling mix (the townhouses will be subject to a future development application).	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
ELEMENT 4.9	**UNIVERSAL DESIGN**	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	The development has been designed to ensure universal access is provided to all dwellings. This incudes sufficient corridor widths, the provision of widths, and appropriate gradients. Six dwellings meet the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).	
ACCEPTABLE OUTCOMES		
A4.9.1 – **a)** 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR** **b)** 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).		

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT 4.10	**FAÇADE DESIGN**	
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	The proposed development has been designed in a site-responsive and contextual manner, responding to the existing centre and surrounding built and natural environment. This is achieved through the building mass, articulation, materiality, and landscaping. The development responds to the site prominent location, cementing the Eaton Fair Shopping Centre as the heart of the growing community.	
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	The development has the following key design and sustainability attributes: • Foremost, the development has been designed to reinforce its role as the heart of the community through the provision of the new entertainment and leisure precinct, expanded and diverse uses and activities, and relationship to the surrounding locality. This includes a new cinema and gym. Ultimately, the space has been curated to be diverse, active, and vibrant, as well as a landmark for the growing Greater Bunbury region. • Whilst the majority of the development comprises the expansion of a shopping centre, the design philosophy breaks away from traditional thinking and forms through deliberate interventions such as the opening up of ground floor tenancies to the new entertainment and leisure precinct, provision of new dining and entertainment uses beyond general retail, as well as the inclusion of residential uses. • Furthermore, the development internalises the majority of parking, reducing urban blight and providing a more urban streetscape response. • The relationship to the street has been prioritised through extensive landscaping, as well as an articulated form and chosen materiality. This ensures that the development engages the street, whilst acting as an appropriate transition to neighbouring uses. Whilst major, the development is still sensitive to its surrounds, reaching a maximum height of 26.2m, with site responsive setbacks. Further, the building mass is centred within the site, away from lower density residential land to the north and west. • The materiality comprises both contemporary elements whilst referencing surrounding natural and built heritage, including the existing Shopping Centre and the Shire's proposed civic and administration building. This includes the use of clear glazing, dark grey metal, rendered walls, timber louvres, perforated metal screening, and profiled concrete panels. These elements are articulated creating both vertical and horizontal parts, creating visual interest as well as a sense of arrival along Eaton Drive. • Apartments and their accompanying open space have been deliberately positioned above the entertainment and leisure precinct helping to provide a true urban centre, as well as providing diverse housing options for the locality. Overlooking provides both activation and passive surveillance to the spaces below, with the 'L' shaped form juxtaposing the Shire's proposed civic and administration building. • A mixture of 1-, 2-, and 3-bed apartments provide a true diverse mix of housing options. All apartments achieve required privacy, depth, site area, and overshowing requirements, as well as provide storerooms and generous private and communal open space. Whilst mixed, the is appropriate	

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
	separation between the residential and commercial uses, including entrances, bin stores, and parking areas. Refer **Appendix 5** for a copy of the 10 Principles of Design Report.	
ACCEPTABLE OUTCOMES		
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.		
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.		
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.		
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.		
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.		
ELEMENT 4.11	**ROOF DESIGN**	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	The proposed apartments feature a flat roof for use of services as well as a roof deck on the northern group. The roof is integrated into the overall architecture of the expanded centre.	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.		
ACCEPTABLE OUTCOMES		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.		
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.		
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.		
ELEMENT 4.12	**LANDSCAPE DESIGN**	
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of		

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
open space areas; and provides an attractive outlook for habitable rooms.	The development proposes 4,665m^2 of landscaping, including the provision of 3,900m^2 deep soil areas, 483m^2 shallow soil landscaping, as well as 282m^2 on-structure planting. Combined, the landscaping creates a significant greenscape response, enhancing the public realm and internal amenity. The proposed landscaping comprises: • The provision of an entertainment and leisure precinct. • Significant enhancements to the Eaton Drive streetscape. Specifically, the retention of existing marri trees and provision of substantial additional vegetation. Overall, the space provides an appropriate interface and transition between the centre and neighbouring land use. The space will include a concrete pedestrian path to create a bushland walk. • These treatments continue along the shared access way, which has been designed in an urban streetscape typology. This includes seating and clear pedestrian paths and entrances. • Three apartment public communal spaces are proposed. These spaces will comprise plantings, seated areas, and turf. • Vegetation includes a number of native and exotic plantings, specific to the needs of the site. Overall, species have been chosen for functionality, as well as its integration into the overall architecture of the development. Overall, the development proposes the retention of a significant number of trees, which along with the proposed trees result in 133 trees over the development area. No amendments to the existing landscaping on the southern portion of the subject site is proposed. Refer **Appendix 6**, landscaping plan and report.	
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.		
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.		
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.		
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT

Table 4.12 Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8–12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4–8m high, crown spread at maturity	7.2m³	800mm	3m × 3m
Small ornamentals	3–4m high, crown spread at maturity	3.2m³	800mm	2m × 2m
Shrubs	--	--	500–600mm	--
Ground cover	--	--	300–450mm	--
Turf	--	--	200mm	--

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

ELEMENT 4.14 MIXED USE

O4.14.1 – Mixed use development enhances the streetscape and activates the street.	The overall development comprises the coordinated expansion of the Eaton Fair Shopping Centre, with the residential component comprising 26 apartments within the expanded Centre. A full summary and planning assessment of the commercial and civic portion of the development is provided within the planning report.	
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	The apartments are appropriately separated from the commercial portion of the development, with dedicated entrances. The spaces are not visible from any habitable residential space. Appropriate noise attenuation measures have been incorporated to ensure the protection of amenity. Separate residential and commercial parking is proposed. Refer **Appendix 9** for a copy of the Waste Management Plan, **Appendix 8** for a copy of the Environmental Noise Assessment, and **Appendix 8** for a copy of the Transport Impact Assessment.	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.

A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.

A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.

A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		
ELEMENT 4.15	**ENERGY EFFICIENCY**	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	Sustainability has been integrated into the design of the development. Specifically: • Maximising access to light and ventilation to reduce overall energy use. The development exceeds the minimum solar access and cross ventilation requirements. • Provision of solar screening and double glazing to reduce solar access, where required. • Use of sustainable materials. • Extensive, low-water landscaping. • EV charging bays. • Embedded networks. • The provision for future solar PV cells on the roof, which will help reduce the development reliance on the existing power network.	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.15.1 – **a)** Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) **OR** **b)** All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.[1] Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		
ELEMENT 4.16	**WATER MANAGEMENT AND CONSERVATION**	
O4.16.1 – Minimise potable water consumption throughout the development.	Where possible, water consumption will be minimised through the use of efficient appliances and fittings. Waterwise landscaping and irrigation systems will further minimise consumption.	

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	Stormwater runoff from small rainfall events is to be managed on site consistent with element objectives with details to be determined at the detailed design stage.	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Pavement will be graded away from the buildings and orientated towards landscaped areas with suitable drainage mechanisms integrated into the design.	
ACCEPTABLE OUTCOMES		
A4.16.1 – Dwellings are individually metered for water usage.		
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.		
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.		
ELEMENT 4.17	**WASTE MANAGEMENT**	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	Two dedicated bin stores are proposed on the first floor parking area to service the northern and central apartments, respectively. The bin stores provide general waste and recycling bins. Space for bulk waste is also provided. Waste will be collected via the private collection service.	
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	Refer **Appendix 9**, Waste Management Plan. Swept paths are provided within the TIA, refer **Appendix 7**. Detail on commercial waste arrangements are provided within the planning report.	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Appendix 4A (or equivalent local government requirements).		
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		
ELEMENT 4.18	**UTILITIES OBJECTIVES**	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/ broadband services that are fit for purpose and meet current performance	The subject site is serviced with all necessary urban services, fit for purpose and capable of meeting the needs of residents. This includes power, water, telecommunications, and fire services.	

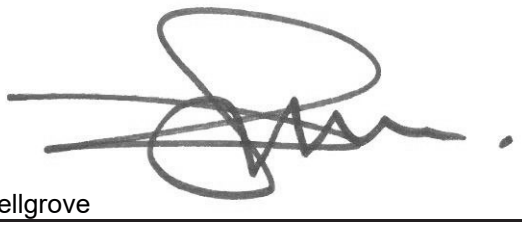
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
and access requirements of service providers.		
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All utilities are located in accessible locations for maintenance and do not restrict safe movement of vehicles or pedestrians.	
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	All such utilities are to be integrated into the building design and/or landscaping and are not visually obtrusive (e.g. screened roof air-conditioning condenser area and concealed basement plant areas).	
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Air conditioning units are located in a screened enclosure on the rooftop and will not impact the amenity of the apartments, or the surrounding properties.	
ACCEPTABLE OUTCOMES		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.		

Appendix 2:
Pre-Lodgement Peer Design Review Report

Design Review Report

Eaton Fair Shopping Centre: DR 01

November 2022

Design Review Report		
Subject	**Eaton Fair Shopping Centre – Design Review 01**	
Date	2022-11-21	
Time	12pm	
Location	Shire of Dardanup	
Design Reviewers	Name Dominic Snellgrove Damien Pericles Munira MacKay	 Chair Panel Member Panel Member
Proponent	Geoff Prosser Michael Prosser	Citygate Citygate
Project Team	Andre Jones Vincent Chi Marchelino Ritchie James Hodgins Ross Underwood	Buchan Group Buchan Group Epcad Epcad Planning Solutions
Planning Authority	Shire of Dardanup	
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities Project Team	Susan Oosthuizen André Schönfeldt	
Other RA attendees	Suzanne Occhipinti Melanie Young Murray Connell Theo Naude Nathan Ryder	
Design Review Report endorsement		
Reviewer's signature	 (Name) Dominic Snellgrove	

Introductory Comments		
Design quality evaluation		
		Supported
		Pending further attention
		Not yet supported
		Yet to be addressed
Strengths of the Proposal		• Early engagement with the Design Review Panel. • An experienced and capable design team including the architect and landscape design professional. • A well maintained, naturally lit and well considered existing shopping centre representing the heart of the Eaton community. • An existing internal mall structure that includes in-ground planting and landscape. • A concept design proposal that seeks to extrapolate a contextual narrative that mediates between the historical timber industry and the natural biodiversity of the region bridging the rural and urban characteristics of the area. • An existing centre that has set a unique and high-quality precedent for open air Main Street retail and including the integration of multi residential units. • A large scale and ambitious proposed extension to the existing centre incorporating a mix of additional uses including a cinema and additional multi-residential units in a build to rent format. • The creation of an outdoor town square and public space coincident with and adjoining the new Shire offices and Library. • The proposed town square incorporates appropriate cross-sectional dimensions allowing for the successful occupation of the space across multiple activities. • A proposed town square actively edged with ground floor retail, al fresco seating and F&B tenancies. • A town square incorporating a mix of uses including upper-level residential rental apartments with private outdoor space that has the capacity to overlook and engage with the public space is strongly supported. • A town square capable of hosting deep soil planting and landscape including medium and large tree canopy. • A town square hard and soft landscape proposal incorporating multiple activities including child play areas and an event space. • High quality landscape verge treatments adjacent to main carriage ways including street furniture and shade trees. • Dual aspect and cross ventilated apartment design typology. • A prevalence of roof top car parking allowing the opportunity for better ground plane engagement. • Predominantly native landscape species selection. • The height and mass associated with the cinema buildings is located centrally within the site thereby mitigating its scale and presence in relation to the public domain.
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		a) The prevalence of inactive, screened facades and un-sleeved on-grade car parking addressing Eaton Drive, Recreation Drive and Council Drive create the impression of a ‘citadel’ or walled city that is physically detached from its immediate context.

		b) The pedestrian networks to, through and beyond the shopping centre are not well described resulting in a master plan that appears disconnected from its immediate and broader context. c) The northern located on-grade car park presents in an unengaged way with the public domain and is further compromised by the north facing blank wall of the retail box that sits behind it which, in turn, compromises pedestrian connectivity with the shopping centre. Whilst decorative screening provides some visual relief it is not capable of providing activity and passive surveillance over the public domain and pedestrian network resulting in a blank and unengaged streetscape. d) The proposed new and un-sleeved loading dock facility at the northeast corner further impacts in a negative way on the public domain and footpath. e) It is not yet evident how the Shire Building and Library ground floor plan interacts and connects with the shopping centre Town Square and Council Drive. f) It does not seem like the Town Square landscape design and layout works with, or reinforces, the Shire Building entry. Whilst it is understood that the Proponent has limited influence over the Shire Building, its integration into the master plan will be a critical piece in the puzzle. g) Whilst the concept design narrative that explores the intersection between the historical timber industry and the unique biodiversity of the area is strongly supported it, it is not yet evident exactly 'how' this narrative has influenced the master plan and design specifically. h) The importance of water and water management in the story of this place has not yet been exploited as a means of relating the design to the unique context and character of the area. The story of water provides potential to develop a compelling narrative around the pre-settlement and aboriginal significance of the place.
Recommendations		**1. Create a series of ground plane drawings that illustrate the internal malls, both proposed and existing, as part of a cohesive series of public access ways that connect in a meaningful way with the Town Square, Shire Offices and external streetscape foot path network. Extrapolate from these further opportunities to connect across and beyond Council Drive, Recreation Drive and Eaton Drive so that the master plan reads like a consolidated and coordinated part of a broader urban design network including public transport.** **2. Where Malls do not directly intersect with the adjoining streets create clear and generous thoroughfares across and through car parks that clearly signal pedestrian priority over vehicular movement.** **3. Consider how a generous and legible pedestrian link can be created to connect the intersection of Council and Eaton Drive south towards the mall entry that does not feel like a journey through a car park.** **4. Consider relocating the northeast loading dock so as to be sleeved with active uses that activate, and provide passive surveillance over, Council Drive.** **5. Illustrate the ground plane of the Shire Offices and demonstrate how the landscape design layout of the Town Square works with and contributes to its entries.** **6. Explore ways of integrating the story of the timber industry, biodiversity and water into the master plan and concept design narrative in a more convincing manner to build a strong connection with the unique context and character of the area.** **7. Consider illustrating how un-sleeved facades and future development sites might provide the necessary streetscape engagement at a later date.** **8. Consider ways in which the Eaton Drive and Council Drive street front facades can be better activated.**

Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a) Landscape design has the capacity to generate a narrative around the importance of water, water management and pre-settlement history. b) Large scale streetscape sections illustrating the relationship between public domain and the edges of the site are a successful way of understanding the public domain interface. c) The Town Square landscape design does not yet appear to respond to the layout and entry of the Shire Offices. d) Council Drive and Recreation Drive have not yet benefitted from the same level of landscape scope as Eaton Drive.
Recommendations		**1. Consider mapping the existing wet land and water drainage infrastructure and building a landscape and design response that reflect the importance and story of water in this context including pre-settlement history.** **2. Map and illustrate the existing tree infrastructure.** **3. Consider ways in which the Town Square landscape design might respond in a more deliberate and civic way to the Shire Office entry.** **4. Consider expanding the scope of landscape to include the Council Drive and Recreation Drive public domain.** **5. Illustrate with sectional studies that describe the edge condition and include bike paths where possible.**
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a) The scale and height of the proposed shopping centre addition is considered appropriate. b) The location of the cinema built-form in the centre of the plan minimizes the impact of large scale built-form on the public domain.
Recommendations		**1. None**
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a) Whilst functionality and build quality was not discussed in detail the planning is functional and well arranged. b) Service access and provision has been considered. c) Materiality has been well considered, including articulation of individual shop fronts.
Recommendations		**1. Continue to develop the shop front materiality, texture and signage to the Town Square to ensure a rich, coordinated, coherent and diverse presentation.** **2. The Panel look forward to further detail in relation to the location and screening of HVAC plant including AC condensers for individual apartments.**
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. Not discussed. b. The engagement of an ESD professional has the capacity to add value to the design process. c. A strong and visible ESD agenda is a powerful way of signaling genuine benefit and commitment to the community.
Recommendations		**1. Engage an ESD professional to assist with developing a cohesive and comprehensive sustainable design narrative addressing passive and active design strategies and including initiatives around energy, water,**
Principle 6		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

Amenity		
		a) The proposal has the capacity to offer high levels of both internal and external amenity. b) The apartment typology offers dual aspect cross ventilated layouts which optimize solar access and cross ventilation. c) However, the front door and rear bedroom of each apartment is accessed off a carpark. Whilst the existing units have the same access amenity Development WA has raised expectations in relation to resident amenity. This includes access to natural light, view, vista and ventilation. d) Bedroom three in the corner unit has challenges regarding privacy and access to natural light, view and vista e) The southeast apartment is significantly compromised by its proximity to the Shire Office Building being only 3 meters away at the narrowest point. f) The apartments do not enjoy a dedicated ground floor entry and lift access. This raises issues associated with both occupant amenity and occupant and visitor legibility. g) Compressed town square has potential to trap or concentrate noise h) Townhouses backing onto existing dwellings will overlook a car park; needs to be softened. Potential to retain trees in this area?
Recommendations		**1. Consider how the individual apartment entries and rear bedrooms can have access to a quality outlook incorporating natural light, view, vista and ventilation without having to do so through a car park.** **2. Create greater separation between the southeast unit and the Shire Office building to enhance privacy and outlook.** **3. Consider incorporating a dedicated ground floor apartment entry address either from the Town Square or Council Drive**
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a. Issues associated with legibility in a macro sense have already been covered under Principle 1 Context and character. b. Because both the existing shopping centre and future proposed expansion have challenges in relation to streetscape engagement and connectivity, the Town Square needs to perform exceptionally well to compensate. c. Whilst the Town Square is an excellent civic and community focused piece of urban infrastructure it is largely concealed from the public domain interface as a result in the compression of the entry portal from Council Drive. d. It is essential that the Town Square have a generous and highly legible entry threshold from Council Drive so that pedestrians moving both north and south can clearly read the civic gesture. This is made even more important because of the Shire Office entry being located within the Town Square. e. The Town Square and the broader community need to connect in a deliberate, visible and generous manner so the shopping centre and the Shire Offices are readily accessible, and both physically and visibly interconnected. The current proposal emphasizes the 'privatisation' of the Town Square which is inconsistent with the civic and public nature of the space. f. The apartments do not enjoy a dedicated ground floor entry and lift access. This raises issues associated with both occupant amenity and occupant and visitor legibility.
Recommendations		**1. See recommendations under Principle 1 Context and character for macro legibility.** **2. Consider a broader, wider and more generous aperture from Council Drive into the Town Square so that pedestrians can clearly see the space and the Shire Office entry as they approach from the north and south. This will signal to the community the generosity of the Town Square as a civic piece of**

		urban infrastructure. This may also assist with reducing overshadowing of the Town Square. **3. Consider incorporating a dedicated ground floor apartment entry address either from the Town Square or Council Drive.** **4. Consider extending the hard landscape pedestrian paving out of the Town Square and across Council Drive to signal a pedestrian focused threshold in front of the civic space. This might take some cues from the hard landscape treatment of the Bay View Terrace shared space in Claremont.**
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a. The Town Square has the capacity to offer high levels of passive surveillance at ground and above ground. b. However, there are multiple locations on Eaton Drive, Council Drive and Recreation Drive that will require careful consideration in relation to CEPTED compliance. c. The streetscape between the north car park and the Town Square is partially dominated by an un-sleeved loading dock offering little or no passive surveillance. d. Narrowness of the town square entry reduces visibility into it, and makes it feel (and potentially behave) like an unsafe space. One could easily feel trapped in this area particularly at night.
Recommendations		**1. Consider sleeving the proposed loading dock on Council Drive with active and engaged spaces that provide passive surveillance over the adjoining streetscape.** **2. Consider CPTED principles for all internal and external streetscapes.**
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a) Eaton Fair is a well maintained and designed shopping centre that provides high levels of community focused activities. b) The proposed expansion will build on this success with additional uses including rental apartments, a cinema and a Town Square with the Shire Offices and a Community Library. c) The Town Square is too important as a generous community and civic gesture to conceal behind a narrow entry way from Council Drive. d) The four place pillars expressed by the Proponent are strongly supported.
Recommendations		**1. Consider a broader, wider and more generous aperture from Council Drive into the Town Square so that pedestrians can clearly see the space and the Shire Office entry as they approach from the north and south. This will signal to the community the generosity of the Town Square as a civic piece of urban infrastructure and connect the shopping centre more effectively with its immediate context.** **2. Consider adding an additional 'Place Pillar' to the conceptual narrative that might include a reference to the 'community.'** **3. A shared use or programming of the town square between the Shire and the City Gate would be advantageous to create a vibrant space that is used 24/7.**
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a) Whilst the design proposal is at an early stage the emerging architectural language, materials palette and landscape design promise to be of a high quality.
Recommendations		**1. The Panel look forward to the elevations and 3D renders as they develop.**

Concluding Remarks

The Panel are grateful for the opportunity to engage with the Proponent at an early stage of the design development.

The project promises to be a high quality proposition with the capacity to make a significant and positive contribution to the Eaton community and the broader region.

The project clearly demonstrates numerous strengths with the following key areas being recommended for further design consideration and focus:

- Ground plane, streetscape and mall pedestrian connectivity and permeability with a focus on connecting the existing and proposed malls to their immediate streetscape and public domain and beyond to the broader context.
- Integrate and illustrate the Shire Office and Library ground floor plan into the ground plane, Town Square and Council Drive. Allow the Town Square hard and soft landscape design to respond to the Shire Office and Library ground plane.
- Optimise the capacity for the perimeter of the centre to actively engage with, and passively surveille, its immediate streetscape (Recreation, Council & Eaton Drive) including sleeving (with active uses) new loading dock facilities.
- Broaden and make more generous the Town Square entry threshold from Council Drive to connect it more emphatically with Council Drive and the broader Eaton community and improve legibility.
- Continue to build a compelling narrative, through landscape and built form, around the unique social, historical and natural context and environment including the story of water and pre-settlement history.
- Apartment entry legibility and amenity.
- The integration of ESD into the design and design narrative.

At this stage the Panel consider it premature to incorporate a 'traffic light' response to each principle and look forward to working with the Proponent as the design evolves.

Design Review progress

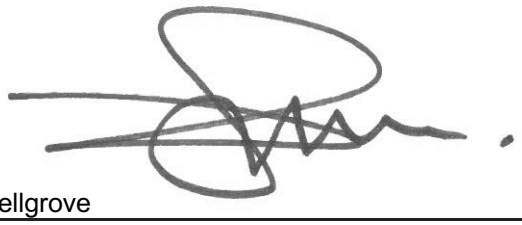
	Supported
	Pending further attention
	Not yet supported
	Yet to be addressed

	DR1	*DR2*	*DR3*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

Design Review Report

Eaton Fair Shopping Centre: DR 02

December 2022

Design Review Report		
Subject	**Eaton Fair Shopping Centre – Design Review 02**	
Date	2022-12-19	
Time	2pm	
Location	Teams-Video Conference	
Design Reviewers	Name Dominic Snellgrove Damien Pericles Munira MacKay	 Chair Panel Member Panel Member
Proponent	Michael Prosser	Citygate
Project Team	Andre Jones Marchelino Ritchie James Hodgins Ross Underwood	Buchan Group Epcad Epcad Planning Solutions
Planning Authority	Shire of Dardanup	
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities Project Team	Susan Oosthuizen Andre Schonfeld	
Other RA attendees	Suzanne Occhipinti Melanie Young Murray Connell Theo Naude Nathan Ryder	
Design Review Report endorsement		
Reviewer's signature	 (Name) Dominic Snellgrove	

Introductory Comments		
Design quality evaluation		
		Supported
		Pending further attention
		Not yet supported
		Yet to be addressed
Strengths of the Proposal		• The project continues to incorporate the strengths already identified in DRP 01 with additional improvements including: • An instructive presentation that incorporates enhanced information describing the broader urban context with accompanying pedestrian connectivity diagrams. • Graphic integration of the Shire Offices and Library ground plane interface. • Individual apartment separation from access walkways. • Adjustable privacy screens to apartment balconies along with a balance of solid and glass. • The appointment of an ESD professional with accompanying sustainable design concept. • Existing tree analysis and retention diagram. • Pedestrian shared zone incorporated on Council Drive between the Town Square, Shire Offices and the Recreation Centre. • A town square landscape plan that begins to engage with the Shire Office entry. • A simplified and consolidate town square landscape proposal. • Deliberate and illustrated cross-car park pedestrian connections • Illustrated future development to the south-east corner • Highly detailed, colourful and visually interesting facade screening that has the capacity to reinforce the design narrative. • Extended trading, supported by the new cinemas and food & beverage offering, and additional residential units will provide for enhanced passive surveillance and activity within the centre. • Early engagement with the Design Review Panel. • An experienced and capable design team including the architect and landscape design professional. • A well maintained, naturally lit and well considered existing shopping centre representing the heart of the Eaton community. • An existing internal mall structure that includes in-ground planting and landscape. • A concept design proposal that seeks to extrapolate a contextual narrative that mediates between the historical timber industry and the natural biodiversity of the region bridging the rural and urban characteristics of the area. • An existing centre that has set a unique and high-quality precedent for open air Main Street retail and including the integration of multi residential units. • A large scale and ambitious proposed extension to the existing centre incorporating a mix of additional uses including a cinema and additional multi-residential units in a build to rent format. • The creation of an outdoor town square and public space coincident with and adjoining the new Shire offices and Library. • The proposed town square incorporates appropriate cross-sectional dimensions allowing for the successful occupation of the space across multiple activities.

		• A proposed town square actively edged with ground floor retail, al fresco seating and F&B tenancies. • A town square incorporating a mix of uses including upper-level residential rental apartments with private outdoor space that has the capacity to overlook and engage with the public space is strongly supported. • A town square capable of hosting deep soil planting and landscape including medium and large tree canopy. • A town square hard and soft landscape proposal incorporating multiple activities including child play areas and an event space. • High quality landscape verge treatments adjacent to main carriage ways including street furniture and shade trees. • Dual aspect and cross ventilated apartment design typology. • A prevalence of roof top car parking allowing the opportunity for better ground plane engagement. • Predominantly native landscape species selection. • The height and mass associated with the cinema buildings is located centrally within the site thereby mitigating its scale and presence in relation to the public domain.
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		a) Whilst the proposed façade screen presents in an engaging and attractive way it remains an inactive edge providing little or no passive surveillance over the public realm. b) The prevalence of inactive, 'screened' facades and un-sleeved (with active uses) on-grade car parking addressing Eaton Drive, Recreation Drive and Council Drive continues to create the impression of a 'citadel' or walled city that is physically detached and remote from its immediate context. c) The proposed new and un-sleeved (with active uses) loading dock facility at the northeast corner continues to impact in a negative way on the public domain and footpath, including an extensive vehicular cross-over. d) Council Drive from the north of the site to the Shire Offices on the east side of the proposal presents as a 'service access' road. This road is an extremely important carriageway as it provides access to the sports and community centre to the east, the Town Square and the Shire Offices and Library. The footpath on the west side of this carriageway is discontinuous at the intersection with the north car park and it is significantly disrupted at the loading bay entry to the north of the Town Square. e) The importance of water and water management in the story of this place remains under-developed as a means of relating the design to the unique context and character of the area. This includes the façade screen design and the implementation of water management initiatives within the landscape design. The story of water provides potential to develop a compelling narrative around the pre-settlement and Aboriginal significance of the place. f) Whilst the emergence of the ground floor town square tenancy onto Council Drive with associated shop front and activation is welcome it forms only a small section of Council Drive. g) It is not yet clear what, if any, future planning has been considered for later stages, including the north car park.
Recommendations		**1. Develop a greater and more ambitious community focused vision for Council Drive that prioritises pedestrian use and access.** **2. Create a wider and more generous and continuous footpath to the west of Council Drive that links the proposed footpath at the north car park all the way to the Shire Office and beyond.** **3. Where vehicle crossovers occur, such as the loading dock and car park entries, consider raising the level of the crossover and changing the paving to signal pedestrian priority over vehicular access.**

		4. Consider a landscape strategy that amplifies soft landscape, verge treatments and tree canopy on the west side of Council Drive that visually creates a 'green bridge' from the wetlands to the north of the site all the way down Council Drive to the Oval as a way of signaling the original wet land story of the place as a continuous network of water ways. **5. Continue to develop the detail design of the proposed facade screens. The facade screens will have to be exemplary in their materiality, detailing and presentation to mitigate the fact that they remain an inactive edge to the precinct. Consider incorporating back lighting and strategically placed show windows within the screen.** **6. Continue to explore ways of integrating the story of the timber industry, biodiversity and water into the master plan and façade screens to build a strong connection with the unique context and character of the area.** **7. The extent to which the ground floor tenancy that emerges from the Town Square onto Council Drive can be extended north is encouraged. Any extension of active shop front onto Council Drive is welcome. This may include a show window.** **8. Consider and illustrate the master plan thinking around future stages, including the north car park.**
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a) Landscape design continues to have the capacity to generate a narrative around the importance of water, water management and pre-settlement history. b) Council Drive from the north of the site to the Shire Offices on the east side of the proposal presents as a 'service access' road. This road is an extremely important carriageway as it provides access to the sports and community centre to the east, the Town Square and the Shire Offices and Library. c) The footpath on the west side of this carriageway is discontinuous at the intersection with the north car park and it is significantly disrupted at the loading bay entry to the north of the Town Square. d) The extent of landscape framing Council Drive is limited in its scope and generosity.
Recommendations		**1. Consider a more generous verge landscape strategy that amplifies soft landscape, verge treatments and tree canopy on the west side of Council Drive that visually creates a 'green bridge' from the wetlands to the north of the precinct all the way down Council Drive to the Oval as a way of signaling the original wet land story of the place as a continuous network of water ways.** **2. Consider water management and conservation strategies.**
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a) The scale and height of the proposed shopping centre addition is considered appropriate. b) The location of the cinema built-form in the centre of the plan minimizes the impact of large scale built-form on the public domain.
Recommendations		**1. None**
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a) Whilst functionality and build quality was not discussed in detail the planning is functional and well arranged. b) Service access and provision has been considered.

		c) Materiality has been well considered, including articulation of individual shop fronts. d) However, the absence of a full set of plans, section and elevations makes it challenging for the Panel to assess in detail.
Recommendations		**1. The Panel look forward to reviewing a full set of plans, sections and elevations when available, including the upper-level car park and cinema plans.** **2. The Panel look forward to further detail in relation to the location and screening of HVAC plant including AC condensers for individual apartments.**
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. The appointment of an ESD professional with accompanying sustainable design concept is supported. b. However, the ESD strategy and narrative remains high level and lacks detail or measurable commitments.
Recommendations		**1. Develop a more detailed ESD strategy and narrative that sets a benchmark for sustainable mixed-use retail, entertainment and residential design.** **Adopt a recognised sustainable design tool, such as Green Star or equivalent, that can target and measure outcomes and be used to demonstrate leadership in ESD thinking and provide an outcome the community can recognize and be proud of.** **2. Consider measurable and ambitious ESD target in relation to photovoltaic performance, battery provision and water management.** **3. Are PV's being provided to the residential units?** **4. Consider the urban heat island affect when selecting cladding colours. Black standing seam metal cladding for the cinema boxes may be inappropriate.**
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a) The proposal has the capacity to offer high levels of both internal and external amenity. b) The apartment typology offers dual aspect cross ventilated layouts which optimise solar access and cross ventilation. c) The apartments do not enjoy a dedicated ground floor street or Town Square entry and lift access. This raises issues associated with both occupant amenity and occupant and visitor legibility. Mixing cinema visitors and residents in the same lobby will provide for congestion at busy times and raises safety concerns for residents. d) The corner located apartments do not yet capitalise on three-sided access to natural light and ventilation as the flank walls are blocked by stores. e) The apartment communal area is indicative only at this stage. It is not clear what amenity it offers and the quality of that amenity. f) It is not clear if shade is being provided to the upper deck parking, including the residential bays. g) It is not yet clear from the drawings how al fresco seating in the Town Square will function alongside the landscape design. h) Cycle path networks, if any, have not yet been illustrated along with adequate bicycle parking.
Recommendations		**1. Incorporate a dedicated ground floor apartment entry address either from the Town Square or Council Drive and one which addresses guidance in SPP7.3 Part 3.7** **2. Ensure that all end apartments fully capitalise on access to three-sided access to natural light and ventilation.** **3. It may be worth considering flipping the living areas on the end apartments**

		to allow the living areas to have a three-sided aspect. This will need to be evaluated in relation to the resulting outlook. **4. Clarify the amenity provided by the communal space associated with the apartments. Are clothes drying areas provided, either communal or within screened spaces on balconies.** **5. Illustrate the al fresco seating in the Town Square to demonstrate adequate dimensional characteristics for seating, pedestrian movement and proposed landscape.** **6. Illustrate the upper deck roof plan and extent of shade for cars, including the residential bays.** **7. Illustrate bike path network and bicycle parking.**
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a. Because both the existing shopping centre and future proposed expansion have challenges in relation to streetscape engagement and connectivity, the Town Square needs to perform exceptionally well to compensate. b. Whilst the Town Square is an excellent civic, community, entertainment and leisure space it is largely concealed from the public domain interface as a result in the compression of the entry portal from Council Drive. c. It is essential that the Town Square have a generous and highly legible entry threshold from Council Drive so that pedestrians moving both north and south can clearly read the civic gesture. This is made even more important because of a Shire Office entry being located within the Town Square. d. The Panel support the Proponent option that suggests a minimum 6-meter separation of the residential from the Shire Offices at level 1. e. However, at ground the opening is compromised by the column located in the sightlines from the approach. f. Whilst the shared zone on Council Drive is welcome and supported it does not extend far enough north of the Town Square entry to fully engage beyond the Town Square entry portal. g. The apartments do not enjoy a dedicated ground floor entry and lift access. This raises issues associated with both occupant amenity and safety and occupant and visitor legibility. h. Whilst the enhanced and dedicated pedestrian access ways from the north car park and from the west are welcome there remains the opportunity to explore the quality and legibility of these undercroft spaces more extensively.
Recommendations		**1. Confirm a minimum 6-meter separation at level 1 between the Shire Offices and the residential building.** **2. Explore ways of removing the column at ground floor to open the sight lines into the Town Square from Council Drive.** **3. Consider incorporating a dedicated ground floor apartment entry address either from the Town Square or Council Drive.** **4. Consider extending the hard landscape pedestrian paving on Council Drive further north to create a generous pedestrian focused threshold to the Town Square.** **5. For the pedestrian access ways from the north car park and the west consider the opportunity to incorporate natural light from above and to consider wall treatments that signal an internalised pedestrian mall rather than a footpath adjacent to a car park. This might include timber batons or treatments that speak to the timber industry concept already being explored. It may include pockets of natural light with landscape climbers.** **6. Consider larger and more deliberately articulated entry apertures through the perforated façade screen to signal entry from the north car park and from the west.**

Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a. The Town Square has the capacity to offer high levels of passive surveillance at ground and above ground. b. However, there are multiple locations on Eaton Drive, Council Drive and Recreation Drive that will require careful consideration in relation to CEPTED compliance. c. The narrowness of the town square entry reduces visibility into it, and makes it feel (and potentially behave) like an unsafe space, particularly in the south-east corner.
Recommendations		**1. Consider CPTED principles for all internal and external streetscapes.** **2. Review the southeast corner of the Town Square in relation to entrapment and sight lines.**
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a) Eaton Fair is a well maintained and designed shopping centre that provides high levels of community focused activities. b) Eaton Fair currently provides exemplary amenity to the broader community. This amenity will be further enhanced with the proposed addition of a Town Square, more residential apartments and a cinema. c) The proposed expansion will build on this success with additional uses including rental apartments, a cinema and a Town Square with the Shire Offices and a Community Library. d) The Town Square is too important as a generous community and civic gesture to conceal behind a narrow entry way from Council Drive. e) The four place pillars expressed by the Proponent are strongly supported.
Recommendations		**1. Confirm that the separation between the residential apartments and the Shire Offices at level 1 achieve a minimum of 6 meters as proposed in one of the tabled options.** **2. Explore the removal of the column interface at ground level at the entry portal to the town square to facilitate enhanced sight lines into and out of the public space**
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a) Whilst the design proposal is at an early stage the emerging architectural language, materials palette and landscape design promise to be of a high quality. b) The final design on the façade screen will be extremely important. Because both the current and proposed centre lacks external activation to much of the three streets it adjoins the screen must function at an extremely high aesthetic level.
Recommendations		**1. Continue to develop the façade screen to incorporate and communicate the place concept. Consider the engagement of an artist at this stage to assist with the façade screen narrative.** **2. Consider incorporating back lighting that has the capacity to change and move across the façade and create a dynamic and ever-changing presence on the street.** **3. Consider shop windows within the screen to give the impression of transparency and passive surveillance.** **4. Develop the entry openings in the façade screen to become visually dominant and legible way finding devices.** **5. The Panel look forward to seeing the elevations and 3D renders as they develop further.**

Concluding Remarks

The Panel are grateful for the opportunity to engage with the Proponent at an early stage of the design development and thank the Proponent for their response to previous commentary in Design Review 01.

The project continues to promise to be a high-quality proposition with the capacity to make a significant and positive contribution to the Eaton community and the broader region.

The project clearly demonstrates numerous strengths with the following key areas being recommended for further consideration and focus:

- A coordinated, consolidated and full set of plans, sections and elevations, including upper-level car park plans and cinema plans.
- Develop a more appropriate and ambitious vision for Council Drive that priorities pedestrian movement and considers a 'green landscape bridge,' to link the wetlands in the north to the oval in the southeast.
- Confirm a 6-meter minimum separation between the apartment building and the Shire Offices at Level 1.
- Explore the removal of the column at the Town Centre entry portal at ground to enhance sight lines and legibility.
- Continue to develop the perforated and modelled façade screen, with colour, back lighting, legible main entry apertures and show windows.
- Incorporate a legible and independent Street and/or Town Square entry for the apartments in accordance with SPP 7.3 guidelines to enhance apartment entry legibility and amenity.
- Develop and articulate an ambitious and measurable ESD strategy including PV's and water management strategies.
- Continue to develop the north and west pedestrian access points through the undercroft car park. Consider wall treatments, footpath widths and any opportunity for natural light from the car park level above.
- Illustrate the interface between al fresco seating, retail shop fronts and the landscape within the Town Square.

The Panel understand that the material submitted is at a preliminary planning stage and look forward to seeing more detail as it evolves.

Design Review progress			
	Supported		
	Pending further attention		
	Not yet supported		
	Yet to be addressed		
	DR1	*DR2*	*DR3*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

Appendix 3:
Certificate of Title and Deposited Plan

(Attachment 1) **(Appendix ORD: 12.2.7B)**

REGISTER NUMBER	
606/DP412288	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	**31/3/2020**

WESTERN AUSTRALIA

VOLUME **2975** FOLIO **111**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 606 ON DEPOSITED PLAN 412288

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

EATON FAIR PTY LTD OF UNIT 10 42 STRICKLAND STREET BUNBURY WA 6230
(T O432391) REGISTERED 23/6/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *O432393 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 23/6/2020.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP412288
PREVIOUS TITLE:	LR3170-701
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF DARDANUP

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING O432393

NOTE 2: P323637 DEPOSITED PLAN 422040 LODGED

Subject to dealing

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(Attachment 1) **(Appendix ORD: 12.2.7B)**

REGISTER NUMBER	
607/DP412288	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	**31/3/2020**

WESTERN AUSTRALIA

VOLUME **2975** FOLIO **112**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 607 ON DEPOSITED PLAN 412288

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

EATON FAIR PTY LTD OF UNIT 10 42 STRICKLAND STREET BUNBURY WA 6230
(T O432391) REGISTERED 23/6/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *O432393 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 23/6/2020.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP412288
PREVIOUS TITLE:	LR3170-702
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF DARDANUP

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING O432393

NOTE 2: P323637 DEPOSITED PLAN 422040 LODGED

Subject to dealing

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REGISTER NUMBER	
601/DP412288	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	**8/7/2021**

WESTERN AUSTRALIA

VOLUME **4004** FOLIO **914**

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REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 601 ON DEPOSITED PLAN 412288

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SHIRE OF DARDANUP OF PO BOX 7016 EATON WA 6232

(TF O686186) REGISTERED 29/3/2021

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP412288
PREVIOUS TITLE:	LR3170-696
PROPERTY STREET ADDRESS:	1 COUNCIL DR, EATON.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF DARDANUP

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REGISTER NUMBER	
1110/DP420988	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	**N/A**

WESTERN AUSTRALIA

VOLUME **4007** FOLIO **811**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 1110 ON DEPOSITED PLAN 420988

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

EATON FAIR PTY LTD OF UNIT 10C HOMEMAKER CENTRE 42 STRICKLAND STREET BUNBURY WA 6230
(AF O806934) REGISTERED 19/7/2021

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *L759007 EASEMENT TO SHIRE OF DARDANUP FOR DRAINAGE PURPOSES. SEE DEPOSITED PLAN 420988 REGISTERED 14/10/2011.
2. *M736965 EASEMENT TO SHIRE OF DARDANUP FOR DRAINAGE PURPOSES. SEE DEPOSITED PLAN 420988 REGISTERED 14/8/2014.
3. *M736966 EASEMENT TO SHIRE OF DARDANUP FOR RIGHT OF CARRIAGEWAY PURPOSES. SEE DEPOSITED PLAN 420988 REGISTERED 14/8/2014.
4. *H734460 LEASE TO WOOLWORTHS LTD OF LEVEL 5, 540 GEORGE STREET, SYDNEY, NEW SOUTH WALES. AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 1/5/2001.
   - *J018950 EXTENSION OF LEASE H734460. REGISTERED 13/9/2004.
   - *O355344 TRANSFER OF LEASE H734460, LESSEE NOW ENDEAVOUR GROUP LIMITED OF 29 WATERLOO STREET SURRY HILLS NSW 2010 REGISTERED 27/2/2020.
   - *O697896 EXTENSION OF LEASE. REGISTERED 9/4/2021.
5. *J107260 CAVEAT BY WOOLWORTHS LTD AS TO PORTION ONLY. LODGED 3/12/2004.
6. *J107261 CAVEAT BY WOOLWORTHS LTD AS TO PORTION ONLY. LODGED 3/12/2004.
7. *J718864 CAVEAT BY WOOLWORTHS LTD AS TO PORTION ONLY. LODGED 28/4/2006.
8. *J787737 LEASE TO WOOLWORTHS LTD OF LEVEL 5, 540 GEORGE STREET, SYDNEY, NEW SOUTH WALES. EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED 15/6/2006.
   - *O118415 TRANSFER OF LEASE J787737, LESSEE NOW WOOLWORTHS PETROL LIMITED OF 1 WOOLWORTHS WAY BELLA VISTA NSW 2153 REGISTERED 27/3/2019.
9. *M480959 CAVEAT BY KMART AUSTRALIA LTD AS TO PORTION ONLY LODGED 3/12/2013.
10. *M613445 CAVEAT BY COLES SUPERMARKETS AUSTRALIA PTY LTD AS TO PORTION ONLY LODGED 22/4/2014.
11. *M943851 CAVEAT BY THE COFFEE CLUB (PROPERTIES) PTY LTD AS TO PORTION ONLY LODGED 13/5/2015.
12. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ELECTRICITY PURPOSES TO

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ELECTRICITY GENERATION CORPORATION - SEE DEPOSITED PLAN 420988 AS CREATED ON DEPOSITED PLAN 402590

13. *N087074 EASEMENT TO SHIRE OF DARDANUP FOR PUBLIC ACCESS PURPOSES. SEE DEPOSITED PLAN 420988 REGISTERED 10/8/2015.
14. *N286739 LEASE TO HUNGRY JACK'S PTY LTD OF LEVEL 6 100 WILLIAM STREET WOOLLOOMOOLOO NSW 2011 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 30/3/2016.
15. *N498100 LEASE TO COLES SUPERMARKETS AUSTRALIA PTY LTD OF 800 TOORAK ROAD HAWTHORN EAST VICTORIA 3123 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 1/12/2016.
16. *N684841 LEASE TO WOOLWORTHS LTD OF 1 WOOLWORTHS WAY BELLA VISTA NSW 2153 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 31/7/2017.
    *O707725 CHANGE OF NAME. LESSEE NOW WOOLWORTHS GROUP LIMITED REGISTERED 20/4/2021.
    *O708827 EXTENSION OF LEASE. REGISTERED 20/4/2021.
17. *N698445 LEASE TO KMART AUSTRALIA LIMITED OF LEVEL 2 690 SPRINGVALE ROAD MULGRAVE VIC 3170 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 17/8/2017.
18. *N947611 LEASE TO COMMONWEALTH BANK OF AUSTRALIA OF GROUND FLOOR TOWER 1 201 SUSSEX STREET SYDNEY NSW 2000 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 20/7/2018.
19. *O025875 LEASE TO VENGA PTY LTD OF LEVEL 1 SUITE 1 281 BRUNSWICK STREET FITZROY VIC 3065 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 8/11/2018.
20. *O187705 LEASE TO DOTTI PTY LIMITED OF 457 ST KILDA RD, MELBOURNE VIC 3004 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 4/7/2019.
21. *O187709 LEASE TO SMIGGLE PTY LTD OF 457 ST KILDA RD, MELBOURNE VIC 3004 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 4/7/2019.
22. *O187712 LEASE TO JUST JEANS PTY. LTD. OF 457 ST KILDA RD, MELBOURNE VIC 3004 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 4/7/2019.
23. *O187713 LEASE TO JAY JAYS TRADEMARK PTY LTD OF 457 ST KILDA RD, MELBOURNE VIC 3004 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 4/7/2019.
24. *O432393 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 23/6/2020.
25. *O806935 EASEMENT TO SHIRE OF DARDANUP FOR ACCESS PURPOSES - SEE DEPOSITED PLAN 420988 REGISTERED 19/7/2021.
26. *O937074 LEASE TO KESUM PTY LTD OF 4 GOULDIAN CIRCUIT ALKIMOS WA 6038 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 10/11/2021.
27. *O990689 LEASE TO SPECSAVERS PTY. LTD. OF 520 GRAHAM STREET PORT MELBOURNE VIC 3207 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 22/12/2021.

Subject to dealing

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

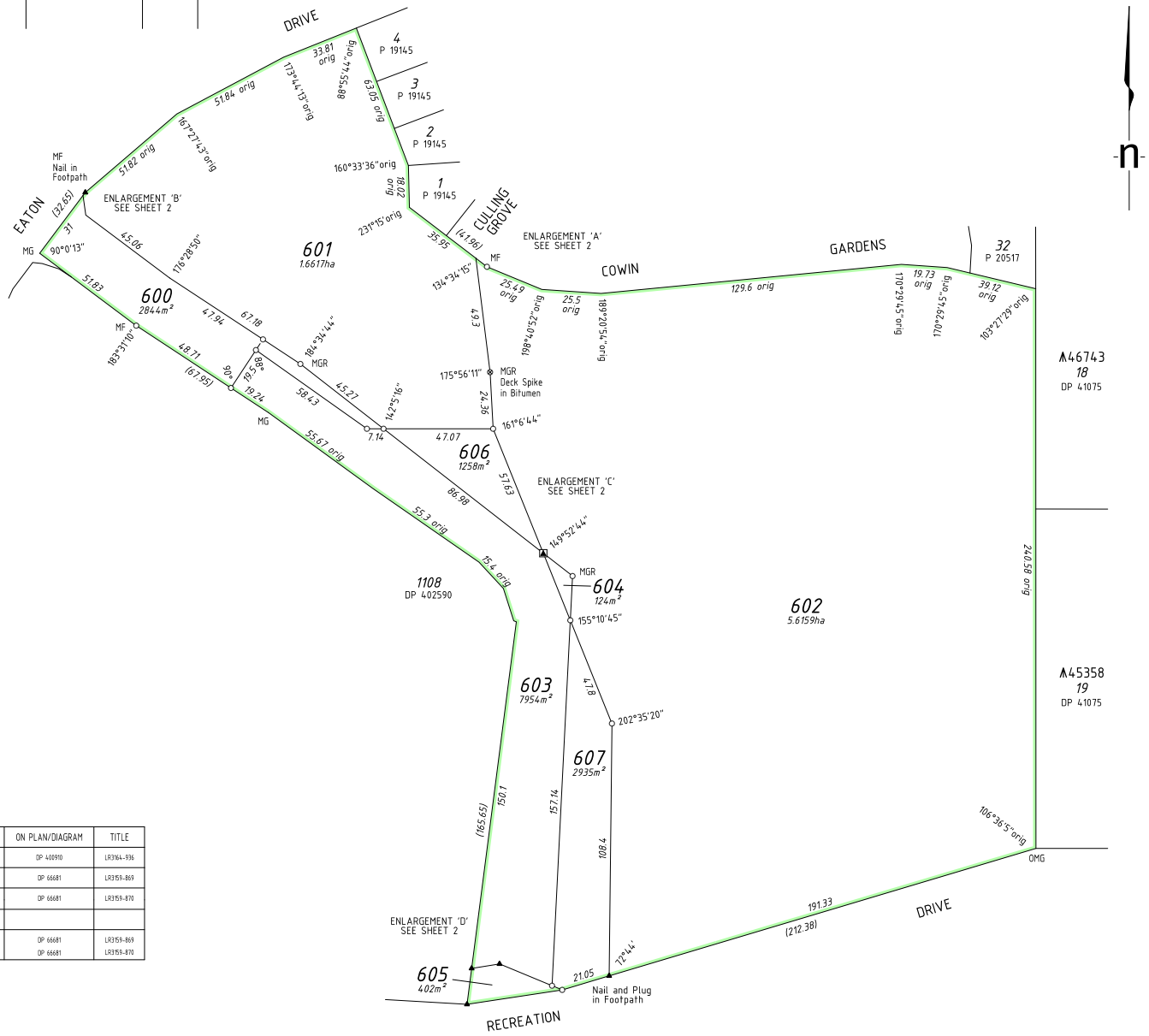
SKETCH OF LAND:	DP420988
PREVIOUS TITLE:	2968-431
PROPERTY STREET ADDRESS:	2 RECREATION DR, EATON.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF DARDANUP

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N87075
NOTE 2: P323637 DEPOSITED PLAN 422040 LODGED

LANDGATE COPY OF ORIGINAL NOT TO SCALE 17/03/2023 07:29 AM Request number: 64847065
www.landgate.wa.gov.au
(Attachment 1)
(Appendix ORD: 12.2.7B)

VER.	AMENDMENT	AUTHORISED BY	DATE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY



LOT	FORMER PI/TENURE	ON PLAN/DIAGRAM	TITLE
600, 603–604	LOT 507	DP 400910	LR3164-936
601	PT LOT 500	DP 66681	LR3159-869
602, 607	PT LOT 501	DP 66681	LR3159-870
605	ROAD (RECREATION DRIVE)		
606	PT LOT 500 PT LOT 501	DP 66681 DP 66681	LR3159-869 LR3159-870

FOR INTERESTS & NOTIFICATIONS
TABLE SEE SHEET 2

HD Ref
20589L1-01A
JW 07/08/18

SCALE 1:1250 @ A2
0 10 20 30 40 50 60
ALL DISTANCES ARE IN METRES

Harley Dykstra
PLANNING & SURVEY SOLUTIONS
21 Spencer Street
BUNBURY WA 6230
PO BOX 778 BUNBURY WA 6231
T: 08 9792 6000
W: www.harleydykstra.com.au
E: Drafting@harleydykstra.com.au

TYPE	CROWN S.S.A. ~~YES~~/NO
PURPOSE	SUBDIVISION
PLAN OF	LOTS 600 - 607
FORMER TENURE	SEE TABLE
LOCAL AUTHORITY	SHIRE OF DARDANUP
LOCALITY	EATON
D.O.L. FILE	00164-2011
FIELD RECORD	144019

SURVEYOR'S CERTIFICATE - REG 54
I, M. SPINELLI
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

MSpinelli 2018.08.23 08:39:29 +08'00'
LICENSED SURVEYOR DATE

LODGED
DATE FEE PAID ASSESS No.
I.S.C.

SG EXAMINED 04-Sep-18 DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
EXEMPT FROM WAPC APPROVAL
Delegated under S.16 P&D Act 2005 DATE

IN ORDER FOR DEALINGS
SUBJECT TO
[redacted]
04-Sep-18
INSPECTOR OF PLANS AND SURVEYS DATE

APPROVED
01-July-19
INSPECTOR OF PLANS & SURVEYS/AUTHORISED LAND OFFICER DATE
(S. 18 Licensed Surveyors Act 1909)

GOVERNMENT OF WESTERN AUSTRALIA
Landgate

DEPOSITED PLAN
412288
SHEET 1 OF 2 SHEETS
VERSION 1

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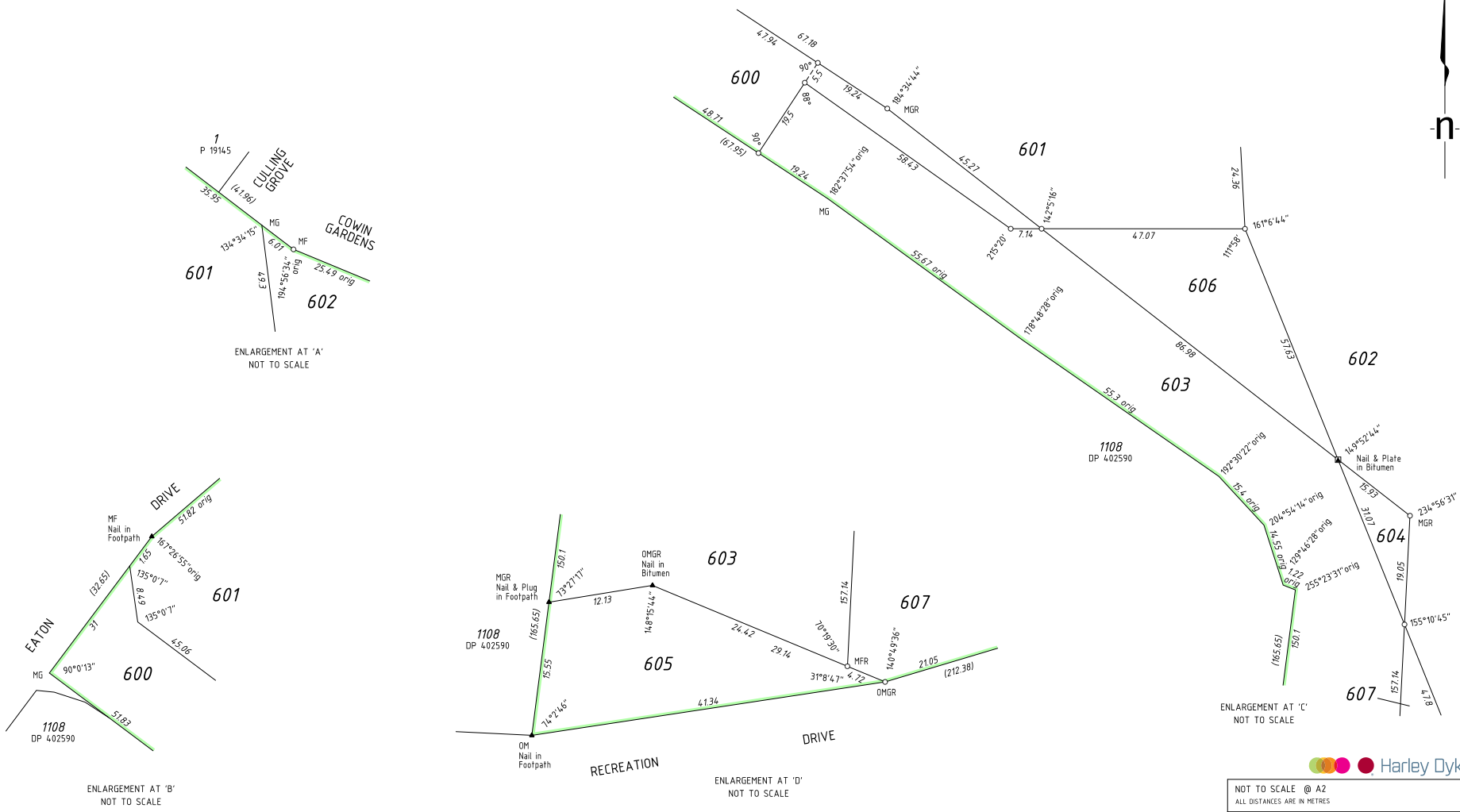
www.landgate.wa.gov.au

(Attachment 1) (Appendix ORD: 12.2.7B)

FOR HEADING SEE SHEET 1



Harley Dykstra

NOT TO SCALE @ A2
ALL DISTANCES ARE IN METRES

MSpinelli
LICENSED SURVEYOR

2018.08.23 08:39:57 +08'00'
DATE

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

DEPOSITED PLAN
412288
SHEET 2 OF 2 SHEETS
VERSION 1

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

HD Ref
205891_1-01A
JW 07/08/18

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www.landgate.wa.gov.au

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Crown Land for Amalgamation

Plan Heading

LOT 1110

Locality and Local Government

Locality	EATON
Local Government	SHIRE OF DARDANUP

Department of Planning, Lands and Heritage

File Number	00085-2012

Examination

[illegible]	10-0-00001
Examined	Date

Planning Approval

Planning Authority	
Reference	EXEMPT FROM WAPC APPROVAL

Delegated under S. 16 P&D Act 2005	Date

In Order For Dealings

Subject To [illegible]

[signature]	10-0-00001
For Registrar of Titles	Date

Plan Approved

[signature]	19-7-2021
Inspector of Plans and Surveys/Authorised Land Officer	Date

Survey Details

Compiled From	DP412288 & DP413977
Declared as Special Survey Area	No

Survey Certificate - Regulation 4 Compiled Plan

I, M. SPINELLI
hereby certify that this plan is accurate and is a correct representation of the -
(a) Is a correct and accurate representation of the survey(s) of the subject land ; and
(b) Is in accordance with the relevant law in relation to which it is lodged.

MSpinelli 2021.05.10 14:29:48 +08'00'	
Licensed Surveyor	Date

Survey Organisation

Name	HARLEY DYKSTRA PTY LTD (BUNBURY)
Address	BUNBURY 6230
Phone	97926000
Fax	
Email	drafting@harleydykstra.com.au
Reference	20589

Amendments

Version	Lodgement Type	Amendment Description	Authorised By	Date
2	Replacement	Easement P changed from Former Interest to New Interest	M. SPINELLI	10/05/2021

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
1110	DP412288	600	LR3170/695	
	DP413977	1109	2968/431	

Former Tenure Interests and Notifications

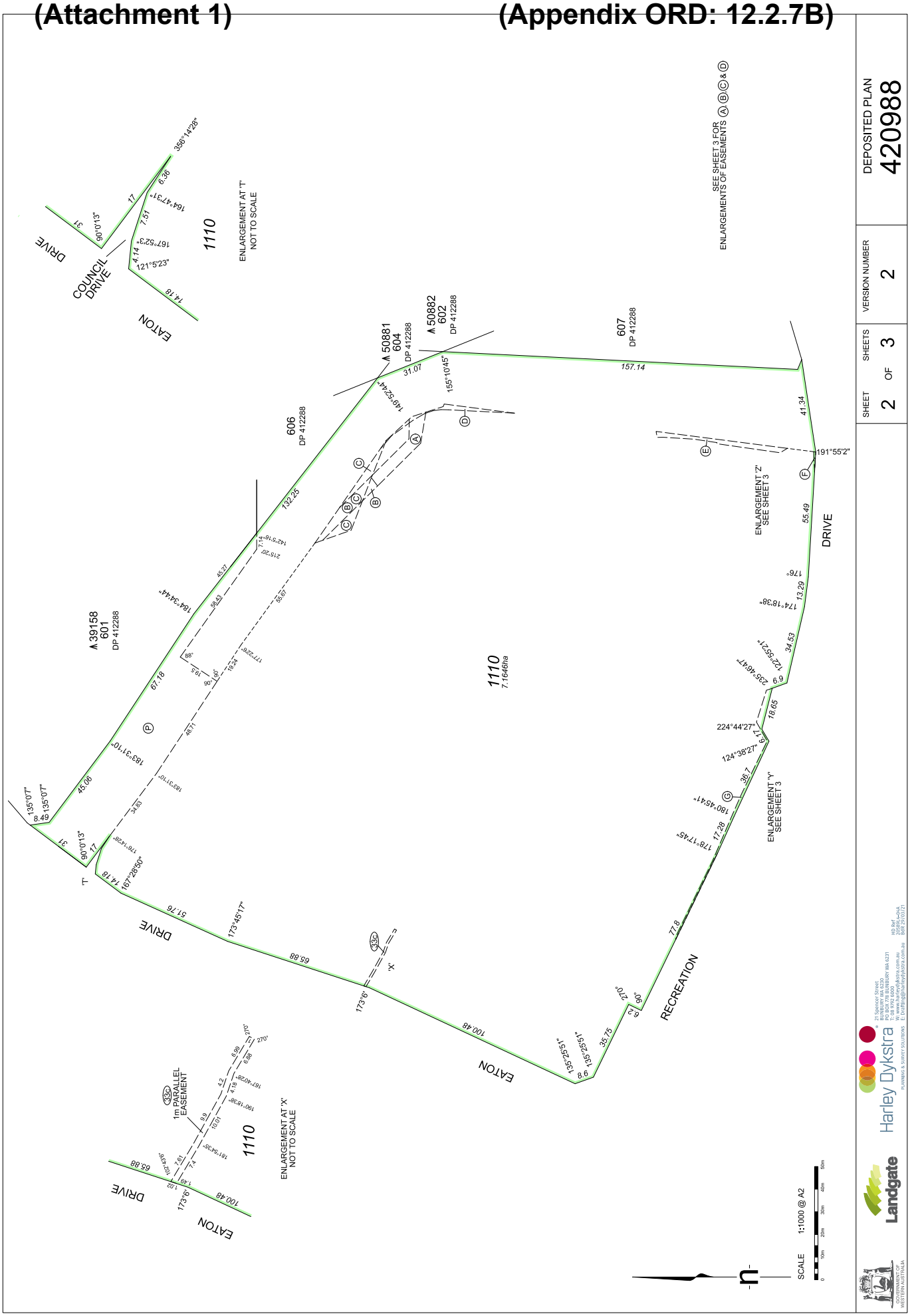
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
A	EASEMENT		DOC L759007	LOT 1110	SEE DOCUMENT	DRAINAGE
B	EASEMENT		DOC M736965	LOT 1110	SHIRE OF DARDANUP	DRAINAGE
C	EASEMENT		DOC M736966	LOT 1110	SHIRE OF DARDANUP	ACCESS
33c	EASEMENT (Electricity Supply)	SEC 167 OF THE P & D ACT REG 33(c)	DP402590	LOT 1110	ELECTRICITY GENERATION CORPORATION	
D	EASEMENT	SEC 195 & 196 OF THE LAA	DOC N87074	LOT 1110	SHIRE OF DARDANUP & THE PUBLIC AT LARGE	PUBLIC ACCESS
E	EASEMENT	SEC 195 & 196 OF THE LAA	DOC N87074	LOT 1110	SHIRE OF DARDANUP & THE PUBLIC AT LARGE	PUBLIC ACCESS
F	EASEMENT	SEC 195 & 196 OF THE LAA	DOC N87074	LOT 1110	SHIRE OF DARDANUP & THE PUBLIC AT LARGE	PUBLIC ACCESS
G	EASEMENT	SEC 195 & 196 OF THE LAA	DOC N87074	LOT 1110	SHIRE OF DARDANUP & THE PUBLIC AT LARGE	PUBLIC ACCESS

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
P	EASEMENT	SEC 195 & 196 OF THE LAA	DOC O806935	LOT 1110	SHIRE OF DARDANUP & THE PUBLIC AT LARGE	PUBLIC ACCESS

GOVERNMENT OF WESTERN AUSTRALIA
Landgate
Harley Dykstra PLANNING & SURVEY SOLUTIONS
21 Spencer Street BUNBURY WA 6230 PO BOX 778 BUNBURY WA 6231 T: 08 9792 6000 W: www.harleydykstra.com.au E: Drafting@harleydykstra.com.au
HD Ref 20589L4-04B BdR 10/05/21

ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
	1	OF	3	2	420988



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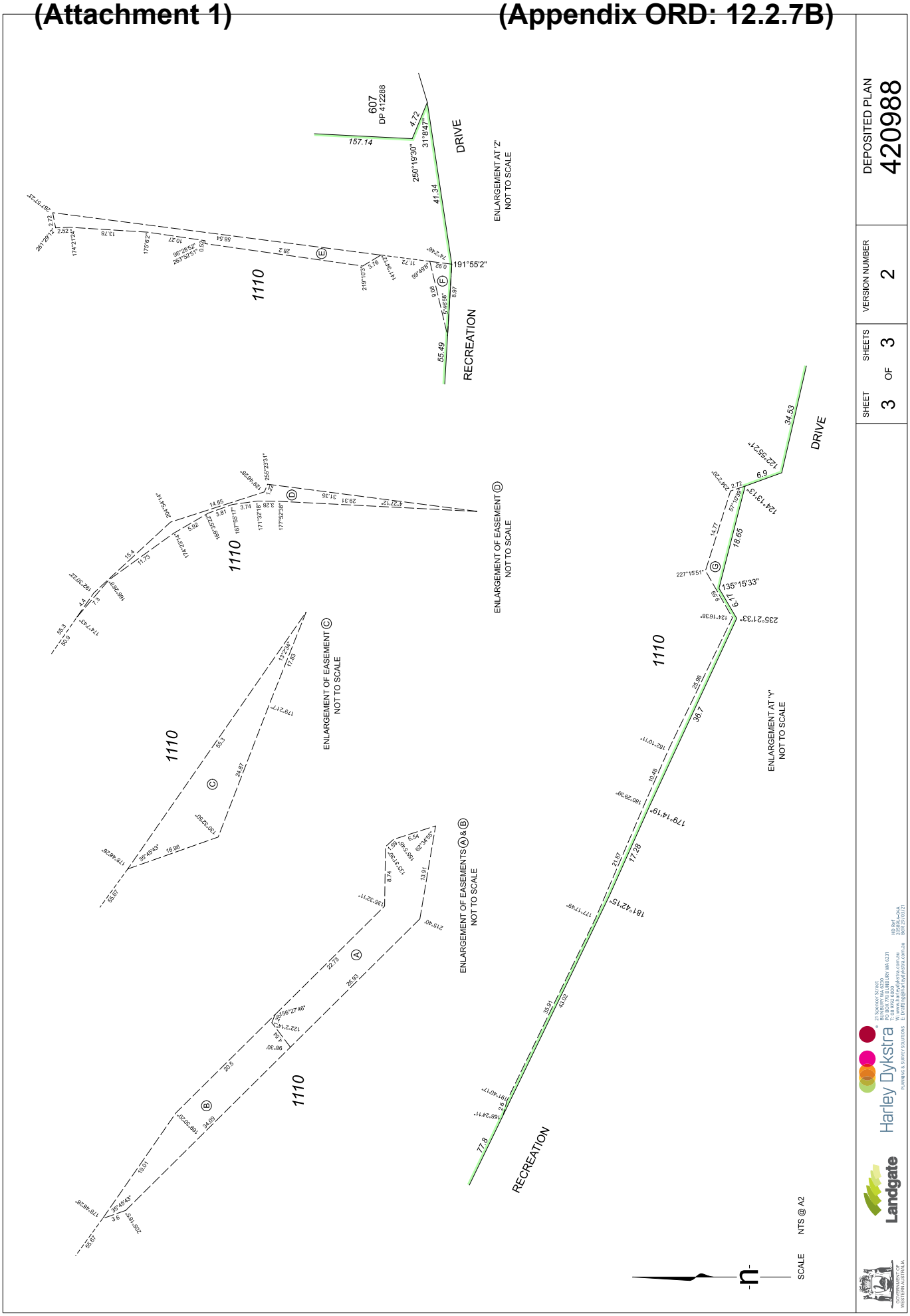
Landgate
www.landgate.wa.gov.au



LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/10/2022 02:10 PM Request number: 64302456
Landgate
www.landgate.wa.gov.au

Appendix 4:
Development Plans

DA DRAWING LIST

Sheet	Number	Name	Revision	Date
A-DA-	0000	COVER SHEET	D	05/04/2023
A-DA-	1000	LOCATION PLAN	C	29/03/2023
A-DA-	1001	SITE PLAN - EXISTING GROUND FLOOR	C	29/03/2023
A-DA-	1002	SITE PLAN - EXISTING LEVEL 1	C	29/03/2023
A-DA-	1003	SITE PLAN - EXISTING ROOF PLAN	C	29/03/2023
A-DA-	1004	SITE SURVEY	C	29/03/2023
A-DA-	2000	PROPOSED OVERALL SITE PLAN	D	31/03/2023
A-DA-	2001	PROPOSED GROUND FLOOR	D	31/03/2023
A-DA-	2002	PROPOSED LEVEL 01	D	31/03/2023
A-DA-	2003	PROPOSED LEVEL 02	D	31/03/2023
A-DA-	2004	PROPOSED ROOF PLAN	D	31/03/2023
A-DA-	2101	BLOCK A RESIDENTIAL PLANS	C	29/03/2023
A-DA-	2102	BLOCK A RESIDENTIAL PLANS	C	29/03/2023
A-DA-	2103	BLOCK B RESIDENTIAL PLANS	C	29/03/2023
A-DA-	4000	SITE ELEVATIONS	D	05/04/2023
A-DA-	4001	ELP ELEVATIONS	C	29/03/2023
A-DA-	7000	RENDER 1	C	29/03/2023
A-DA-	7001	RENDER 2	C	29/03/2023
A-DA-	7002	RENDER 3	C	29/03/2023
A-DA-	7003	RENDER 4	C	29/03/2023
A-DA-	7004	RENDER 5	C	29/03/2023

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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File
Autodesk
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 9:22:57 AM

Date Issued

Scale

Drawing Title
COVER SHEET

Drawing Number
A-DA-0000

Revision
D

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Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 9:23:46 AM

Date Issued

Scale 1 : 500 @A1

Drawing Title
LOCATION PLAN

Drawing Number
A-DA-1000

Revision
D

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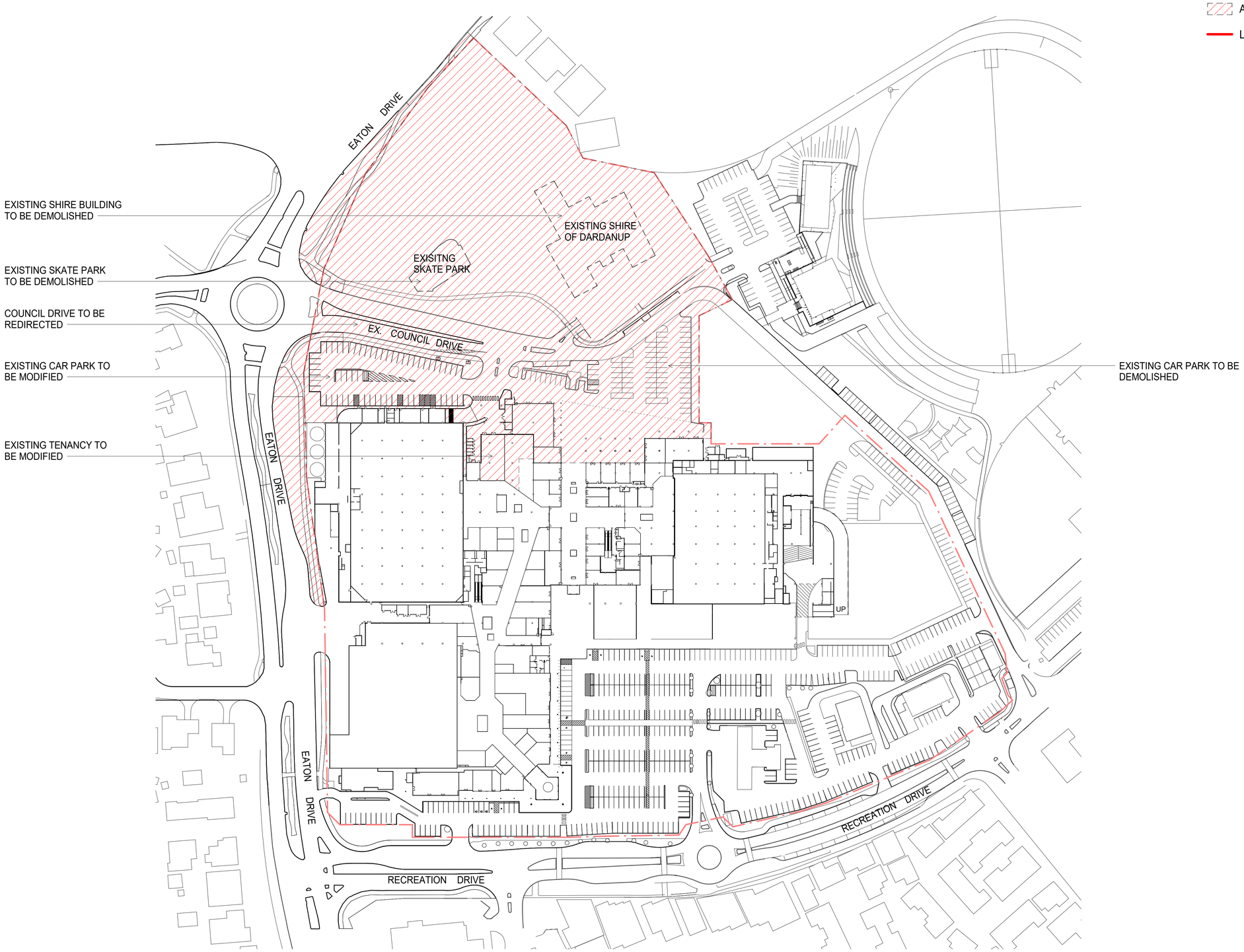
LEGEND

AREA AFFECTED BY THE PROPOSAL

LOT BOUNDARY



1 / 4000 SITE PLAN EXISTING GROUND FLOOR

SCALE 1 : 1000

Rev.	Date	Description	Iss.	Appr.
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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 9:24:34 AM

Date Issued

Scale 1 : 1000 @A1

Drawing Title
SITE PLAN - EXISTING GROUND FLOOR

Drawing Number
A-DA-1001

Revision
D

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LEGEND

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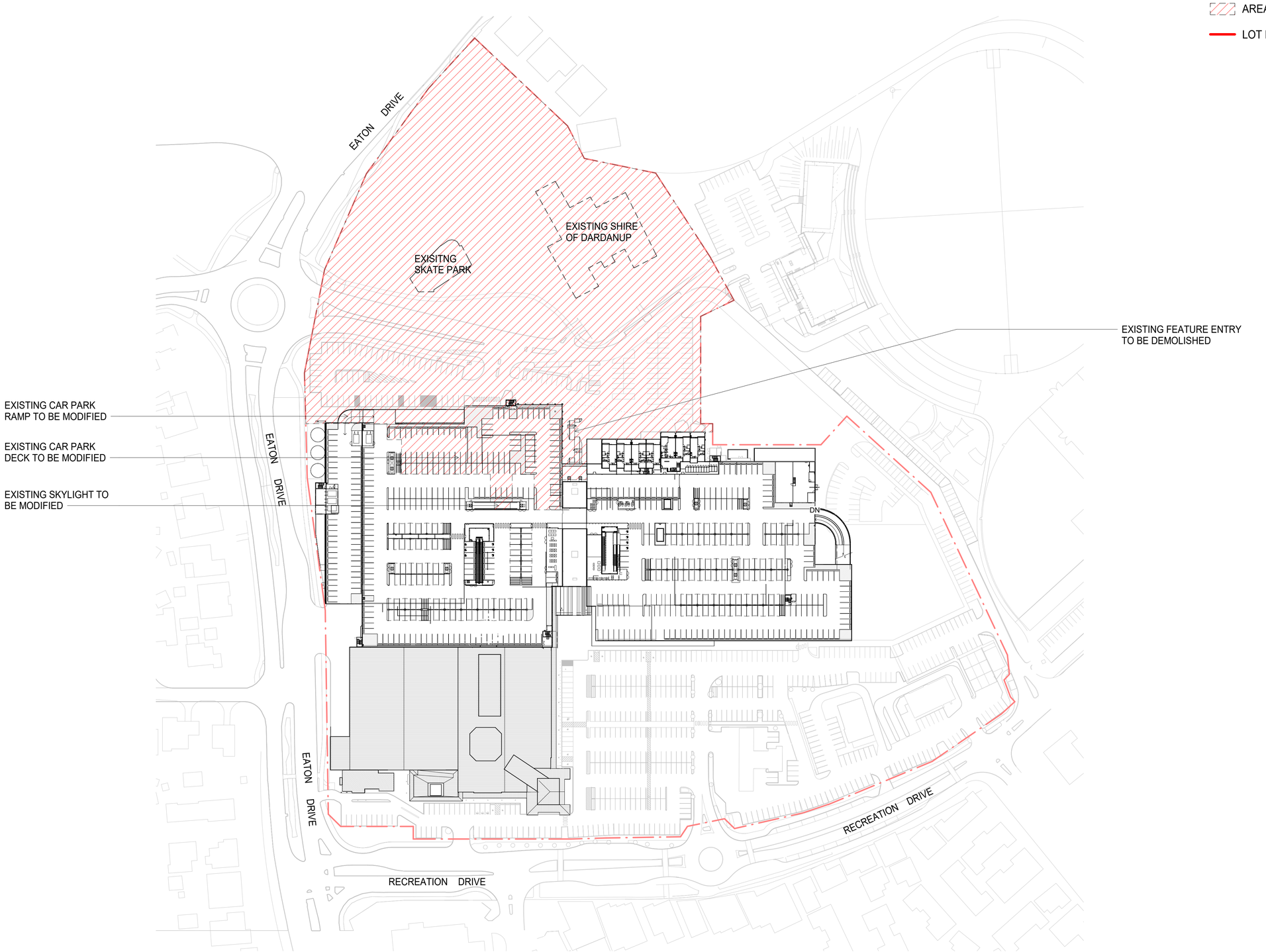

1 / 4000 EXISTING LEVEL 01

SCALE 1 : 1000

Rev.	Date	Description	Iss.	Appr.
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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 9:25:33 AM

Date Issued

Scale 1 : 1000 @A1

Drawing Title
SITE PLAN - EXISTING LEVEL 1

Drawing Number
A-DA-1002

Revision
D

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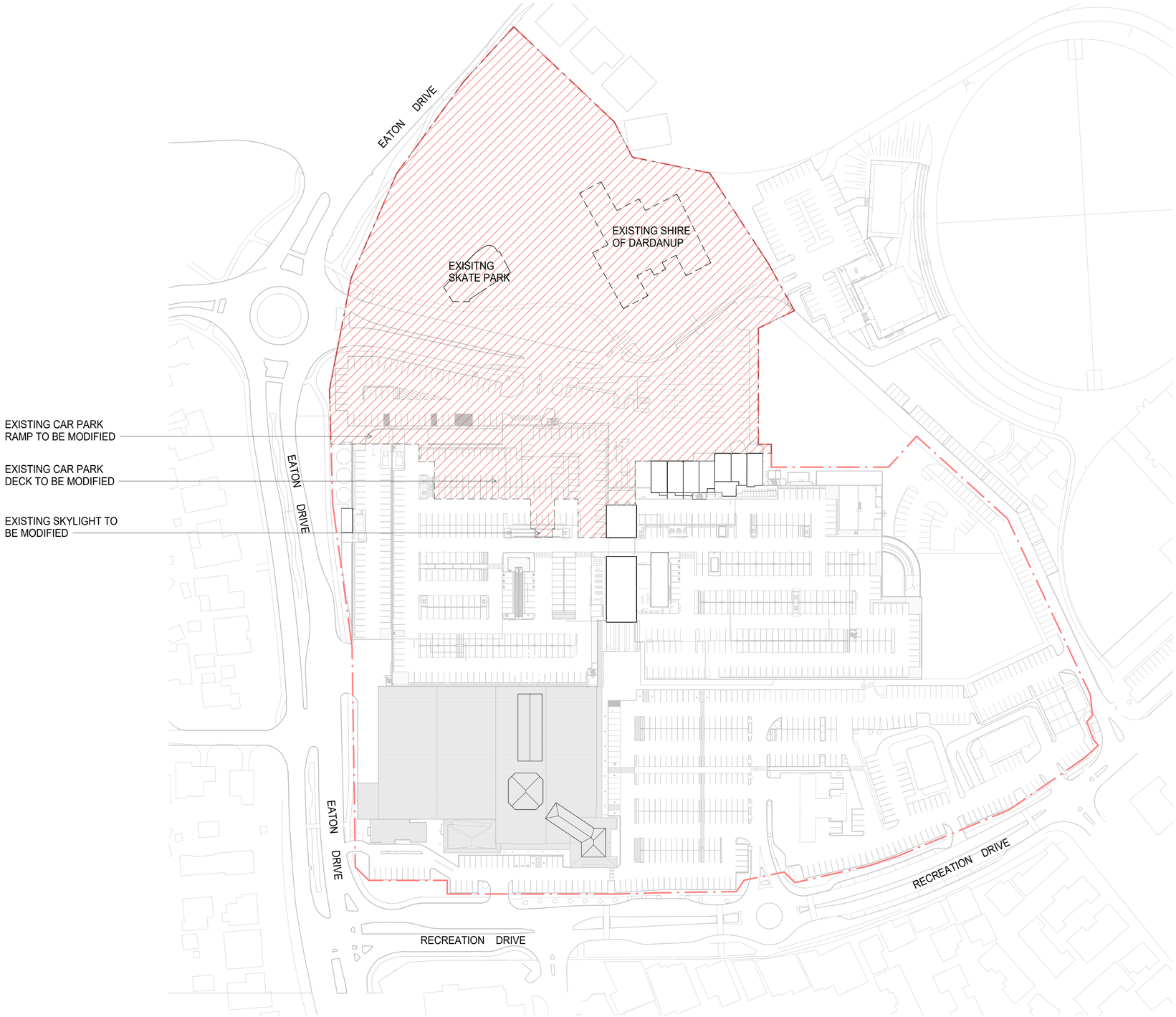
LEGEND

AREA AFFECTED BY THE PROPOSAL

LOT BOUNDARY



1 / 4000 EXISTING ROOF PLAN

SCALE 1 : 1000

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C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 9:26:47 AM

Date Issued

Scale 1 : 1000 @A1

Drawing Title
SITE PLAN - EXISTING ROOF PLAN

Drawing Number
A-DA-1003

Revision
D

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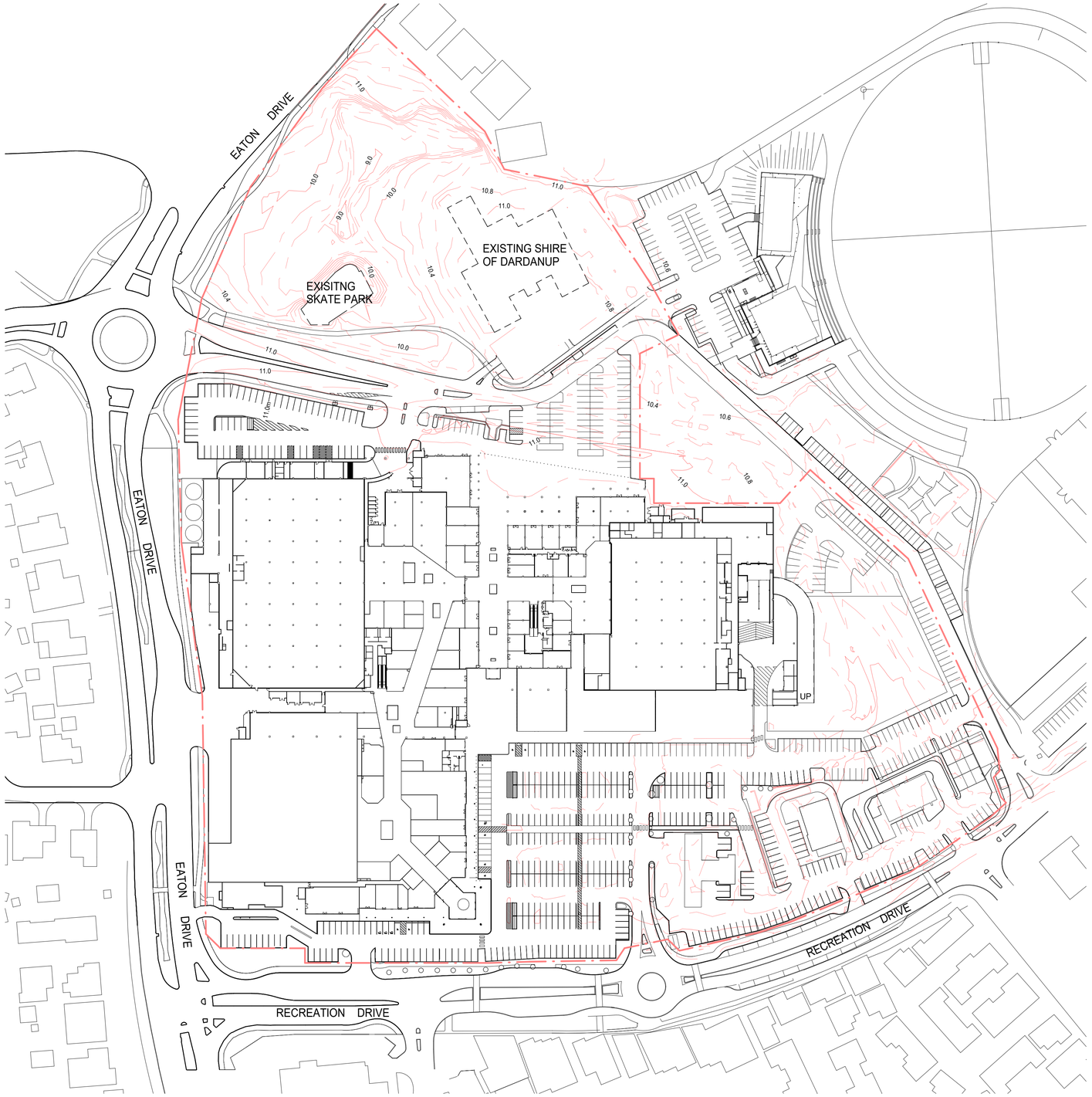

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D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 9:27:39 AM

Date Issued

Scale 1 : 1000 @A1

Drawing Title
SITE SURVEY

Drawing Number
A-DA-1004

Revision
D

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C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
E	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 2:52:57 PM

Date Issued

Scale 1 : 1000 @A1

Drawing Title
PROPOSED OVERALL SITE PLAN

Drawing Number
A-DA-2000

Revision
E

BUCHAN

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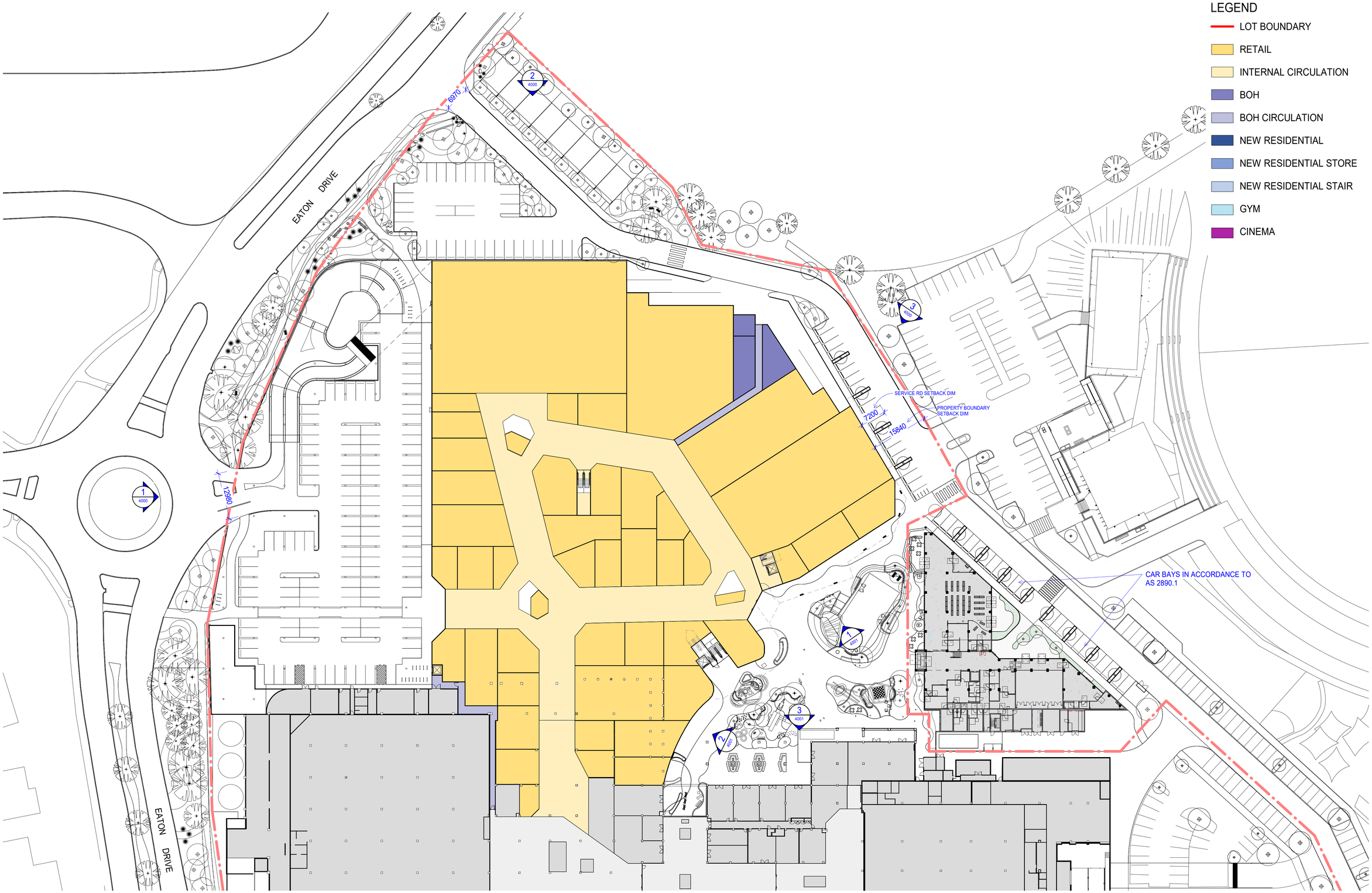
+ 61 8 9211 9898 / **buchangroup.com.au**



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D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
E	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 3:21:05 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
PROPOSED GROUND FLOOR

Drawing Number
A-DA-2001

Revision
E

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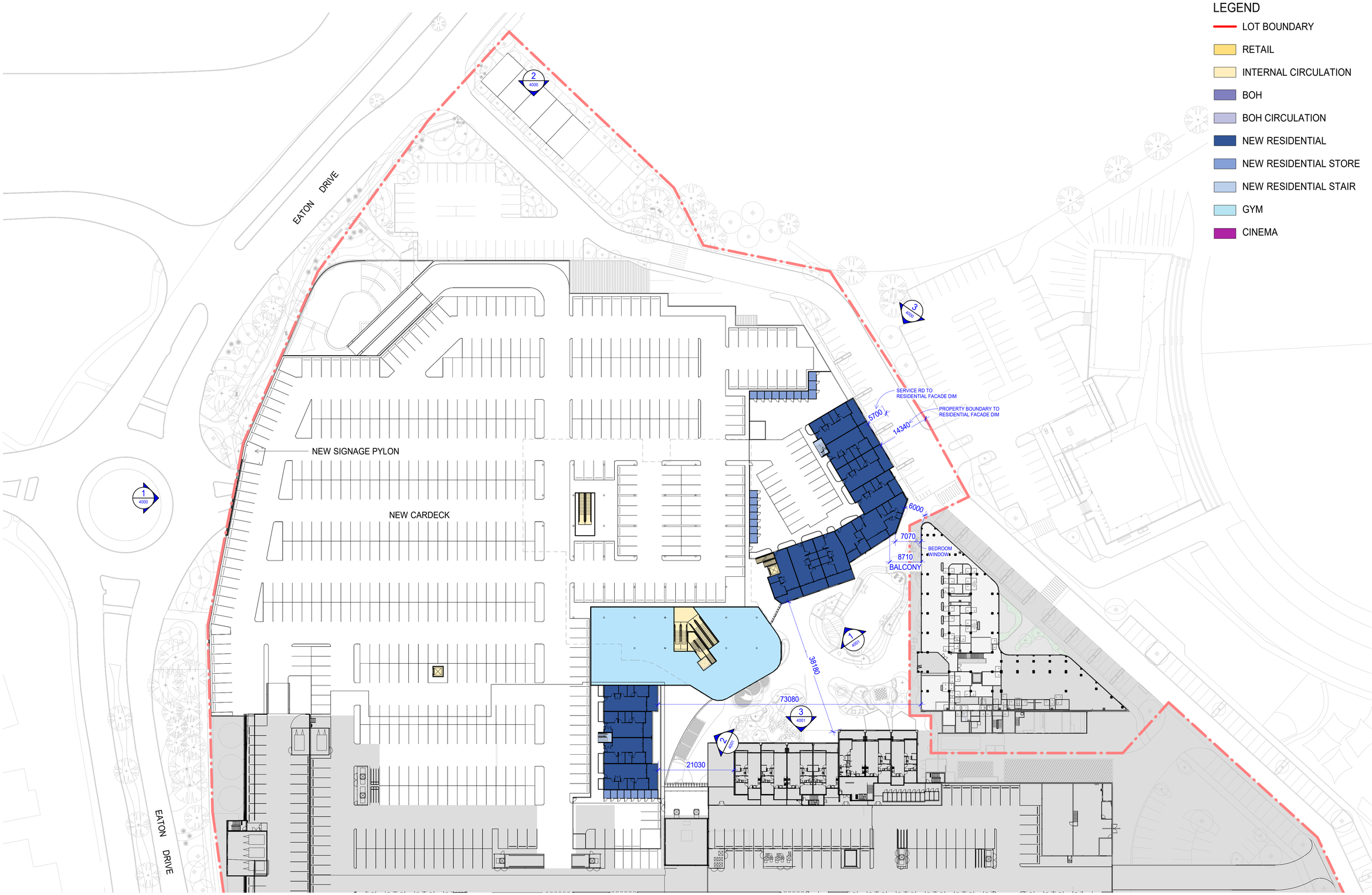

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 3:35:03 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
GENERAL ARRANGEMENT PLAN
PROPOSED LEVEL 01

Drawing Number
A-DA-2002

Revision
E

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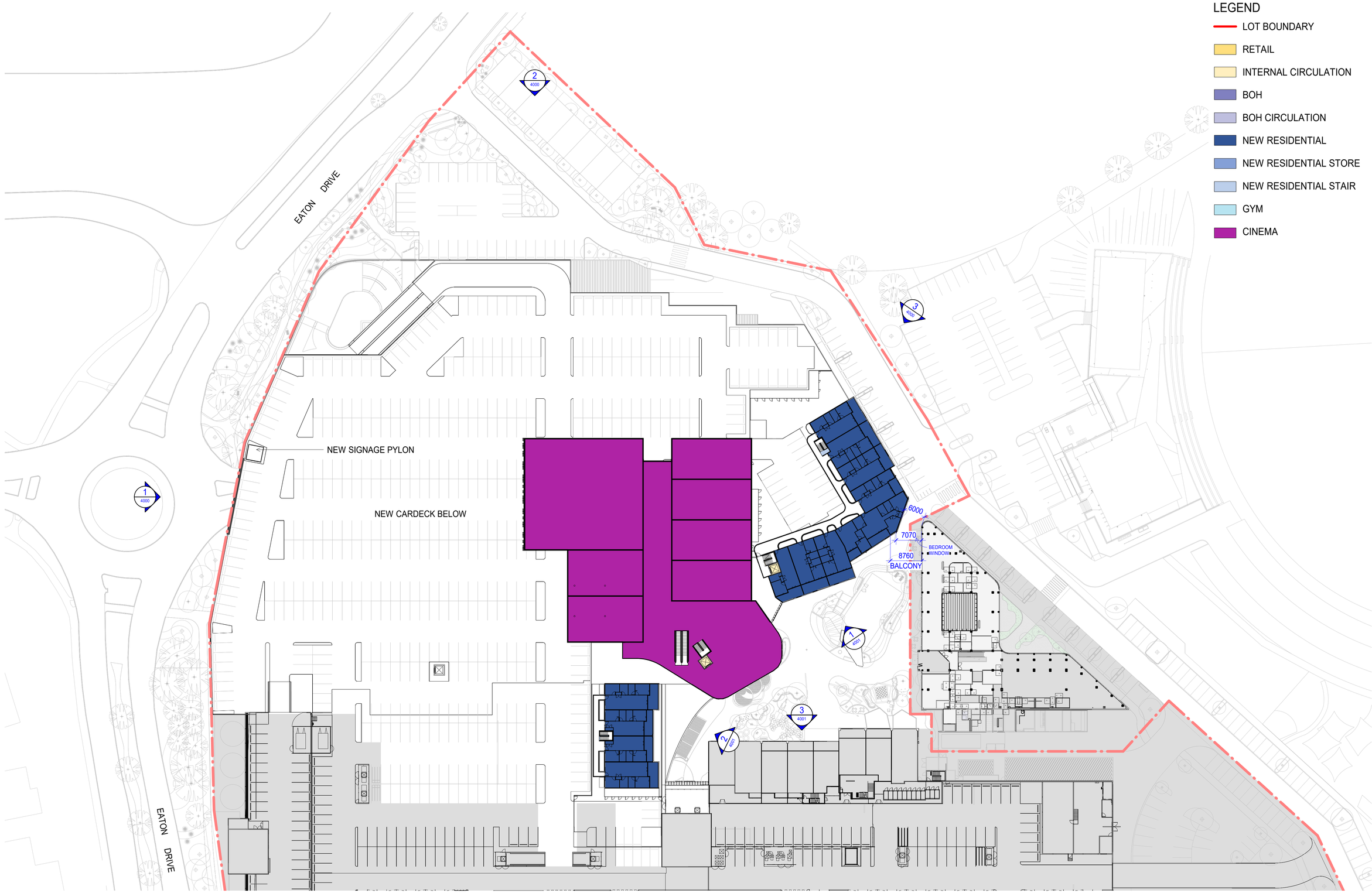

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A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 3:25:43 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
PROPOSED LEVEL 02

Drawing Number
A-DA-2003

Revision
E

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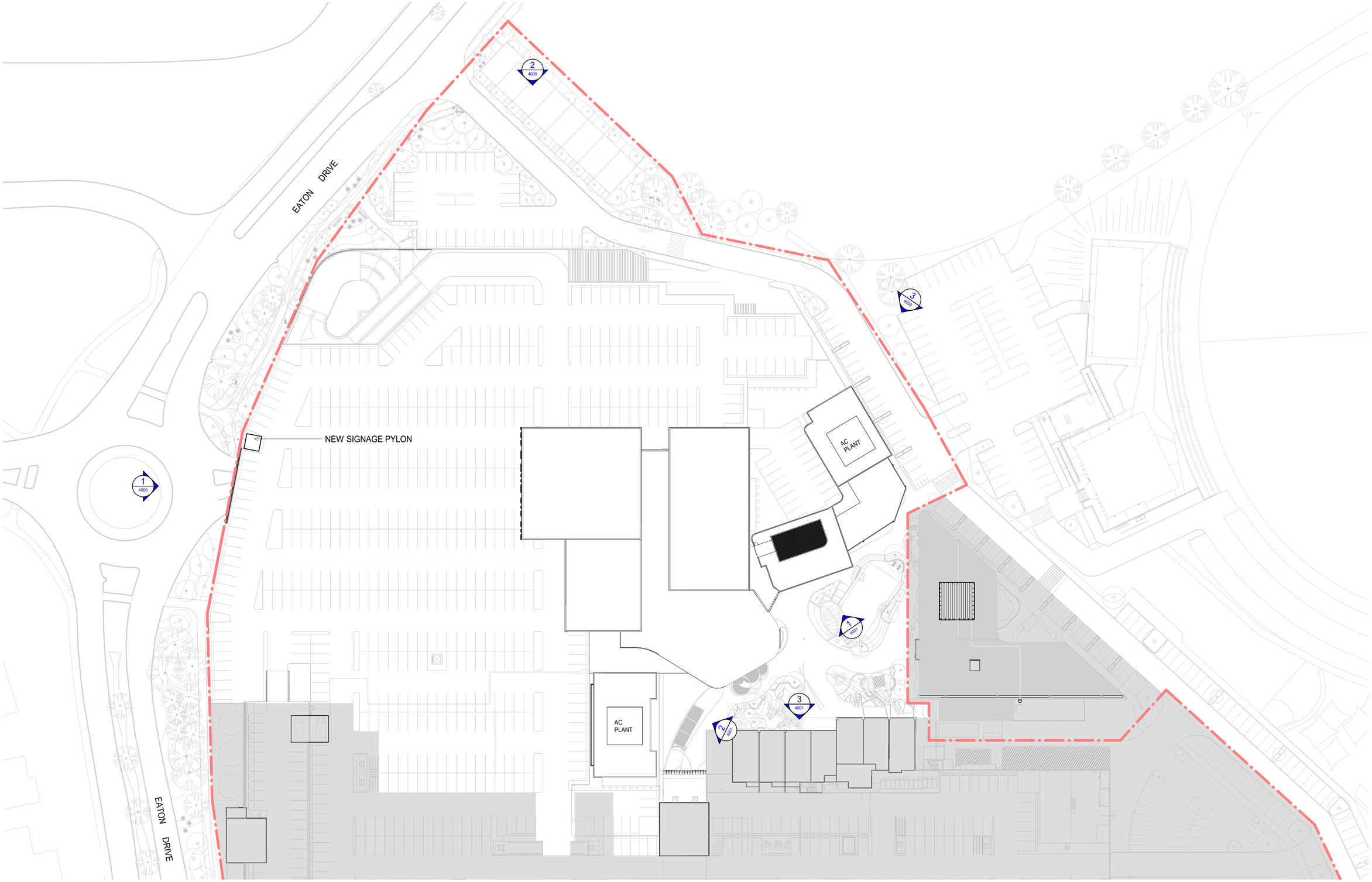

Rev.	Date	Description	Iss.	Appr.
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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 3:27:30 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
PROPOSED ROOF PLAN

Drawing Number
A-DA-2004

Revision
E

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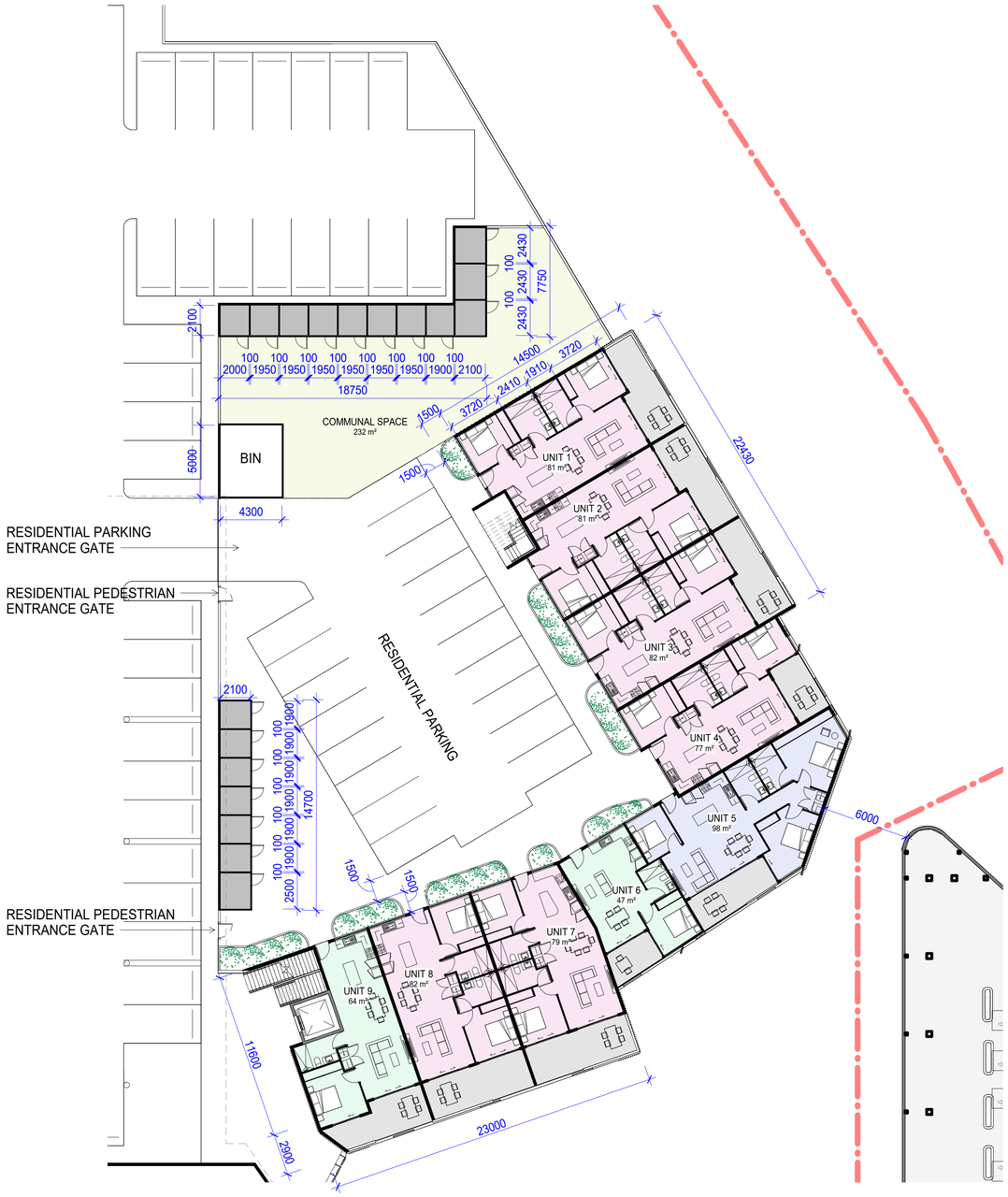
(Attachment 1)

(Appendix ORD: 12.2.7B)



1 BLOCK A RESIDENTIAL - LEVEL 01

4000 SCALE 1 : 200

2 BLOCK A RESIDENTIAL - LEVEL 02

4000 SCALE 1 : 200

LEGEND

- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE

BLOCK A RESIDENTIAL AREA

APARTMENT UNIT	UNIT TYPE	Area
BLOCK A UNIT 1	2x2	81 m²
BLOCK A UNIT 1_BAL	BAL	17 m²
BLOCK A UNIT 1_STORE	STORE	4 m²
BLOCK A UNIT 2	2x2	81 m²
BLOCK A UNIT 2_BAL	BAL	17 m²
BLOCK A UNIT 2_STORE	STORE	4 m²
BLOCK A UNIT 3	2x2	82 m²
BLOCK A UNIT 3_BAL	BAL	17 m²
BLOCK A UNIT 3_STORE	STORE	4 m²
BLOCK A UNIT 4	2x2	77 m²
BLOCK A UNIT 4_BAL	BAL	10 m²
BLOCK A UNIT 4_STORE	STORE	5 m²
BLOCK A UNIT 5	3x2	98 m²
BLOCK A UNIT 5_BAL	BAL	14 m²
BLOCK A UNIT 5_STORE	STORE	5 m²
BLOCK A UNIT 6	1x1	47 m²
BLOCK A UNIT 6_BAL	BAL	8 m²
BLOCK A UNIT 6_STORE	STORE	4 m²
BLOCK A UNIT 7	2x2	79 m²
BLOCK A UNIT 7_BAL	BAL	20 m²
BLOCK A UNIT 7_STORE	STORE	4 m²
BLOCK A UNIT 8	2x2	82 m²
BLOCK A UNIT 8_BAL	BAL	20 m²
BLOCK A UNIT 8_STORE	STORE	4 m²
BLOCK A UNIT 9	1x1	64 m²
BLOCK A UNIT 9_BAL	BAL	16 m²
BLOCK A UNIT 9_STORE	STORE	4 m²
BLOCK A UNIT 10	2x2	80 m²
BLOCK A UNIT 10_BAL	BAL	17 m²
BLOCK A UNIT 10_STORE	STORE	4 m²
BLOCK A UNIT 11	2x2	80 m²
BLOCK A UNIT 11_BAL	BAL	17 m²
BLOCK A UNIT 11_STORE	STORE	4 m²
BLOCK A UNIT 12	2x2	81 m²
BLOCK A UNIT 12_BAL	BAL	17 m²
BLOCK A UNIT 12_STORE	STORE	4 m²
BLOCK A UNIT 13	2x2	77 m²
BLOCK A UNIT 13_BAL	BAL	10 m²
BLOCK A UNIT 13_STORE	STORE	5 m²
BLOCK A UNIT 14	3x2	98 m²
BLOCK A UNIT 14_BAL	BAL	14 m²
BLOCK A UNIT 14_STORE	STORE	5 m²
BLOCK A UNIT 15	1x1	47 m²
BLOCK A UNIT 15_BAL	BAL	8 m²
BLOCK A UNIT 15_STORE	STORE	4 m²
BLOCK A UNIT 16	2x2	79 m²
BLOCK A UNIT 16_BAL	BAL	20 m²
BLOCK A UNIT 16_STORE	STORE	4 m²
BLOCK A UNIT 17	2x2	82 m²
BLOCK A UNIT 17_BAL	BAL	20 m²
BLOCK A UNIT 17_STORE	STORE	4 m²
BLOCK A UNIT 18	1x1	64 m²
BLOCK A UNIT 18_BAL	BAL	16 m²
BLOCK A UNIT 18_STORE	STORE	4 m²

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 9:57:01 AM

Date Issued

Scale As indicated @A1

Drawing Title
BLOCK A RESIDENTIAL PLANS

Drawing Number
A-DA-2101

Revision
D

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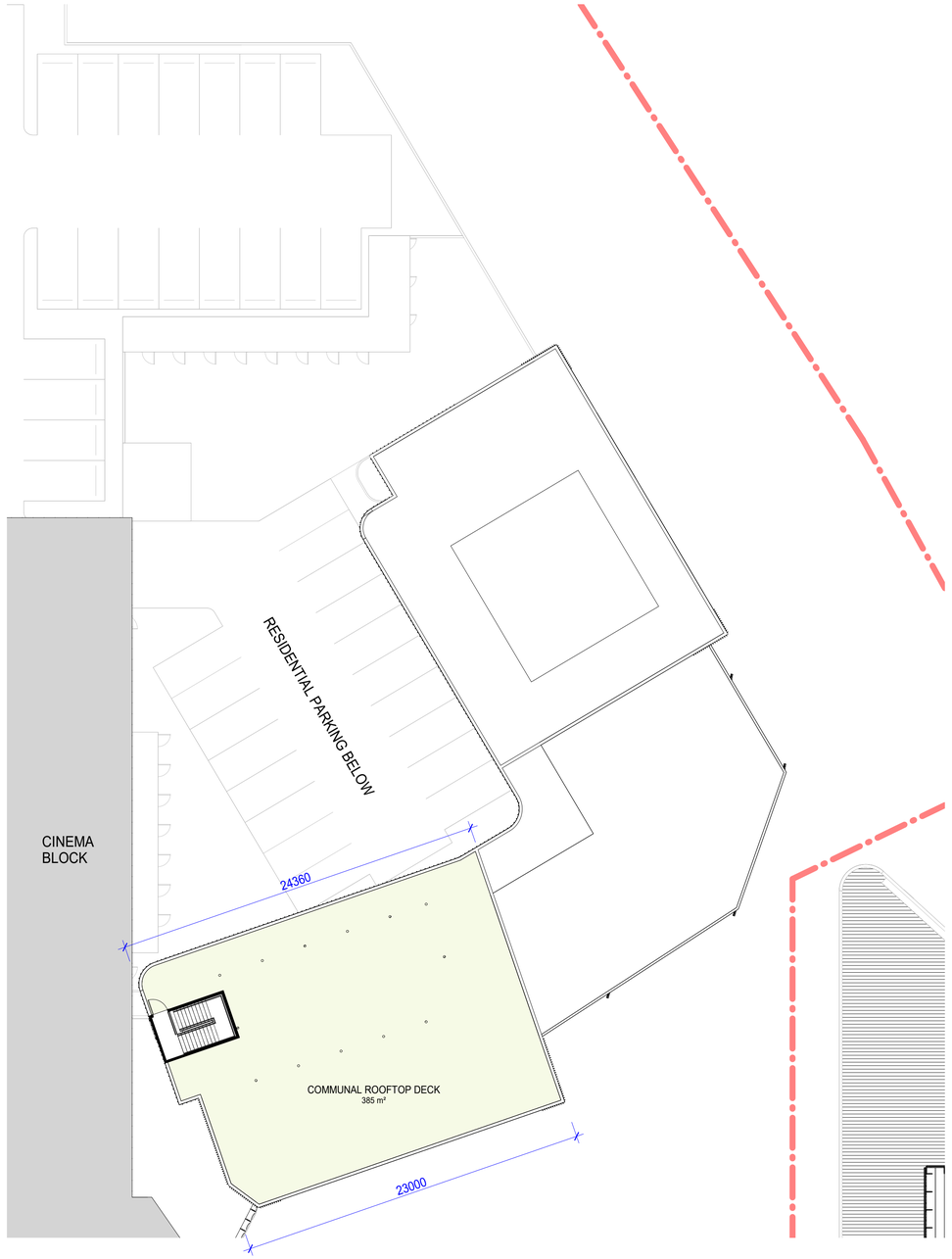
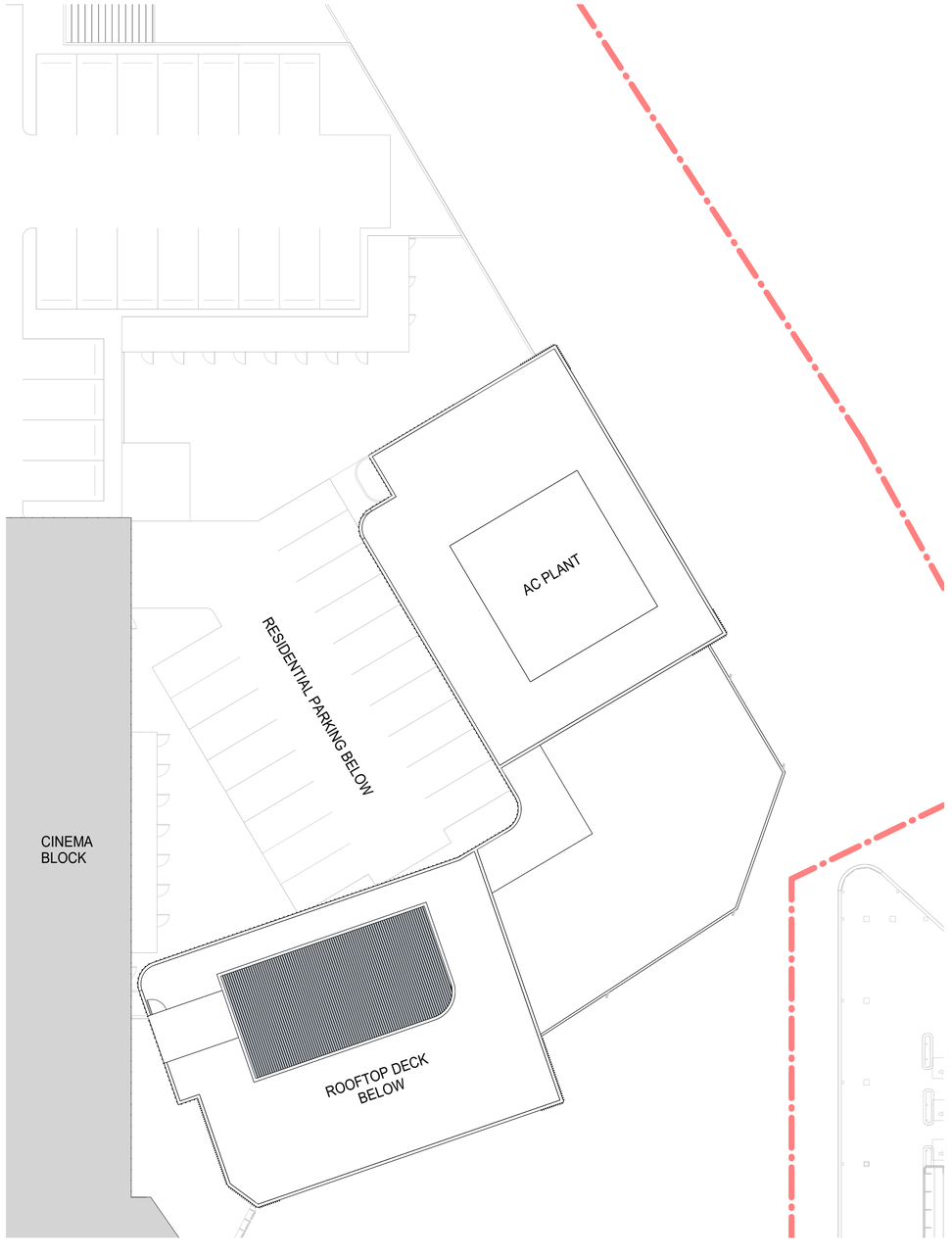
LEGEND

- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE



2 / 4000 BLOCK A RESIDENTIAL - ROOF DECK LEVEL

SCALE 1 : 200



1 / 4000 BLOCK A RESIDENTIAL - ROOF LEVEL

SCALE 1 : 200

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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:00:02 AM

Date Issued

Scale As indicated @A1

Drawing Title
BLOCK A RESIDENTIAL PLANS

Drawing Number
A-DA-2102

Revision
D

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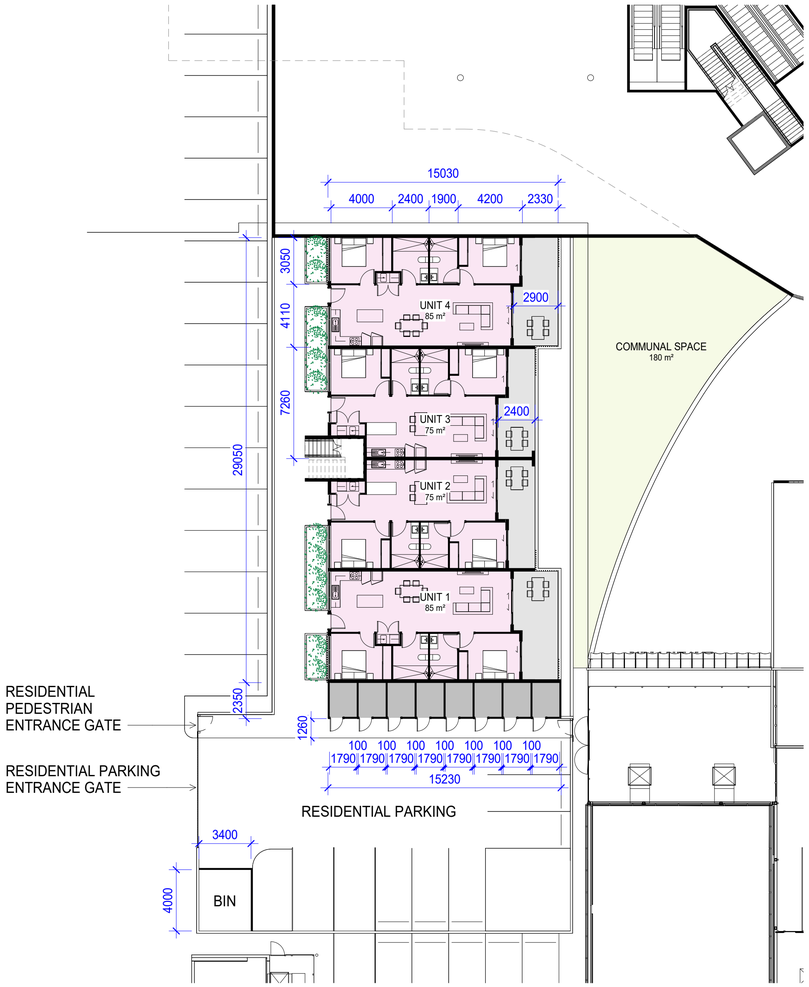
(Attachment 1)

(Appendix ORD: 12.2.7B)

BLOCK B RESIDENTIAL AREA		
APARTMENT UNIT	UNIT TYPE	Area
BLOCK B UNIT 1	2x2	85 m²
BLOCK B UNIT 1_BAL	BAL	19 m²
BLOCK B UNIT 1_STORE	STORE	4 m²
BLOCK B UNIT 2	2x2	75 m²
BLOCK B UNIT 2_BAL	BAL	15 m²
BLOCK B UNIT 2_STORE	STORE	4 m²
BLOCK B UNIT 3	2x2	75 m²
BLOCK B UNIT 3_BAL	BAL	15 m²
BLOCK B UNIT 3_STORE	STORE	4 m²
BLOCK B UNIT 4	2x2	85 m²
BLOCK B UNIT 4_BAL	BAL	19 m²
BLOCK B UNIT 4_STORE	STORE	4 m²
BLOCK B UNIT 5	2x2	85 m²
BLOCK B UNIT 5_BAL	BAL	18 m²
BLOCK B UNIT 5_STORE	STORE	4 m²
BLOCK B UNIT 6	2x2	75 m²
BLOCK B UNIT 6_BAL	BAL	14 m²
BLOCK B UNIT 6_STORE	STORE	4 m²
BLOCK B UNIT 7	2x2	75 m²
BLOCK B UNIT 7_BAL	BAL	14 m²
BLOCK B UNIT 7_STORE	STORE	4 m²
BLOCK B UNIT 8	2x2	85 m²
BLOCK B UNIT 8_BAL	BAL	18 m²
BLOCK B UNIT 8_STORE	STORE	4 m²

LEGEND

- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE



1 4000 BLOCK B RESIDENTIAL - LEVEL 01

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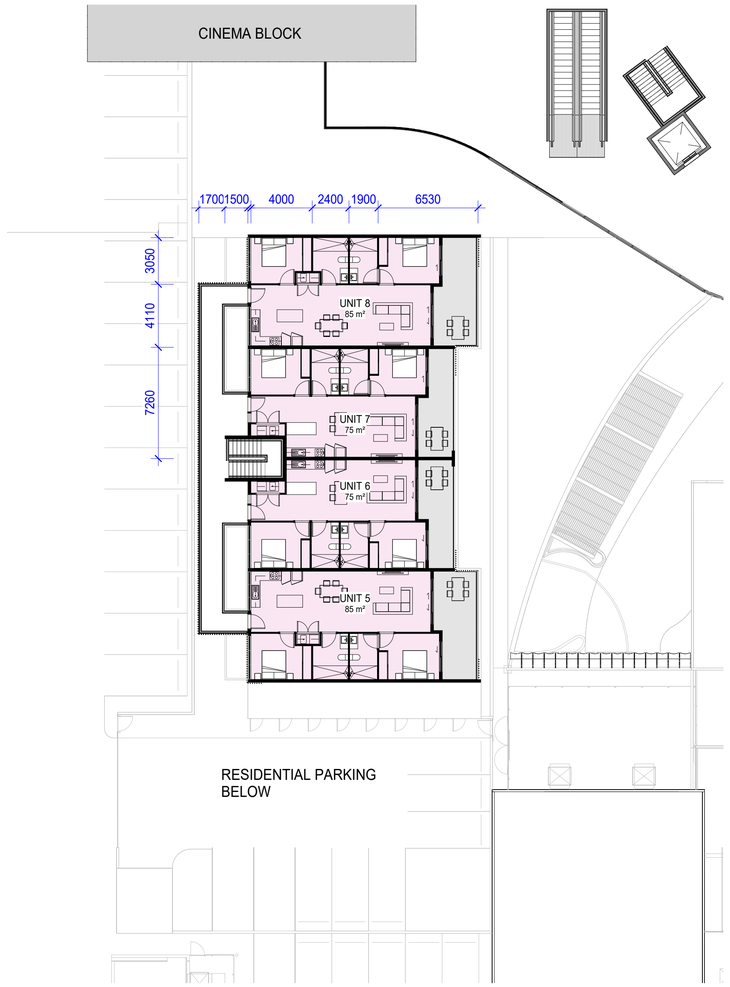
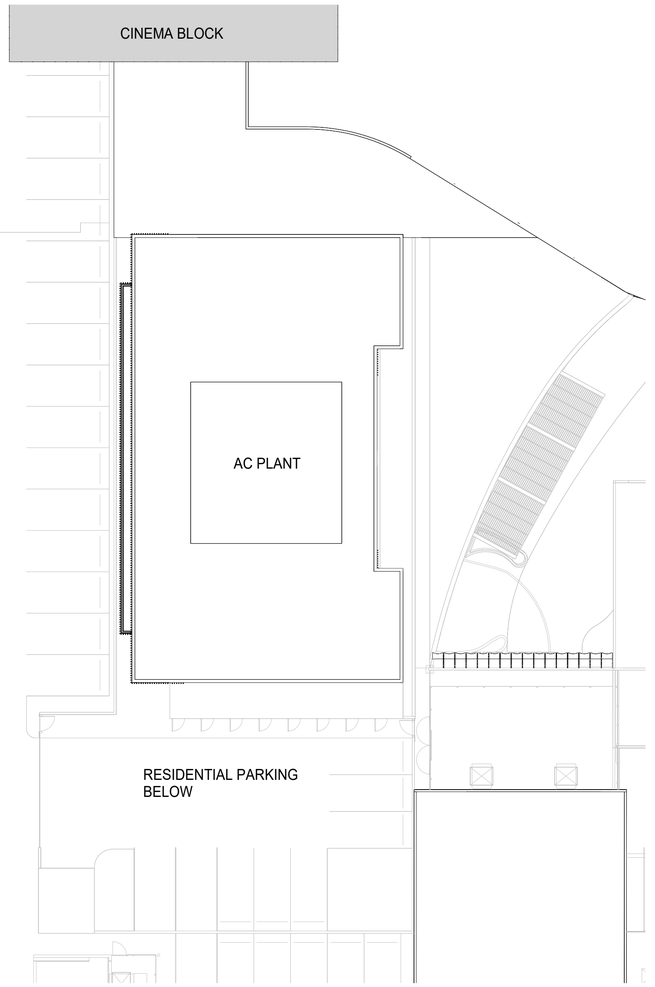


2 4000 BLOCK B RESIDENTIAL - LEVEL 02

SCALE 1 : 200



3 4000 BLOCK B RESIDENTIAL - ROOF LEVEL

SCALE 1 : 200

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A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:00:58 AM

Date Issued

Scale As indicated @A1

Drawing Title
BLOCK B RESIDENTIAL PLANS

Drawing Number
A-DA-2103

Revision
D

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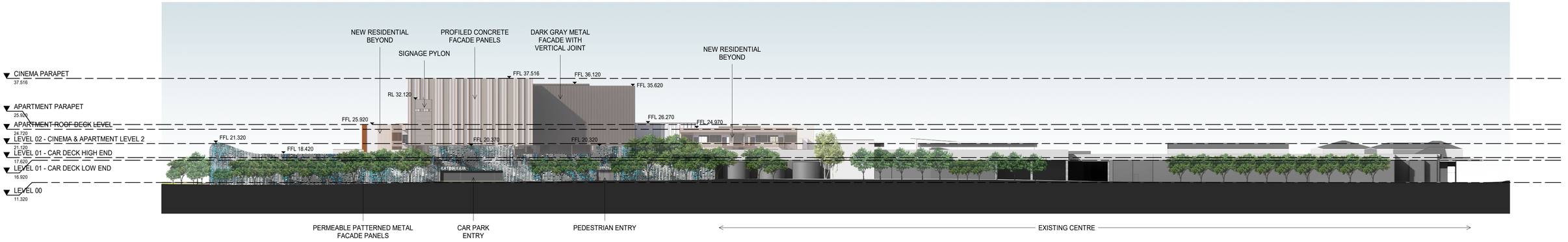
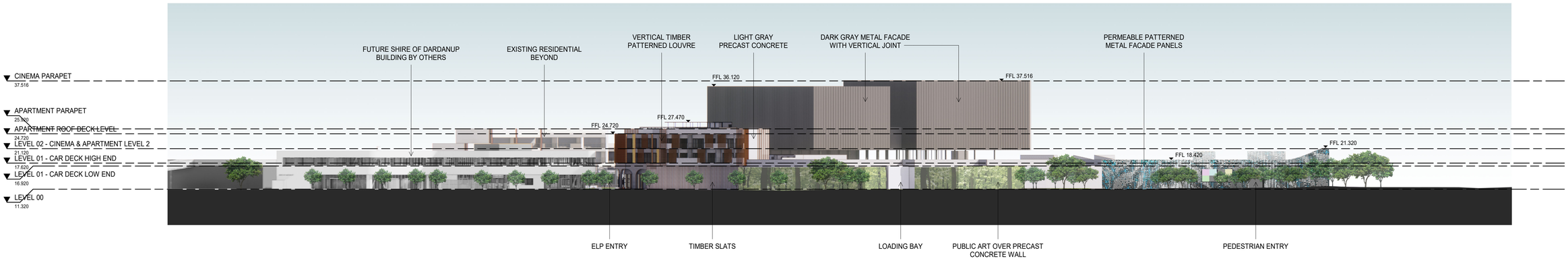


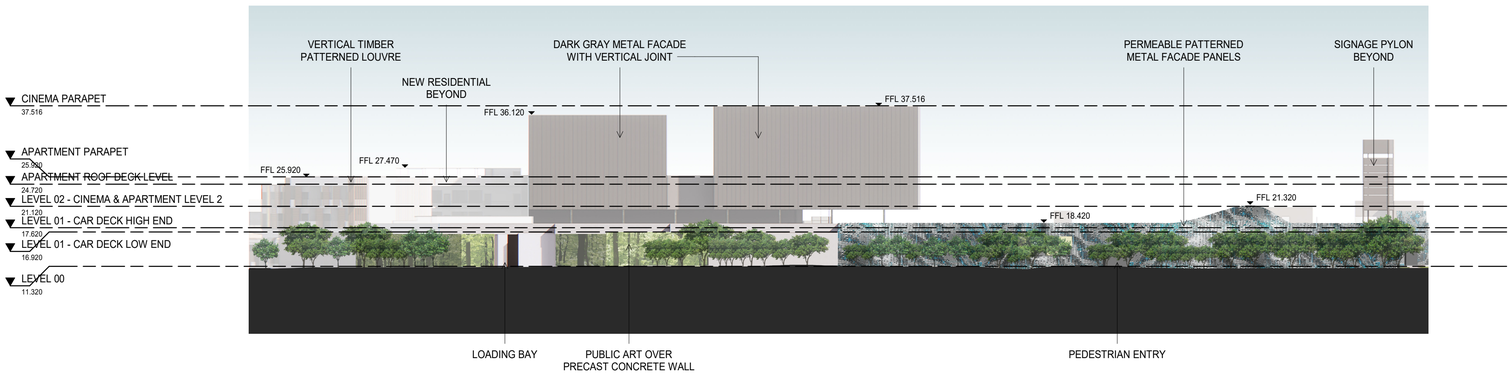
1 / 2001 ELEVATION 1 - WEST ELEVATION

SCALE 1 : 500



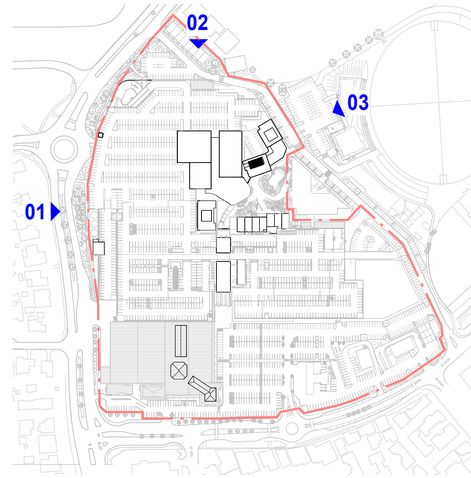
3 / 2001 ELEVATION 3 - EAST ELEVATION

SCALE 1 : 500



2 / 2001 ELEVATION 2 - NORTH ELEVATION

SCALE 1 : 500



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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 2:51:25 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
SITE ELEVATIONS

Drawing Number
A-DA-4000

Revision
D

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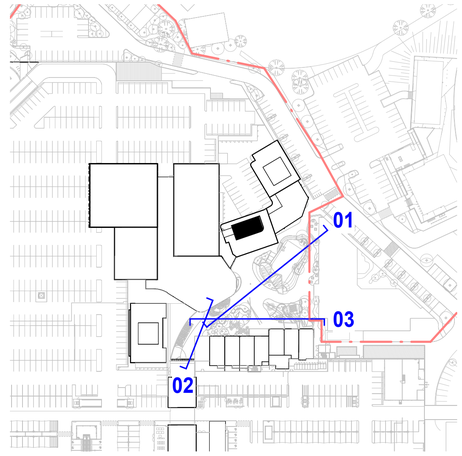

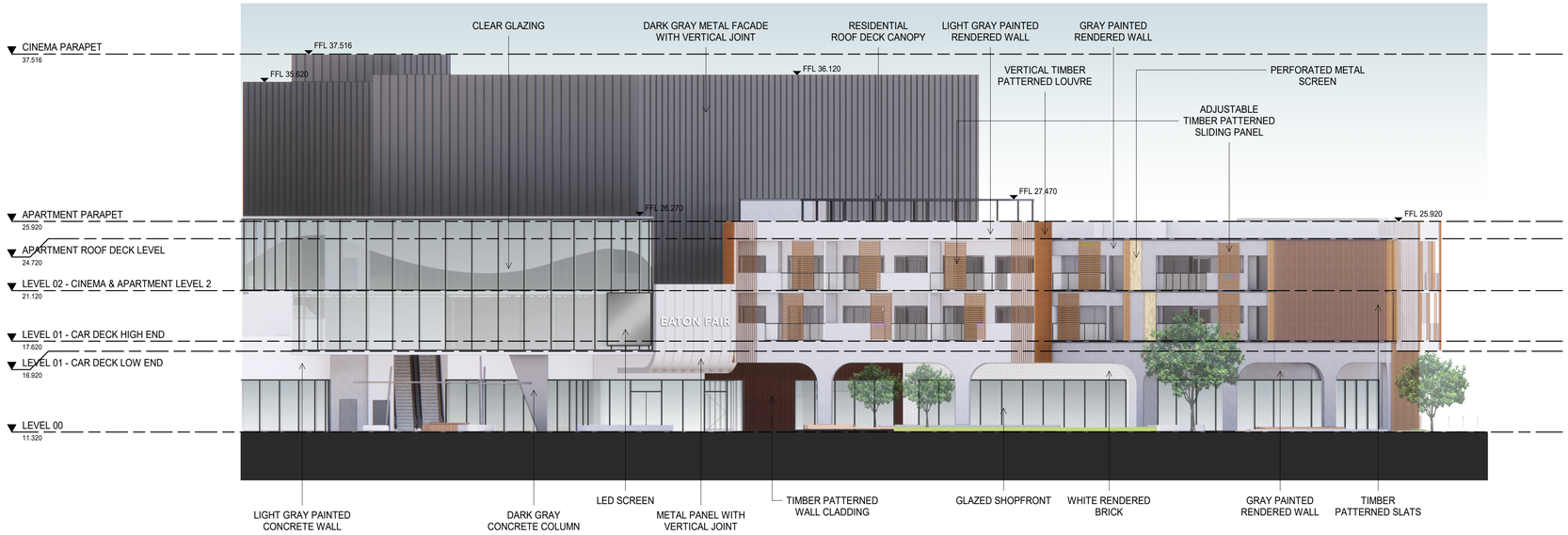

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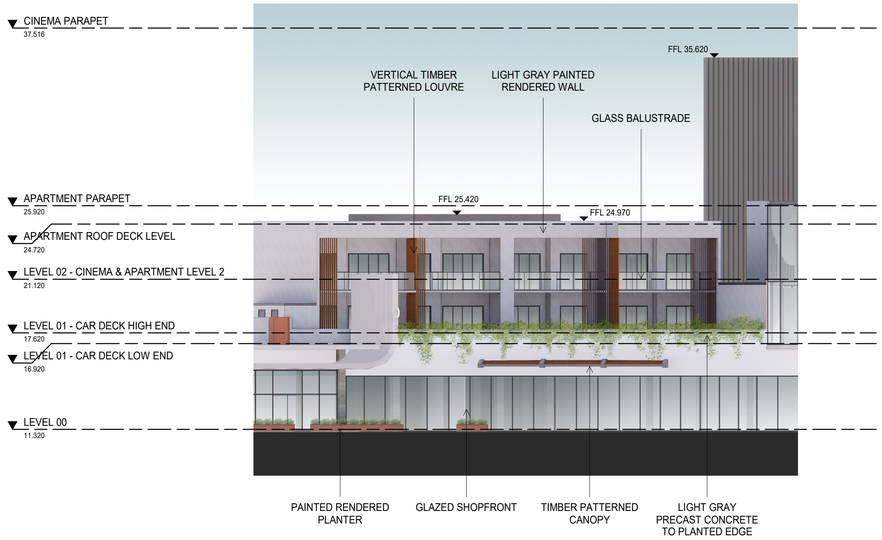

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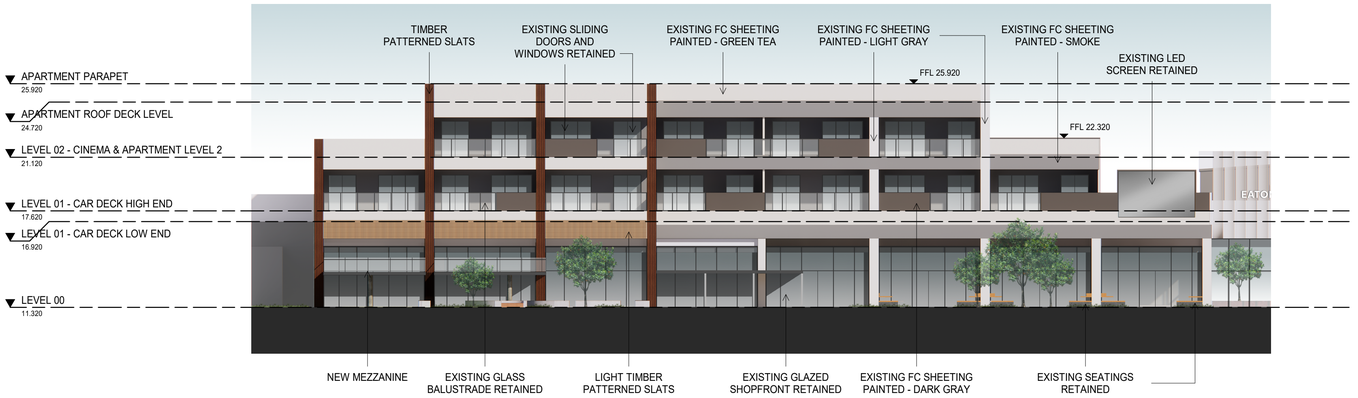

3 / 2001 ELP ELEVATION 3

SCALE 1 : 200

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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:04:05 AM

Date Issued

Scale 1 : 200 @A1

Drawing Title
ELP ELEVATIONS

Drawing Number
A-DA-4001

Revision
D

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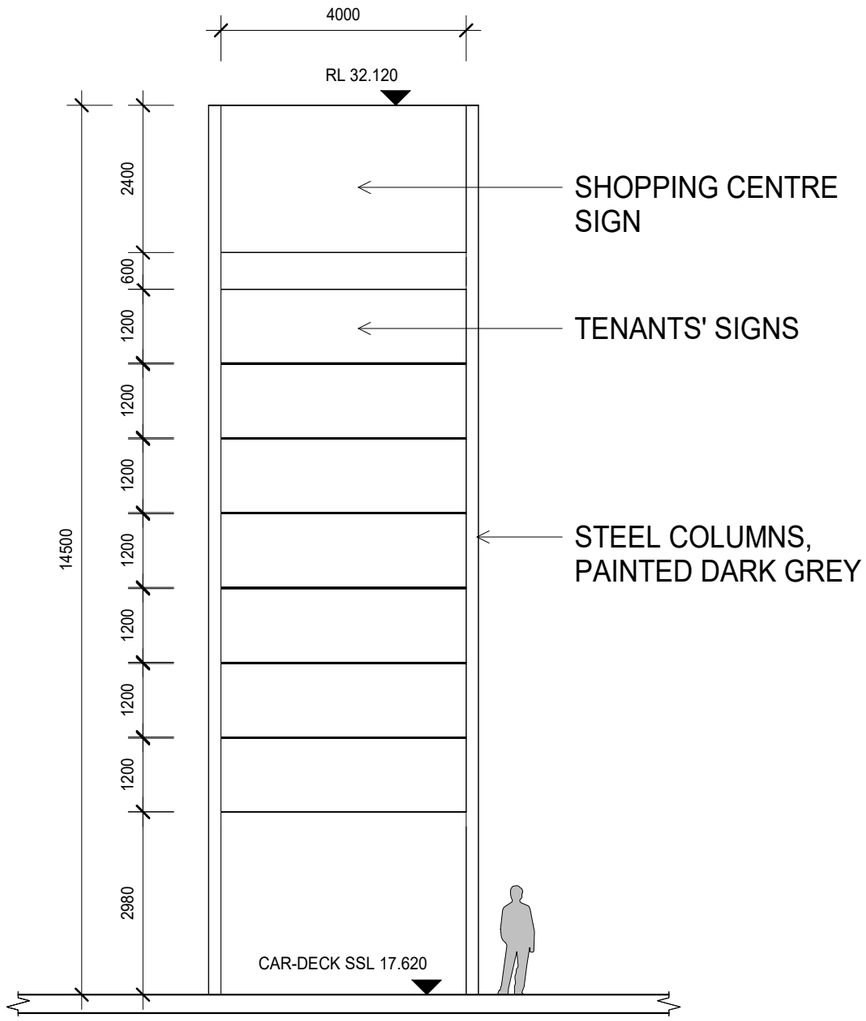
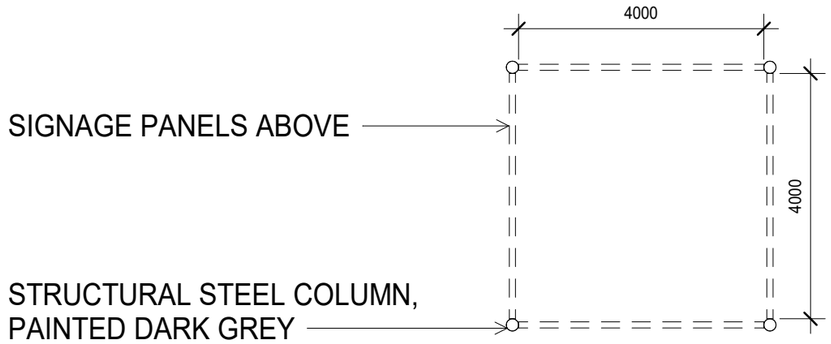


UNDERCROFT CAR-PARK BELOW

PYLON ELEVATION

SCALE 1 : 100



PYLON FLOOR PLAN

SCALE 1 : 100

Rev.	Date	Description	Iss.	Appr.
A	06/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

Keyplan

ZONE 4	ZONE 3	ZONE 2	ZONE 1

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 6/04/2023 1:50:36 PM

Date Issued

Scale 1 : 100 @A3

0 5 10 20 30 40M

Drawing Title
SIGNAGE PYLON DETAIL

Drawing Number
4002

Revision
A

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VIEW 01 - AERIAL VIEW OF ELP

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:06:33 AM

Date Issued

Scale

Drawing Title
RENDER 1

Drawing Number
A-DA-7000

Revision
D

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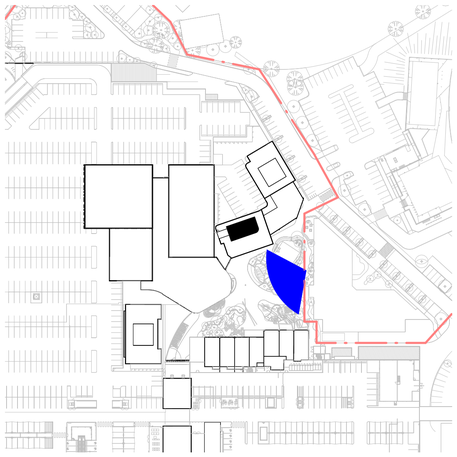
VIEW 02 - SHIRE BUILDING ENTRANCE LOOKING TOWARDS ELP



Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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File
Autodesk
Docs://21009-R22-Eaton_Fair_Shopping_Centre/EFSC-BUC-R22-MASSING.rvt

Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:07:24 AM

Date Issued

Scale

Drawing Title
RENDER 2

Drawing Number
A-DA-7001

Revision
D

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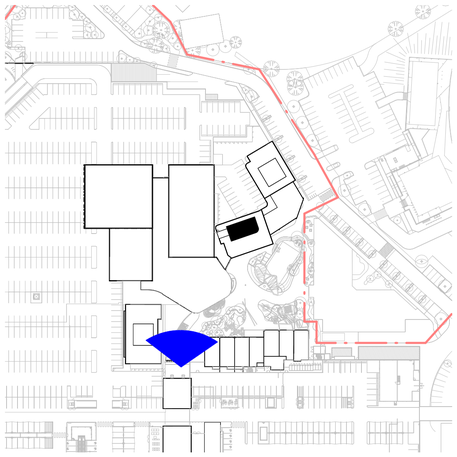
VIEW 03 - EXISTING NORTHERN ENTRY LOOKING TOWARDS ELP



Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:08:31 AM

Date Issued

Scale

Drawing Title
RENDER 3

Drawing Number
A-DA-7002

Revision
D

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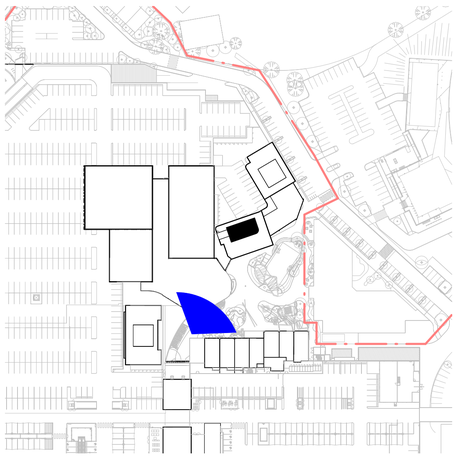

VIEW 04 - ALFRESCO DINING LOOKING TOWARDS SHIRE BUILDING

Rev.	Date	Description	Iss.	Appr.
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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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File
Autodesk Docs://21009-R22-Eaton_Fair_Shopping_Centre/EFSC-BUC-R22-MASSING.rvt

Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:10:59 AM

Date Issued

Scale

Drawing Title
RENDER 4

Drawing Number
A-DA-7003

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D

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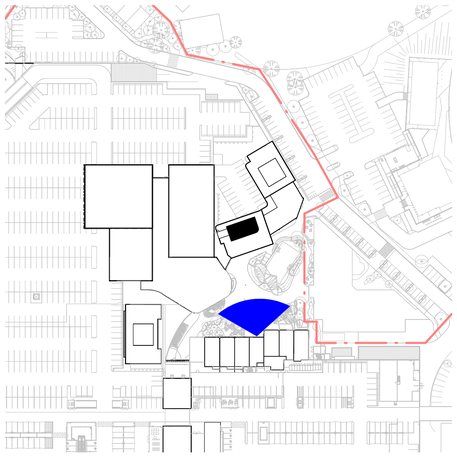

VIEW 05 - EXISTING UNDERCROFT AREA TOWARDS CINEMA AND RESIDENTIAL

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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File
Autodesk
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:12:37 AM

Date Issued

Scale

Drawing Title
RENDER 5

Drawing Number
A-DA-7004

Revision
D

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Appendix 5:
Design Report

(Attachment 1) (Appendix ORD: 12.2.7B)

Eaton Fair Shopping Centre/ DA Design Report

BUCHAN

Architecture
Development Application

Eaton Fair Shopping Centre, Western Australia

Rev C
21009 / 29/03/23

Contents

01 Residential Natural Ventilation 5
02 Residential Universal Design and Accessibility 8
03 Residential Solar and Daylight Access 11
04 Shadow Study 18
05 10 Design Principle Assessment 21

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Eaton Fair Architect Statement

Location & Context:

In 2021 Buchan was engaged by Eaton Fair to develop a masterplan for the expansion of the Eaton Fair Shopping Centre site, located in the suburb of Eaton, in Western Australia. The site is located at the intersection of Eaton Drive just off Forrest Highway, the most prominent route connecting Perth to the Bunbury region; and Recreation Drive: a local East-West connection within the suburb of Eaton.

The existing Eaton Fair shopping centre is a well-established retail complex in the heart of Eaton with Shire of Dardanup situated north of the centre.

The main destinations in the area are:

- Bethanie Fields and Bethanie Esprit Retirement Village east of the site
- Glen Huon Primary School east of the site
- Eaton oval adjacent to the site
- Shire of Dardanup north of the site
- Cluster of F&B and medical / dental clinic south of the site
- The natural reserves north of the site along Collie River
- Football Pavilion
- Bunbury and Districts Softball
- Eaton Recreation Centre

The proposed expansion aims to strengthen Eaton Fair SC's connection with other destinations in the area, as well as providing an entertainment and leisure destination for the surrounding region.

Overview:

The proposed development consists of:

- An addition of approximately 14,650 m² of NLA to the existing shopping that includes:
  - an extended outdoor dining and entertainment precinct north of existing centre surrounded by new retail and residential space connected on multiple levels including a Gym and Cinema.
  - a multi storey car deck along Eaton Drive.
  - two multi-level residential buildings facing the new car deck and outdoor entertainment and leisure precinct.

Urban Design Principles:

From an urban design standpoint, it is evident the new expansion to Eaton Fair Shopping Centre and the future Shire of Dardanup will embrace a new outdoor entertainment and leisure precinct with direct connection to the shopping centre. The entertainment and leisure precinct has direct link to the internal circulation of the shopping centre and connecting pedestrian to Eaton Drive and Recreation Drive, which further extends to the greater region of residence in Eaton.

Architectural Design Principles:

At the outset of the design process, Eaton Fair commissioned an extensive expert and local authority consultation seeking to understand the public aspirations for Eaton Fair Shopping Centre through surveys and workshops.

Five design pillars were defined through the design consultation process:

- Create Community
- Put Eaton on the Map
- Gateway to the Southwest
- Vibrant Destination
- Unique Environment

Entertainment and Leisure Precinct (ELP):

A prominent focus of the space is the large volume of the Gym and Cinema which dominates the form around the precinct, it provides formal hierarchy and a visual destination into the public square which houses dining and entertainment venues, and guides the public to journey further into the shopping mall.
The urban condition of the space around the ELP is reaffirmed by the multiple level facades of the surrounding buildings. The rhythmic alternation of timber, concrete, metal, and glass, combined with the integration of angular and organic forms complements the experiential richness introduced within the ELP.

Residential Buildings:

The residential buildings play the role of a visual signifier, highlighting the transition from indoor retail to the more vibrant outdoor ELP area. Its vertical partitioning in planes of different material treatments is a visual representation of the architectural narrative tying Eaton Fair to its future, a true mixed-use destination where locals lives, dines and entertains. The new 'L' shaped (Block A) residential building faces both the ELP to the south, the Eaton oval, and the suburb beyond, addressing the greater public realm while juxtapose with the future Shire of Dardanup. The smaller rectangular (Block B) residential building to the west is tucked slightly away from the ELP, provides an urban envelop to the public below with visual interest.

Parking Building:

The new expansion includes a two-level parking deck structure that faces the public realm, particularly towards the northern corner of Eaton Drive and the suburb beyond. Eaton Drive, as the main north-south connection for the centre is welcomed by a series of perforated metal panels that forms an artic pattern behind the proposed tree line, providing a pleasant and welcome approach for the passer-by.

Epilogue:

Eaton Fair has the ambitious goal of further enhancing a heart for Eaton and regions beyond. This proposal aims to provide a public entertainment precinct that the locals have long desired. The development team have worked alongside with the community and public authority to formulate a solution to put Eaton Fair on the map in becoming an entertainment and leisure destination to the Bunbury region.

01 Residential Natural Ventilation

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(Attachment 1)
Residential Natural Ventilation

(Appendix ORD: 12.2.7B)

Block A Residential Building/ Level 1 Floor Plan

Natural ventilation requirement:
A minimum of **60% of dwellings** are, or are capable of, being naturally cross ventilated in the first nine storeys of the building

Proposed Units: **18 units**

Number of units that meet ventilation requirements: **18 units**

Percentage of units that meet ventilation requirement:
18/18 = **100%**

LEGEND

- Ventilation Opening Oriented Between 45°-90° of Prevailing Wind Directions with **Two Side Openings**
- Prevailing Wind Directions
- Property Boundary

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Eaton Fair Shopping Centre
Architecture

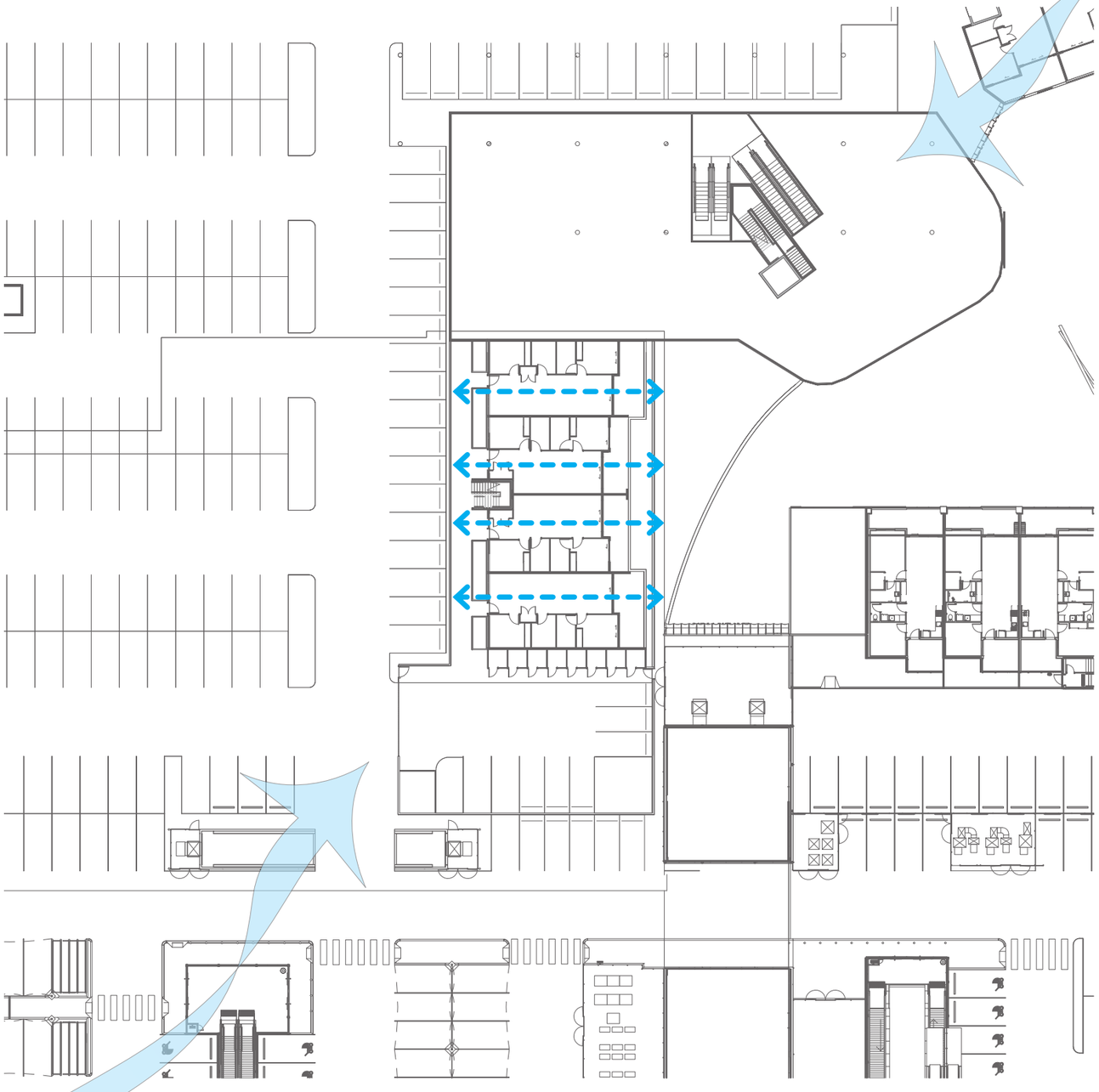
Development Application

Scale 1:500@A3	Prj No.	Rev.	Date	Page
0 2.5 5 10 15m	**21009**	**C**	**29/03/23**	6

(Attachment 1)
Residential Natural Ventilation

(Appendix ORD: 12.2.7B)

Block B Residential Building/ Level 1 Floor Plan



Natural ventilation requirement:
A minimum of **60% of dwellings** are, or are capable of, being naturally cross ventilated in the first nine storeys of the building

Proposed Units: **8 units**

Number of units that meet ventilation requirements: **8 units**

Percentage of units that meet ventilation requirement:
8/8 = **100%**

LEGEND

- Ventilation Opening Oriented Between 45°-90° of Prevailing Wind Directions with **Two Side Openings**
- Prevailing Wind Directions
- Property Boundary

02 Residential Universal Design and Accessibility

BUCHAN

Block A Residential Building/ Level 1 Floor Plan

Proposed Units: **18 units**

Number of units that meet the Silver Level Requirements for Toilets defined in Liveable Housing Design Guidelines: **4 units**

Minimum Requirement **20%**

Percentage of units that meet Silver level requirement:
5/18 = **28%**

LEGEND
- Meet the Silver Level Toilet Requirement
- Do Not Meet the Silver Level Toilet Requirement
- Property Boundary

Block B Residential Building/ Level 1 Floor Plan

Proposed Units: **18 units**

Number of units that meet the Silver Level Requirements for Toilets defined in Liveable Housing Design Guidelines: **2 units**

Minimum Requirement **20%**

Percentage of units that meet Silver level requirement:
2/8 = **25%**

LEGEND
- Meet the Silver Level Toilet Requirement
- Do Not Meet the Silver Level Toilet Requirement
- Property Boundary

03 Residential Solar and Daylight Access

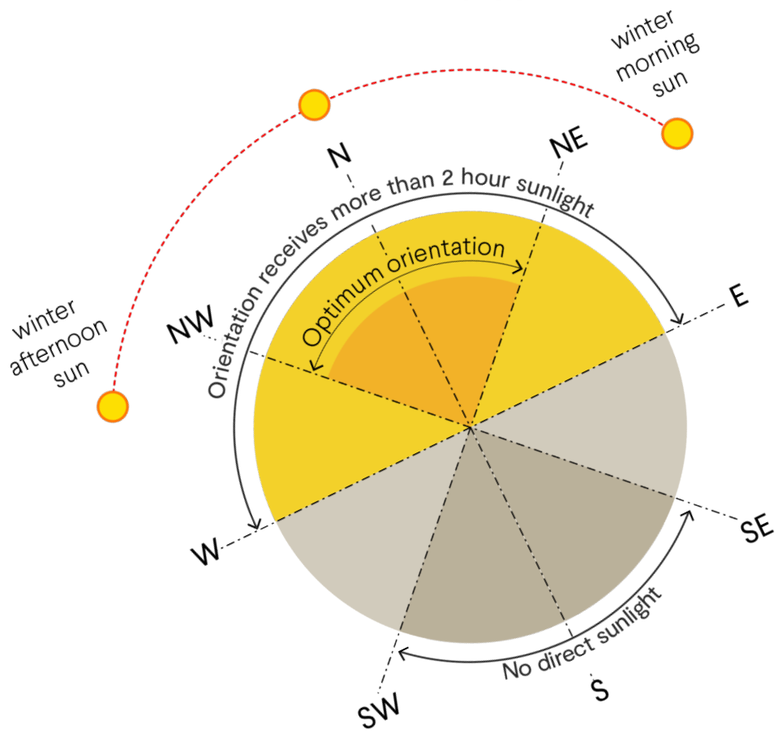
BUCHAN

(Attachment 1)

Residential Solar and Daylight Access

(Appendix ORD: 12.2.7B)

Block A Residential Building



Solar and dayliight access requirement:
Minimum of 70% of dwellings have living rooms and private open space that obtain at **least 2 hours** direct sunlight between **9am-3pm on 21st June**

Proposed Units: 1**8 units**

Number of units that meet solar access requirement:
Level 1: **3 units**
Level 2: **2 units**

Percentage of units that meet solar access requirement:
13/18 = **72.2%**

LEGEND

- Units with at least 2 hours of direct sunlight between 9am-3pm
- Units with at least 2 hours of direct sunlight between 8am-4pm
- Units with less than 1 hour of direct sunlight

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Eaton Fair Shopping Centre
Architecture

Development Application

Scale 1:500@A3 (0, 2.5, 5, 10, 15m)

Prj No.	Rev.	Date	Page
21009	**C**	**29/03/23**	12

(Attachment 1)

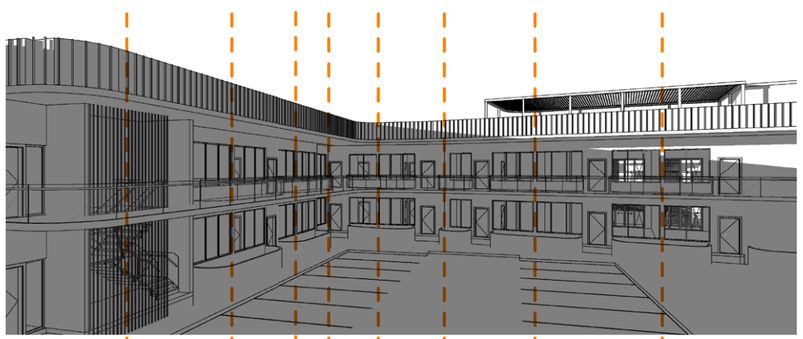
Residential Solar and Daylight Access

(Appendix ORD: 12.2.7B)

Winter Solstice 21st June/ Block A Residential Building/ View 1

LEGEND

Unit Separation



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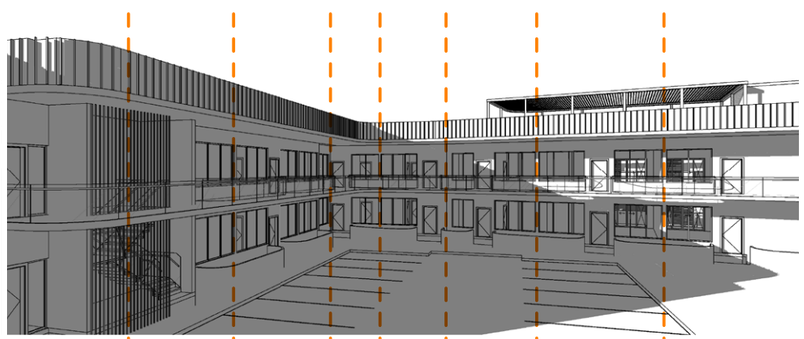

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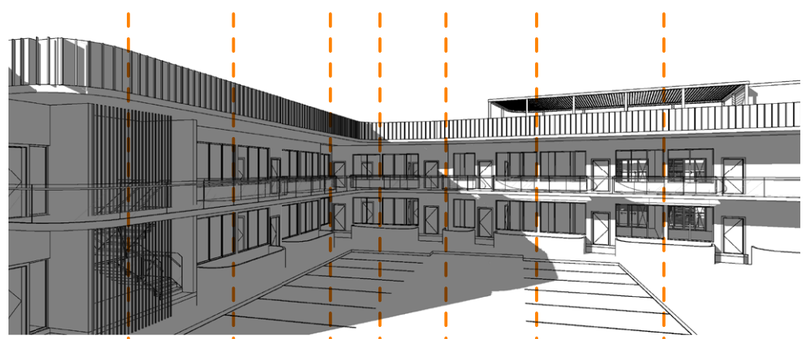

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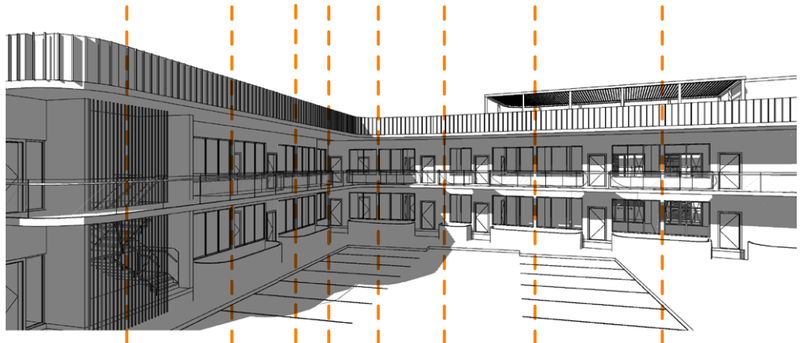

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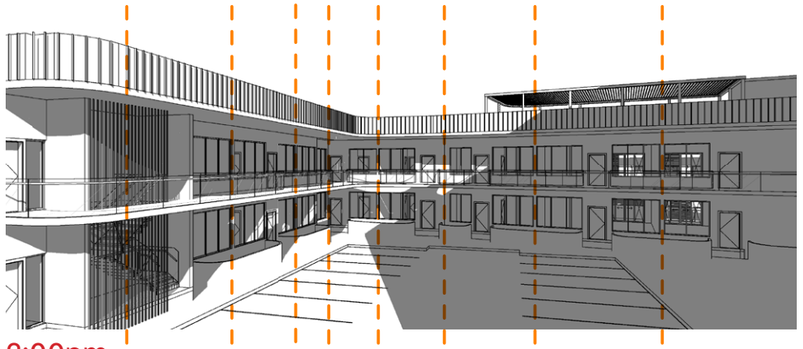
12:00pm

1:00pm



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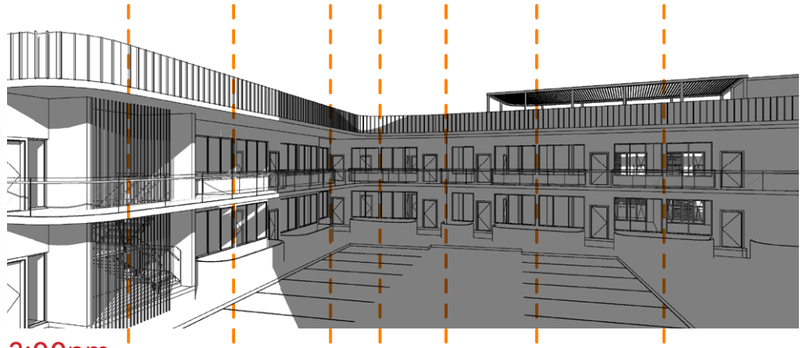

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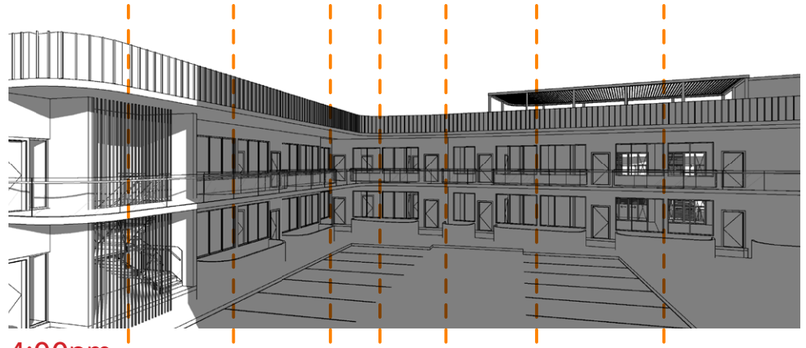

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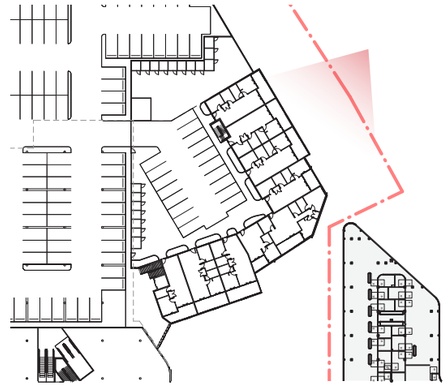
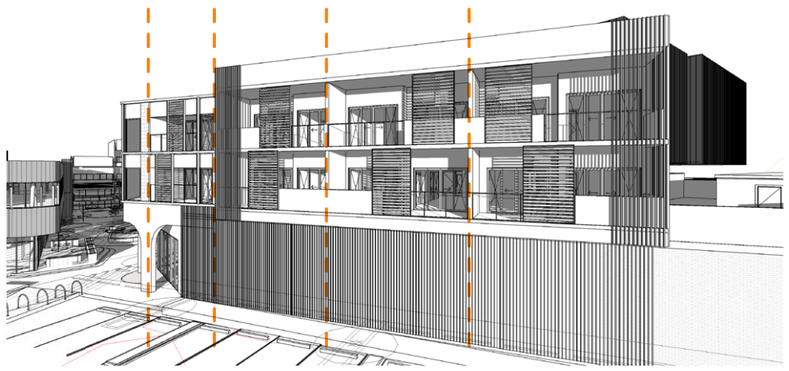
(Attachment 1)
Residential Solar and Daylight Access

(Appendix ORD: 12.2.7B)



Winter Solstice 21st June/ Block A Residential Building/ View 2

LEGEND
Unit Separation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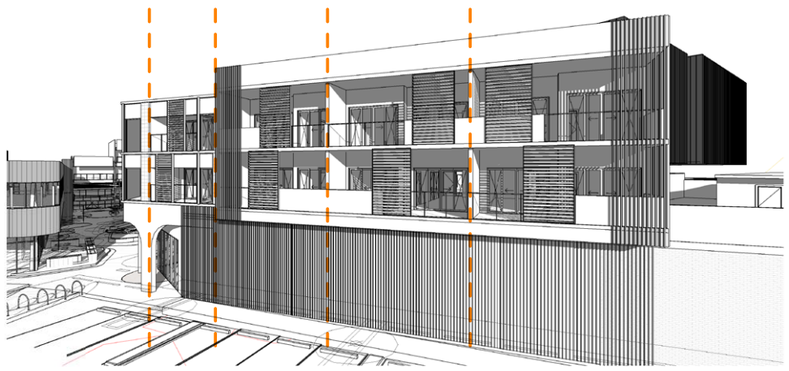
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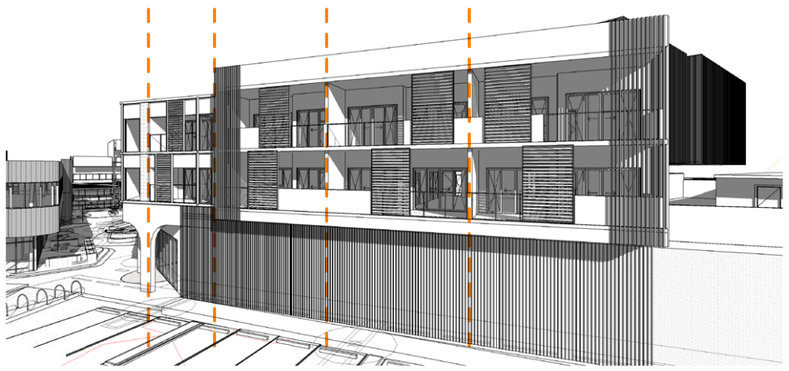
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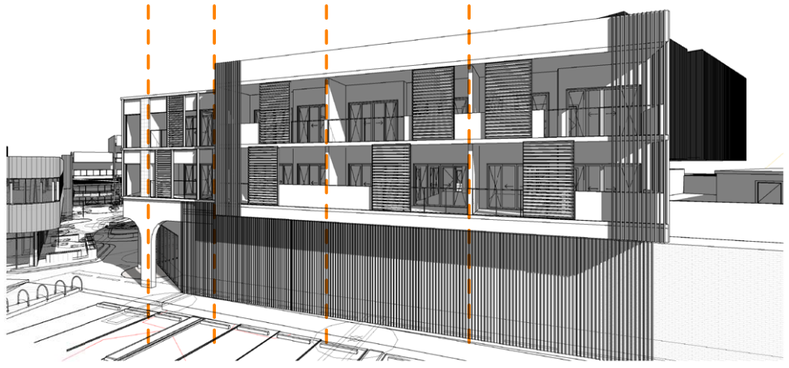
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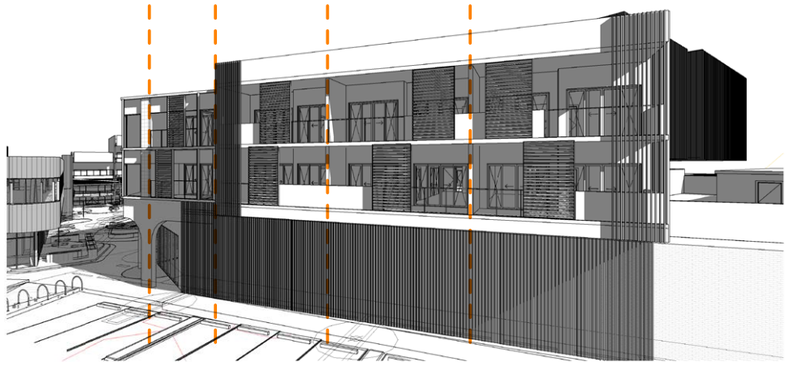
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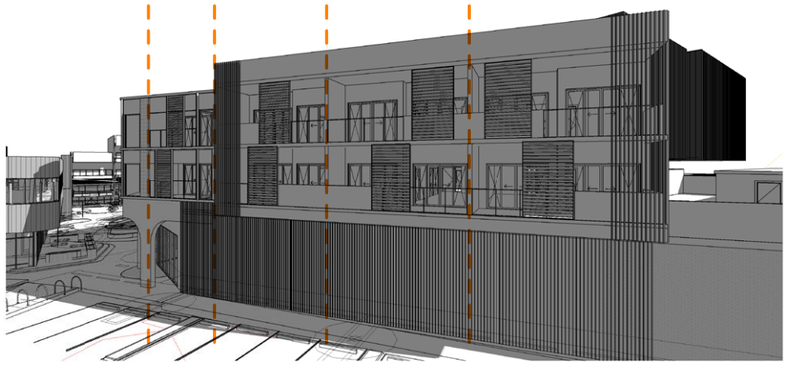
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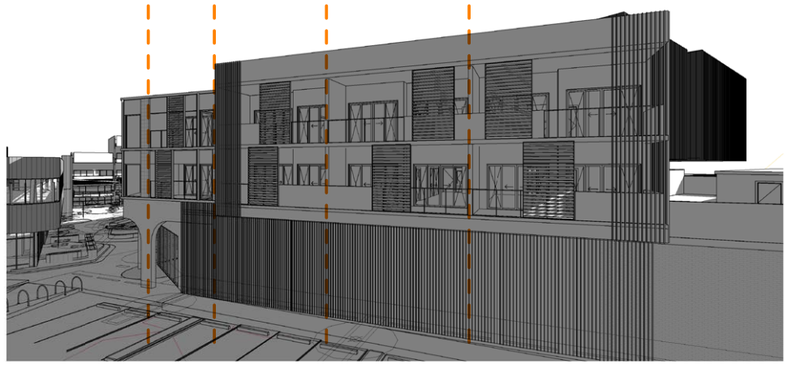
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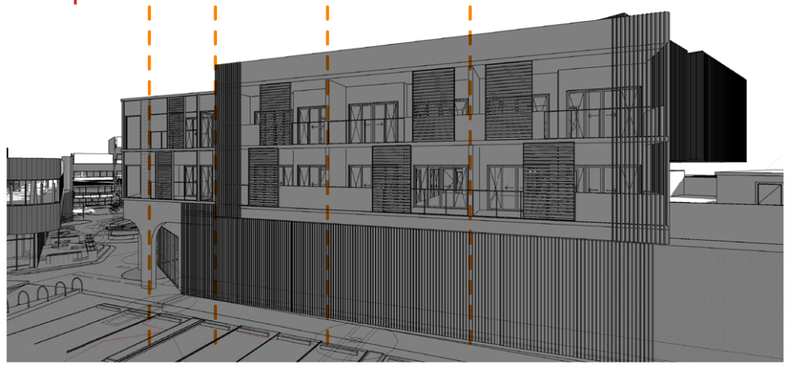
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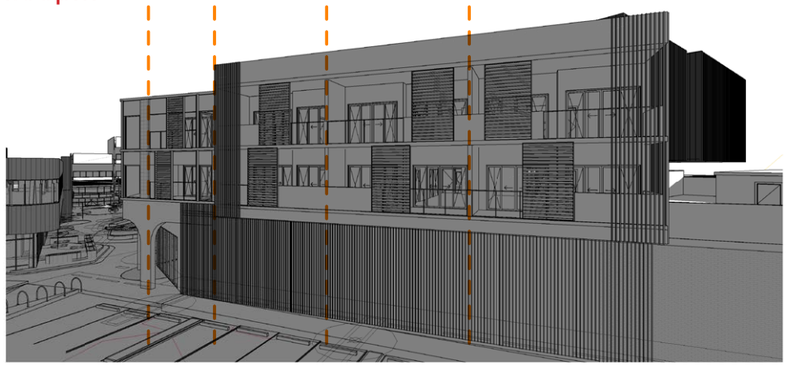
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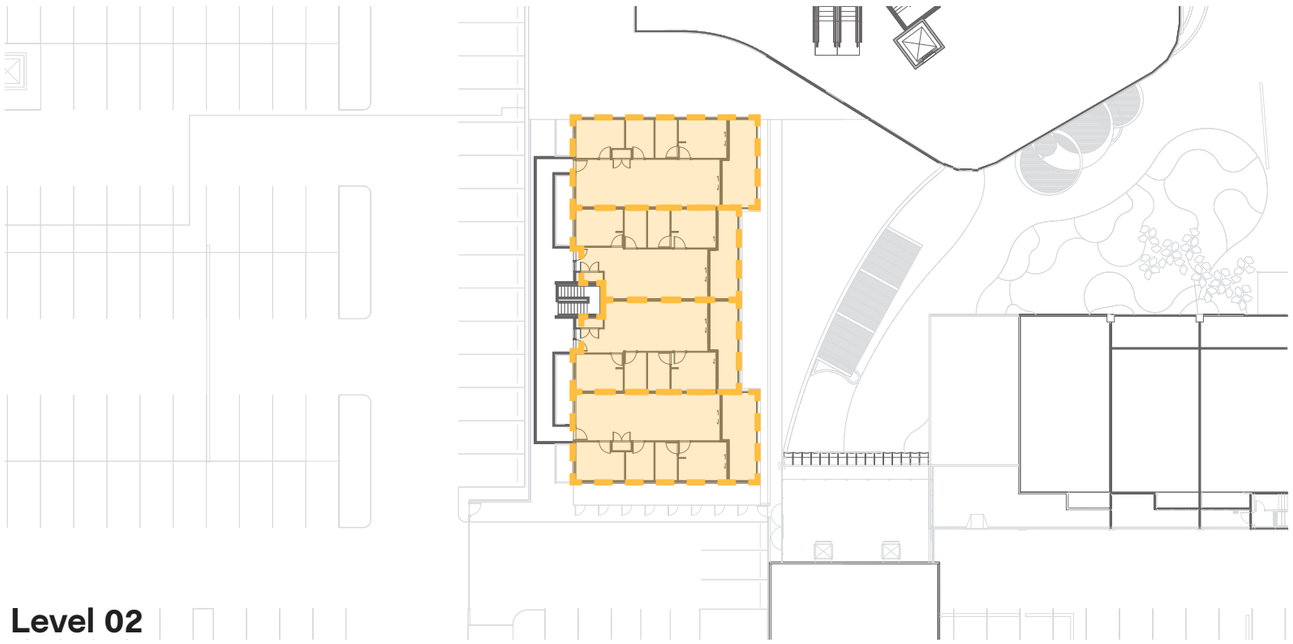
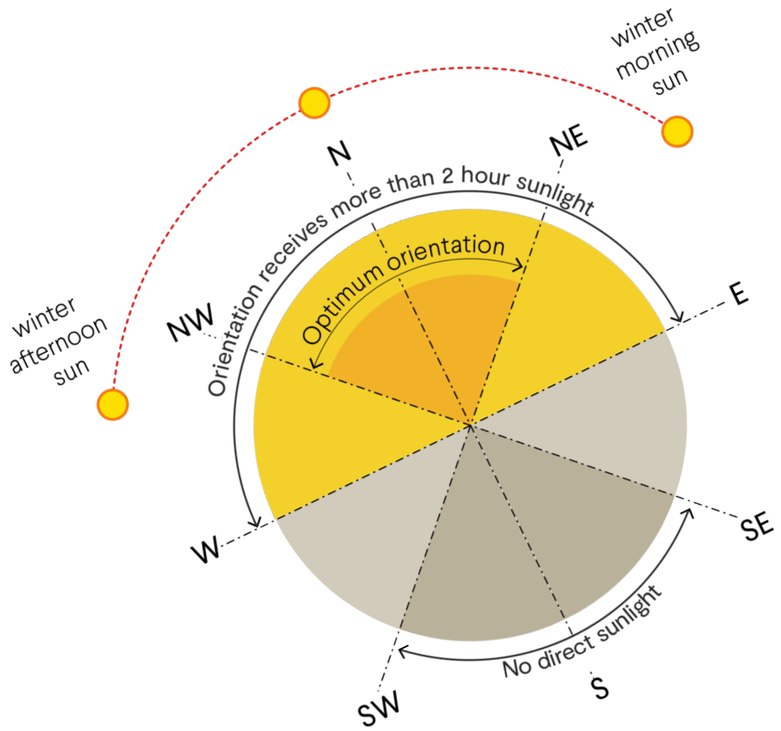
Block B Residential Building





Solar and daylight access requirement:
Minimum of 70% of dwellings have living rooms and private open space that obtain at **least 2 hours** direct sunlight between **9am-3pm on 21st June**

Proposed Units: **8 units**

Number of units that meet solar access requirement:
Level 1: **0 units**
Level 2: **0 units**

Percentage of units that meet solar access requirement:
3/8 = **37.5%**

However, percentage of units that comply between 8am - 4pm is **62.5%**

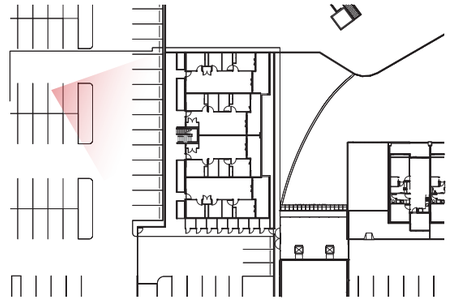
LEGEND

- Units with at least 2 hours of direct sunlight between 9am-3pm
- Units with at least 2 hours of direct sunlight between 8am-4pm
- Units with less than 1 hour of direct sunlight

(Attachment 1)

Residential Solar and Daylight Access

(Appendix ORD: 12.2.7B)

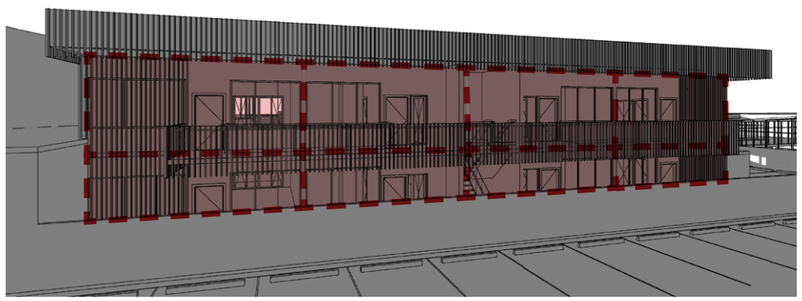


Winter Solstice 21st June/ Block B Residential Building/ View 1

LEGEND

Unit with Liv/Din Exposed to Direct Sunlight

Unit with Liv/Din Not Exposed to Direct Sunlight



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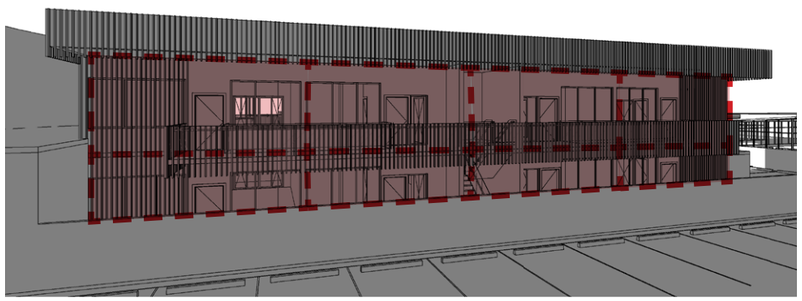

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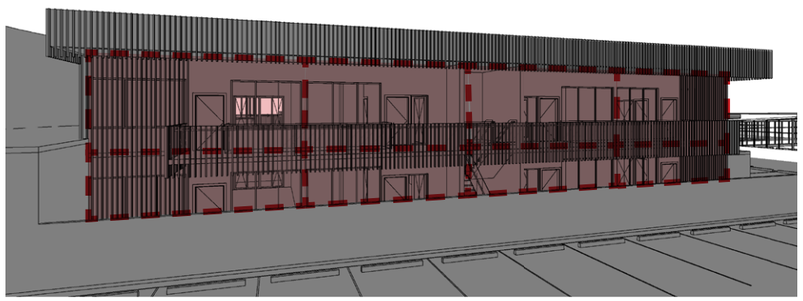

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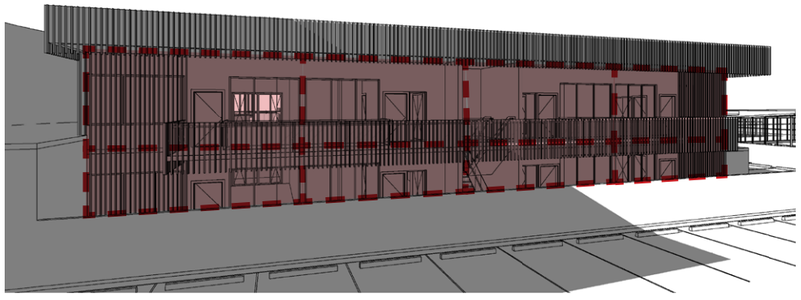

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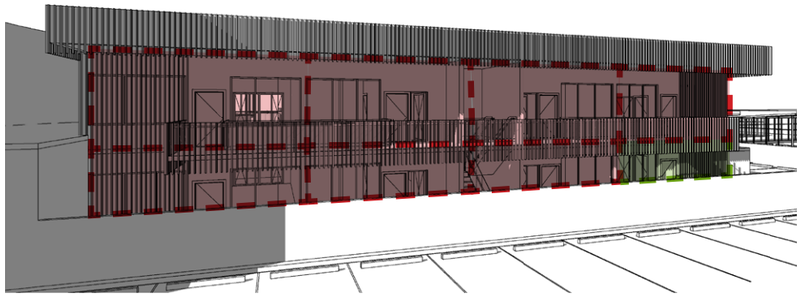

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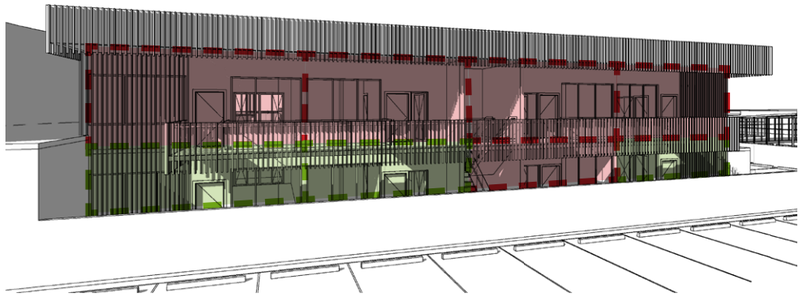

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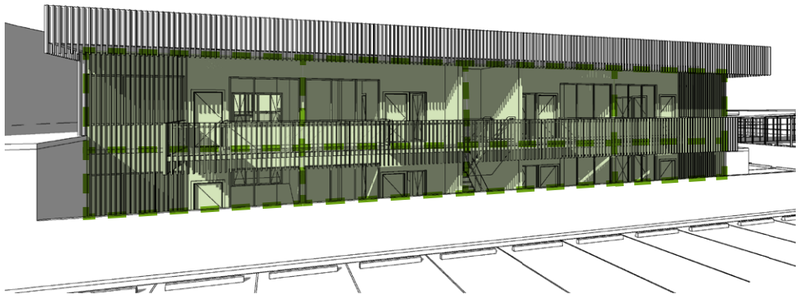

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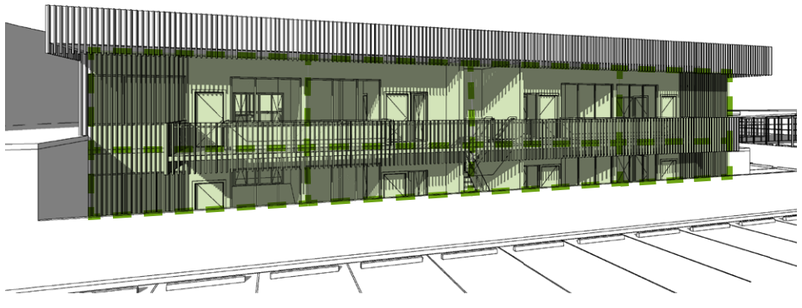

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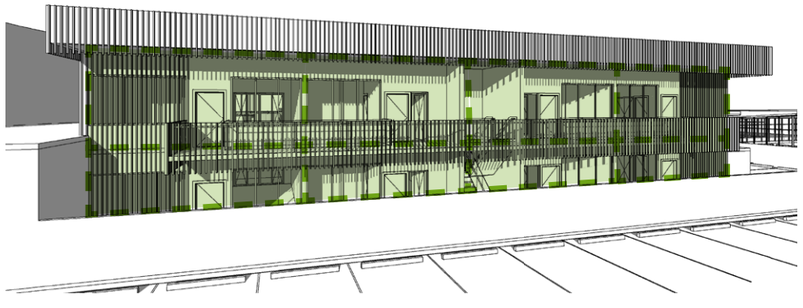

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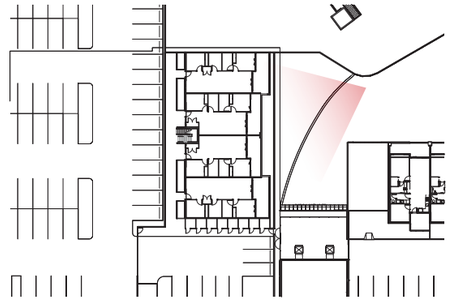
(Attachment 1)
Residential Solar and Daylight Access

(Appendix ORD: 12.2.7B)



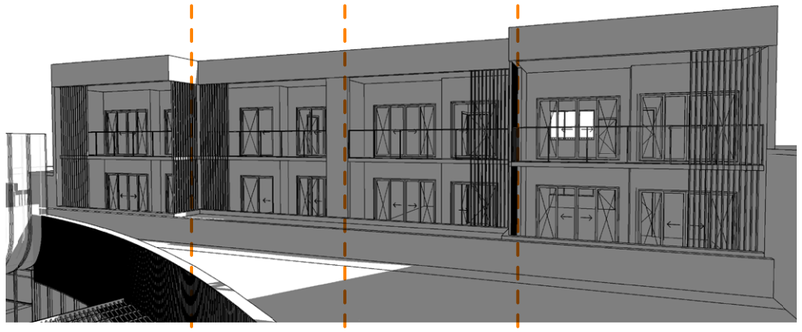
Winter Solstice 21st June/ Block B Residential Building/ View 2

LEGEND
Unit Separation

8:00am

9:00am

10:00am



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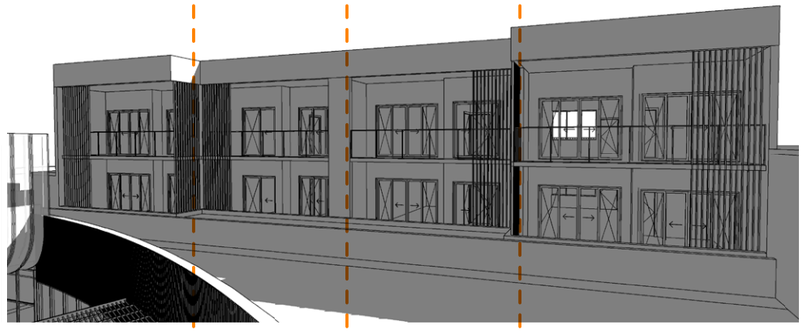

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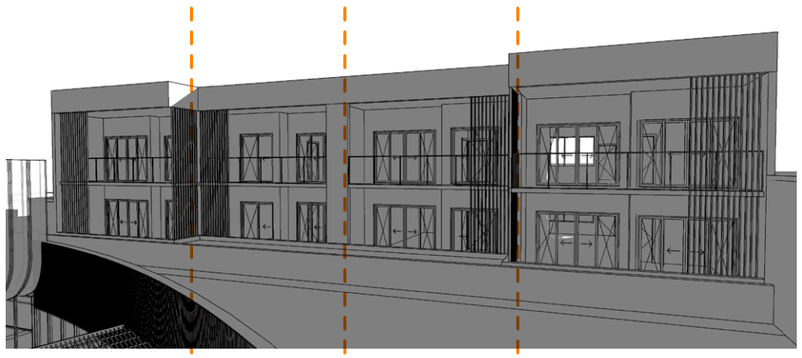

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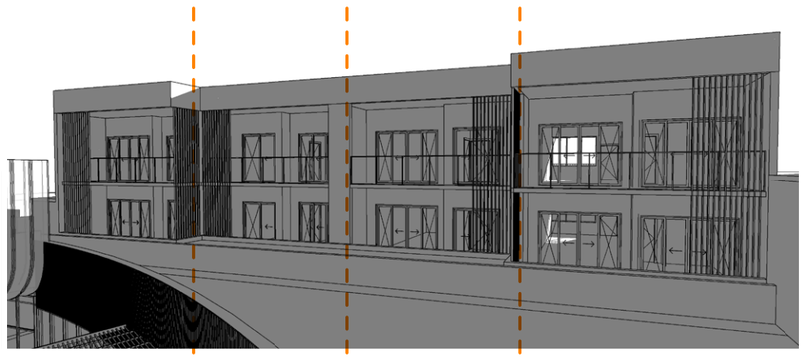

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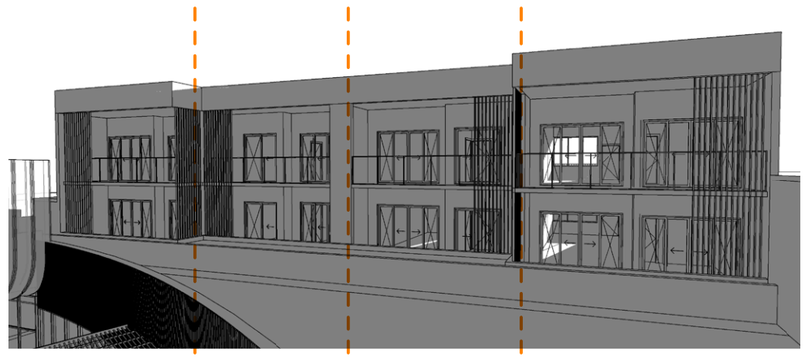

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04 Shadow Study

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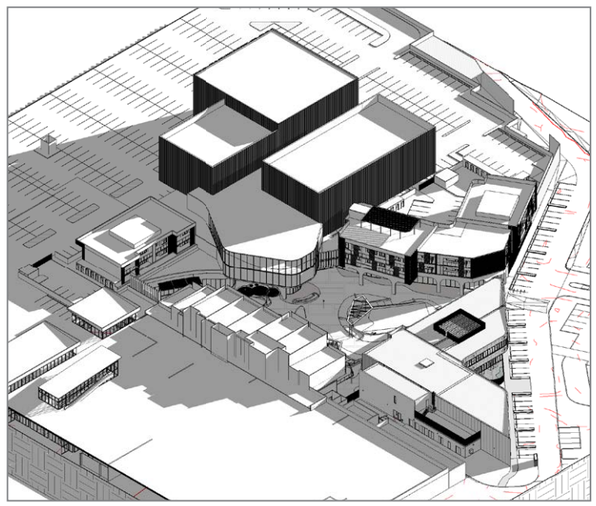
Winter Solstice 21st June/ Axo



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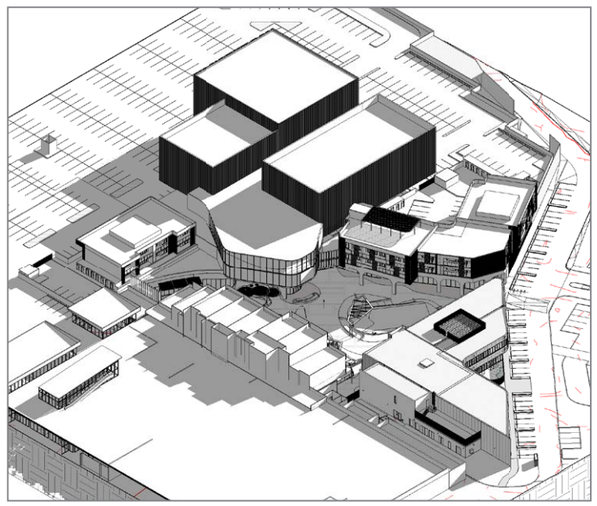

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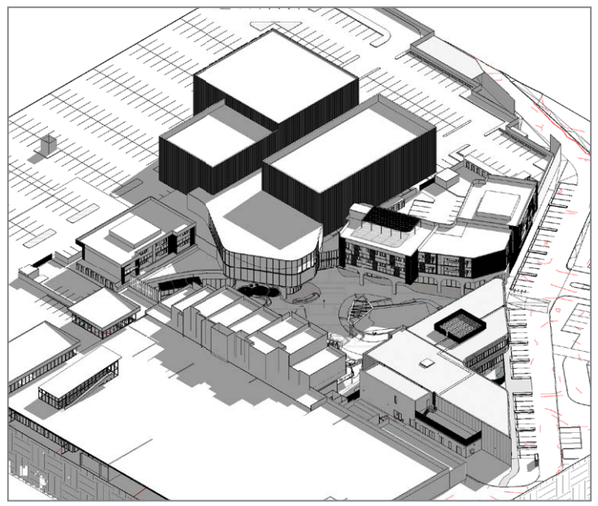

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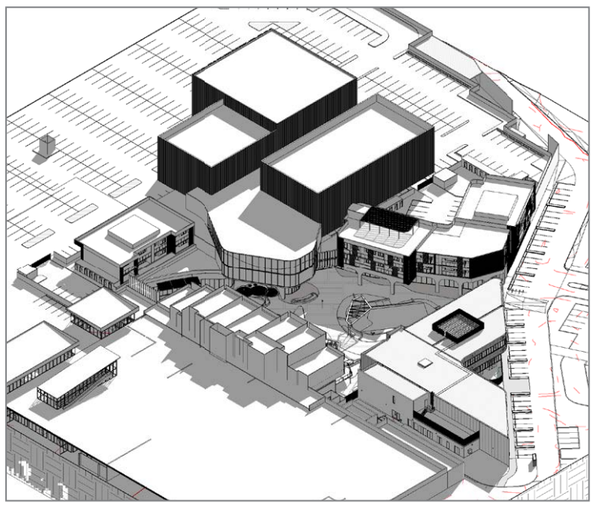

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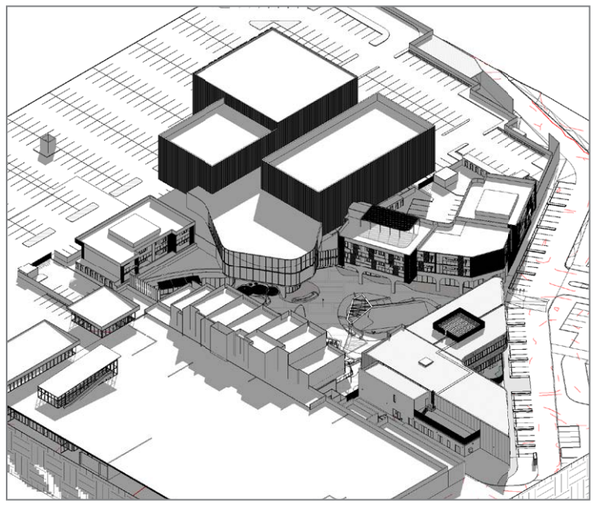

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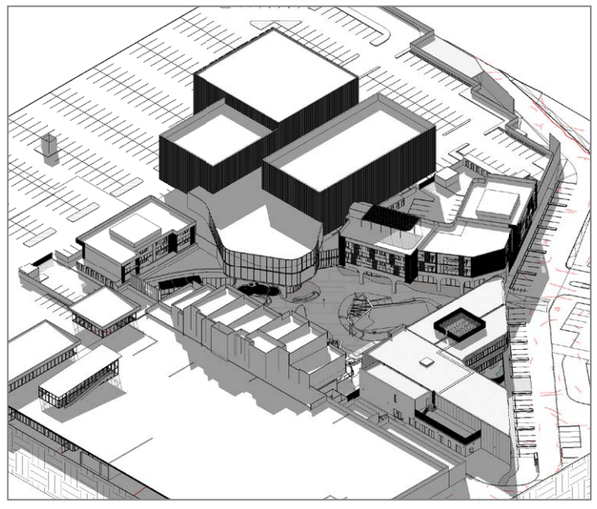

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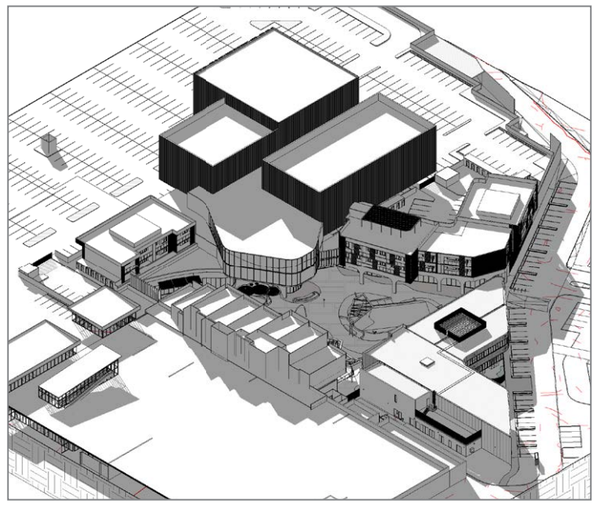

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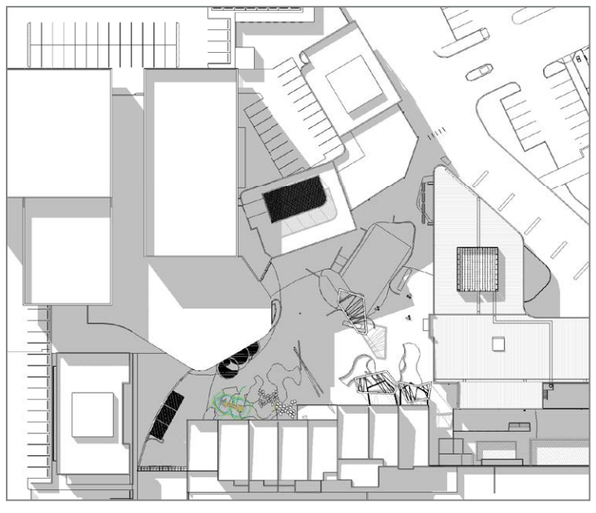
Winter Solstice 21st June/ Roof Plan

9:00am

10:00am

11:00am

12:00pm



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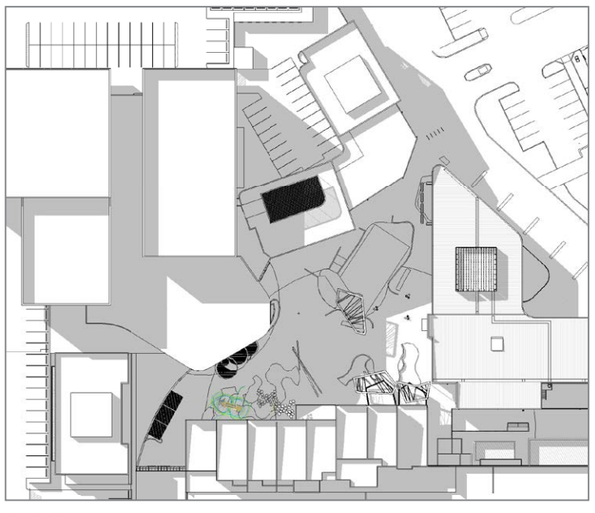

2:00pm

3:00pm

(Attachment 1) **(Appendix ORD: 12.2.7B)**

05 10 Design Principle Assessment

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Assessment Completed in Dec 2022

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06	Sustainability	65
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08	Retention of Existing Landscape	72

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01 DRP1 Summary

Recognised Strengths:

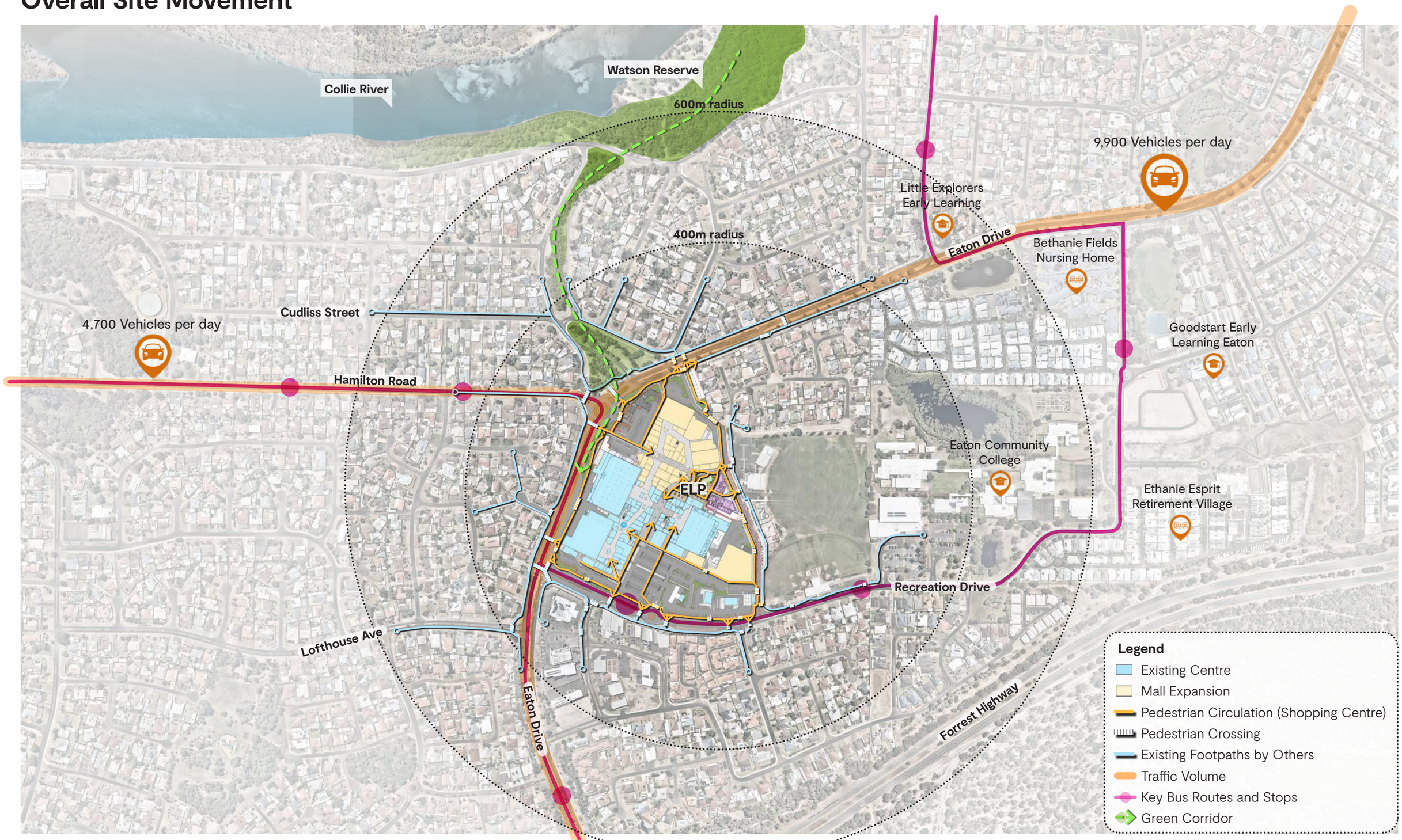
1. Quality of the Existing Centre
2. Contextual Design Narrative
3. Proposed mix of uses
4. Generous and activated Public Open Space
5. High Quality Landscape Verge Treatments
6. Apartment Typologies
7. Aesthetics

Requiring Further Considerations:

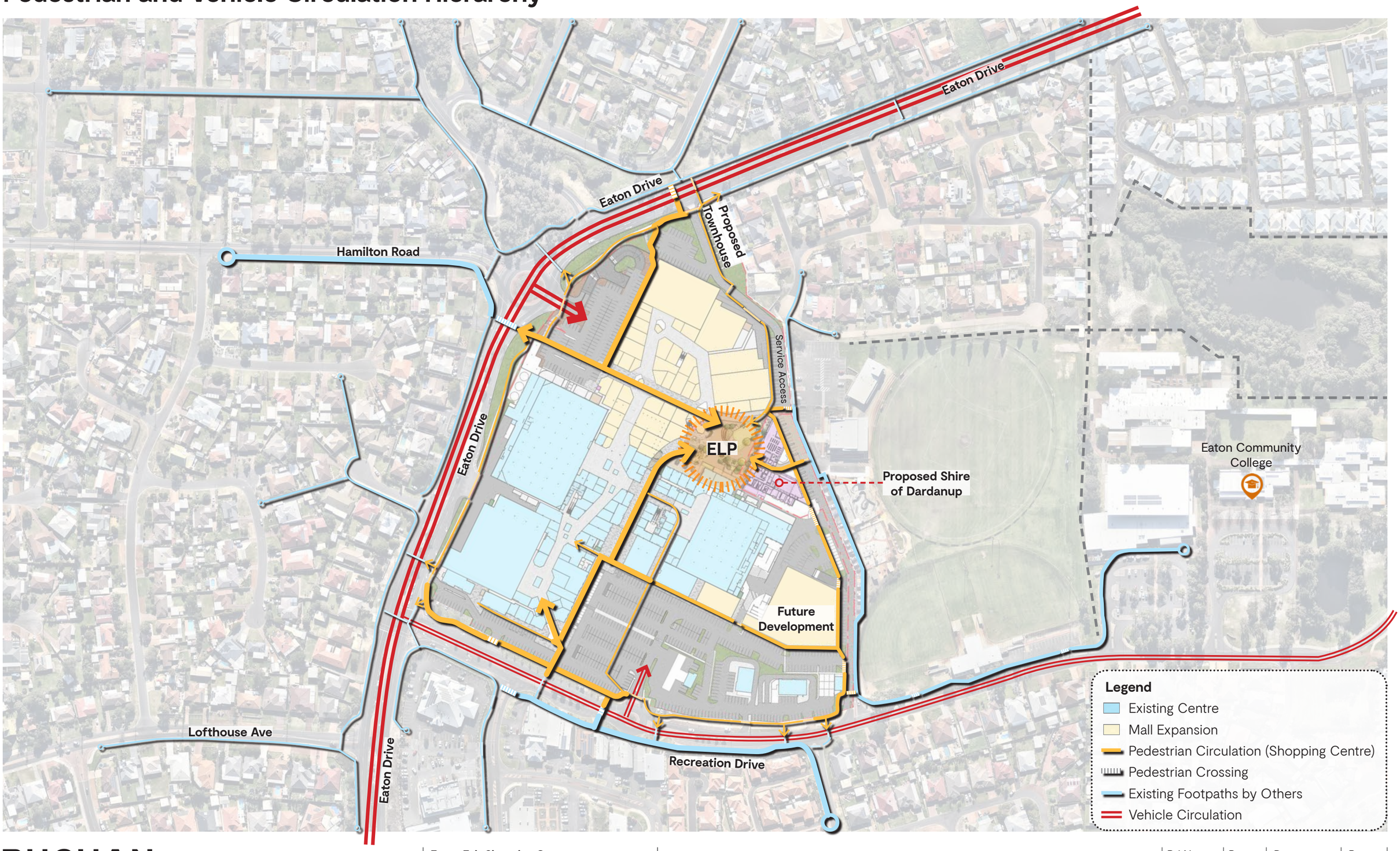
1. Connectivity to surrounding context
2. Integration of the new Shire building
3. Material interpretation of the design narrative
4. Design of the residential units
5. Sustainability
6. Safety
7. Preservation of existing landscape

02 Connectivity to Surrounding Context

Overall Site Movement

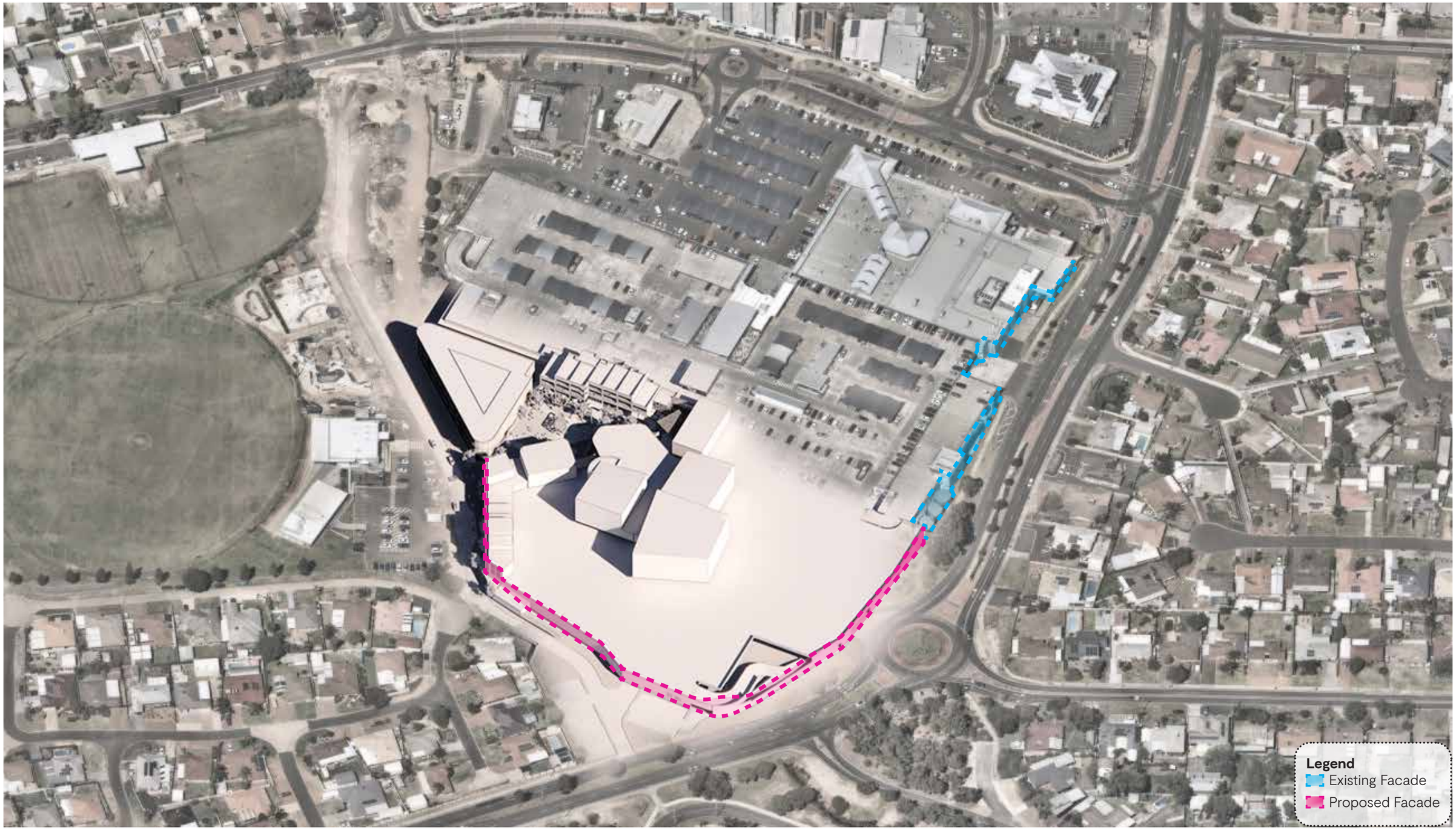


Pedestrian and Vehicle Circulation Hierarchy

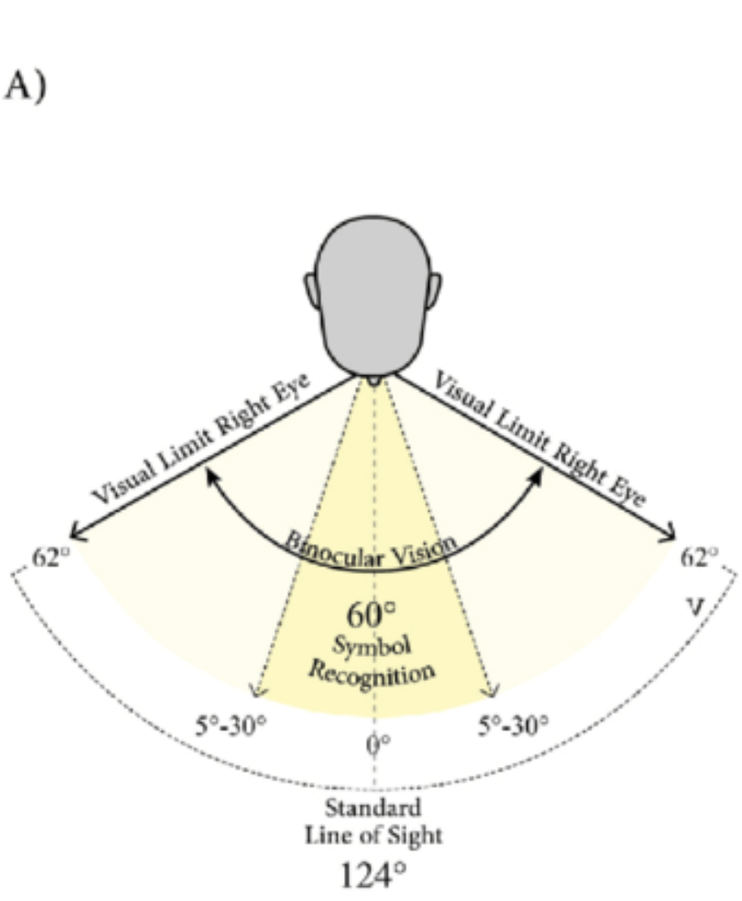


Entry Nodes and Treatment

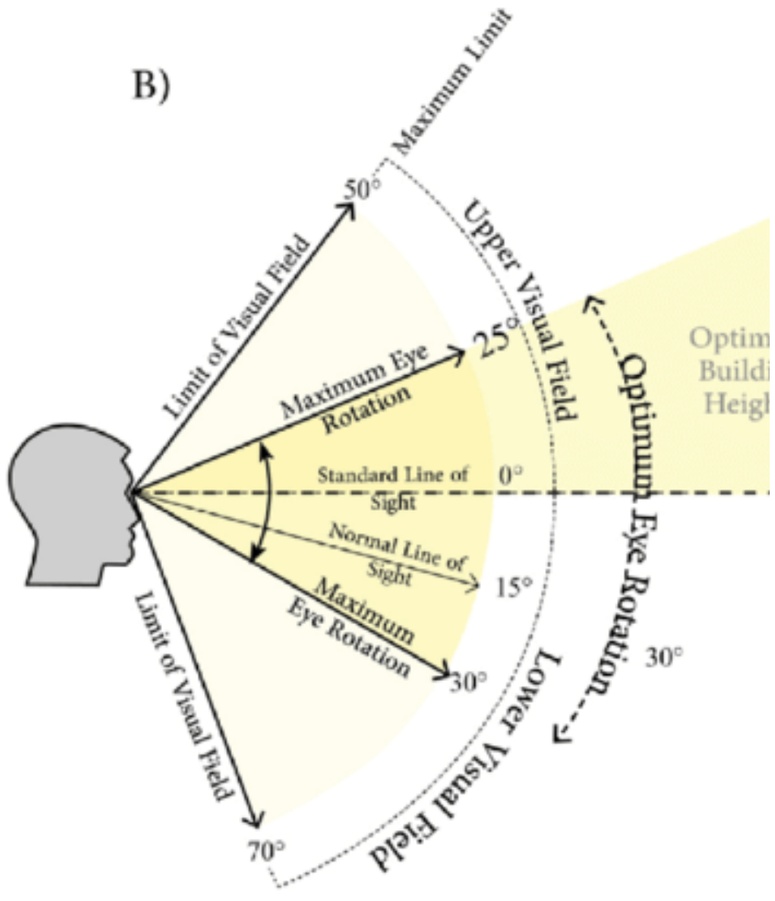
Affected Facades



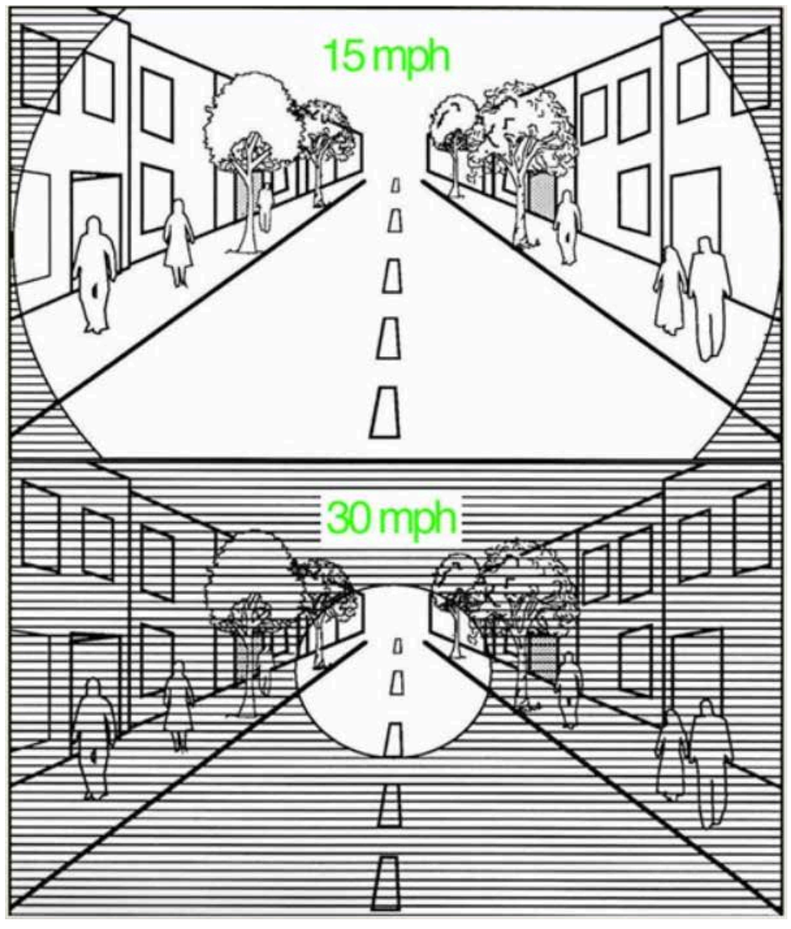
Hierarchy/ Field of View Principle



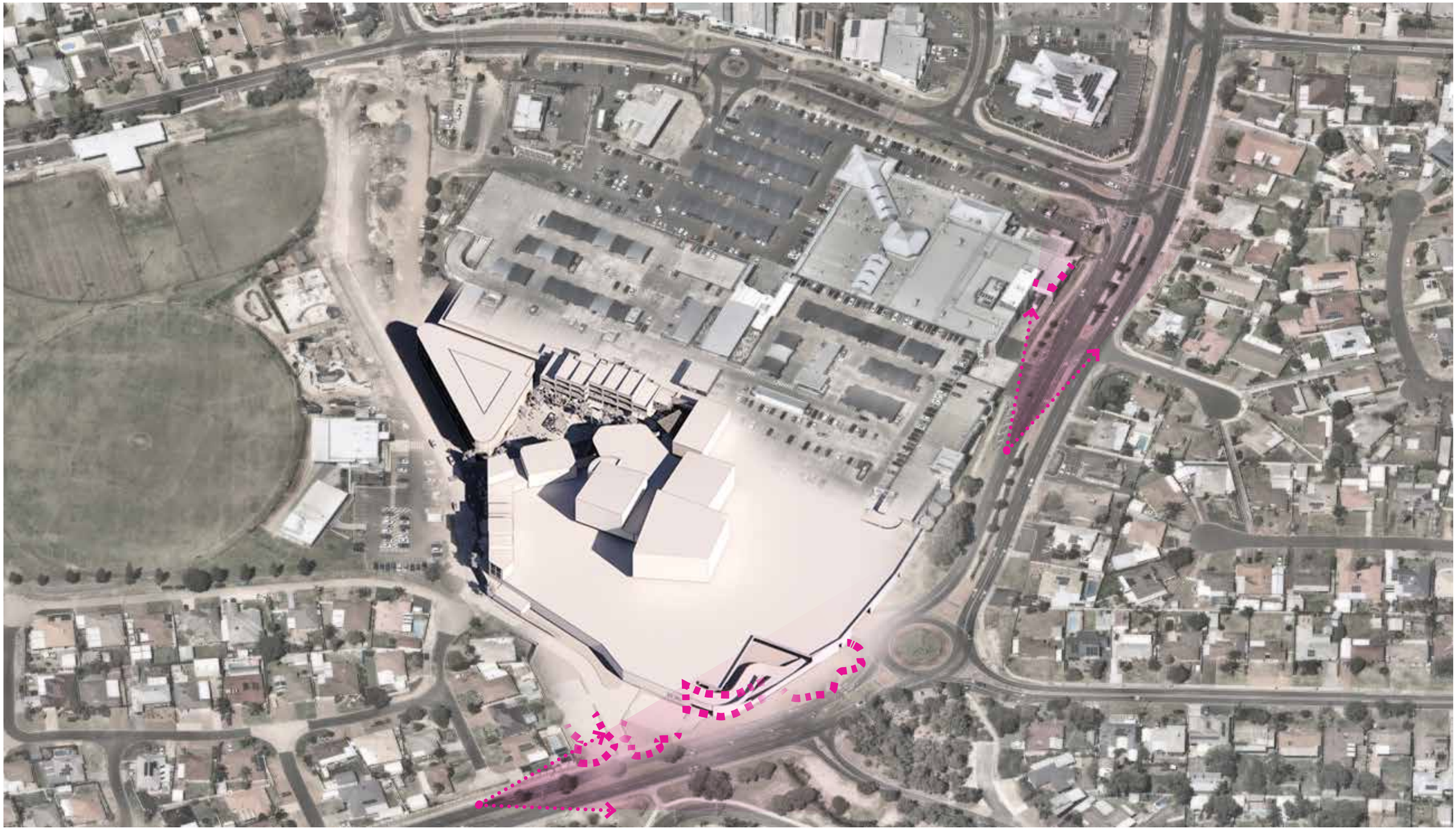
Horizontal FOV



Vertical FOV



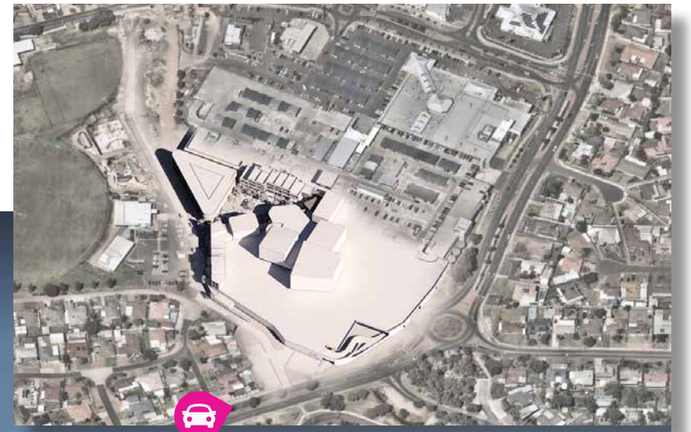
Southbound/ Vehicle Approach Overview



(Attachment 1)

Connectivity to Surrounding Context

(Appendix ORD: 12.2.7B)

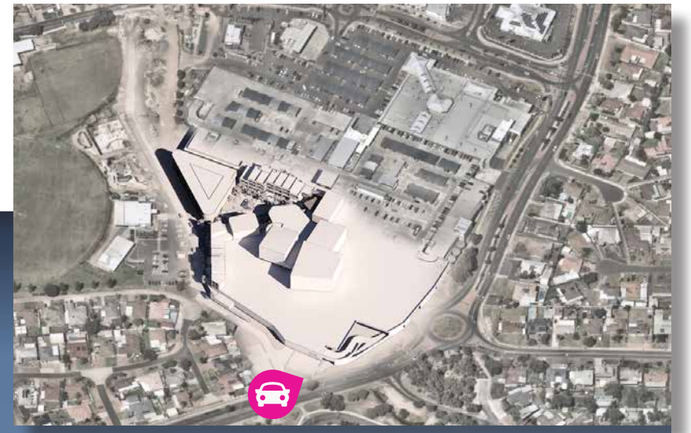


Southbound/ Vehicle Approach View

(Attachment 1)

Connectivity to Surrounding Context

(Appendix ORD: 12.2.7B)

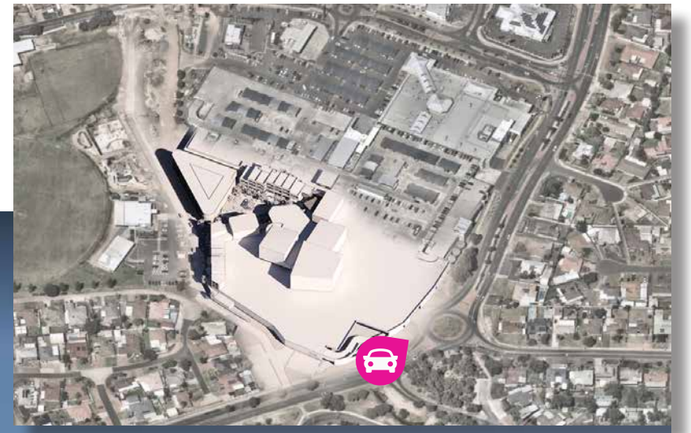


Southbound/ Vehicle Approach View

(Attachment 1)

Connectivity to Surrounding Context

(Appendix ORD: 12.2.7B)



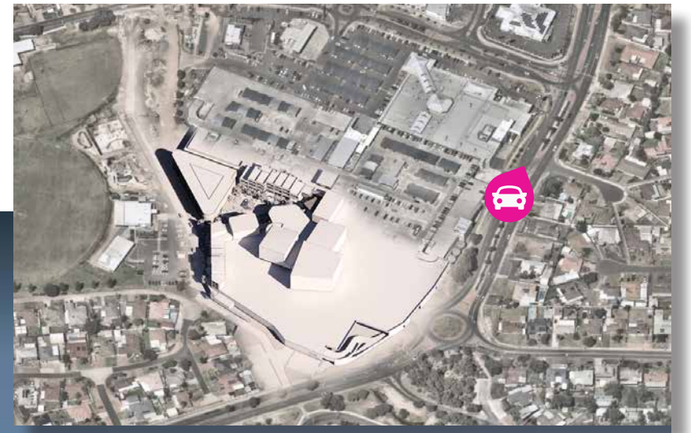
Southbound/ Vehicle Approach View

Southbound/ Vehicle Approach Overview

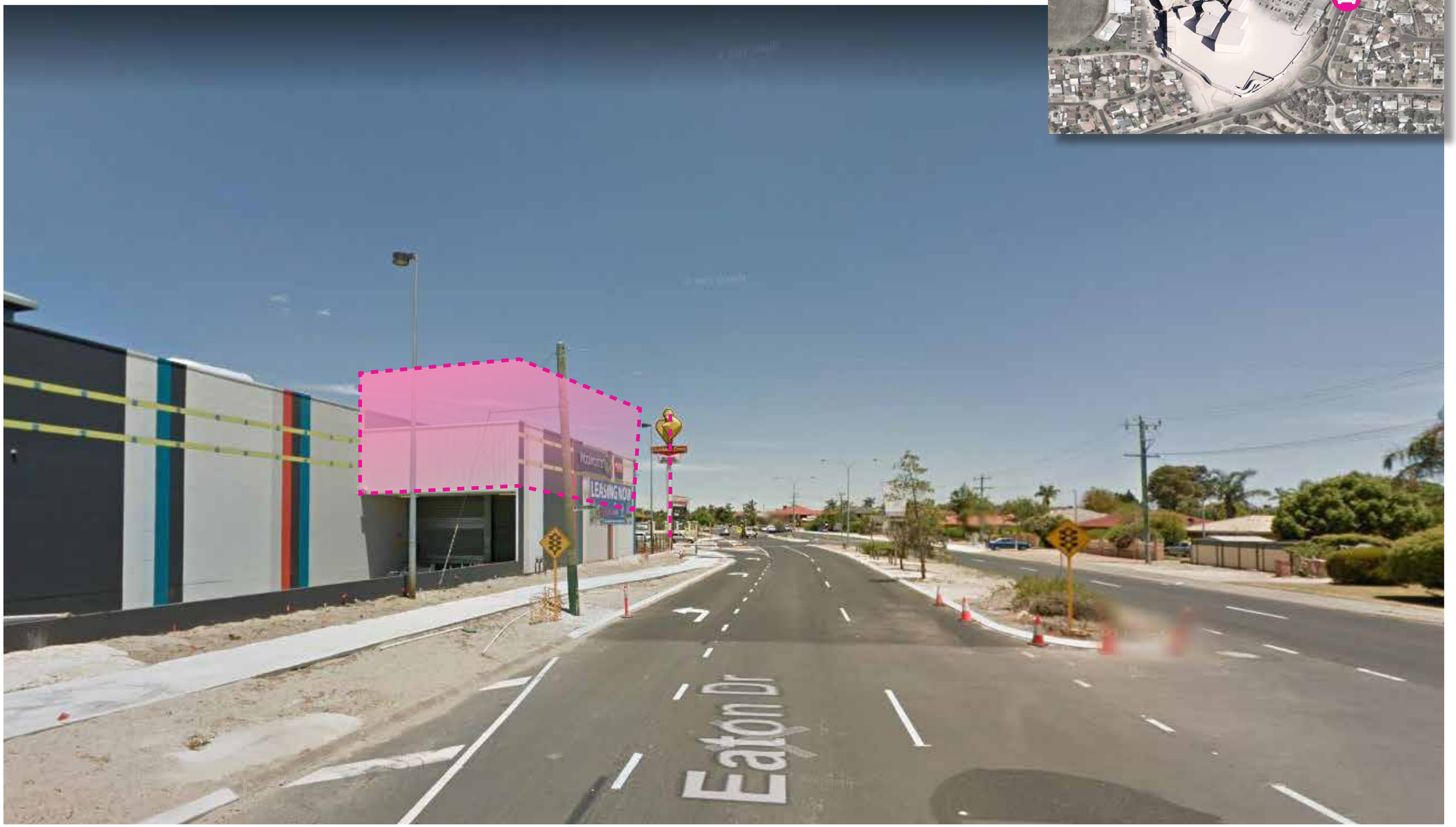
(Attachment 1)

Connectivity to Surrounding Context

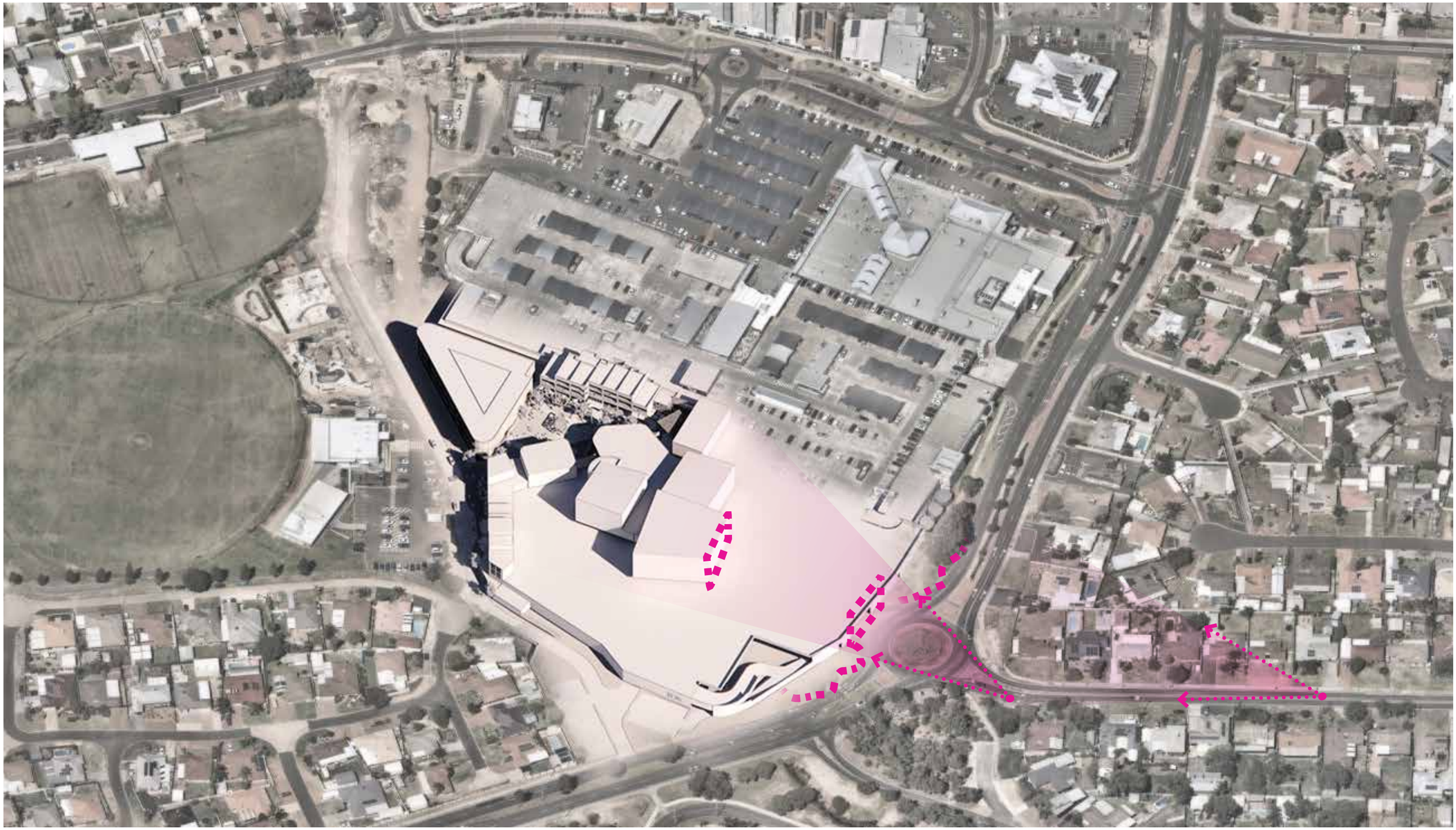
(Appendix ORD: 12.2.7B)



Southbound/ Vehicle Approach Overview



Eastbound/ Vehicle Approach Overview

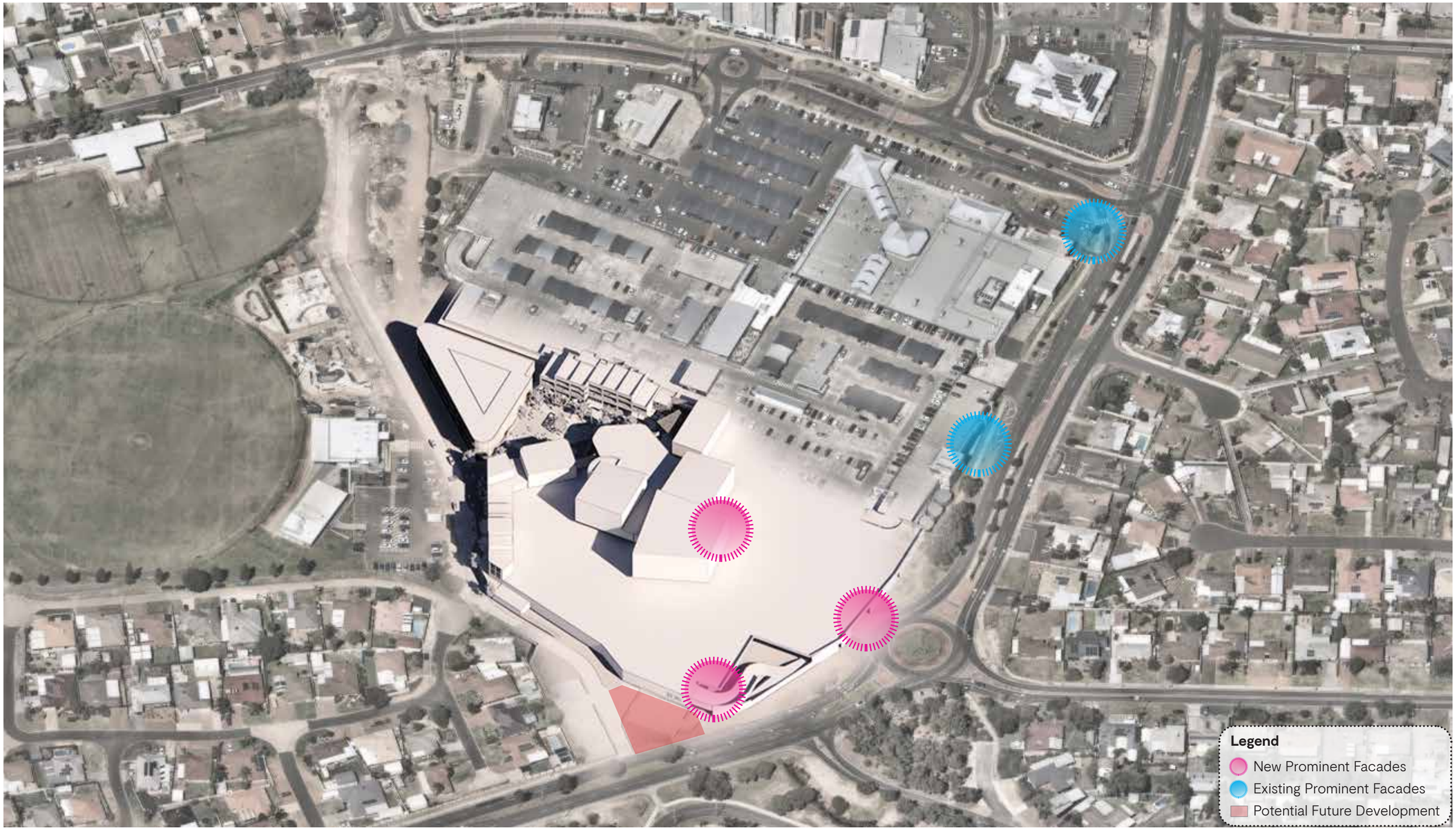


Eastbound/ Vehicle Approach Overview

Eastbound/ Vehicle Approach Overview

Eastbound/ Vehicle Approach Overview

Summary/ Vehicle Approach Overview



Inactive Facades/ Visibility Diagram

Prominent facade

Visible facade

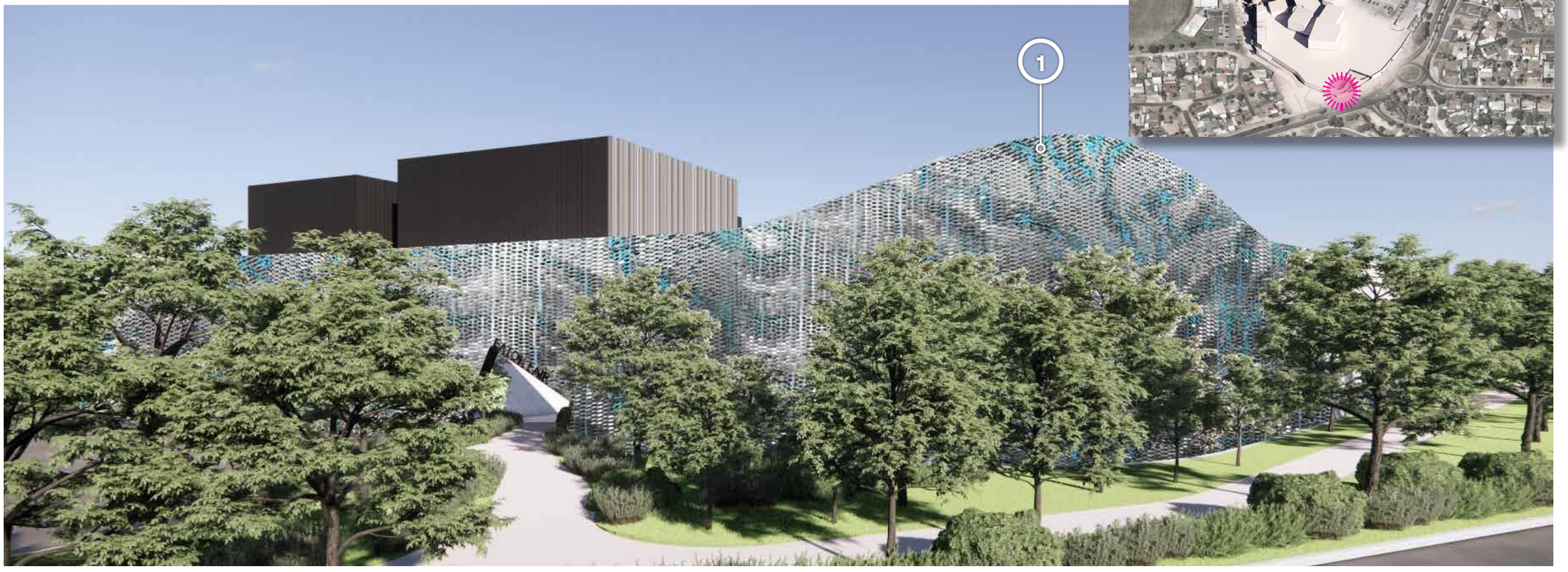
Concealed facade

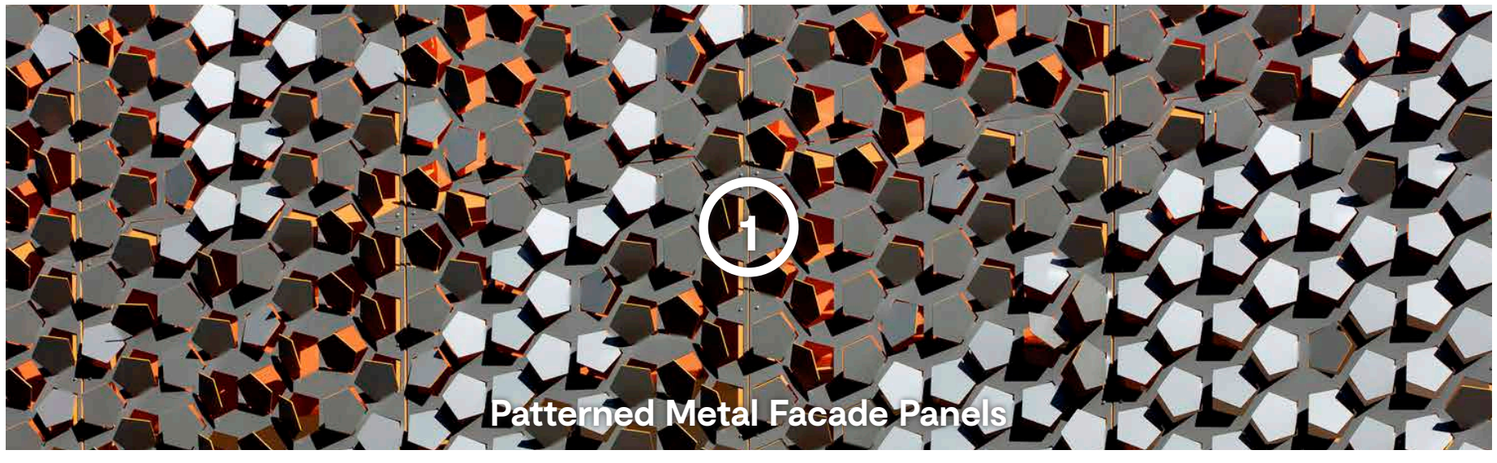
(Attachment 1)

Connectivity to Surrounding Context

(Appendix ORD: 12.2.7B)

Prominent Corner Facades





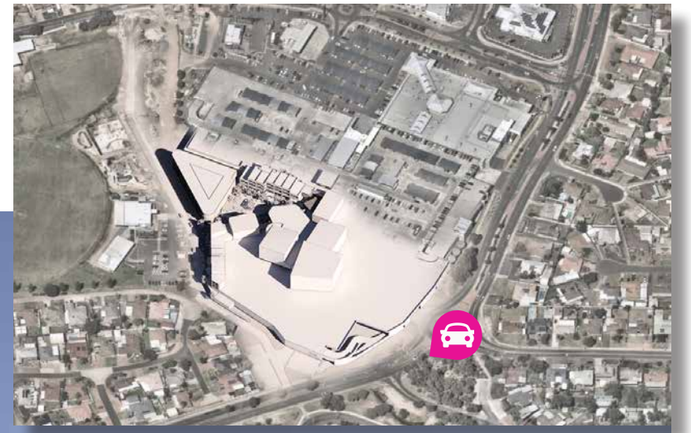
(Attachment 1)

Connectivity to Surrounding Context

(Appendix ORD: 12.2.7B)

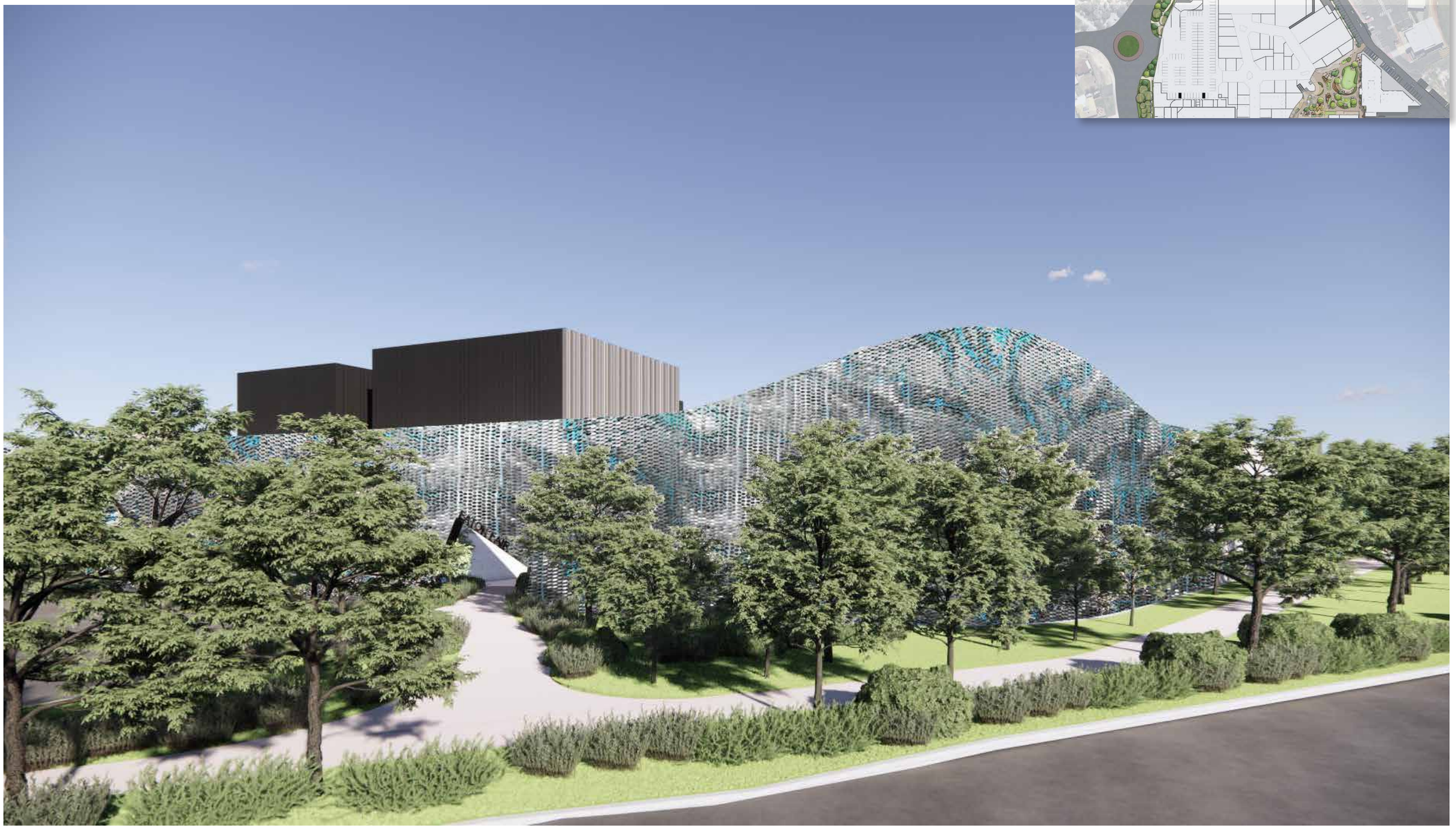
Eaton Drive Southbound/ Vehicle Approach View

Eaton Drive Northbound/ Vehicle Approach View

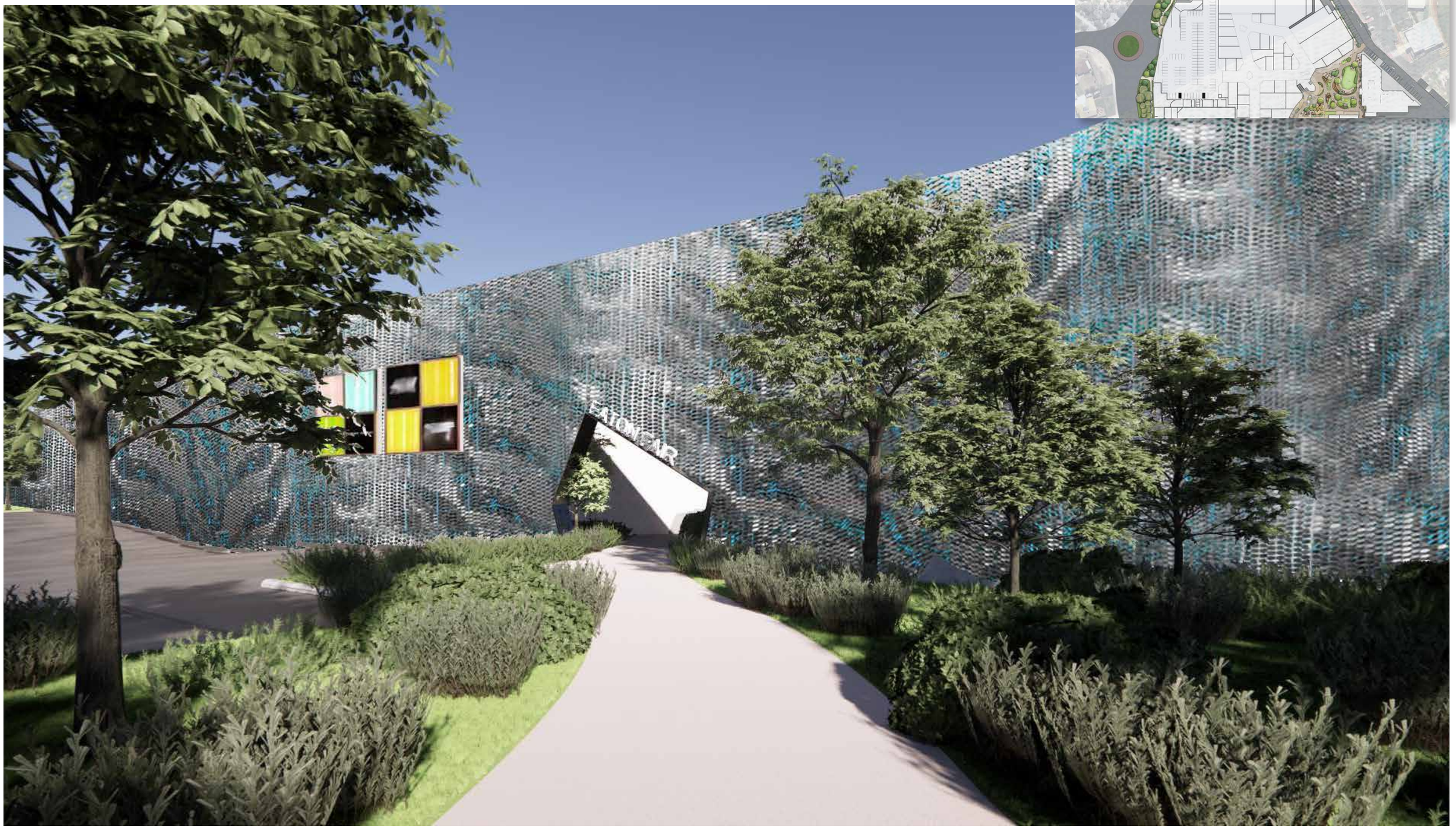


Key Pedestrian Access Points

Pedestrian Car Park Entry 1



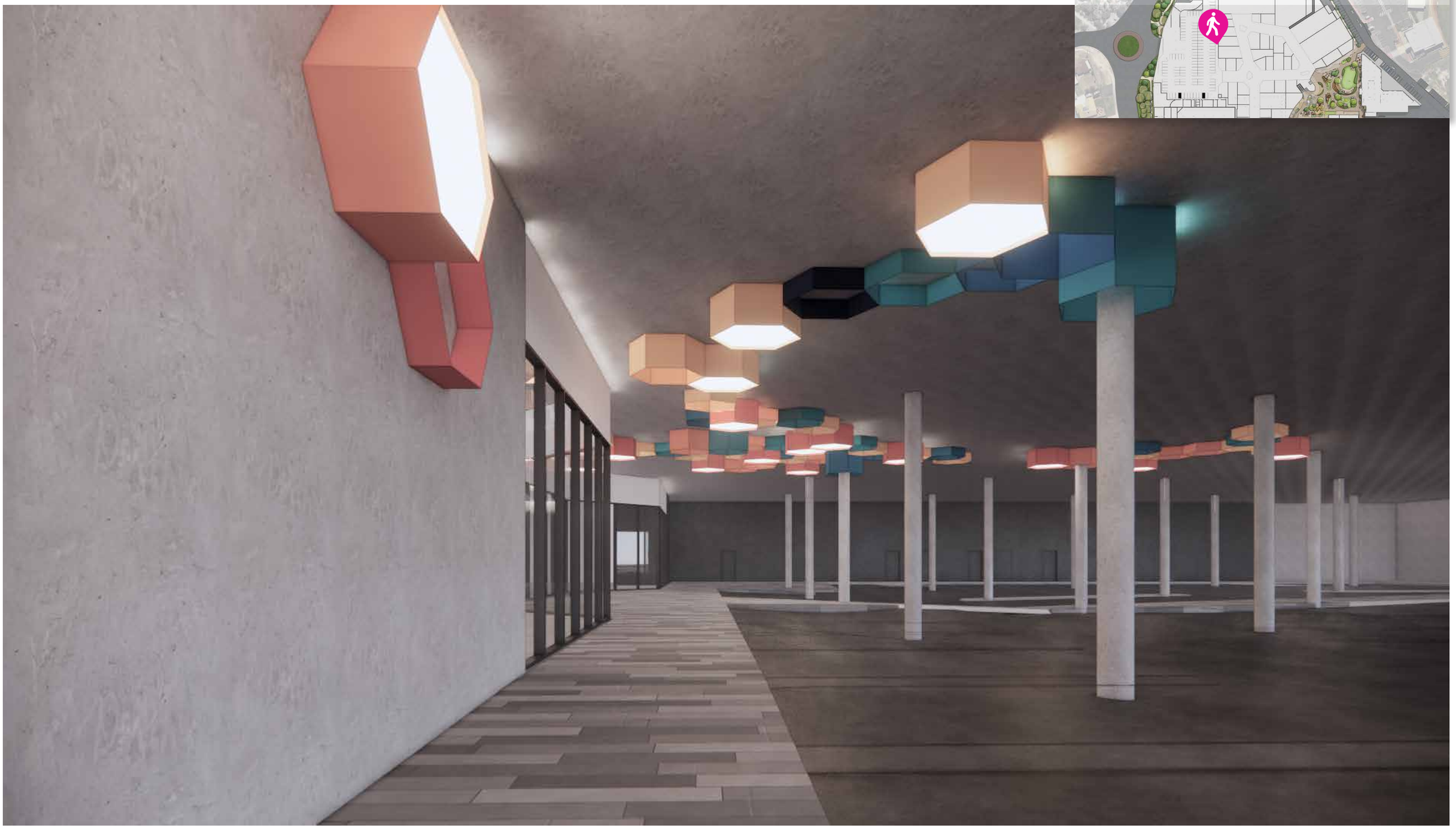
Pedestrian Car Park Entry 1



Pedestrian Car Park Entry 1

Pedestrian Car Park Entry 1

Pedestrian Car Park Entry 1



Pedestrian Car Park Entry 2

Pedestrian Car Park Entry 2

Pedestrian Shire Building Entry

Pedestrian Shire Building Entry

Pedestrian Shire Building Entry

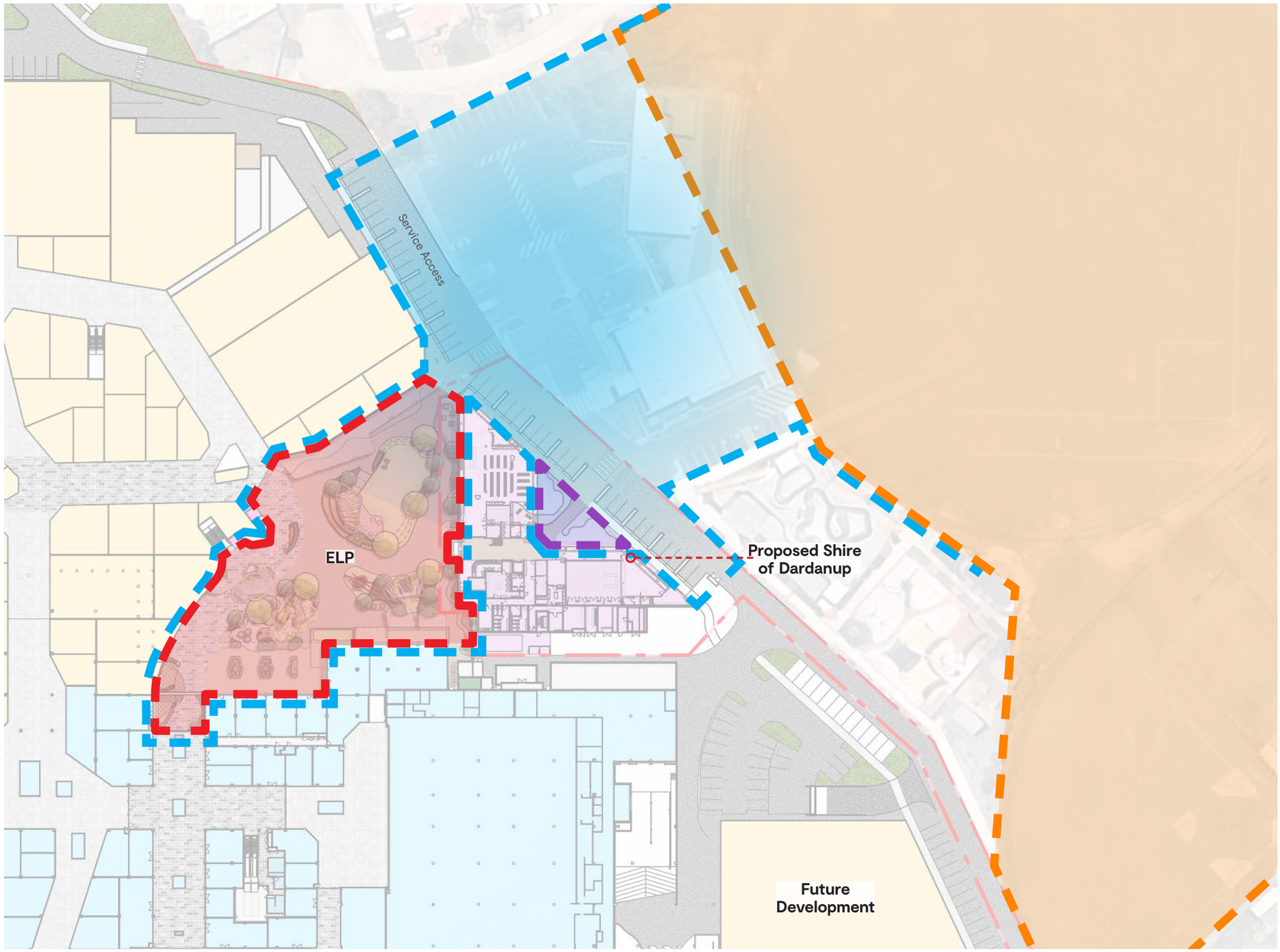
Pedestrian Shire Building Entry

Pedestrian ELP Entry

Pedestrian ELP Entry

03 Integration of Shire Building

Potential Seasonal Activation

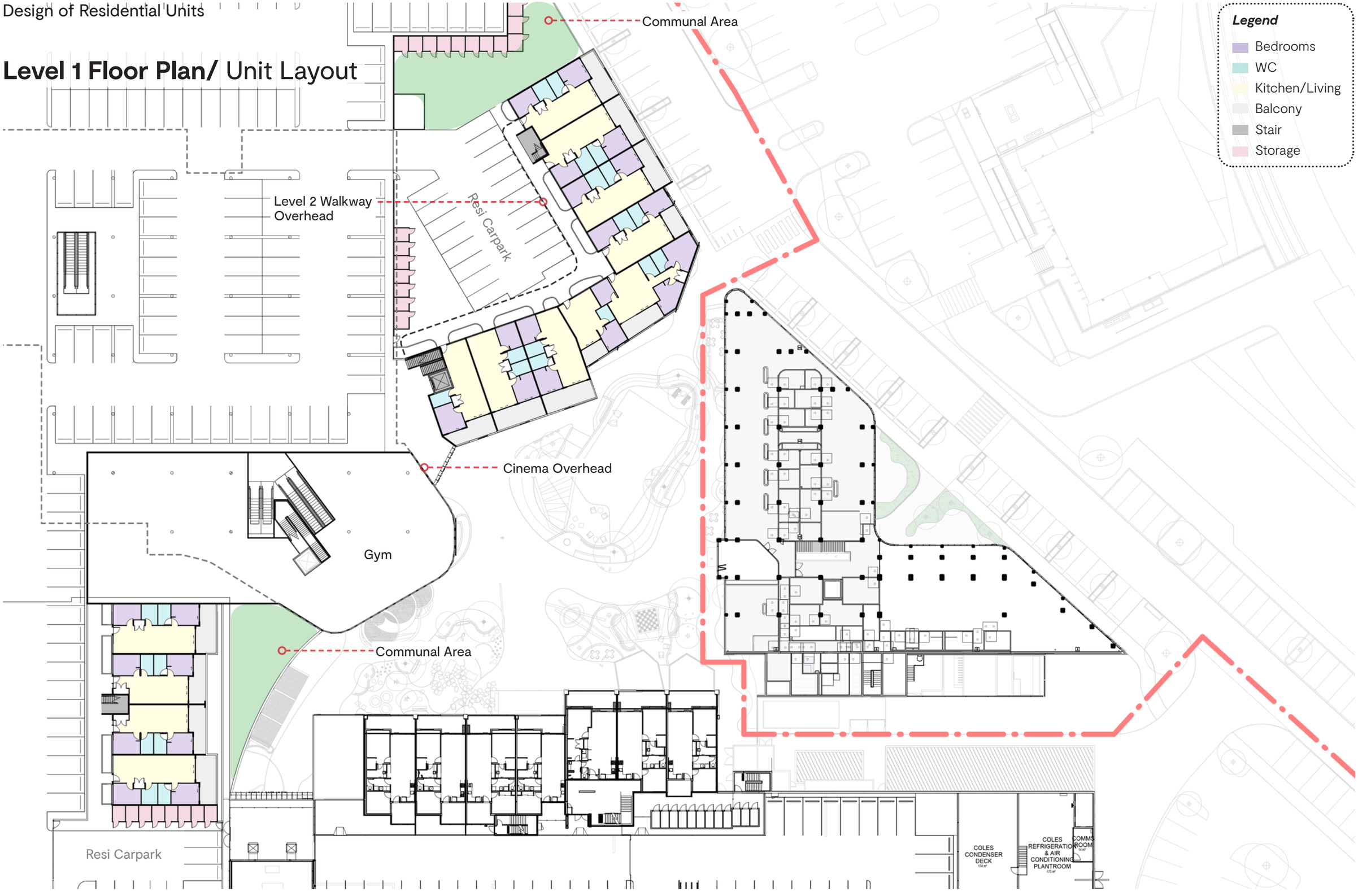


Facade Treatment

04 Design of Residential Units

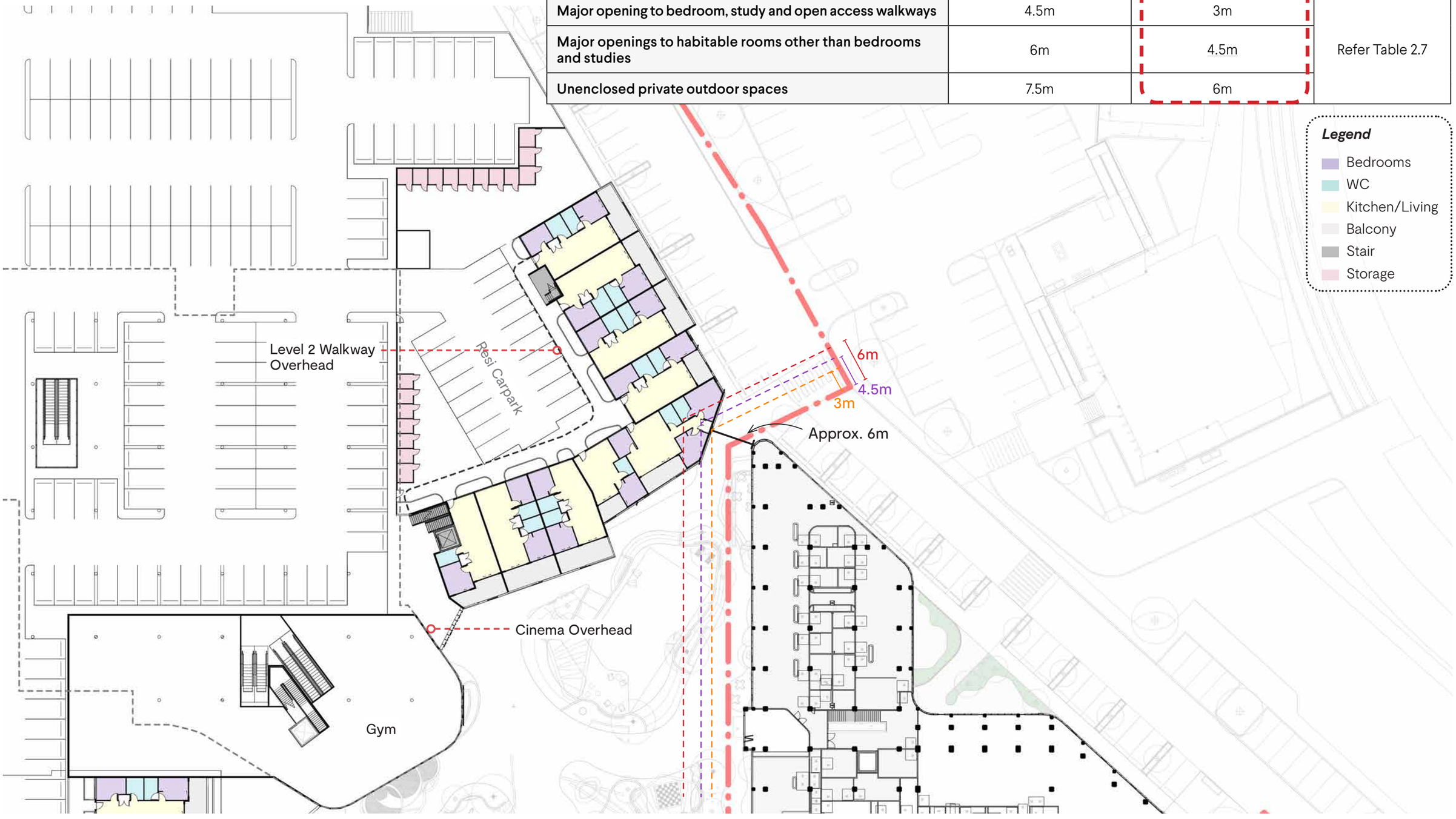
Design of Residential Units

Level 1 Floor Plan/ Unit Layout



Response to R-Code/ Privacy Setback

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

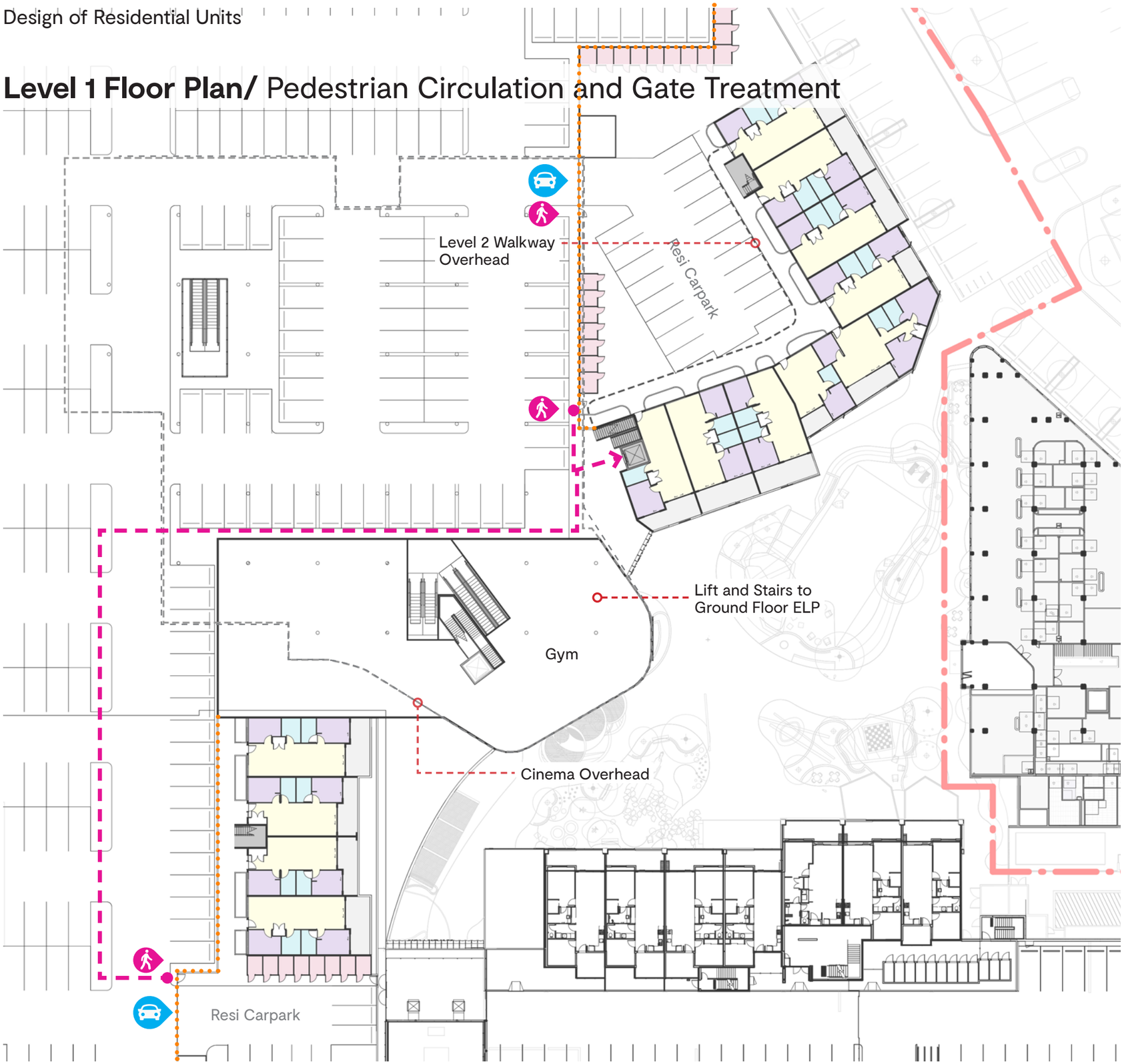


View from Council Drive

Council Dr. Residential 6m Setback/ View 1

Council Dr. Residential 6m Setback/ View 2

Level 1 Floor Plan/ Pedestrian Circulation and Gate Treatment

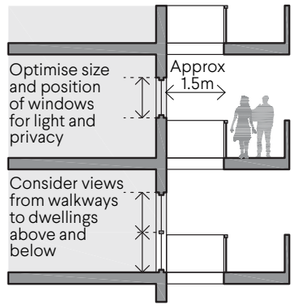


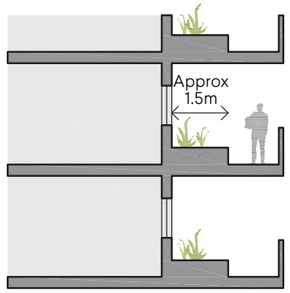
Legend

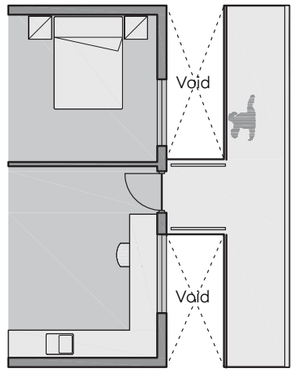
- Bedrooms
- WC
- Kitchen/Living
- Balcony
- Stair
- Storage
- Pedestrian Circulation onto G-Floor ELP
- Residential Fence/Gate
- Vehicle Access
- Pedestrian Access

Residential Gate Treatment

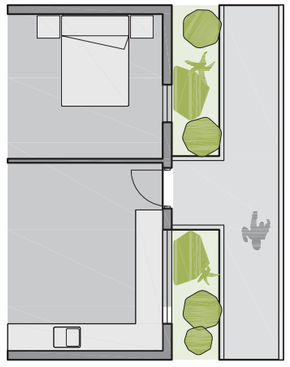
Response to R-Code/ Separation Between Accessways and Apartments







Structural separation of common walkway from habitable rooms



Planter bed creates a buffer between walkway and habitable rooms

A 4.5.1 Circulation corridors are a minimum 1.5m in width.

A 4.5.2 Circulation and common spaces are designed for **universal access**.

A 4.5.3 Circulation and common spaces are capable of **passive surveillance**, include good **sightlines** and avoid opportunities for concealment.

A 4.5.4 Circulation and common spaces can be illuminated at night without creating light spill into the **habitable rooms** of adjacent **dwellings**.

A 4.5.5 Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.

05 Material Interpretation of the Design Narrative

Eaton and Council Drive/ Forrest & Mill History (References)

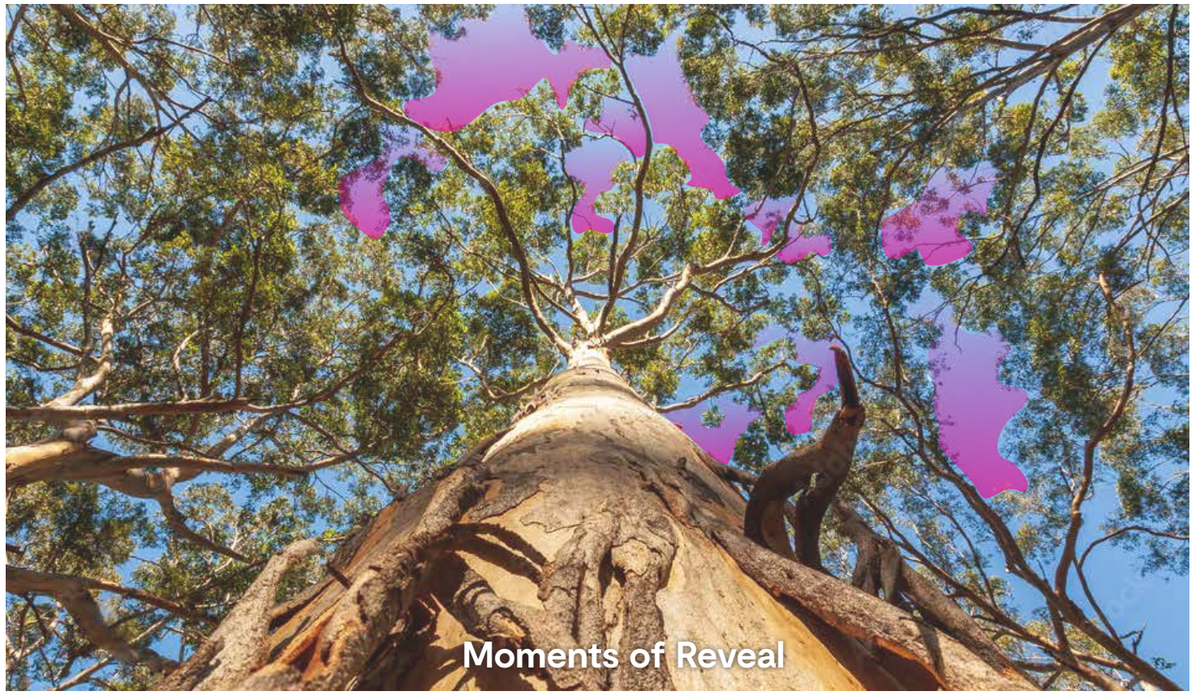
Forest Verticality

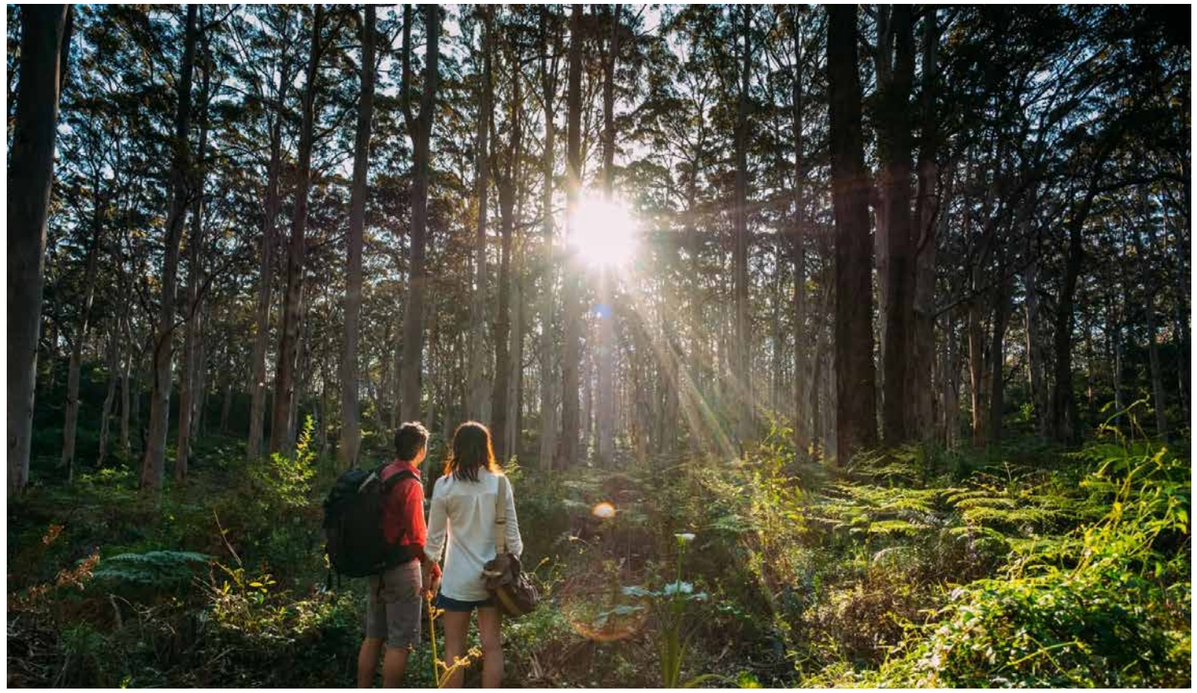
Wellington Mill Supplying Dardanup

Mill History

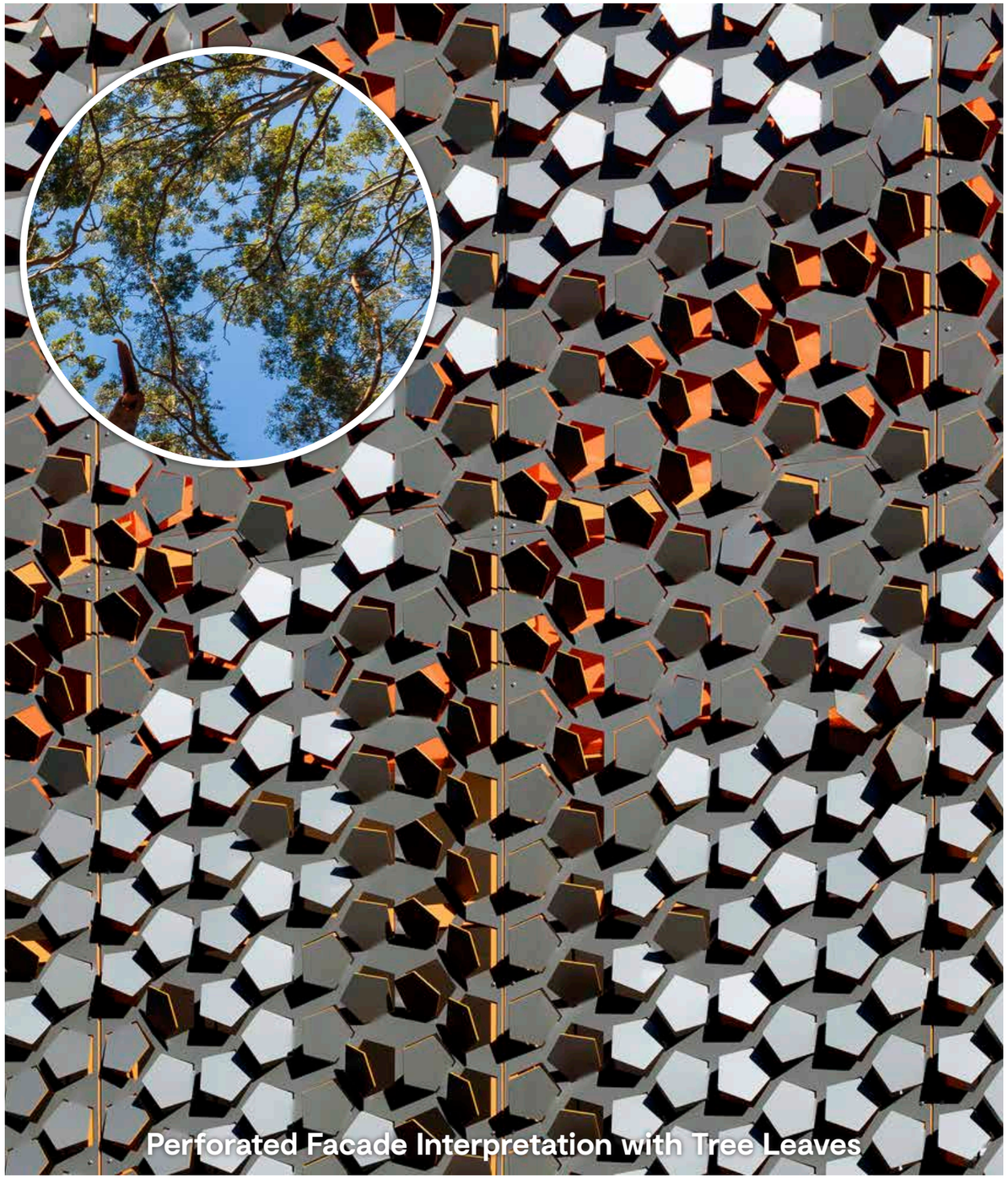
Wood Cutting

Eaton and Council Drive/ Moments of reveal (References)

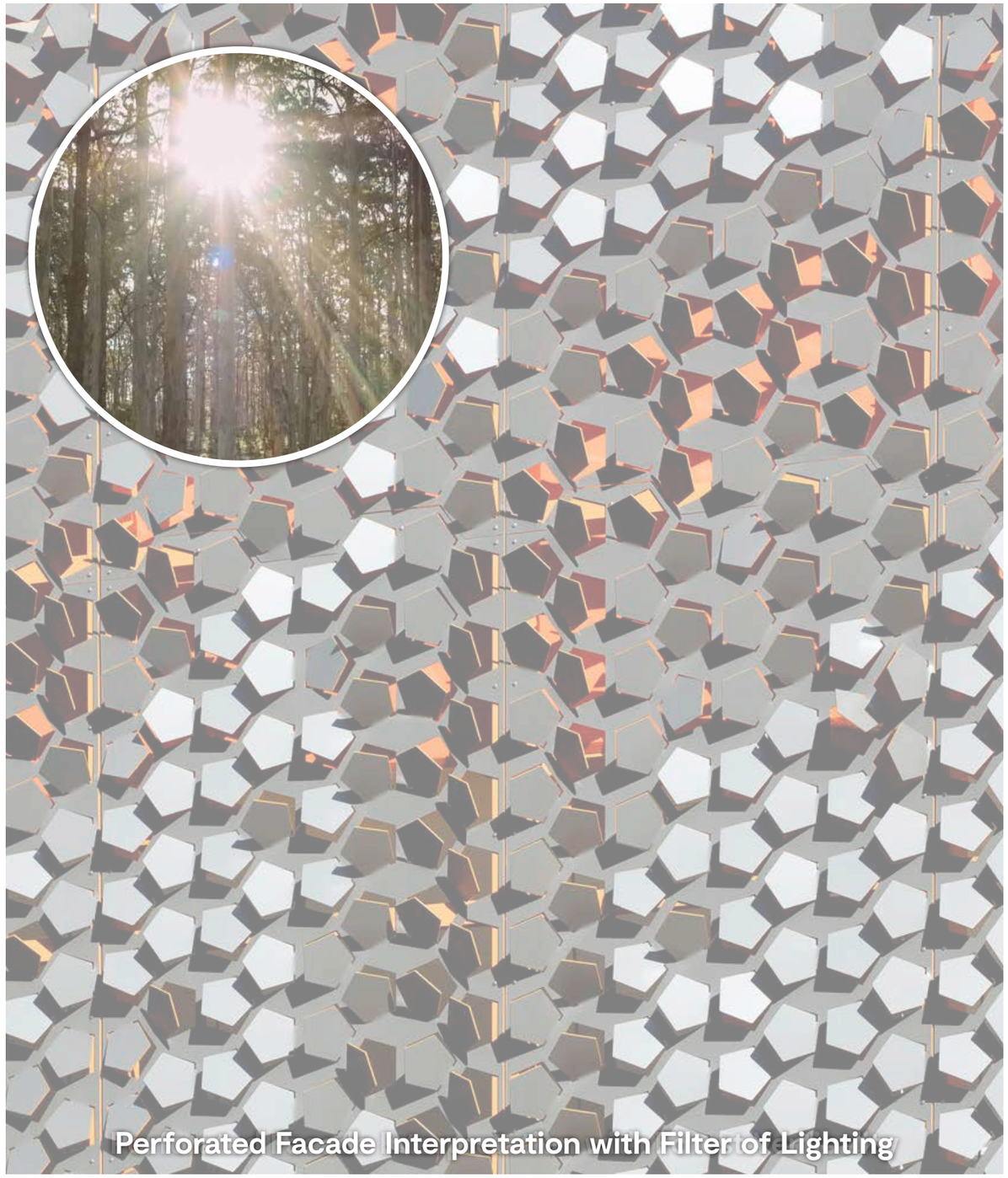




Eaton and Council Drive/ Interpretation

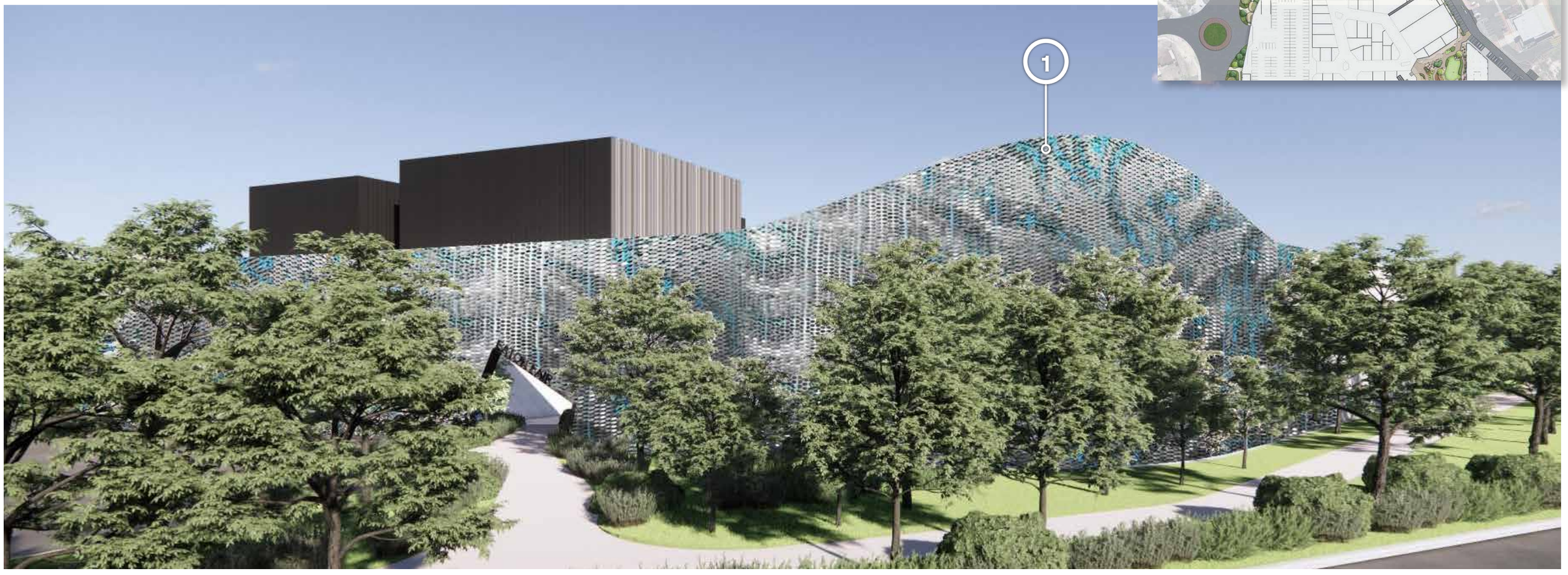


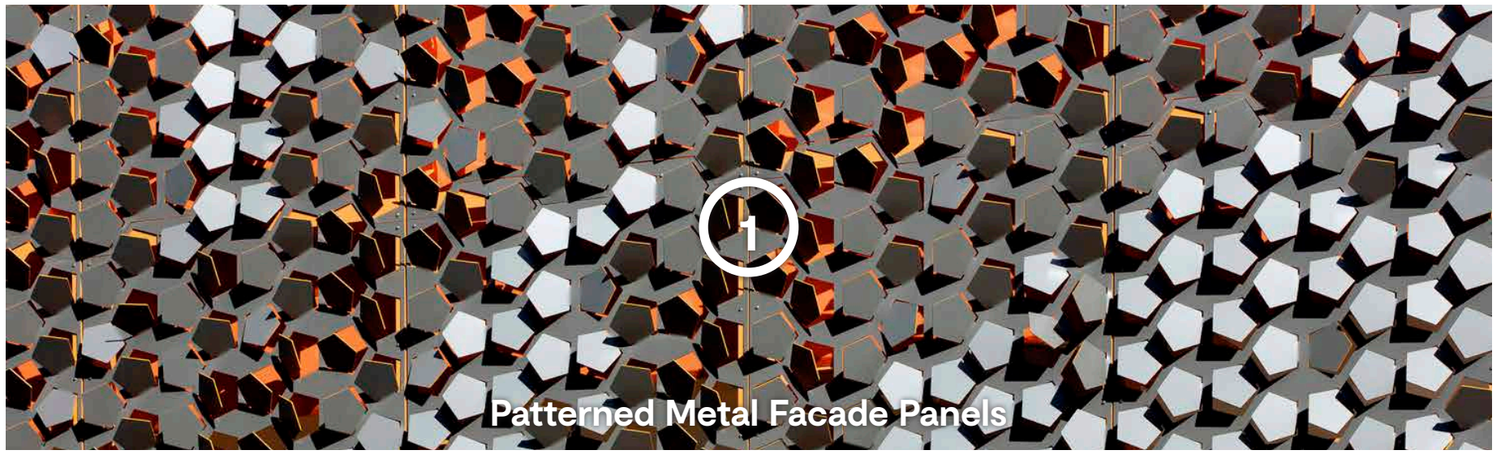
Perforated Facade Interpretation with Tree Leaves



Perforated Facade Interpretation with Filter of Lighting

Car Park/ Proposed Material Palette (Permeable Car Park Facade)





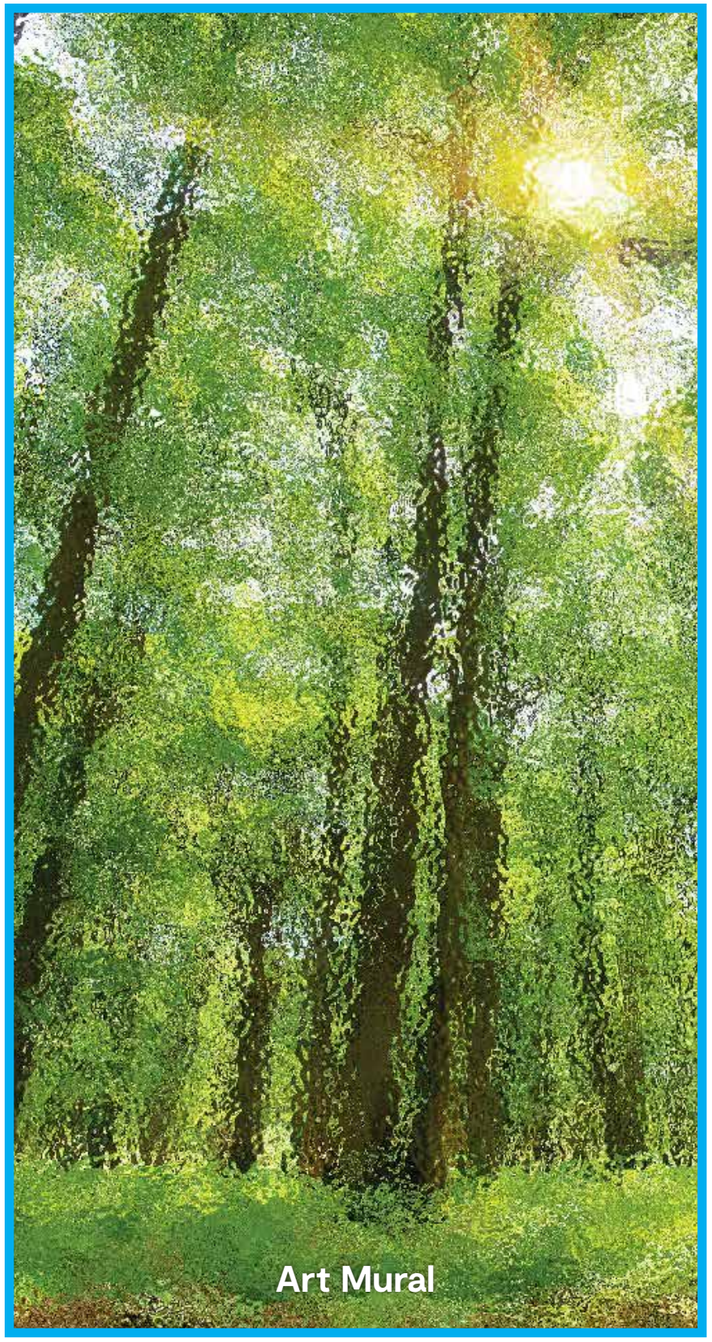
(Attachment 1)

Material Interpretation of the Design Narrative

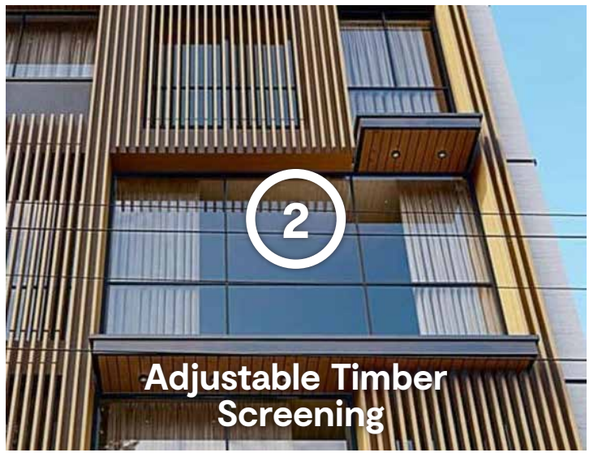
(Appendix ORD: 12.2.7B)

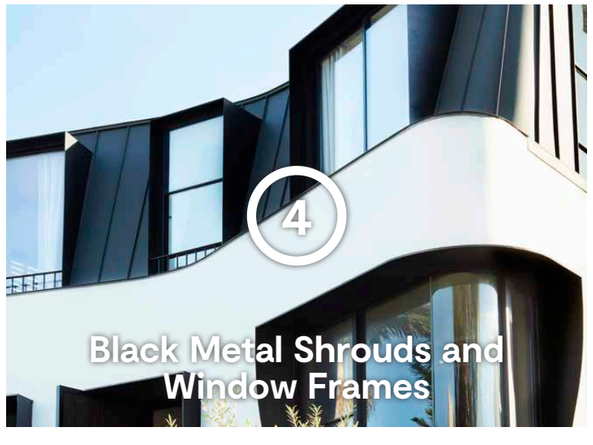
Proposed Elevation/ Eaton Drive

Council Drive Loading Dock/ Proposed Material Palette

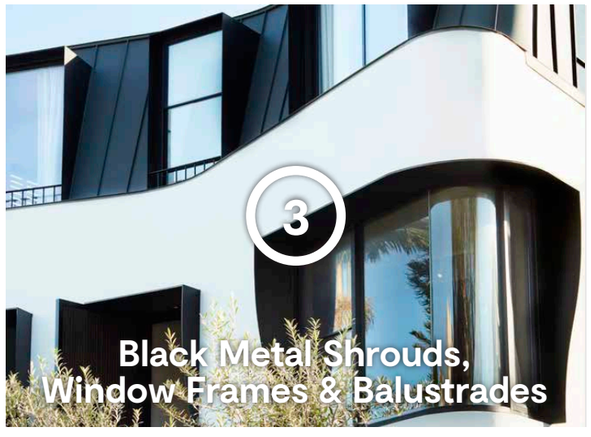


ELP/ Proposed Material Palette

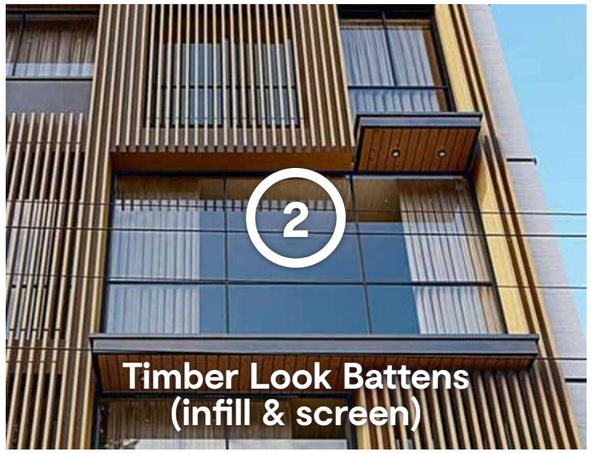


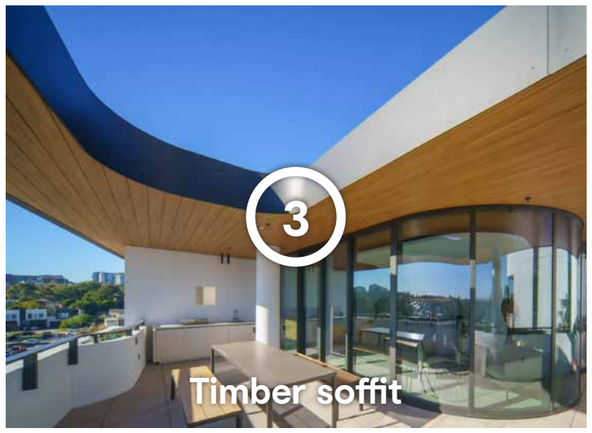


ELP/ Proposed Material Palette

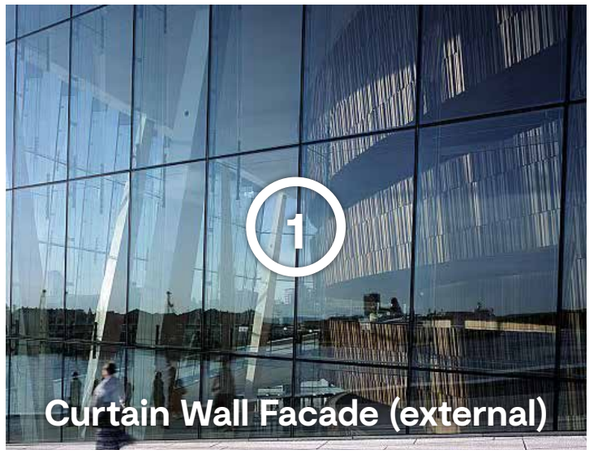


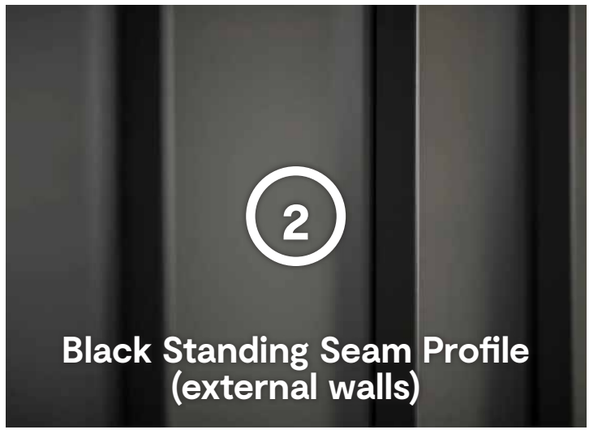
ELP/ Proposed Material Palette

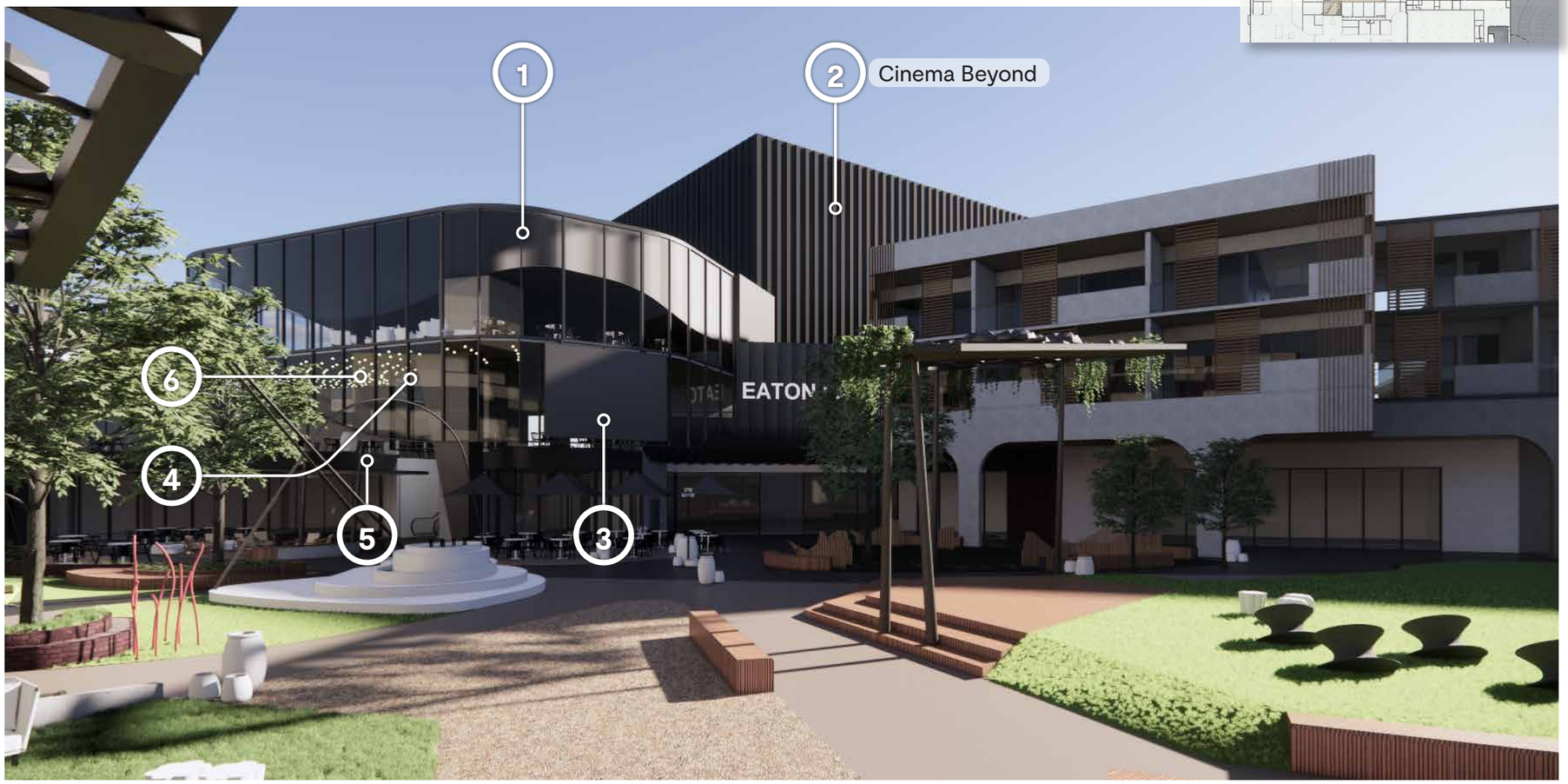


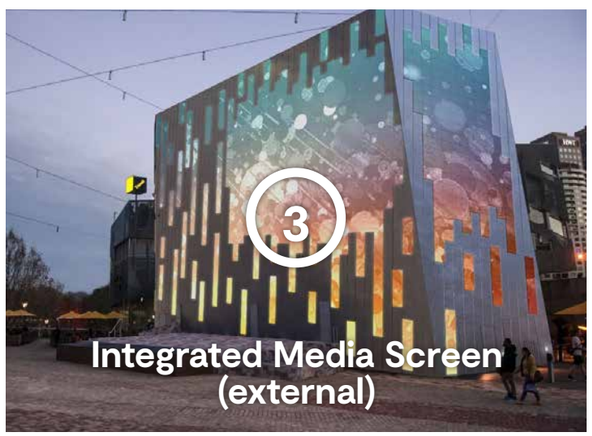


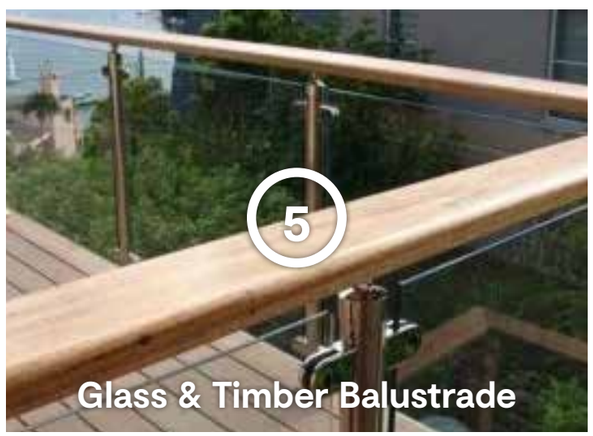
ELP/ Proposed Material Palette (Entertainment)

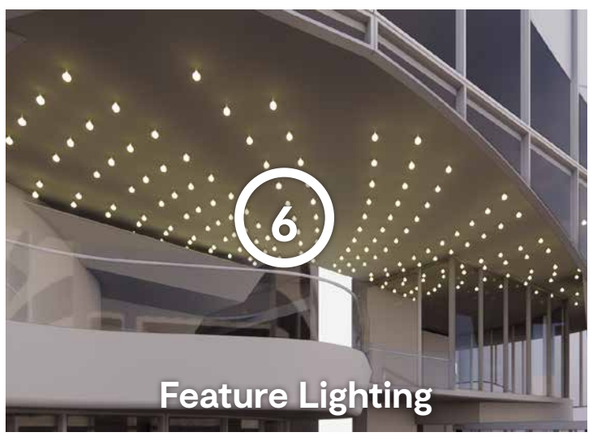




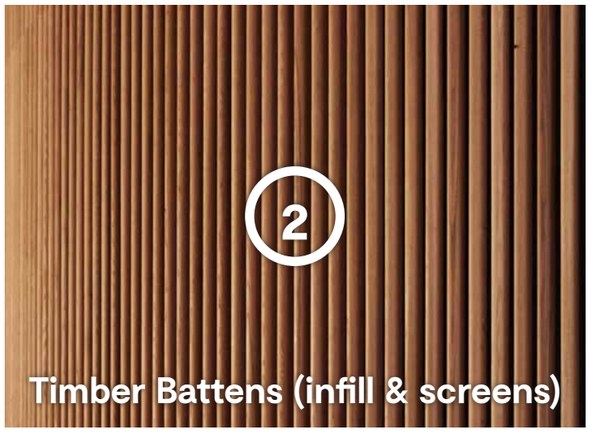


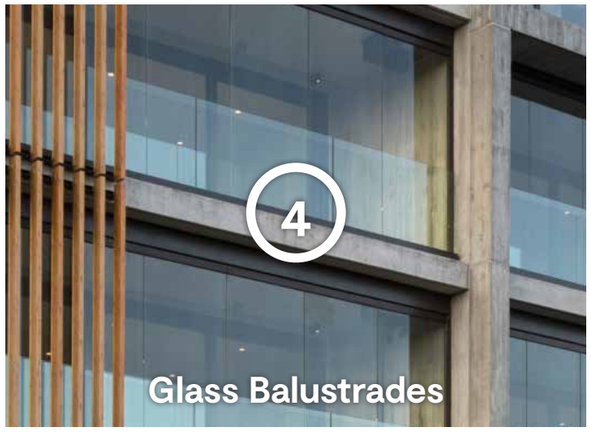


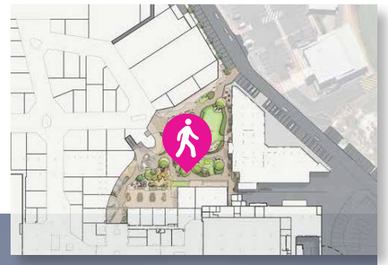




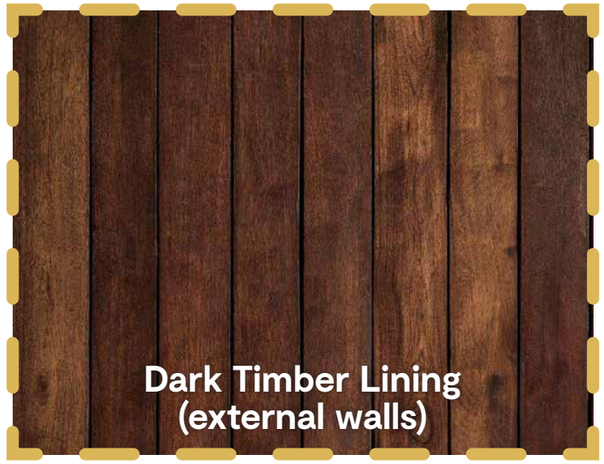
ELP/ Proposed Material Palette (Residential Facade 04)

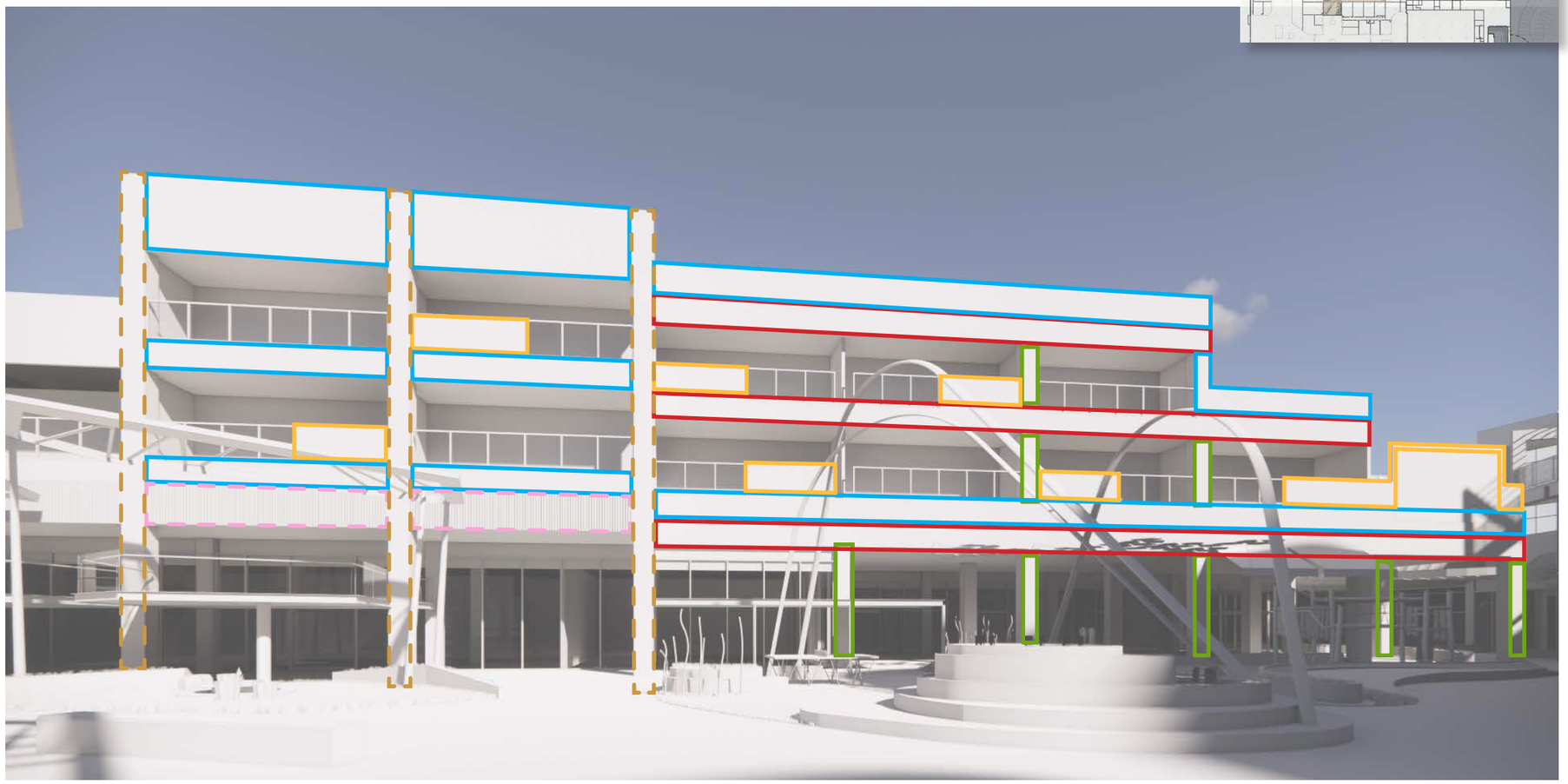






ELP/ Proposed Material Palette (Existing Residential)





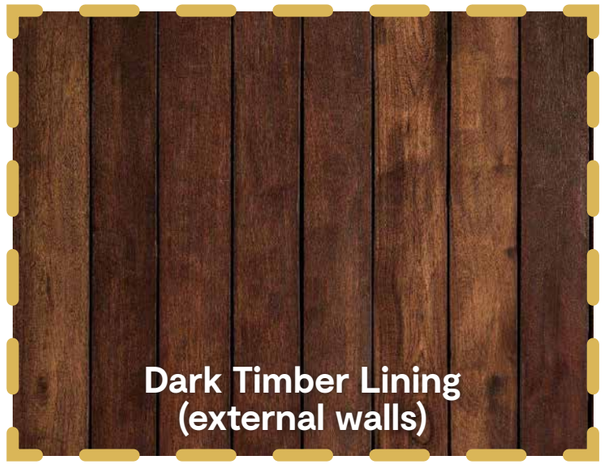
Dark Grey (extenal walls)

Green Tea (external walls)

Smoke (external walls)

Parchemin (external walls)

ELP/ Proposed Material Palette (Existing Residential)



Dark Grey (extenal walls)

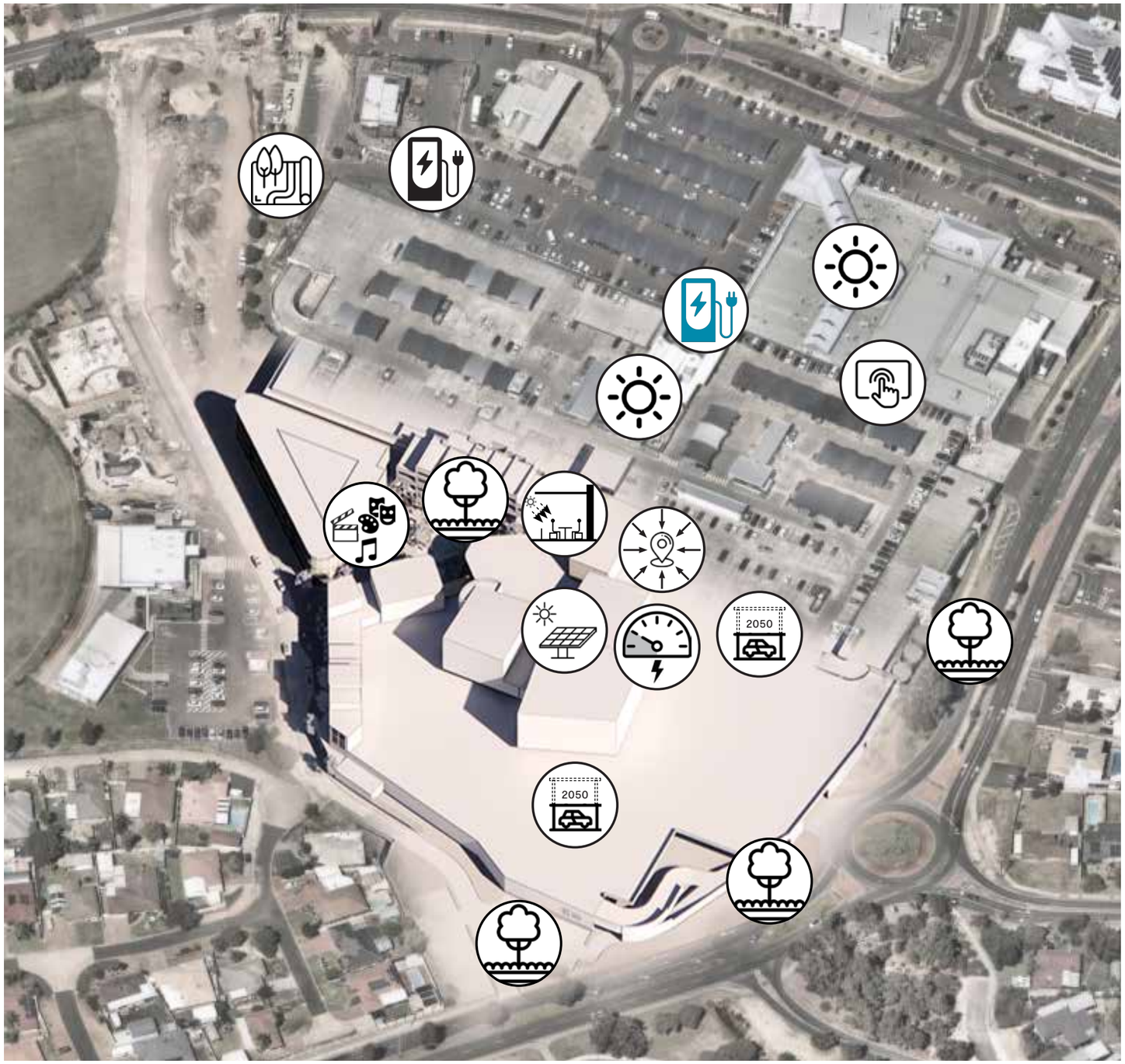
Green Tea (external walls)

Smoke (external walls)

Parchemin (external walls)

06 Sustainability

Proposed Initiatives



Existing Initiatives

- EV CHARGING STATION (Tesla Supercharge)
- GOPHER CHARGING STATION
- NATURALLY LIT MALL

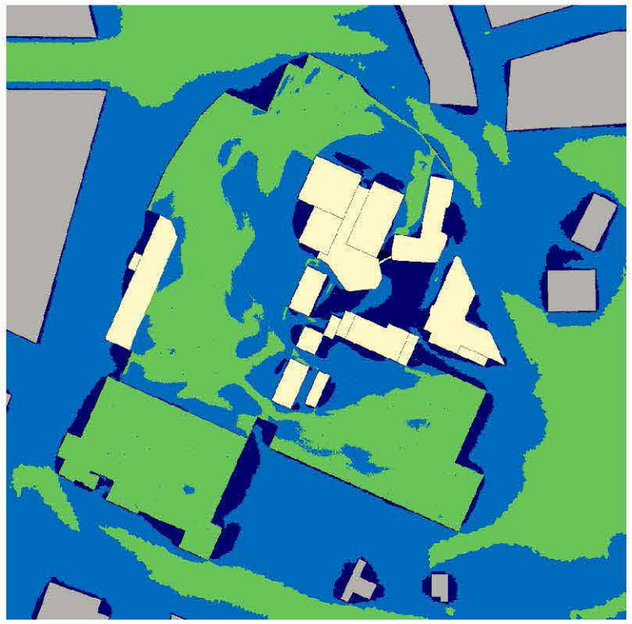
Newly Proposed Initiatives

- SOLAR PANELS
- GREENERY AND GARDENS
- EMBEDDED NETWORK & PUBLIC DISPLAYS
- CULTURAL EXPERIENCES
- HIGHLY EFFICIENT CENTRALISED SERVICE
- MICRO CLIMATE VIA WIND SHIELD
- FUTURE-PROOFED STRUCTURES (CAR DECKS)
- ENERGY EFFICIENT MALLS/ FULL FRESH AIR CAPABILITY
- DROUGHT RESISTANT LANDSCAPE

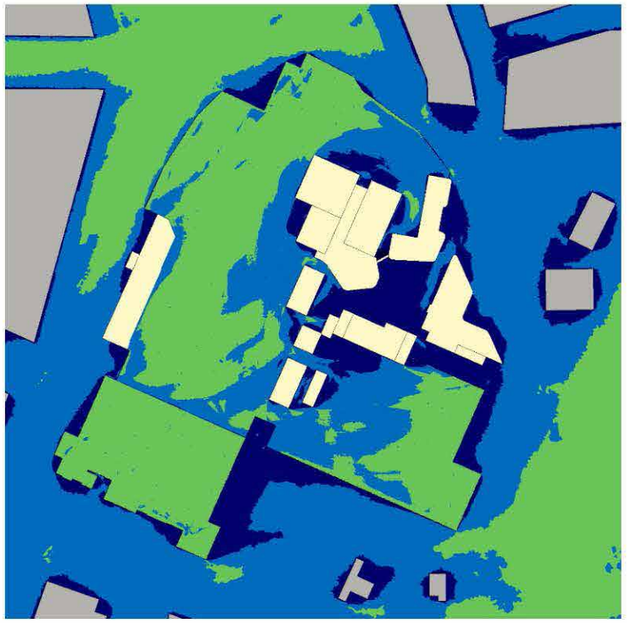
Lawson Categories – results

Plane 1.5m above the ground

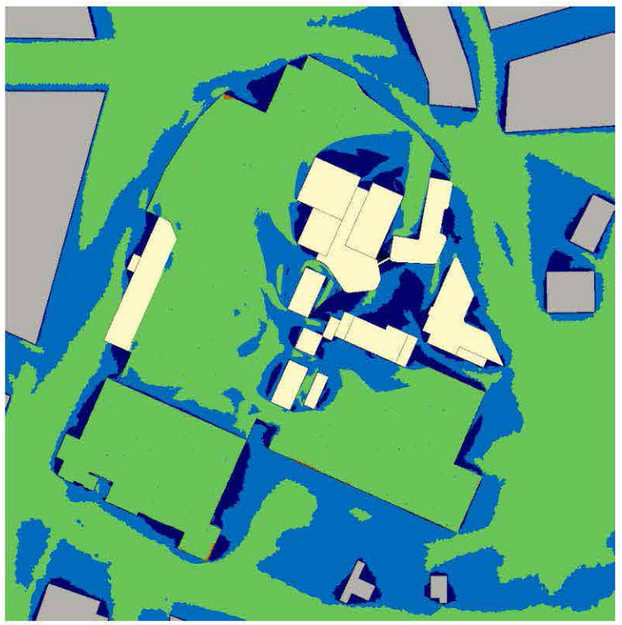
All year



Winter morning
7 – 10am



Summer afternoon
3 – 6 pm



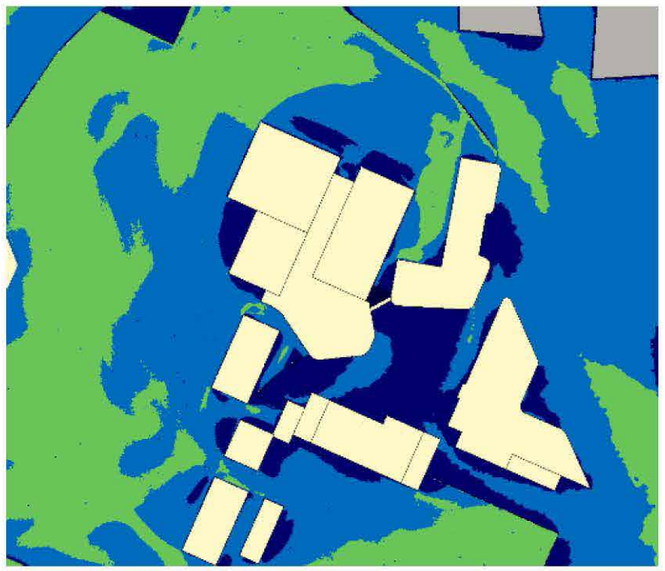
A – frequent sitting | B – occasional sitting | C – standing | D – walking | Uncomfortable

CUNDALL

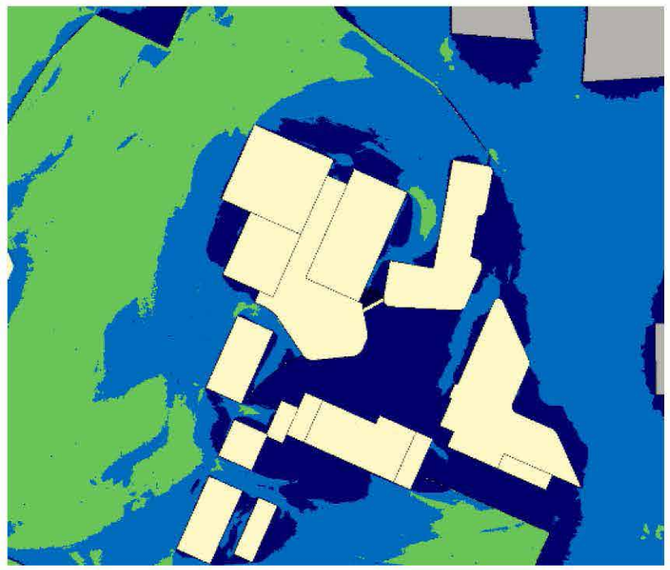
Lawson Categories – results

Plane 1.5m above the ground

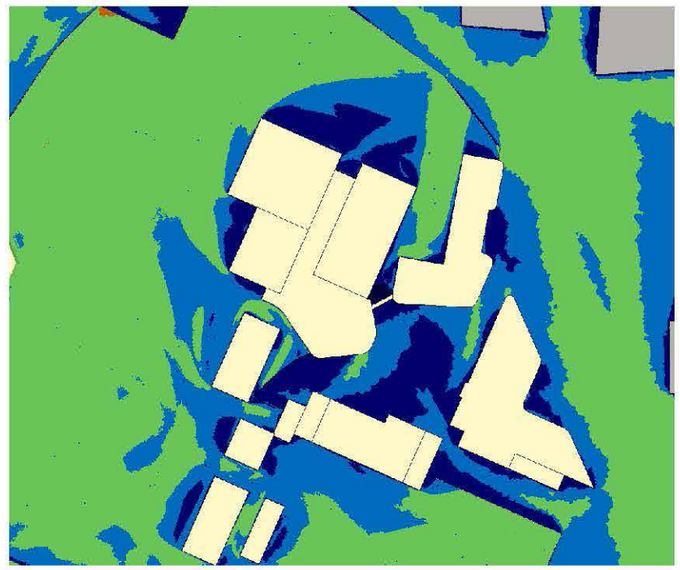
All year



Winter morning
7 – 10am



Summer afternoon
3 – 6 pm



A – frequent sitting	B – occasional sitting	C – standing	D – walking	Uncomfortable

CUNDALL

07 Safety

Principles

1. Passive Surveillance (note opening times and refer to following diagram)
2. Minimise chances for entrapment (provide alternative routes)
3. Good Lighting
4. Maintenance
5. Visibility above and under landscaping
6. Active Guardianship (most important)

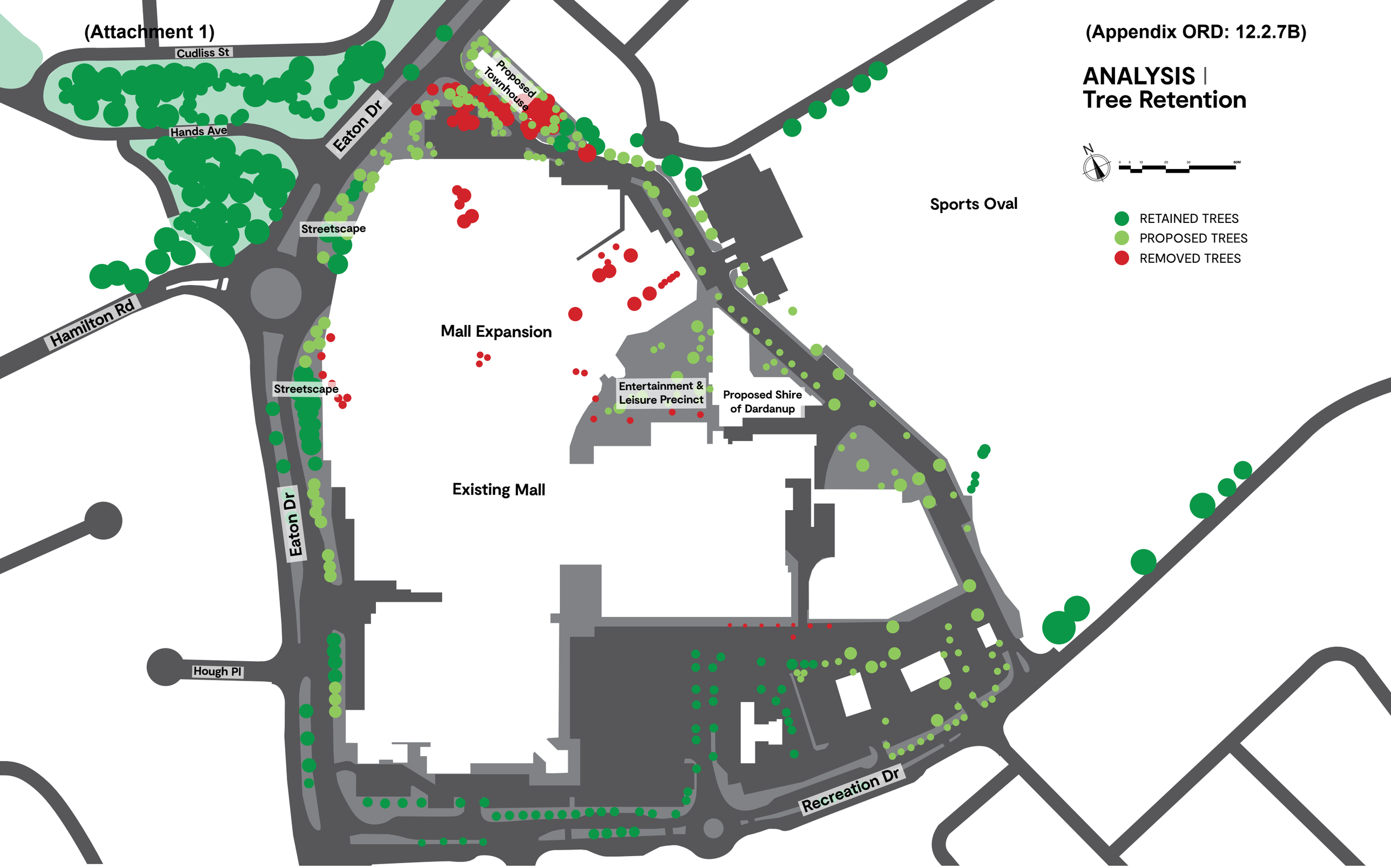
Passive Surveillance

08 Retention of Existing Landscape

(Attachment 1)

(Appendix ORD: 12.2.7B)

ANALYSIS |
Tree Retention



(Attachment 1)

(Appendix ORD: 12.2.7B)

OVERALL MASTERPLAN | Entertainment & Leisure Precinct and Eaton Drive Streetscape

N

0 5 10 20 30 50M

EXTENT OF WORKS

Cudliss St

Existing Green Link

Hands Ave

Existing Green Link

Eaton Drive

Proposed Townhouse

Streetscape

Hamilton Rd

Streetscape

Mall Expansion

Entertainment & Leisure Precinct

Proposed Shire of Dardanup

Sports Oval

Skate Park & Playground

Existing Mall

Automatic Doors

Ramp Entrance

Hough Pl

Eaton Drive

Recreation Dr

(Attachment 1)

(Appendix ORD: 12.2.7B)

MASTERPLANS | ELP DESIGN COMPARISON

NOTABLE DIFFERENCES:

- Widened Space:
  - Larger central circulation space
  - Greater access to and from Shire Building
  - Wider Access path to primary Shopping Centre Entrance with Automatic Doors
  - Multiple islands merged/removed
- Amenity:
  - Ping Pong court replaced with 3x3 chess board
- Shade:
  - Frame and hanging garden shade Structure removed from Western Alfresco area
  - Overhanging upper floors and associated pillars have shifted slightly
- Arrangement
  - Clock Tower shifted into garden bed, surrounding islands of turf/seating/wayfinding signage island merged with stage and large turf area
  - Iconic Sculpture and surrounding island of turf/planting/seating merged with chilloute zone
  - Stage rotated to face entrance/LCD screen
- Trees:
  - Smaller canopy size species used, general shifting of trees with changing garden bed locations
- Seating:
  - Removal of benches along Northern end pillars
  - Larger timber seating added into chillout zone
  - General shifting of seating with changing design
  - Removal of table seating in Southern most alfresco area
- Shire:
  - Paths added over gravel area to allow access to entry/exits of shire building

(Attachment 1)

(Appendix ORD: 12.2.7B)

MASTERPLANS | Entertainment & Leisure Precinct

Extent of works

1 Pedestrian entry from the service access road and street parking.

2 Events Space - Mix of real turf and paved seating areas. Low shrubs slope to the edge of the Shire Building.

3 Raised Stage with hanging garden trellis.

4 Paved area to Event Space accessed by a 1:21 walkway.

5 Proposed Shire of Dardanup Council Building.

6 Xeriscape landscape to the building edge of the Shire Building. Creating a low maintenance landscape edge with mixed bands of gravel and riverstone. Corten edge strips create a tiering elevation to the base of the wall. Accent waterwise plants dot the organic formed bands of the space.

7 Entrance to Shire of Dardanup Council Building from the ELP.

8 Timber seating with back and arm rest to edge of low planter walls.

9 Sculptural clock tower. The LED pole will also cast a variety of patterns, creating a dynamic form of modern moving art.

10 Turf with seating furniture or bean bags for resting and chilling out.

11 Chillout Zone. A space for hanging out on bean bags, sun lounges and chairs provide a space to hang with your friends. An outdoor large chess board provides additional activity. A hanging garden trellis provides shade and comfort within area.

12 Tree Trunk Pole Sculptural Play - Creating an abstracted form of the local timber forests, allowing children to weave around the poles. Ambient lighting can be integrated to the poles and tree trunk creating a subtle glow of fireflies at night.

13 Tree Grove Cubby - A sculptural tree with a seating area for children and parents. The tree is surrounded by stepping logs and seating tree trunks. Children can also access the inside of the tree with viewing holes that create whimsical play to enhance imagination. The tree canopy roof shall be a leaf and branch pattern on perforated steel mesh and horizontal ronstan cables span the roof to allow for climbing plants to naturally flow downwards. A gurgle of water can be heard nearby creating a serene hangout space.

14 Outdoor Alfresco area for the Food and Beverage units.

15 Log Wagon Playground - Creating a bespoke playground by using the forms of the Log Wagons that used to pull the large logs within the area of Eaton. Climbing nets, slides and a wooden sculptural horse create the central play piece of the ELP.

16 Saplings Corner - A small play space for toddlers with animal rockers, trampolines and obstacle courses. The play space will be surrounded with lush garden spaces and timber seating.

17 Escalator access to the Cinemas.

18 Entrance to the Shopping Centre.

19 Large shade trees - 10m height max.

20 Small trees.

21 Alfesco area for Shire use.

22 Large overhead Media Screen.

23 Tavern Mezanine Balcony

N

0 5 10 20 30M

EPCAD

BUCHAN

Eaton Fair Shopping Centre
Masterplan

Design Review Presentation

Prj No.	Rev.	Date	Page
21009	**D**	**29/03/23**	76

(Attachment 1)

(Appendix ORD: 12.2.7B)

ARTISTS IMPRESSION | Log Wagon Playground

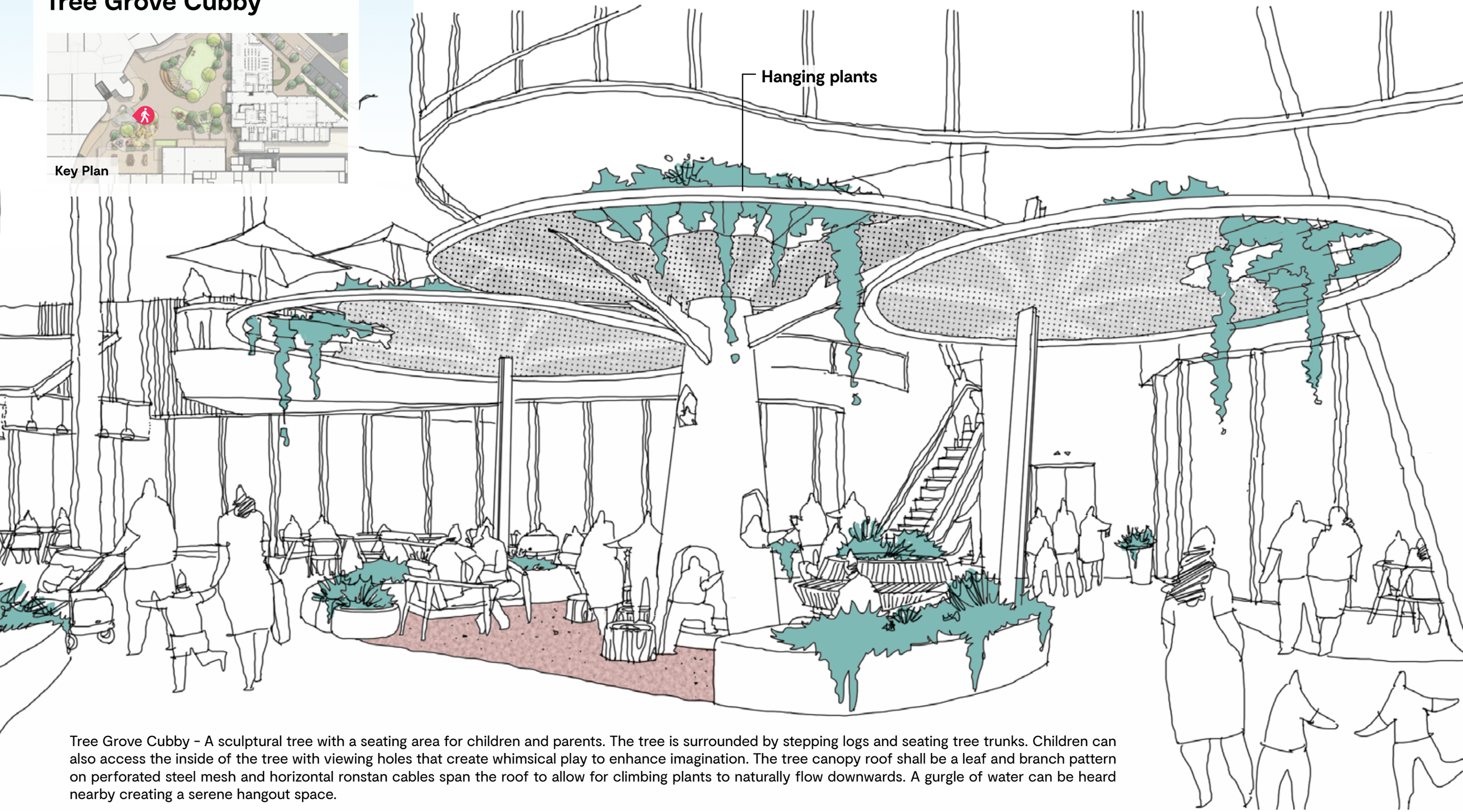
Key Plan

Softfall Rubber Play

The focal point of this play space will be a large horse drawn cart stacked high with timber logs, harkening back to the forestry and timber mills within the greater area. This bespoke play space incorporates climbing nets, slides and a wooden sculptural horse.

ARTISTS IMPRESSION | Tree Grove Cubby

Key Plan

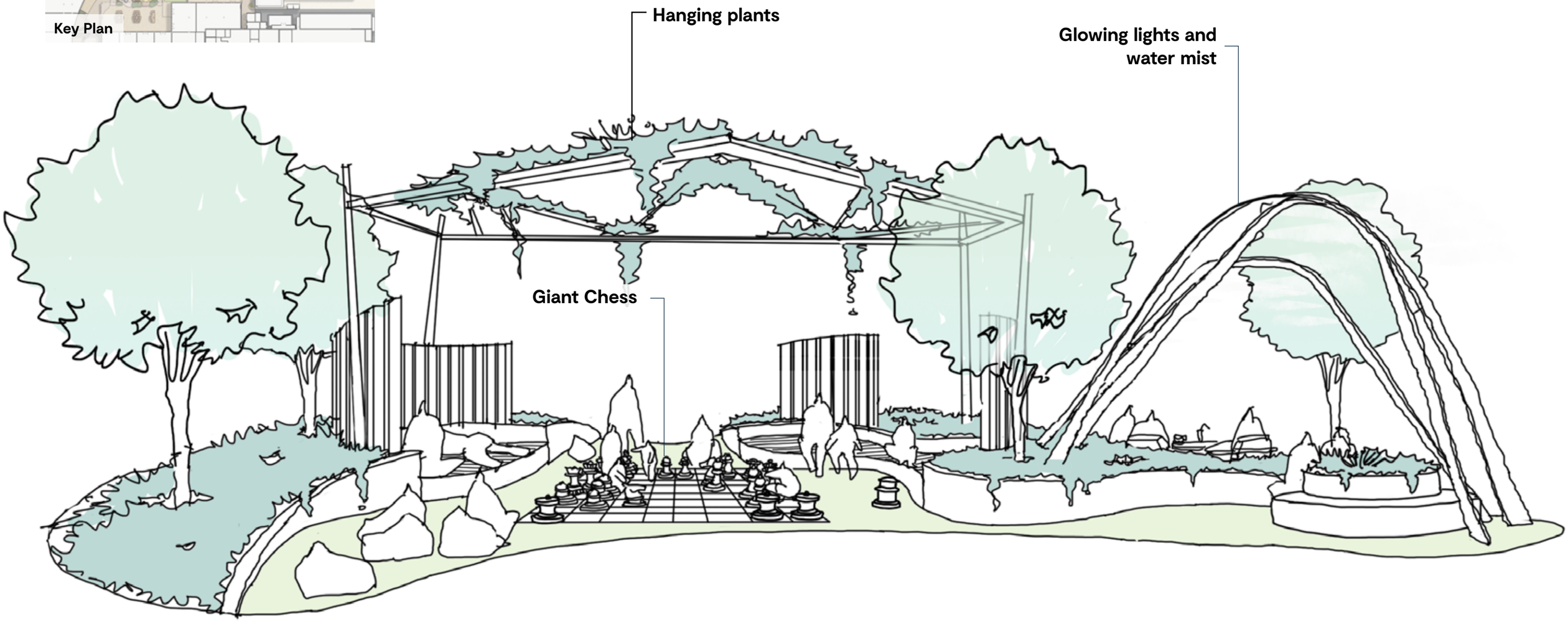


Tree Grove Cubby - A sculptural tree with a seating area for children and parents. The tree is surrounded by stepping logs and seating tree trunks. Children can also access the inside of the tree with viewing holes that create whimsical play to enhance imagination. The tree canopy roof shall be a leaf and branch pattern on perforated steel mesh and horizontal ronstan cables span the roof to allow for climbing plants to naturally flow downwards. A gurgle of water can be heard nearby creating a serene hangout space.

ARTISTS IMPRESSION |
Iconic Sculpture with Seating

Iconic Sculpture with glowing strip lights and water mist. Continuing the red sculpture located in front of the old shopping centre and working with an artist, we can bring the sculpture to life by introducing a glow of light and a mist of water within a staged space.

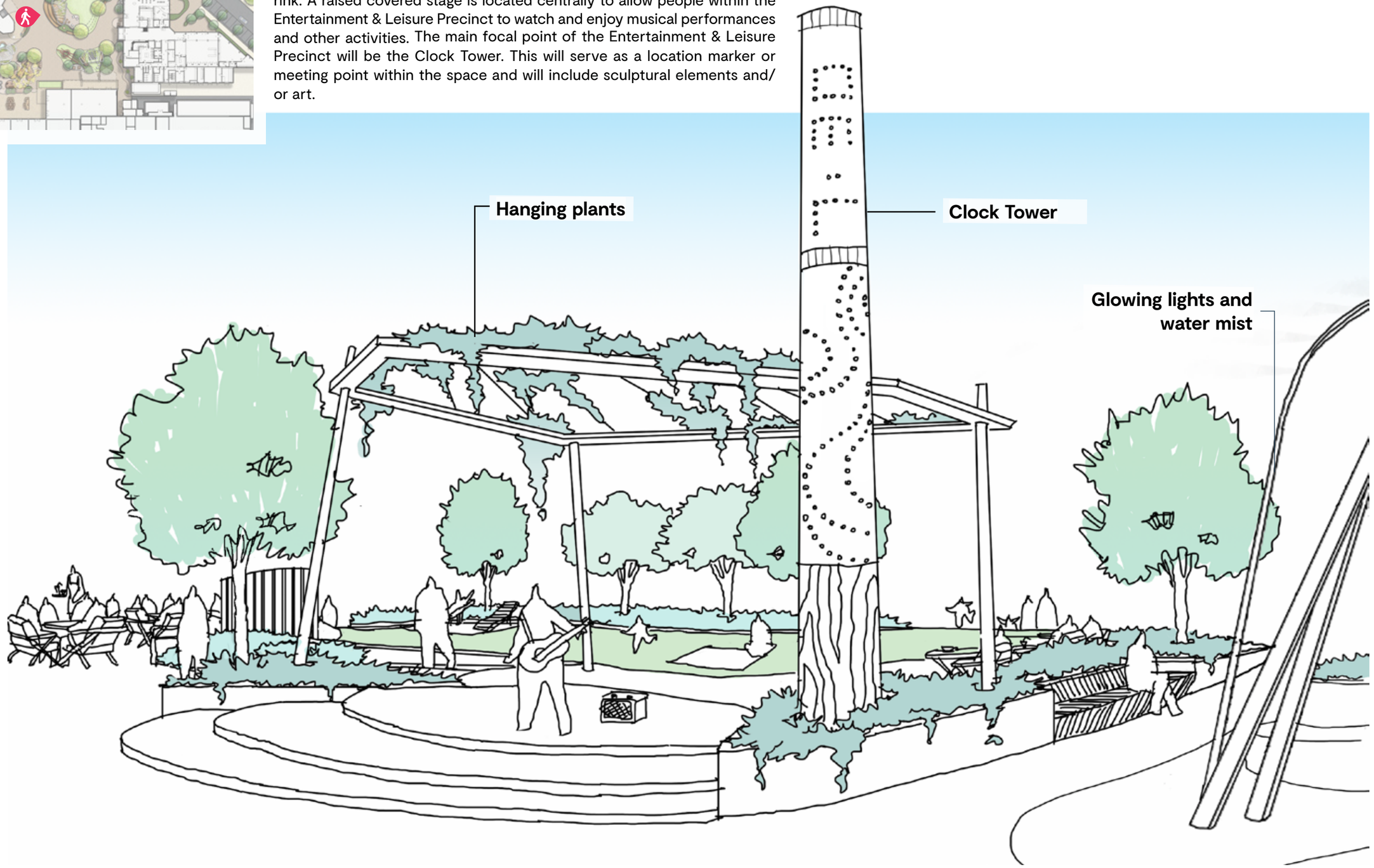
ARTISTS IMPRESSION | Chillout Zone



Chillout Zone. A space for hanging out on bean bags, sun lounges and chairs provide a space to hang with your friends. An outdoor giant chess set fixture provides another fun activity. A hanging garden trellis provides shade and comfort within area.

ARTISTS IMPRESSION |
Events Space and Clock Tower

The Event Space is a multi-purpose area for performances and annual events. During winter, the space can be converted into an ice skating rink. A raised covered stage is located centrally to allow people within the Entertainment & Leisure Precinct to watch and enjoy musical performances and other activities. The main focal point of the Entertainment & Leisure Precinct will be the Clock Tower. This will serve as a location marker or meeting point within the space and will include sculptural elements and/ or art.



(Attachment 1)

(Appendix ORD: 12.2.7B)

MASTERPLAN |
Eaton Drive Streetscape

Eaton Drive

Eaton Drive

02

01

0 5 10 20 30 50M

- EXTENT OF WORKS
- 1 EXISTING TREES
- 2 TREE & LOW GROUNDCOVER SHRUB PLANTING
- 3 SHOPPING CENTRE ENTRANCE/EXIT
- 4 FOOTPATH
- 5 ANTICIPATED ROAD CROSSING LOCATION
- 6 SCREENING SHRUB TO WALL
- 7 SEATING
- 8 UNDERCOVER PARKING
- 9 SIGNAGE
- 10 DRAINAGE WITH EXISTING TREES
- 11 PROPOSED TOWNHOUSE
- 12 CLIMBING PLANTS TO VERTICAL CABLE
- 13 ENTERTAINMENT & LEISURE PRECINCT

EPCAD

BUCHAN

SECTIONS | Streetscape

0 1 2 4 6

SCALE 1:100 on A3

Section 1

Section 2

Thank You

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Appendix 6:
Landscaping Plans

(Attachment 1)

(Appendix ORD: 12.2.7B)

EATON FAIR SHOPPING CENTRE

EPCAD BUCHAN

EATON FAIR SHOPPING CENTRE
LANDSCAPE MASTERPLAN

CONCEPT DESIGN

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(Attachment 1)

(Appendix ORD: 12.2.7B)

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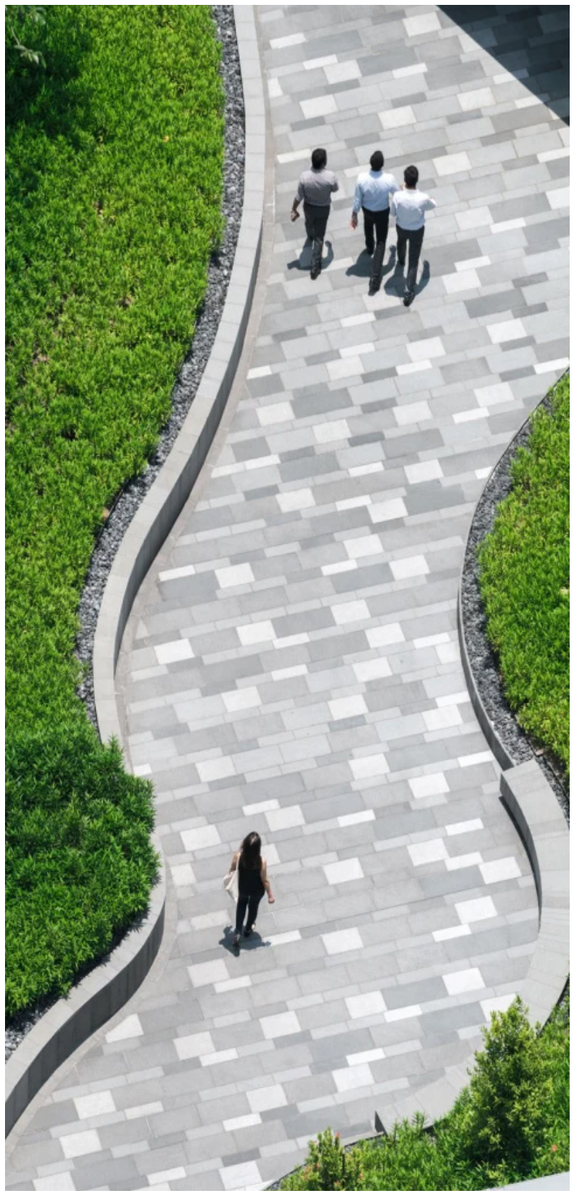
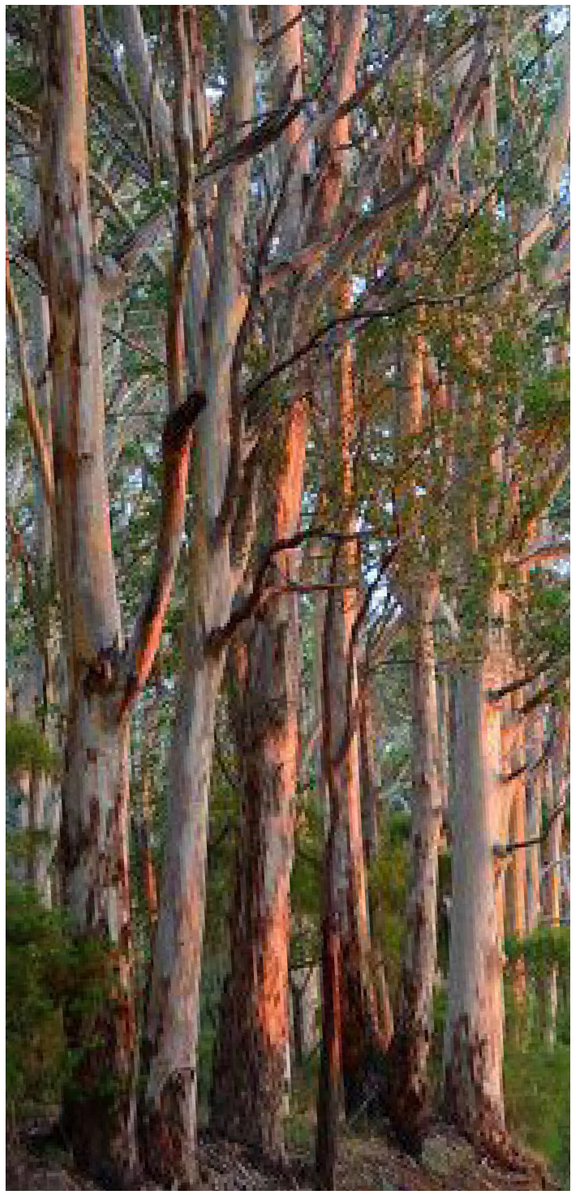
INTRODUCTION

The landscape for the site aims to respond to the architectural, layout and aesthetic of the built form, providing pragmatic green spaces that address the spatial use and the user requirements.

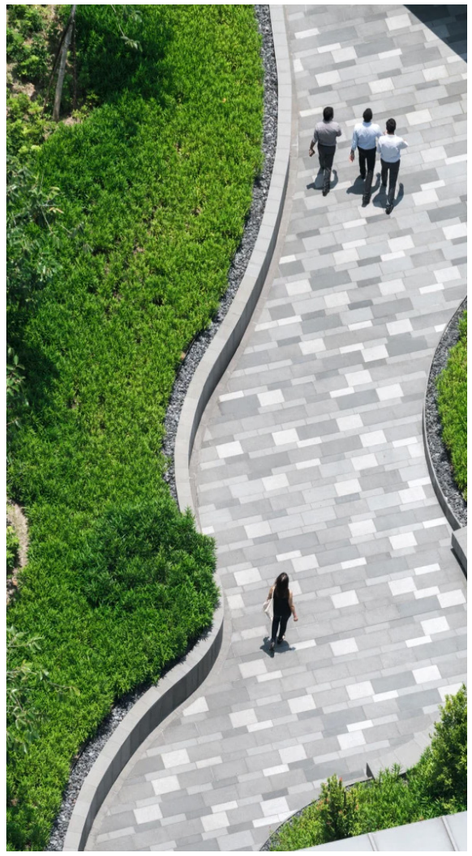
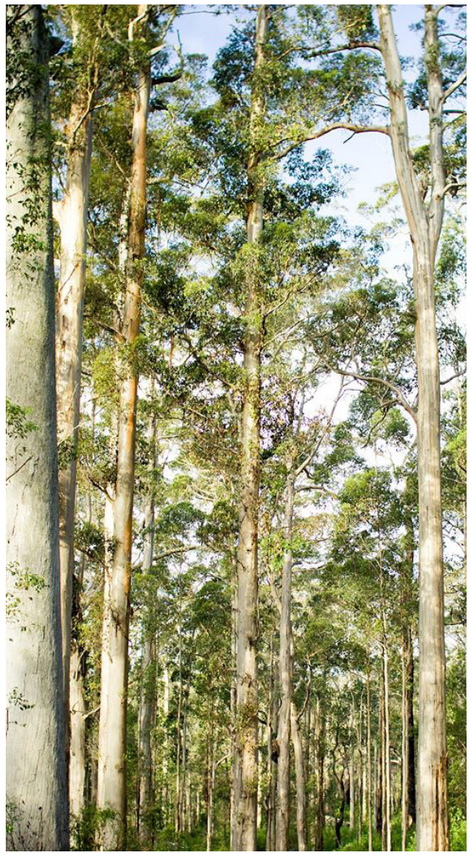



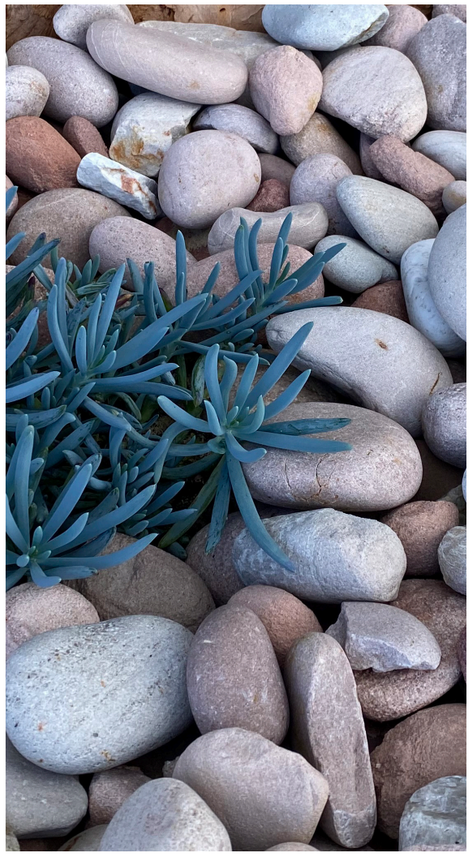
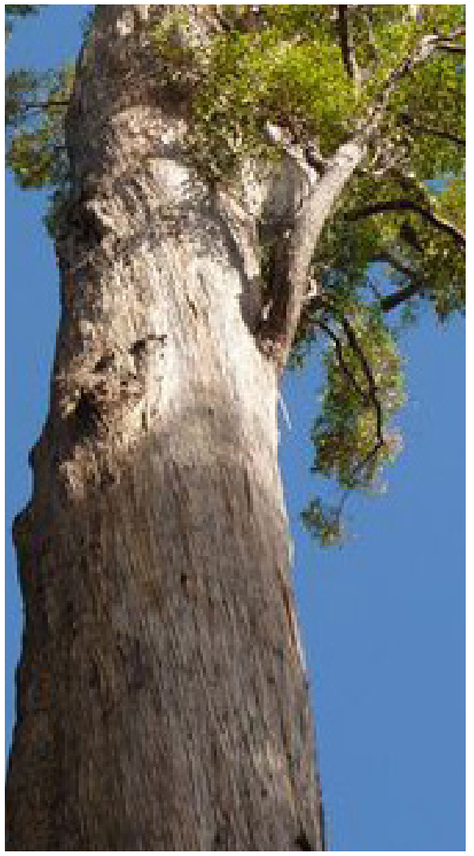
LANDSCAPE QUALITY | Site Narrative

- Although Eaton Centre is an urban environment, the landscape will draw reference from the districts surrounding Jarrah / Marri / Tuart forests and historic timber mills. These references will feed into various elements within the space including sculptural play, seating and furniture, colours, textures and paving materials. The use of timber bulks and detailing that combines contemporary urban design elements with natural materials and the juxtaposition of these against the urban form, will create a distinctive place in which the community will meet.

- The Entertainment & Leisure Precinct has been designed as a place of diverse possibilities. A space to meet and have family fun. A space to feel alive or to wind down. A space to play and engage, or relax and supervise. The tree species selected here will provide a canopy and while not native to the surrounding forests, will create dappled shade and an urban canopy while still allowing sunny sites.

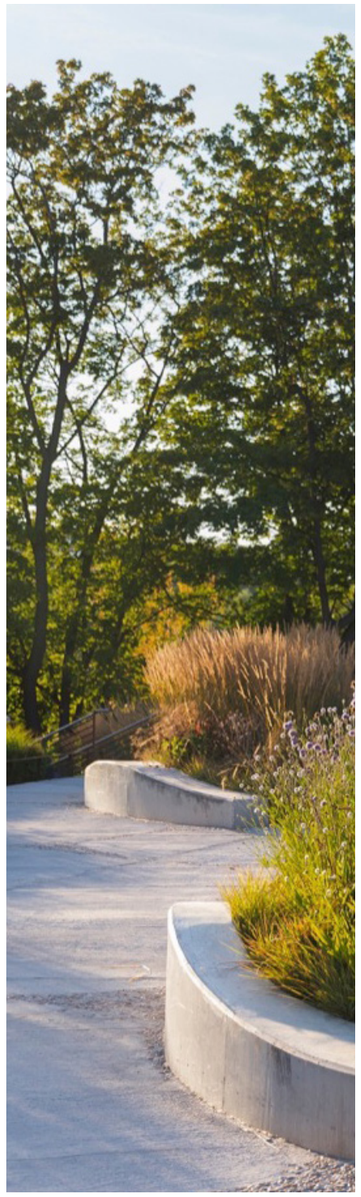
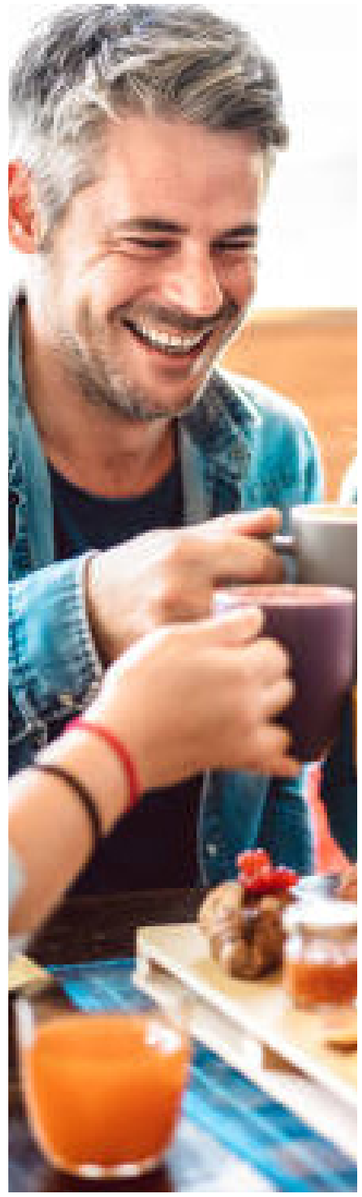
- The use of mass tree planting of native species to the perimeter will envelop the built form, creating a linear woodland verge of trees that will develop to be in a scale that compliments the urban form. This peripheral planting will mimic the experience of native vegetation along the Forrest Hwy/Australind Bypass and Eaton Drive adjacent to the site.

LANDSCAPE QUALITY | Overall Landscape Aspirations

- Create a distinctive, cohesive and engaging place where the community can meet year round.
- Primary users of this space are anticipated to be young families transitioning to families with teenagers, however this space will accommodate for all age groups.
- This space will be a mix of comfortable, relaxing and passive areas as well as active, dynamic and multi-functional areas.
- ‘Play’ will be sculptural / multi-functional. There will be designated ‘play spaces’, however ‘play’ will also be distributed throughout the space.
- Ensure clear pedestrian routes throughout the space / sightlines across the space are maintained and CPTED principles are adhered to.
- Reduce heat island affect through planting and appropriate material selection.
- Utilise existing mature trees within the space wherever possible.
- Planting to be robust, drought tolerant and predominantly native, except within the ELP where exotics will be introduced to ensure a ‘lush’ feel is created.
- The façade of the development is secondary / a backdrop to the greenery.

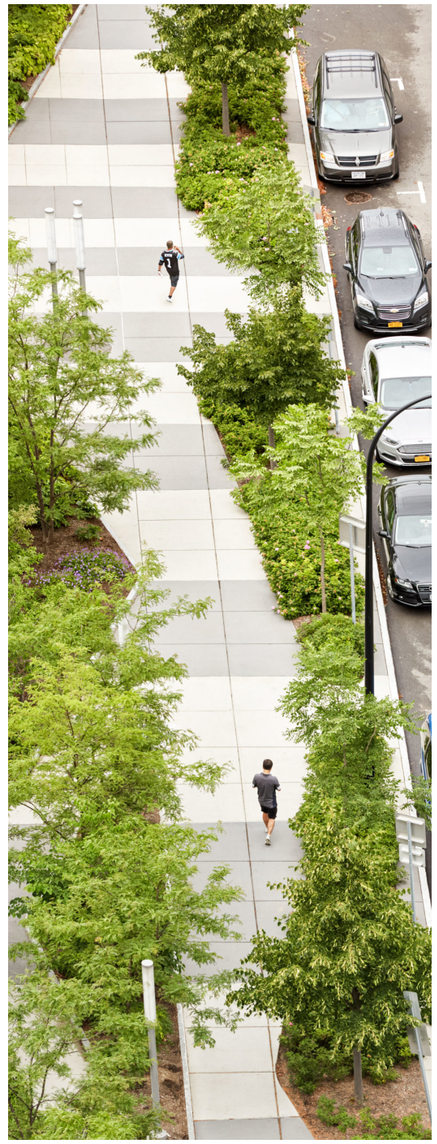
LANDSCAPE QUALITY | Landscape Response

Entertainment & Leisure Precinct (ELP)

- The ELP will present as an active, vibrant and engaging space offering a multitude of functional uses.
- A wide 6-8m central pedestrian walkway draws users into and through the space, where smaller more intimate spaces sit adjacent. These will host seating areas, play and activity spaces, sculpture and planting.
- A large multi-functional event space surfaced with turf is situated to the east of the site which will host a raft of temporary installations including an ice-skating rink during the winter months, and a Christmas tree during December.
- Large sculptural play elements referencing the sites adjacent forests and historic timber mills will be complimented with smaller more intimate spaces accommodating toddlers and teens.
- Common seating (not seating associated with proprietors) will be interspersed throughout the space.

Eaton Drive Streetscape

- Existing Marri (Corymbia calophylla) trees will be retained and integrated within the design as they will assist in establishing a 'bushland feel' to the periphery of the site.
- Concrete paths will traverse the verge spaces, winding in and amongst the existing and proposed stands of native trees, creating a 'bushland walk' to the periphery of the site. Low shrub planting will flank the paths, ensuring CPTED principles and vehicular site lines are maintained.



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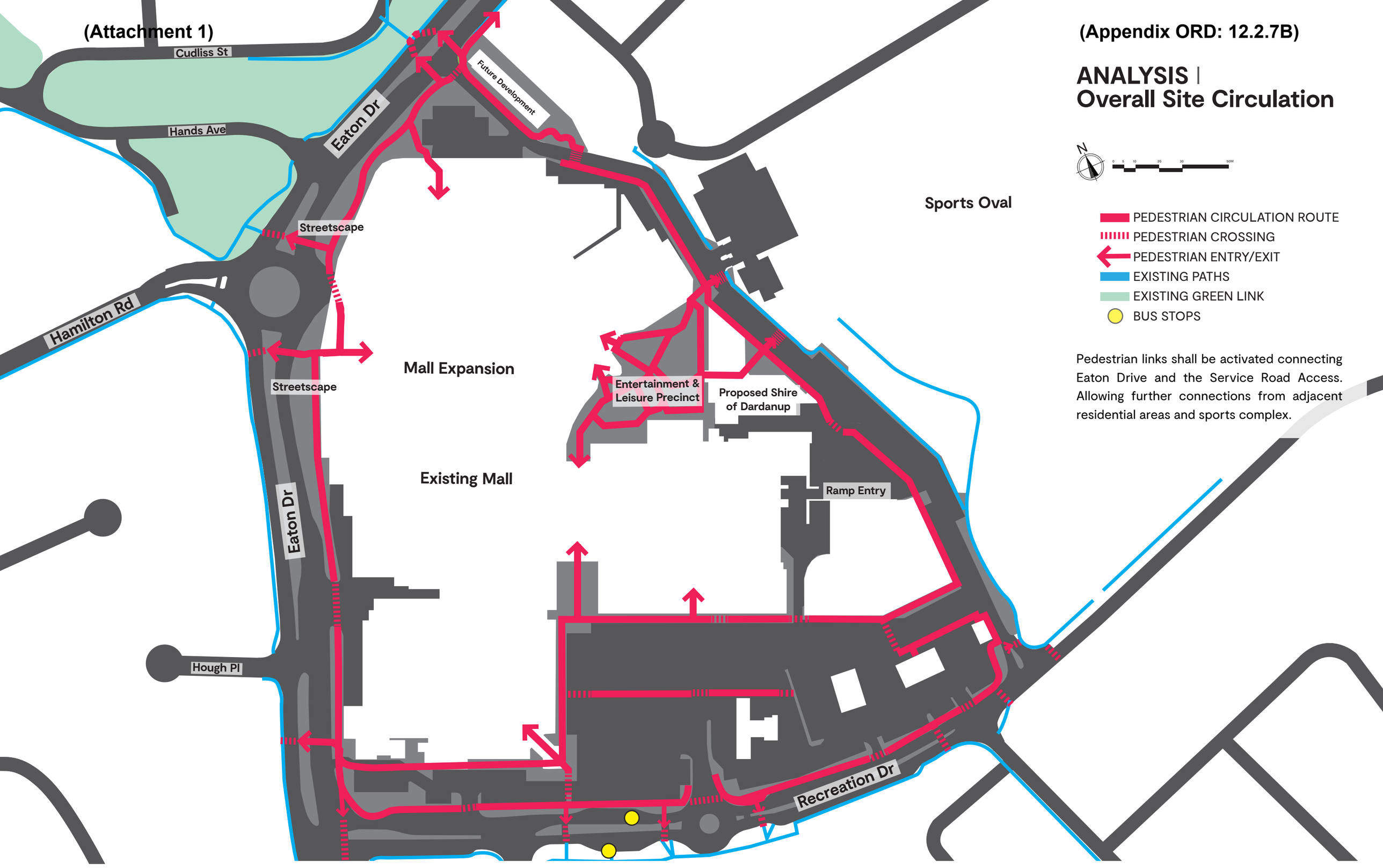
(Appendix ORD: 12.2.7B)

ANALYSIS |
Overall Site Circulation



N

0 5 10 20 30 50M

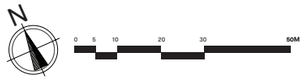
- PEDESTRIAN CIRCULATION ROUTE
- PEDESTRIAN CROSSING
- PEDESTRIAN ENTRY/EXIT
- EXISTING PATHS
- EXISTING GREEN LINK
- BUS STOPS

Pedestrian links shall be activated connecting Eaton Drive and the Service Road Access. Allowing further connections from adjacent residential areas and sports complex.

(Attachment 1)

(Appendix ORD: 12.2.7B)

ANALYSIS |
Tree Retention



- RETAINED TREES
- PROPOSED TREES
- REMOVED TREES

Cudliss St
Hands Ave
Eaton Dr
Future Development
Streetscape
Hamilton Rd
Streetscape
Mall Expansion
Sports Oval
Entertainment & Leisure Precinct
Proposed Shire of Dardanup
Existing Mall
Eaton Dr
Hough Pl
Recreation Dr

EPCAD

BUCHAN

EATON FAIR SHOPPING CENTRE
LANDSCAPE MASTERPLAN

ANALYSIS - OVERALL TREE RETENTION

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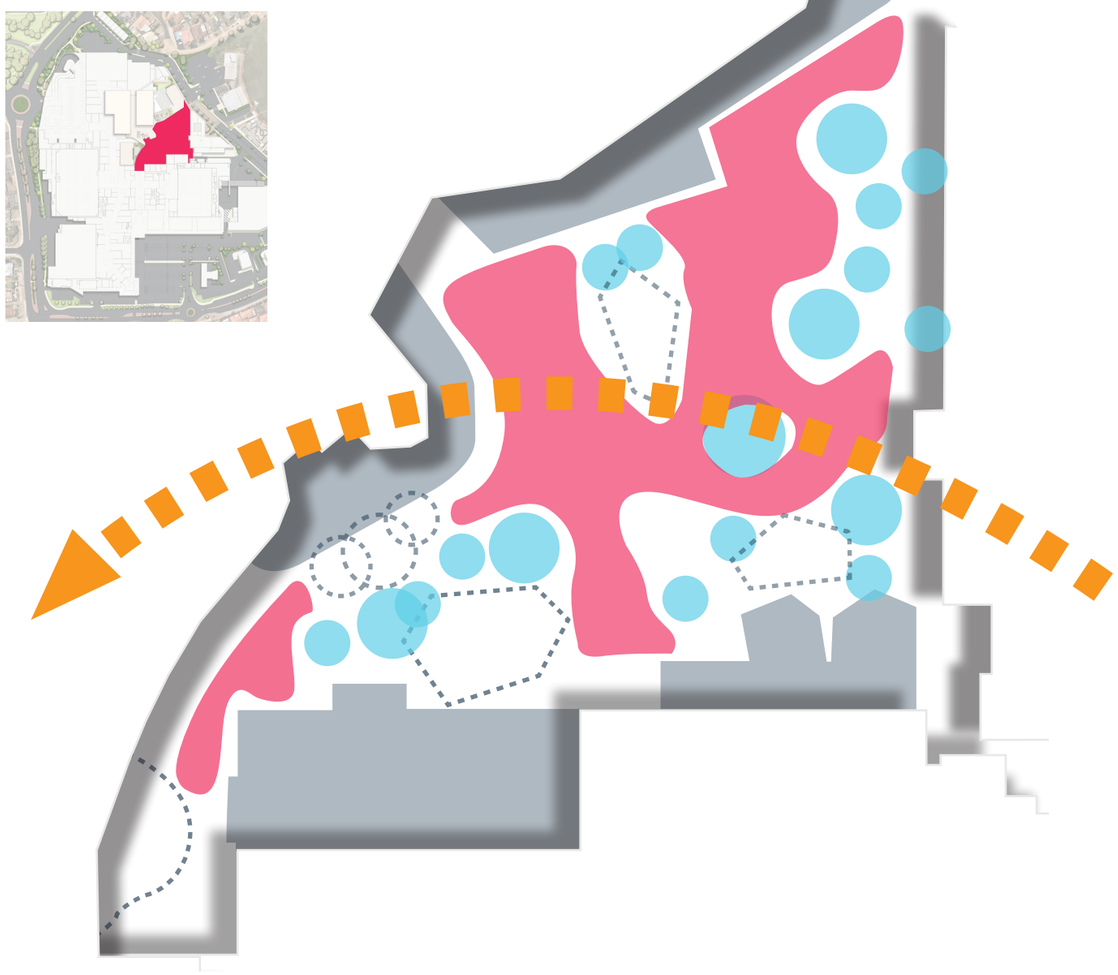
Sun and Shade to ELP

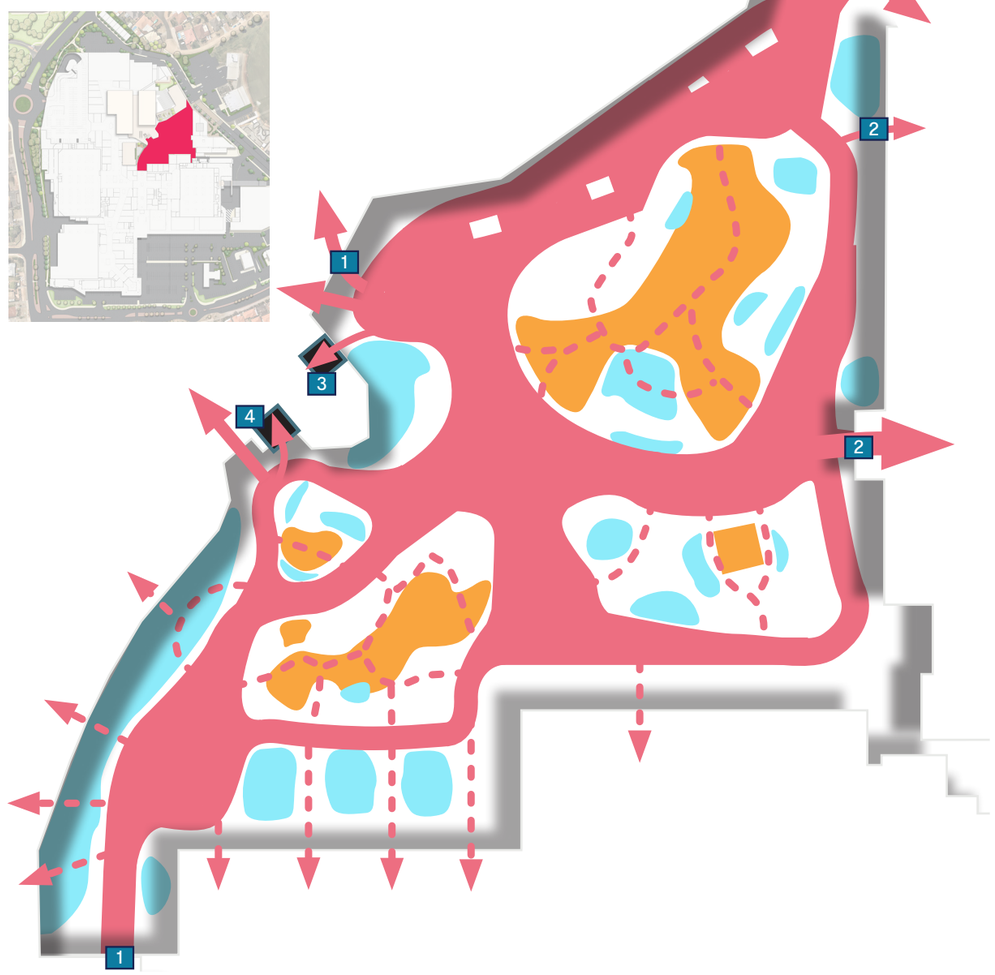


KEY PLAN

- SOLAR ACCESS AREAS
- SUN EQUIONOX PATH
- UNDERCOVER AREAS
- SHADE ELEMENTS
- TREES

Placement of activities and trees are key to maximise sun and shade within the Entertainment & Leisure Precinct.

Circulation to ELP



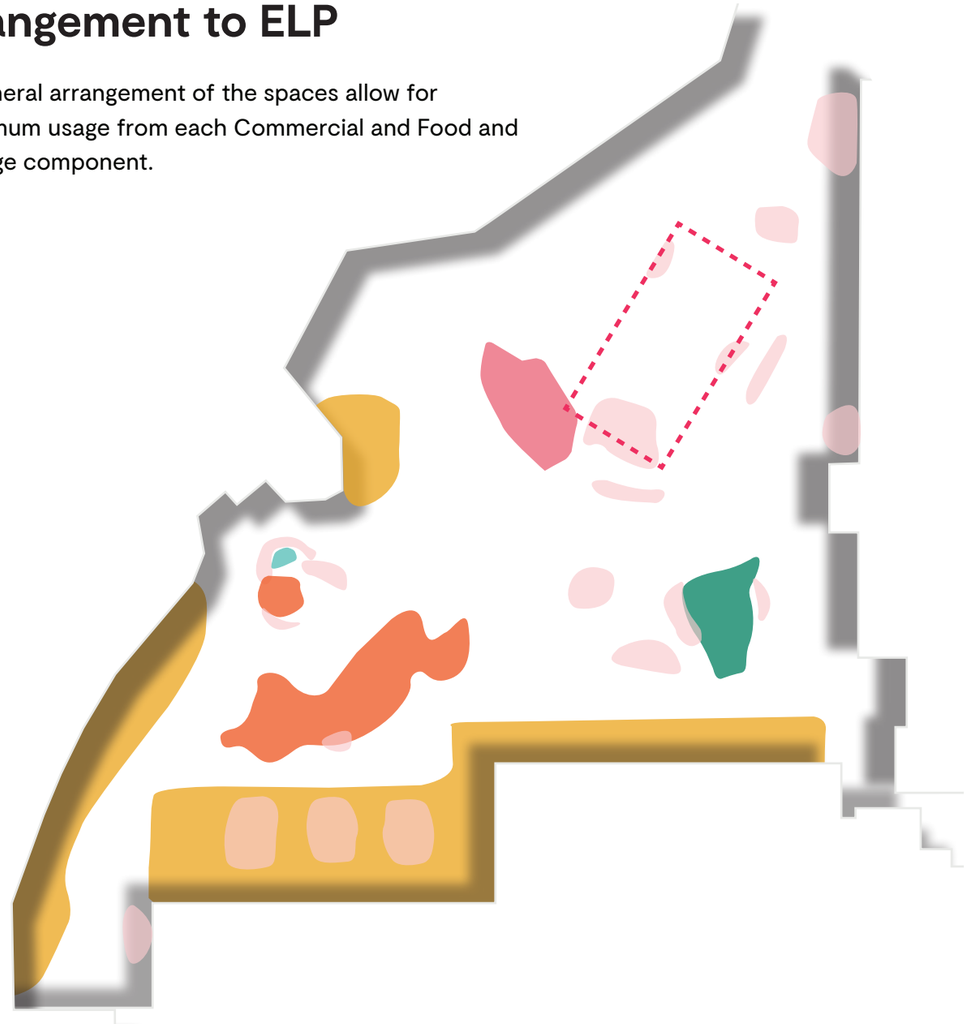
KEY PLAN

- PRIMARY
- SECONDARY
- AREAS OF ACTIVITY
- SEATING/MEETING AREAS
- ENTRY/EXIT
- 1 SHOPPING CENTRE ACCESS
- 2 COUNCIL BUILDING ACCESS
- 3 RESIDENTIAL LIFT ACCESS
- 4 ESCALATOR/LIFT

Understanding the demographic usage of the space contributes to the type of furniture, activities and ammenities that are provided for users.

Arrangement to ELP

The general arrangement of the spaces allow for maxmimum usage from each Commercial and Food and Beverage component.

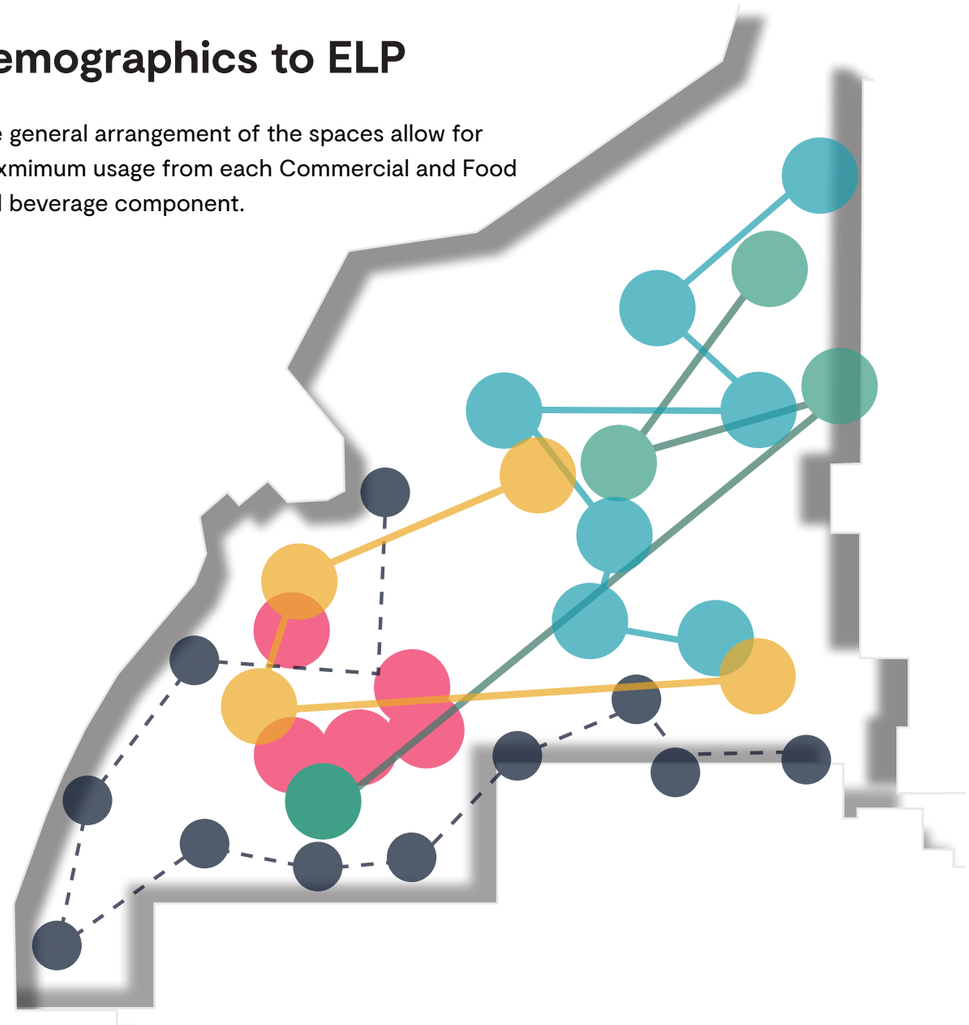


KEY PLAN

- PLAY AREAS
- CHILLOUT/YOUTH SPACE
- FOOD AND BEVERAGE/ALFRESCO
- SEATING
- STAGE
- FLEXIBLE EVENTS AREA
- WATER FEATURE

Demographics to ELP

The general arrangement of the spaces allow for maxmimum usage from each Commercial and Food and beverage component.



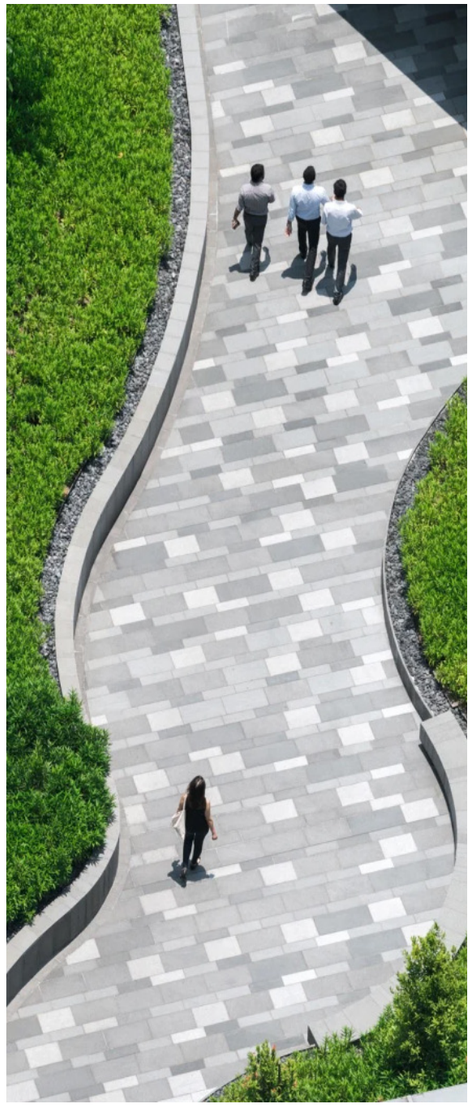
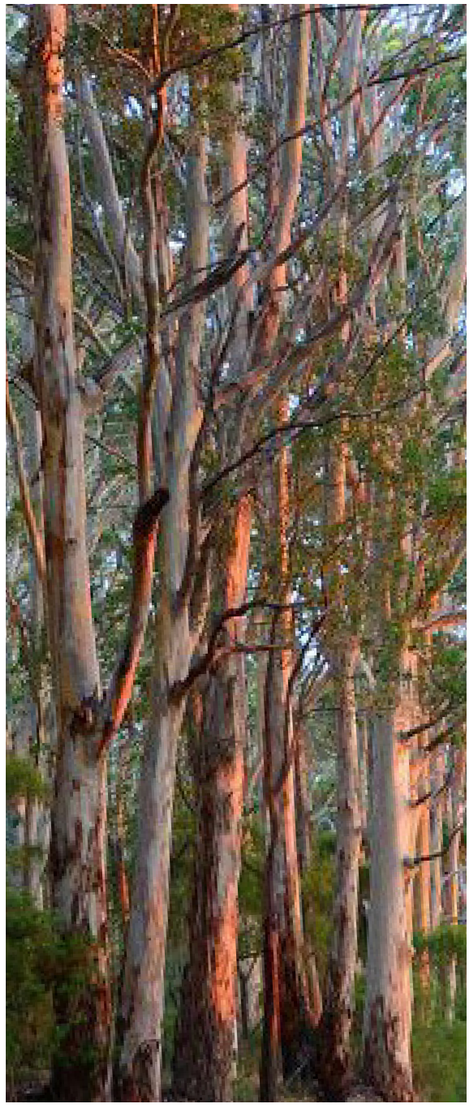
KEY PLAN

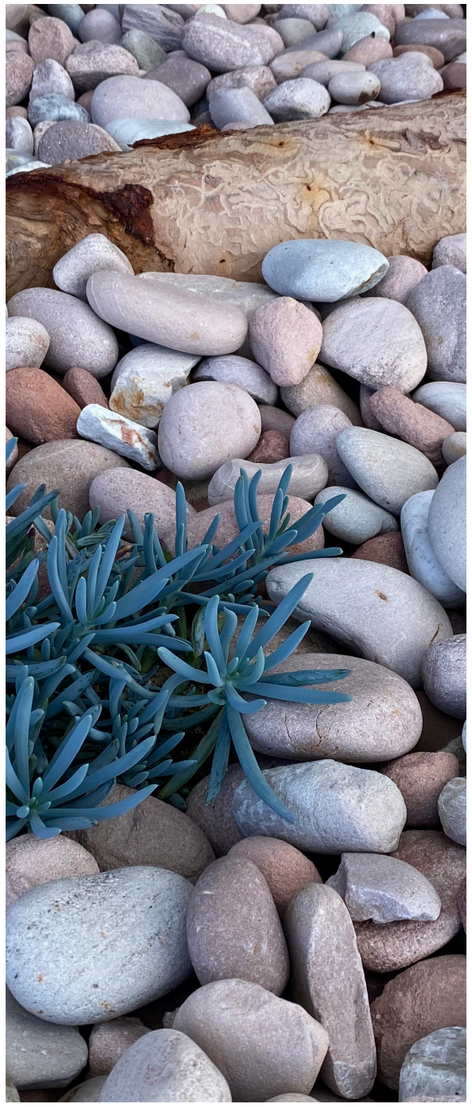
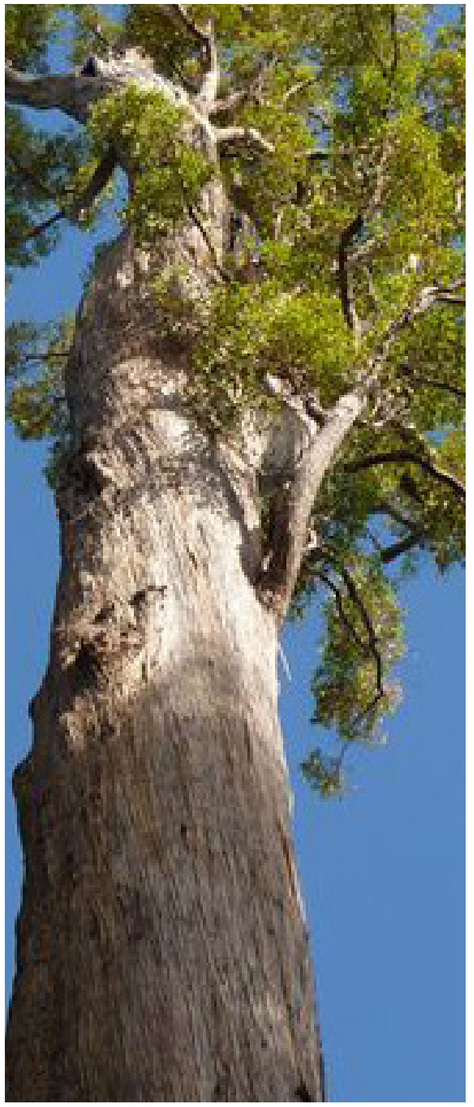
- Early Childhood: Multi capability/age Playground
- Youth: Integrated and partially private informal seating, low activity interactive pieces (Chess Board, hammock)
- Adults: Formal and Informal seating around play areas to allow easy supervision and participation
- Seniors: Inclusive seating with back and armrests, inclusive ramp to stage
- Combo: Formal alfresco seating easily modifiable to suit most arrangements

N

PLANTING PALETTE

- The palettes selected are indicative and may change based on the availability of species at the time of implementation.
- Species selection has primarily been influenced by water-wise design criteria, with low maintenance and low water usage species selected.
- Planting areas will be irrigated via a drip-system (utilising best practice irrigation guidelines) from either a mains-water supply or bore.
- Garden beds will be dressed in a variety of mulches to minimise evaporation and provide a greater aesthetic appeal.

LANDSCAPE DESIGN OUTCOME | PLANTING PALETTE | Entertainment & Leisure Precinct | Pg 1 of 2

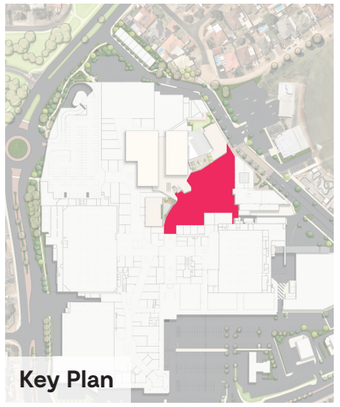
- The palette for the Entertainment & Leisure Precinct will consist of hardy, drought tolerant species with a focus on lush presentation. A greater number of exotic species will be used here, however wherever possible native species have also been used.

- There is limited opportunity for tree planting within this space and the species selected were primarily guided by the requirement that they don't drop nuts/seeds. Both an evergreen and deciduous species have been selected to ensure sunlight will infiltrate the space in winter as one loses its leaves, yet greenery will remain present on the other.

TREES

Fraxinus angustifolia oxycarpa
'Raywoodii'
Mature height - 10m
Mature width - 7m

Tristaniopsis laurina
'Kanooka Gum'
Mature height - 10m
Mature width - 6m



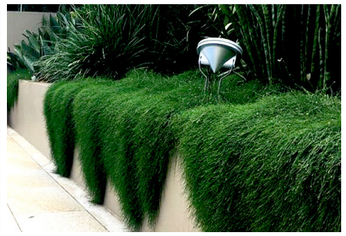
GROUND COVERS AND SHRUBS

Acacia cognata 'Mini Cog'
'River Wattle'
Mature height - 0.7~1 metre
Mature width - 1~1.5 metre

Aspidistra elatior
'Cast Iron Plant'
Mature height - 1.2m
Mature width - 1.5m

Banksia blechnifolia
'Banksia'
Mature height - 0.5m
Mature width - 2~4m

Banksia petiolaris
'Banksia'
Mature height - 0.5m
Mature width - 2~4m



Casuarina glauca 'Cousin It'
'She-oak'
Mature height - 0.1~0.2 m
Mature width - 4 1~2 m

Crassula 'Max Cook'
'Bluewaves
Mature height - 1m
Mature width - 1m

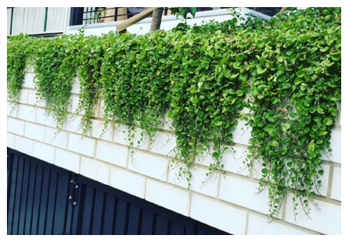
Cycas revoluta
'Sago Palm'
Mature height - 3.5m
Mature width - 2m

Dianella caerulea 'Little Jess'
'Blue Flax Lily'
Mature height - 0.6m
Mature width - 0.6m

Dianella 'Cassa Blue'
'Native Flax'
Mature height - 0.4m
Mature width - 0.5m

Dianella ensiformis 'Silver Streak'
'Silver Streak Paroo Lily'
Mature height - 0.55m
Mature width - 0.6m

Dichondra argentea 'Silver Falls'
'Silver Falls'
Mature height - 0.1m
Mature width - 1.5m



Dichondra repens
'Kidney Weed'
Mature height - 0.1m
Mature width - 1m

Ficinia nodosa
'Knobby Club Rush'
Mature height - 1m
Mature width - 1m

Hardenbergia comptoniana
'Native Wisteria'
Mature height - 0.3m
Mature width - 2m

LANDSCAPE DESIGN OUTCOME | PLANTING PALETTE | Entertainment & Leisure Precinct | Pg 2 of 2

GROUND COVERS AND SHRUBS

Hibbertia scandens
'Snake Vine'
Mature height - 0.3m
Mature width - 2m

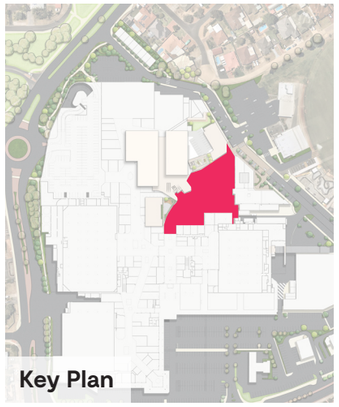
Liriope muscari 'Just Right'
'Lilyturf'
Mature height - 0.5m
Mature width - 0.5m

Lonicera heckrottii 'Goldflame'
'Honeysuckle'
Mature height - 3m~4.5m
Mature width - 0.6m~1.8m

Patersonia occidentalis
'Native Iris'
Mature height - 0.6m
Mature width - 0.5m

Philodendron 'Rojo Congo'
'Philodendron'
Mature height - 1m
Mature width - 1m

Philodendron xanadu
'Philodendron'
Mature height - 0.9m
Mature width - 0.7m



Rhaphiolepis indica 'Cosmic Pink'
'Indian Hawthorn'
Mature height - 2m
Mature width - 1.5m

Senecio serpens 'Blue Chalk Sticks' 'Blue Chalk Sticks'
Mature height - 0.6m
Mature width - 0.9m

Strelitzia reginae 'Dwarf'
'Bird of Paradise'
Mature height - 0.9m
Mature width - 0.5m

Trachelospermum jasminoides
'Chinese Star Jasmine'
Mature height - 0.6~6m
Mature width - 8m

Viola hederacea
'Native Violet'
Mature height - 0.2m
Mature width - 1m

Viola labradorica purpurea
'Labrador Violet'
Mature height - 0.1m
Mature width - 2m

Xanthorrhoea preissii
'Grass Tree'
Mature height - 4m~7m
Mature width - 2m~4m

Zamia furfuracea
'Cardboard Plant'
Mature height - 0.5m~1m
Mature width - 2m

Zamioculcas zamiifolia
'ZZ Plant'
Mature height - 0.6m
Mature width - 0.8m

LANDSCAPE DESIGN OUTCOME | PLANTING PALETTE | Activated Mezzanine

- The design of the palette for the activated mezzanine has been driven by the requirement for hardy/drought-tolerant species, capable of surviving in exposed situations (heat, wind etc.).
- Where there are suitable balcony edge planter boxes and when it is appropriate, a row of climbers/ground-cover species will be selected to spill down, creating a green cascade. This will soften the horizontal edges of the built form and add to the interest of the space.
- Where appropriate, climbing species will be located next to vertical elements or Ronstan cable systems, allowing species to grow upward and soften the space.

GROUND COVERS AND SHRUBS

Acacia cognata 'Mini Cog'
'River Wattle'
Mature height - 0.7~1 m
Mature width - 1~1.5 m

Casuarina glauca 'Cousin It'
'She-oak'
Mature height - 0.1~0.2 m
Mature width - 1~2 m

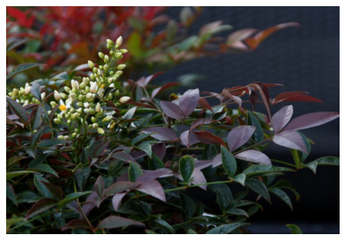
Crassula 'Max Cook'
'Bluewaves
Mature height - 1m
Mature width - 1m

Dianella ensiformis 'Silver Streak'
'Silver Streak Paroo Lily'
Mature height - 0.55M
Mature width - 0.6m

Hibbertia scandens
'Snake Vine'
Mature height - 0.3m
Mature width - 2m

Liriope muscari 'Just Right'
'Lilyturf'
Mature height - 0.5m
Mature width - 0.5m

Lomandra 'Lime Tuff'
'Mat Rush'
Mature height - 0.6m
Mature width - 0.6m



Nandina domestica 'Flirt'
'Heavenly Bamboo'
Mature height - 0.4m
Mature width - 0.5m

Senecio serpens 'Blue Chalk Sticks'
'Blue Chalk Sticks'
Mature height - 0.6m
Mature width - 0.9m

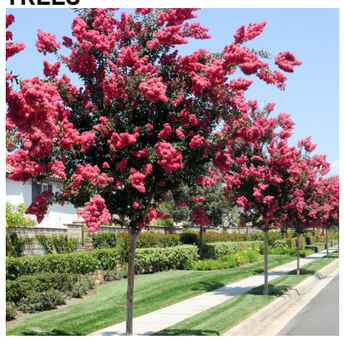
Strelitzia reginae 'Dwarf'
'Bird of Paradise'
Mature height - 0.9m
Mature width - 0.5m

Trachelospermum jasminoides
'Chinese Star Jasmine'
Mature height - 0.6~6m
Mature width - 8m

LANDSCAPE DESIGN OUTCOME | PLANTING PALETTE | Apartment Communal Spaces

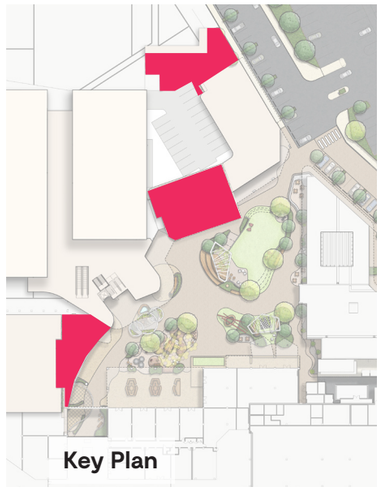
- As with the activated mezzanine, the apartment Communal Spaces planting has been driven by the requirement for hardy/drought-tolerant species, capable of surviving in exposed situations (heat, wind etc.). Additional species which can be used in everyday cooking, yet which are hardy and require little attention have also been utilsied within the palette.
- Where there are suitable balcony edge planter boxes and when it is appropriate, a row of climbers/ground-cover species will be selected to spill down, creating a green cascade. This will soften the horizontal edges of the built form and add to the interest of the space.
- Where appropriate, climbing species will be located next to vertical elements or Ronstan cable systems, allowing species to grow upward and soften the space.

TREES



Lagerstroemia indica 'Tuscarora'
'Crepe Myrtle'
Mature height - 6m
Mature width - 4m

Olea europaea 'Swanhill Seedless'
'Olive Tree'
Mature height - 4m
Mature width - 2m



GROUND COVERS AND SHRUBS

Casuarina glauca 'Cousin It'
'She-oak'
Mature height - 0.1~0.2 m
Mature width - 1~2 m

Crassula 'Max Cook'
'Bluewaves
Mature height - 1m
Mature width - 1m

Hibbertia scandens
'Snake Vine'
Mature height - 0.3m
Mature width - 2m

Lomandra 'Lime Tuff'
'Matt Rush'
Mature height - 0.5m
Mature width - 0.5m

Nandina domestica 'Flirt'
'Heavenly Bamboo'
Mature height - 0.4m
Mature width - 0.5m

Origanum vulgare
'Oregano'
Mature height - 0.5m
Mature width - 1m

Rosmarinus officinalis 'Prostratus'
'Rosemary'
Mature height - 0.6m
Mature width - 0.9m

Senecio serpens 'Blue Chalk Sticks'
'Blue Chalk Sticks'
Mature height - 0.6m
Mature width - 0.9m

Strelitzia reginae 'Dwarf'
'Bird of Paradise'
Mature height - 0.9m
Mature width - 0.5m

Thymus vulgaris
'Thyme'
Mature height - 0.3m
Mature width - 0.3m

LANDSCAPE DESIGN OUTCOME | PLANTING PALETTE | Periphery | Pg 1 of 2

- To ensure the development amalgamates with the surrounding Reserves and POS (many of which contain native vegetation), the palette for the periphery of the site will consist of Australian native species the majority of which are endemic to the southwest of Western Australia.

- Many of the species selected are either low ground covers or shrubs (to 600mm height). These will predominantly be planted in mixes to assist in creating a 'bushland feel' and which lend themselves to similar maintenance requirements. Several medium sized screening shrubs have also been selected which will be used up against the built form to screen the development. This will ensure CPTED principles are adhered to and sight lines for vehicles are not inhibited. The tree species selected are all natives varying from approx. 3-40m and will be arranged in accordance with their mature sizes and predetermined visibility of the building facade.

TREES

Corymbia calophylla
'Marri'
Mature height - 15m
Mature width - 8m

Corymbia ficifolia 'Baby Orange'
'Flowering Gum'
Mature height - 3~4m
Mature width - 2~3m

Corymbia maculata
'Spotted Gum'
Mature height - 45m
Mature width - 12~15m

Eucalyptus erythrocorys
'Red Capped Gum'
Mature height - 3~7m
Mature width - 2~6m

Eucalyptus gomphocephala
'Tuart'
Mature height - 10~40m
Mature width -15m

Eucalyptus torquata
'Coral Gum'
Mature height - 6m
Mature width -3m

Eucalyptus victrix
'Little Ghost Gum'
Mature height - 5m~6m
Mature width -4m

Hakea laurina
'Pincushion Hakea'
Mature height - 2.5~6m
Mature width - 2~5m

GROUND COVERS AND SHRUBS

Anigozanthos manglesii
'Red and Green Kangaroo Paw'
Mature height - 1m
Mature width - 1m

Banksia blechnifolia
'Banksia'
Mature height - 0.5m
Mature width - 2~4m

Banksia petiolaris
'Banksia'
Mature height - 0.5m
Mature width - 2~4m

Callistemon 'Little John'
'Bottlebrush'
Mature height - 1m
Mature width - 1m

Callistemon viminalis 'Slim'
'Bottlebrush''
Mature height - 1.5m~3m
Mature width - 0.6m~1.3m

Calothamnus quadrifidus 'Prostrate' 'One Sided Bottlebrush'
Mature height - 0.8m
Mature width - 2m

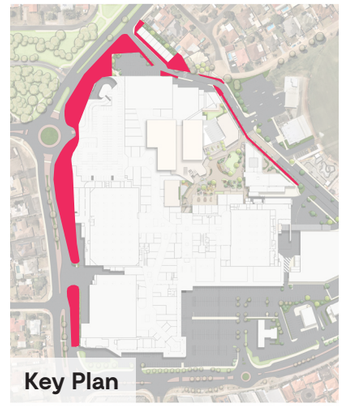
Chrysocephalum apiculatum
'Common Everlasting'
Mature height - 0.3m
Mature width - 1m

Conostylis aculeata
'Prickly Conostylis'
Mature height - 0.6m
Mature width - 1m

Conostylis candicans
'Grey Cottonheads'
Mature height - 0.3m
Mature width - 0.5m

Dampiera diversifolia
'Dampiera'
Mature height - 0.4m
Mature width - 1m

LANDSCAPE DESIGN OUTCOME | PLANTING PALETTE | Periphery | Pg 2 of 2



GROUND COVERS AND SHRUBS

Dampiera linearis 'Colbolt Mound' 'Dampiera'
Mature height - 0.3m
Mature width - 0.5m

Dianella caerulea 'Little Jess'
'Blue Flax Lily'
Mature height - 0.6m
Mature width - 0.6m

Dianella 'Cassa Blue'
'Native Flax'
Mature height - 0.4m
Mature width - 0.5m

Dryandra nivea
'Honeypot Dryandra'
Mature height - 0.3m
Mature width - 1m

Eremaea pauciflora
'Orange-fruited Eremaea'
Mature height - 0.4m
Mature width - 4m

Eremophila drummondii x nivea 'Drummond's Eremophila'
Mature height - 1.5m
Mature width - 1m

Eremophila glabra 'Kalbarri Carpet' 'Emu Bush'
Mature height - 0.2m
Mature width - 2m

Ficinia nodosa
'Knobby Club Rush'
Mature height - 1m
Mature width - 1m

Grevillea crithmifolia 'Little Crith'
'Little Crith'
Mature height - 1m
Mature width - 1m

Grevillea obtusifolia 'Gin Gin Gem' 'Grevillea'
Mature height - 0.5m
Mature width - 3m

Grevillea thelemanniana 'Mini Marvel' 'Spider Net Grevillea'
Mature height - 0.3m
Mature width - 1m

Hemiandra pungens
'Snake Bush'
Mature height - 0.3m
Mature width - 1m

Hibbertia scandens
'Snake Vine'
Mature height - 0.3m
Mature width - 2m

Myoporum parvifolium pupurea 'Boobialla'
Mature height - 0.3m
Mature width - 3m

Patersonia occidentalis
'Native Iris'
Mature height - 0.6m
Mature width - 0.5m

Scaevola 'Purple Fanfare'
'Scaevola'
Mature height - 0.3m
Mature width - 1.5m

Thryptomene saxicola 'Pink Lace' 'Pink Thryptomene'
Mature height - 0.5m
Mature width - 1m

Verticordia densiflora 'Pink Feather-flower' 'Compacted Feather-flower'
Mature height - 1m
Mature width - 1m

Westringia 'Low Horizon'
'Coastal Rosemary'
Mature height - 0.3m
Mature width - 0.7m

Xanthorrhoea preissii
'Grass Tree'
Mature height - 4m~7m
Mature width - 2m~4m

Material Palette

Timber grain

Wood textures

Wood textured pavers

Log stack

Log stack feature wall

Themed walls

Wood slats to seats

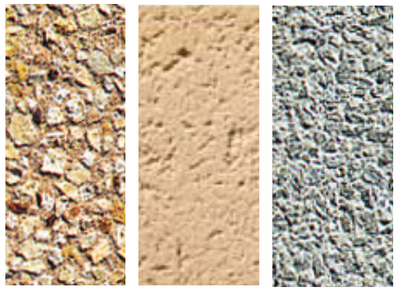
Vertical log sculpture

Corten steel

Over Hanging Plants

Lawn

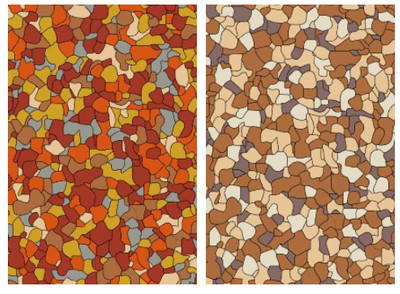
Exposed aggregate & turf edge


Exposed aggregate finish

Honed concrete

Stone gravel

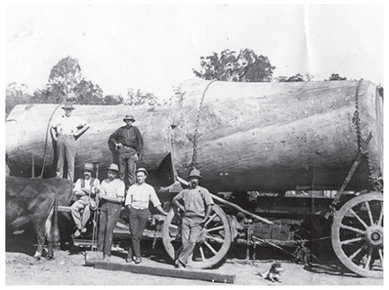
Rendered planter walls


Softfall grain mix

Softfall orbs

The materials, textures and colours used throughout the site will again reference and draw inspiration from the surrounding landscape, forests and historic timber mills within the greater area.

INSPIRATIONAL MOOD BOARD | Page One of Two



Log wagon inspiration

Log wagon inspiration

Wooden carriage

Log wagon inspiration

Log wagon inspiration

Themed play

Vertical log screening

Coloured logs

Outdoor Giant Chess

Performance space

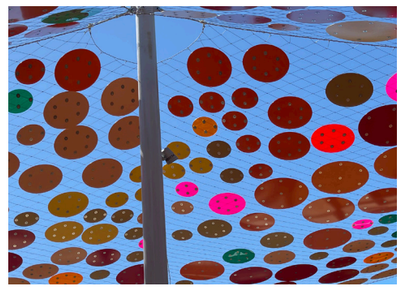
Canopy Inspiration

Themed play

Toddlers play space

Trampoline

Overhanging plants & boulders



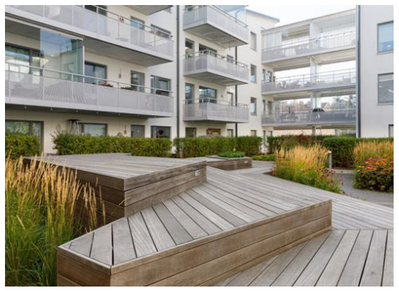
Canopy inspiration

Canopy inspiration

Canopy inspiration

INSPIRATIONAL MOOD BOARD | Page Two of Two

Sloped turf


Wooden deck

Softfall play

Sun lounges

Beach chairs

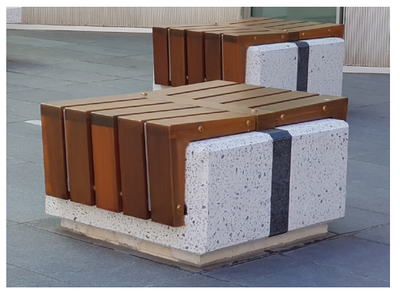
Sun lounge with table

Bean bag seating

Tree grilles

Hanging gardens

Gravel patterns


Wood slat seats

Street furniture

Iconic sculpture

Tree shaped shelters

Seating with planting

Custom seating edges

Natural rock seating

Sleek modern seating edge

(Attachment 1)

(Appendix ORD: 12.2.7B)

OVERALL MASTERPLAN | Entertainment & Leisure Precinct and Eaton Drive Streetscape

- EXTENT OF WORKS
- EXISTING TREES
- PROPOSED SMALL, MEDIUM & LARGE TREES
- PROPOSED SHRUBS
- PROPOSED TURF

Existing Green Link
Cudliss St
EXISTING TURF
Existing Green Link
Hands Ave
Existing Green Link
Eaton Drive
Future Development
Sports Oval
Streetscape
Hamilton Rd
Streetscape
Mall Expansion
Entertainment & Leisure Precinct
Proposed Shire of Dardanup
Skate Park & Playground
Existing Mall
Automatic Doors
Ramp Entrance
Hough Pl
Eaton Drive
Recreation Dr

EPCAD

BUCHAN

EATON FAIR SHOPPING CENTRE
LANDSCAPE MASTERPLAN

ENTERTAINMENT & LEISURE PRECINCT AND EATON DRIVE OVERALL

N

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MASTERPLANS | Entertainment & Leisure Precinct

- Extent of works
- 1 Pedestrian entry from the service access road and street parking.
- 2 Events Space - Mix of real turf and paved seating areas. Low shrubs slope to the edge of the Shire Building.
- 3 Raised Stage with hanging garden trellis.
- 4 Paved area to Event Space accessed by a 1:21 walkway.
- 5 Proposed Shire of Dardanup Council Building.
- 6 Xeriscape landscape to the building edge of the Shire Building. Creating a low maintenance landscape edge with mixed bands of gravel and riverstone. Corten edge strips create a tiering elevation to the base of the wall. Accent waterwise plants dot the organic formed bands of the space.
- 7 Entrance to Shire of Dardanup Council Building from the ELP.
- 8 Timber seating with back and arm rest to edge of low planter walls.
- 9 Sculptural clock tower. The LED pole will also cast a variety of patterns, creating a dynamic form of modern moving art.
- 10 Turf with seating furniture or bean bags for resting and chilling out.
- 11 Chillout Zone. A space for hanging out on bean bags, sun lounges and chairs provide a space to hang with your friends. An outdoor large chess board provides additional activity. A hanging garden trellis provides shade and comfort within area.
- 12 Tree Trunk Pole Sculptural Play - Creating an abstracted form of the local timber forests, allowing children to weave around the poles. Ambient lighting can be integrated to the poles and tree trunk creating a subtle glow of fireflies at night.
- 13 Tree Grove Cubby - A sculptural tree with a seating area for children and parents. The tree is surrounded by stepping logs and seating tree trunks. Children can also access the inside of the tree with viewing holes that create whimsical play to enhance imagination. The tree canopy roof shall be a leaf and branch pattern on perforated steel mesh and horizontal ronstan cables span the roof to allow for climbing plants to naturally flow downwards. A gurgle of water can be heard nearby creating a serene hangout space.
- 14 Outdoor Alfresco area for the Food and Beverage units.
- 15 Log Wagon Playground - Creating a bespoke playground by using the forms of the Log Wagons that used to pull the large logs within the area of Eaton. Climbing nets, slides and a wooden sculptural horse create the central play piece of the ELP.
- 16 Saplings Corner - A small play space for toddlers with animal rockers, trampolines and obstacle courses. The play space will be surrounded with lush garden spaces and timber seating.
- 17 Escalator/Lift access to the Cinemas/gym and private access to apartments.
- 18 Entrance to the Shopping Centre.
- 19 Large shade trees - 10m height max.
- 20 Small trees.
- 21 Alfresco area for Shire use.
- 22 Large overhead Media Screen.
- 23 Tavern Mezzanine Balcony

EPCAD

BUCHAN

EATON FAIR SHOPPING CENTRE
LANDSCAPE MASTERPLAN

ENTERTAINMENT & LEISURE PRECINCT MASTERPLAN

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(Attachment 1)

(Appendix ORD: 12.2.7B)

Eaton Drive

Eaton Drive

MASTERPLAN |
Eaton Drive Streetscape

N

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- EXTENT OF WORKS
- 1 EXISTING TREES
- 2 TREE & LOW GROUNDCOVER SHRUB PLANTING
- 3 SHOPPING CENTRE ENTRANCE/EXIT
- 4 FOOTPATH
- 5 ANTICIPATED ROAD CROSSING LOCATION
- 6 SCREENING SHRUB TO WALL
- 7 SEATING
- 8 UNDERCOVER PARKING
- 9 SIGNAGE
- 10 DRAINAGE WITH EXISTING TREES
- 11 FUTURE DEVELOPMENT
- 12 CLIMBING PLANTS TO VERTICAL CABLE
- 13 ENTERTAINMENT & LEISURE PRECINCT
- 14 20M SIGNAGE PYLON INDICATIVE LOCATION

EPCAD

BUCHAN

EATON FAIR SHOPPING CENTRE
LANDSCAPE MASTERPLAN

EATON DRIVE MASTERPLAN

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SECTIONS | Streetscape

0 1 2 4 6

SCALE 1:100 on A3

Section 1

Section 2

EPCAD

BUCHAN

EATON FAIR SHOPPING CENTRE
LANDSCAPE MASTERPLAN

SECTIONS : STREETSCAPE

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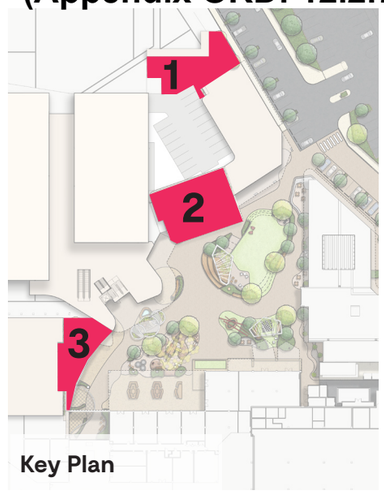
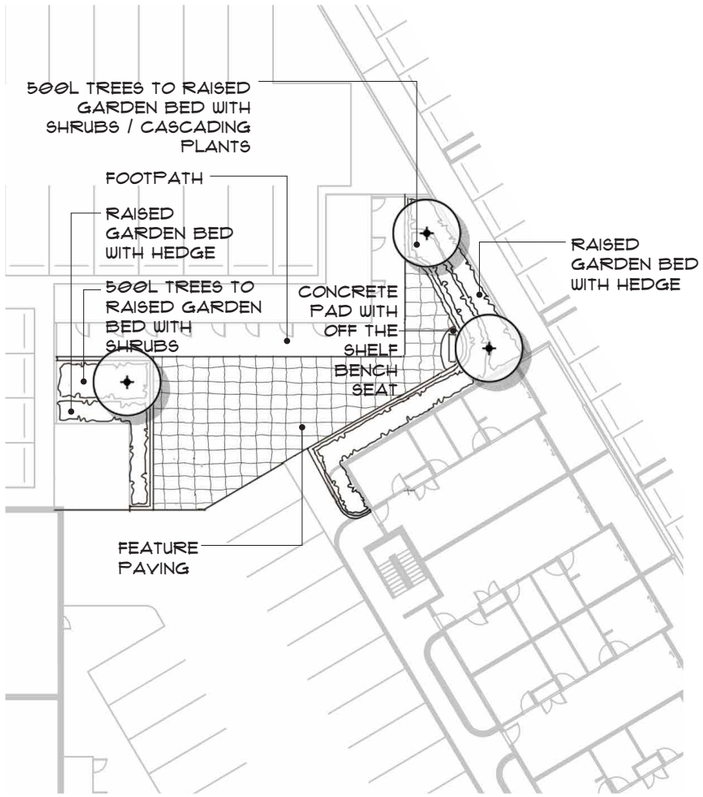
(Attachment 1)

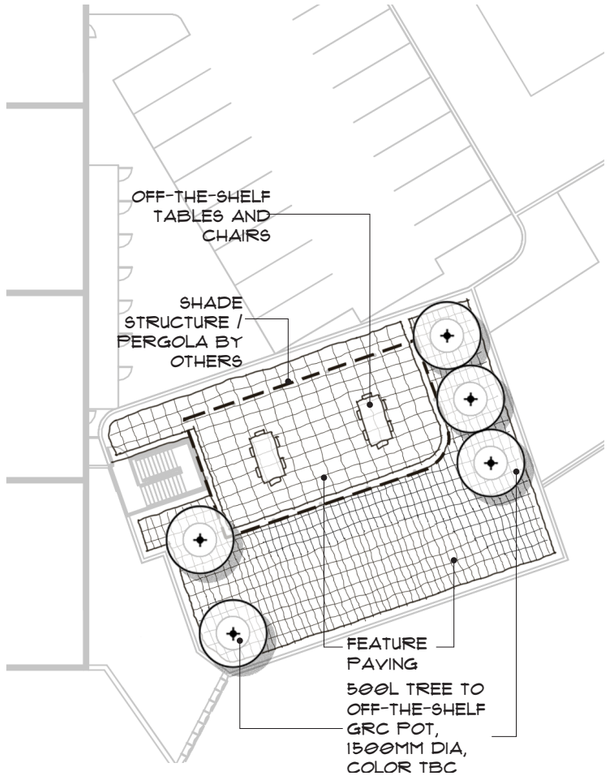
MASTERPLAN |
Apartment Communal Spaces

(Appendix ORD: 12.2.7B)

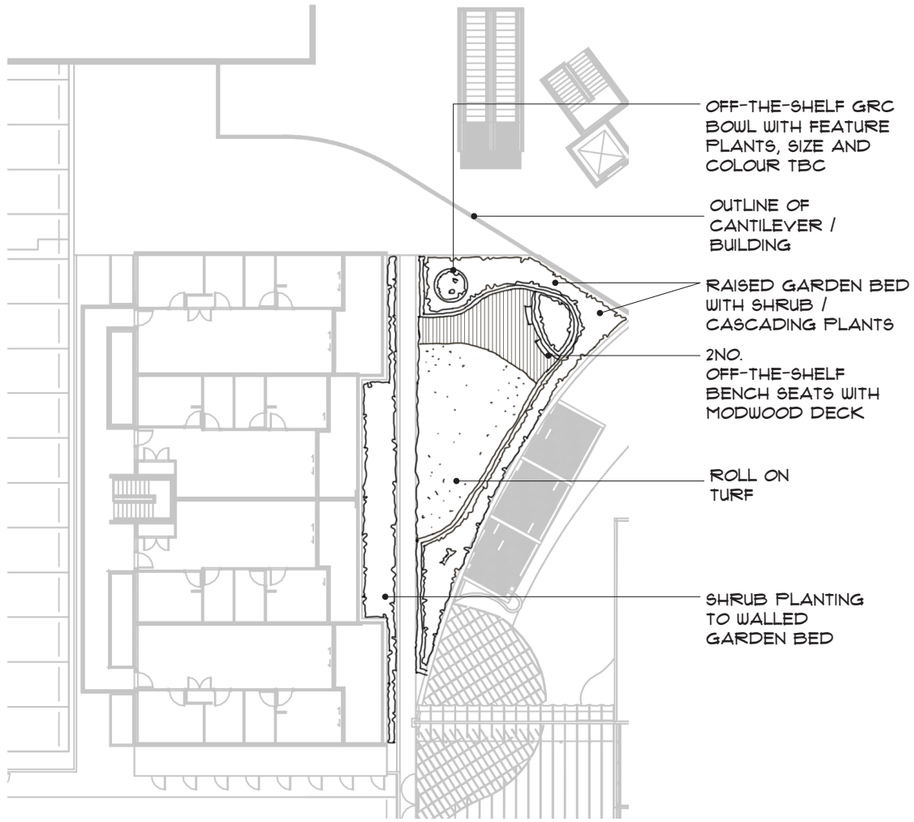




APARTMENT COMMUNAL SPACE 1 -
RESIDENTIAL ABOVE COUNCIL DRIVE - LV 1
CONCEPT SKETCH



APARTMENT COMMUNAL SPACE 2
RESIDENTIAL ABOVE COUNCIL DRIVE - ROOFTOP
CONCEPT SKETCH



APARTMENT COMMUNAL SPACE 3
RESIDENTIAL ABOVE ELP - LV1
CONCEPT SKETCH

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BUCHAN

EATON FAIR SHOPPING CENTRE
LANDSCAPE MASTERPLAN

ARTISTS IMPRESSION

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(Attachment 1)

ARTISTS IMPRESSION | Log Wagon Playground

Key Plan

(Appendix ORD: 12.2.7B)

Softfall Rubber Play

The focal point of this play space will be a large horse drawn cart stacked high with timber logs, harkening back to the forestry and timber mills within the greater area. This bespoke play space incorporates climbing nets, slides and a wooden sculptural horse.

(Attachment 1)

ARTISTS IMPRESSION | Tree Grove Cubby

Key Plan

(Appendix ORD: 12.2.7B)

Hanging plants

Tree Grove Cubby - A sculptural tree with a seating area for children and parents. The tree is surrounded by stepping logs and seating tree trunks. Children can also access the inside of the tree with viewing holes that create whimsical play to enhance imagination. The tree canopy roof shall be a leaf and branch pattern on perforated steel mesh and horizontal ronstan cables span the roof to allow for climbing plants to naturally flow downwards. A gurgle of water can be heard nearby creating a serene hangout space.

(Attachment 1)

(Appendix ORD: 12.2.7B)

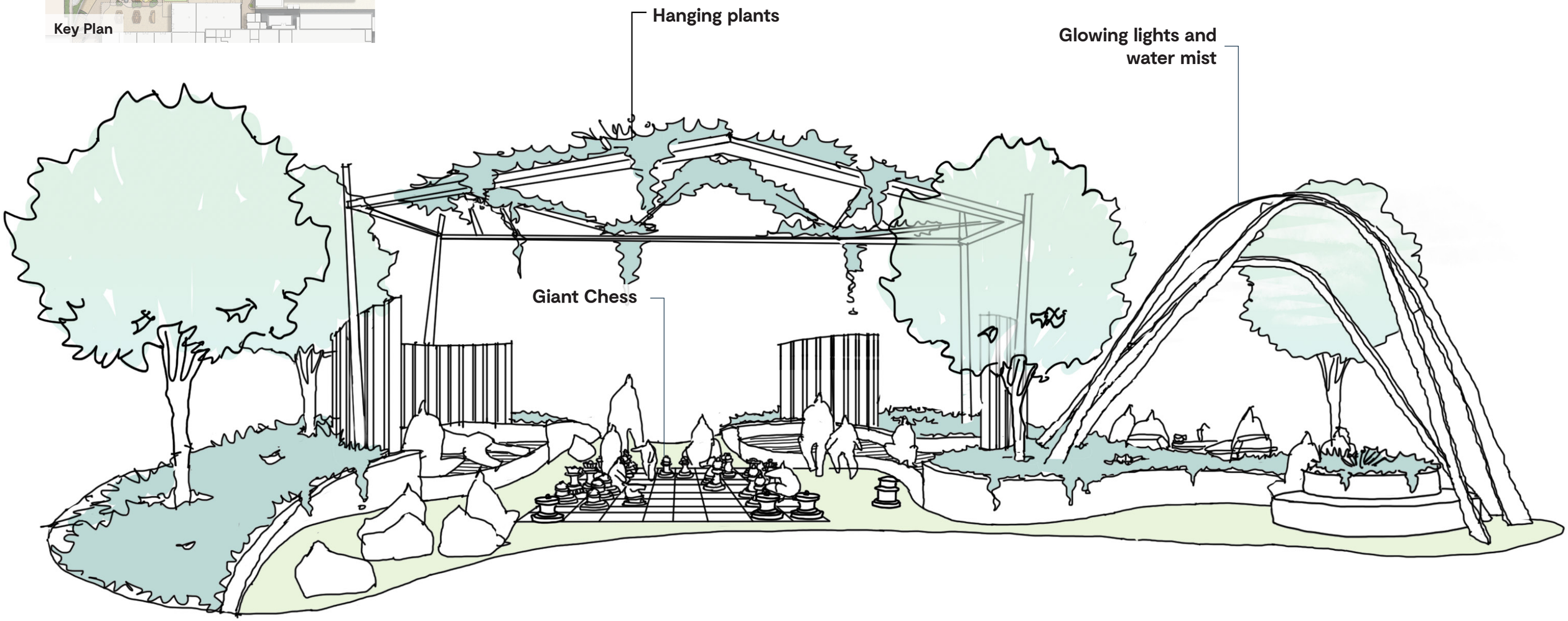
ARTISTS IMPRESSION |
Iconic Sculpture with Seating

Iconic Sculpture with glowing strip lights and water mist. Continuing the red sculpture located in front of the old shopping centre and working with an artist, we can bring the sculpture to life by introducing a glow of light and a mist of water within a staged space.

(Attachment 1)

(Appendix ORD: 12.2.7B)

ARTISTS IMPRESSION | Chillout Zone

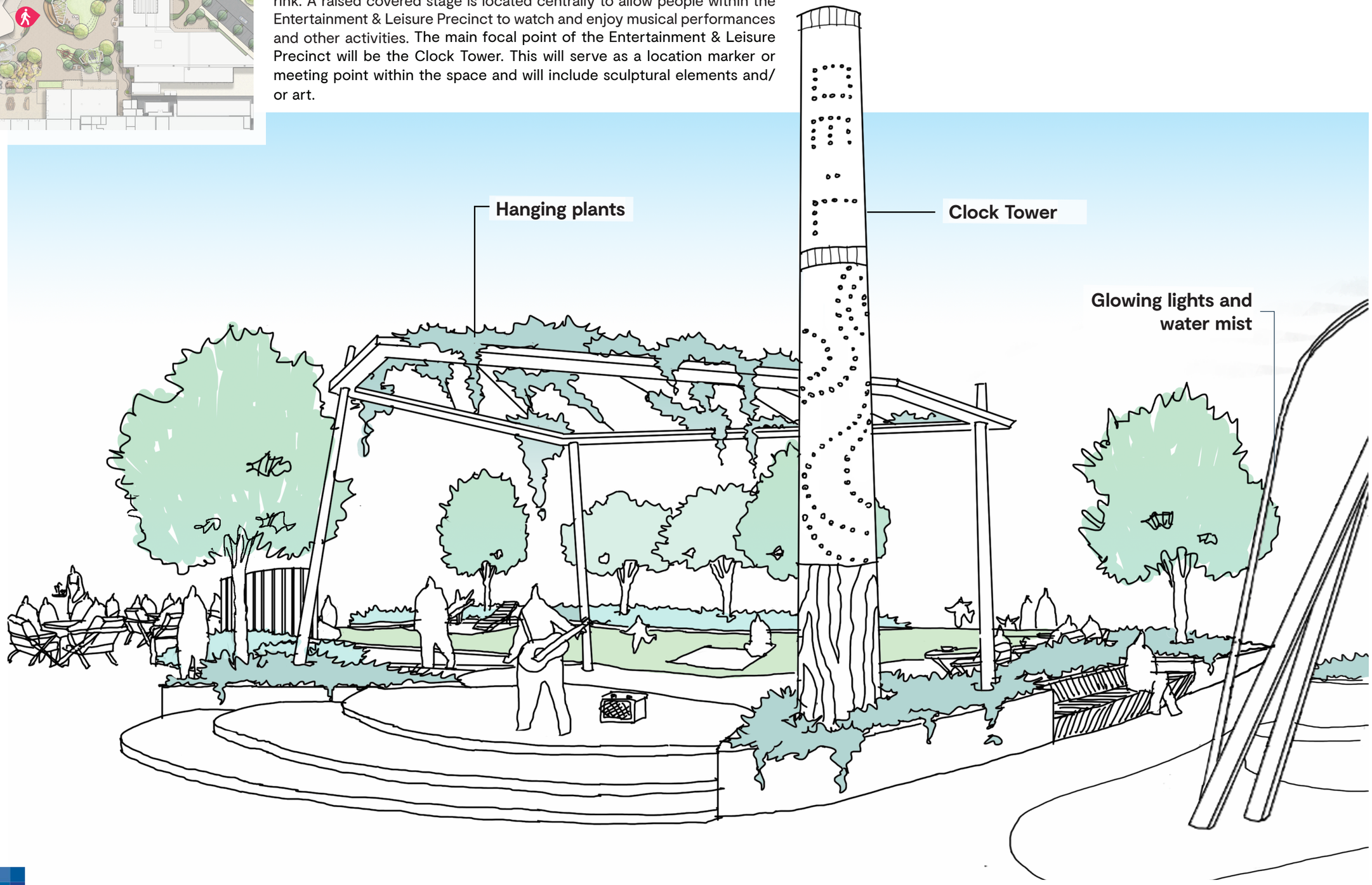


Chillout Zone. A space for hanging out on bean bags, sun lounges and chairs provide a space to hang with your friends. An outdoor giant chess set fixture provides another fun activity. A hanging garden trellis provides shade and comfort within area.

ARTISTS IMPRESSION |
Events Space and Clock Tower

Key Plan

The Event Space is a multi-purpose area for performances and annual events. During winter, the space can be converted into an ice skating rink. A raised covered stage is located centrally to allow people within the Entertainment & Leisure Precinct to watch and enjoy musical performances and other activities. The main focal point of the Entertainment & Leisure Precinct will be the Clock Tower. This will serve as a location marker or meeting point within the space and will include sculptural elements and/ or art.



(Attachment 1)

(Appendix ORD: 12.2.7B)

EATON FAIR SHOPPING CENTRE

Appendix 7:
Transport Impact Assessment, including Parking Study

(Attachment 1) **(Appendix ORD: 12.2.7B)**

Stantec

Eaton Fair Shopping Centre

Transport Impact Assessment

1 March 2023

Prepared for:

Citygate Properties Pty Ltd

Prepared by:

Stantec

Project Ref: 304900947

Revision: B

(Attachment 1) **(Appendix ORD: 12.2.7B)**

Revision	Description	Author		Quality Check		Independent Review	
A	For Issue		TB		BS		RJC
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1.0 INTRODUCTION

1.1 BACKGROUND

Cardno now Stantec has been commissioned by Citygate Properties Pty Ltd (the Client) to prepare a Transport Impact Assessment (TIA) for the proposed redevelopment of Eaton Fair Shopping Centre, located at 2 Recreation Drive, Eaton (the Site).

This report aims to assess the impacts of the proposed development on the adjacent road network, with a focus on traffic operations, circulation, and car parking requirements.

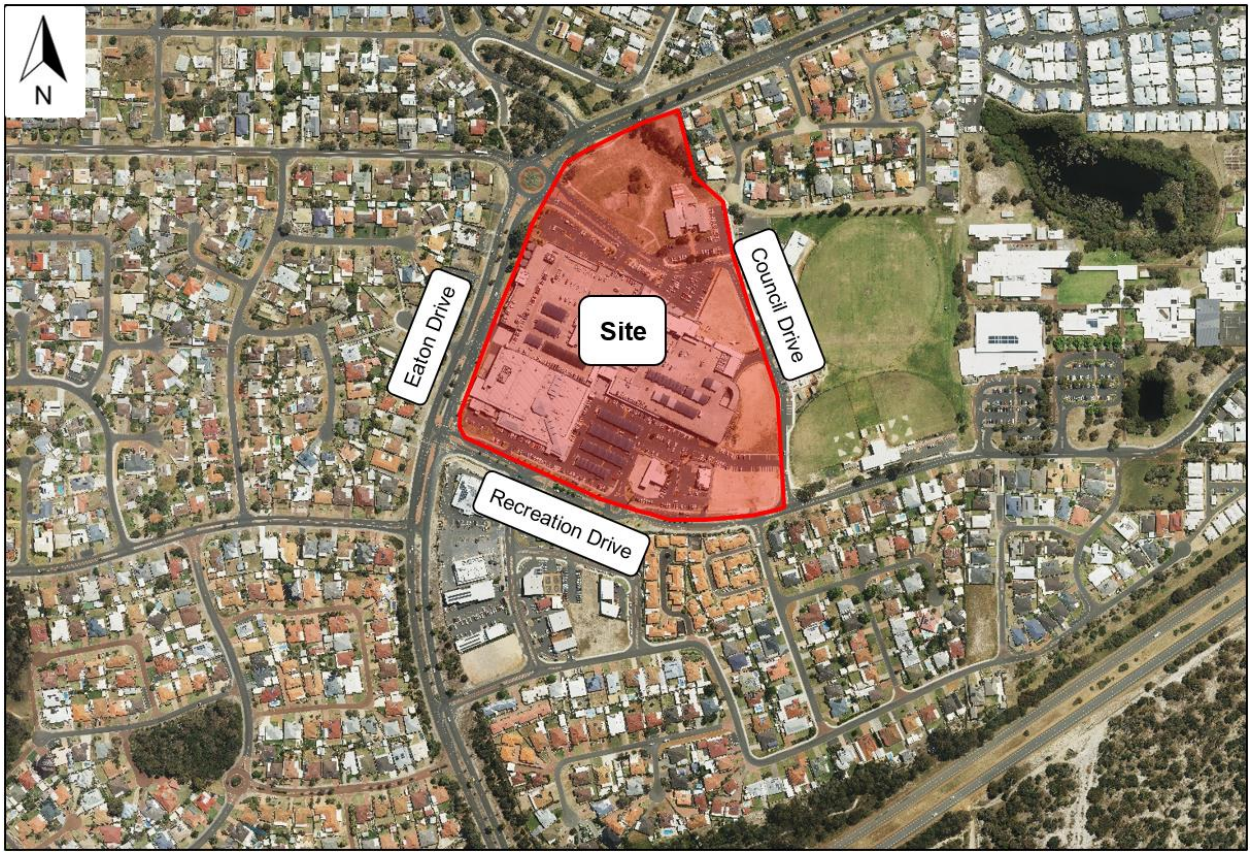
This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016)* and the checklist is included in **Appendix A**.

2.0 EXISTING SITE CONTEXT

2.1 SITE LOCATION

Eaton Fair Shopping Centre is located at 2 Recreation Drive, Eaton within the Shire of Dardanup. The Site is bound by Eaton Drive to the north and west, Council Drive to the east and Recreation Drive to the south. The subject site is a shopping centre which is surrounded by residential development to the north and west, a Recreational Centre to the east and mixed commercial development to the south. An aerial image of the Site is shown in **Figure 1**.

Figure 1 Site Location



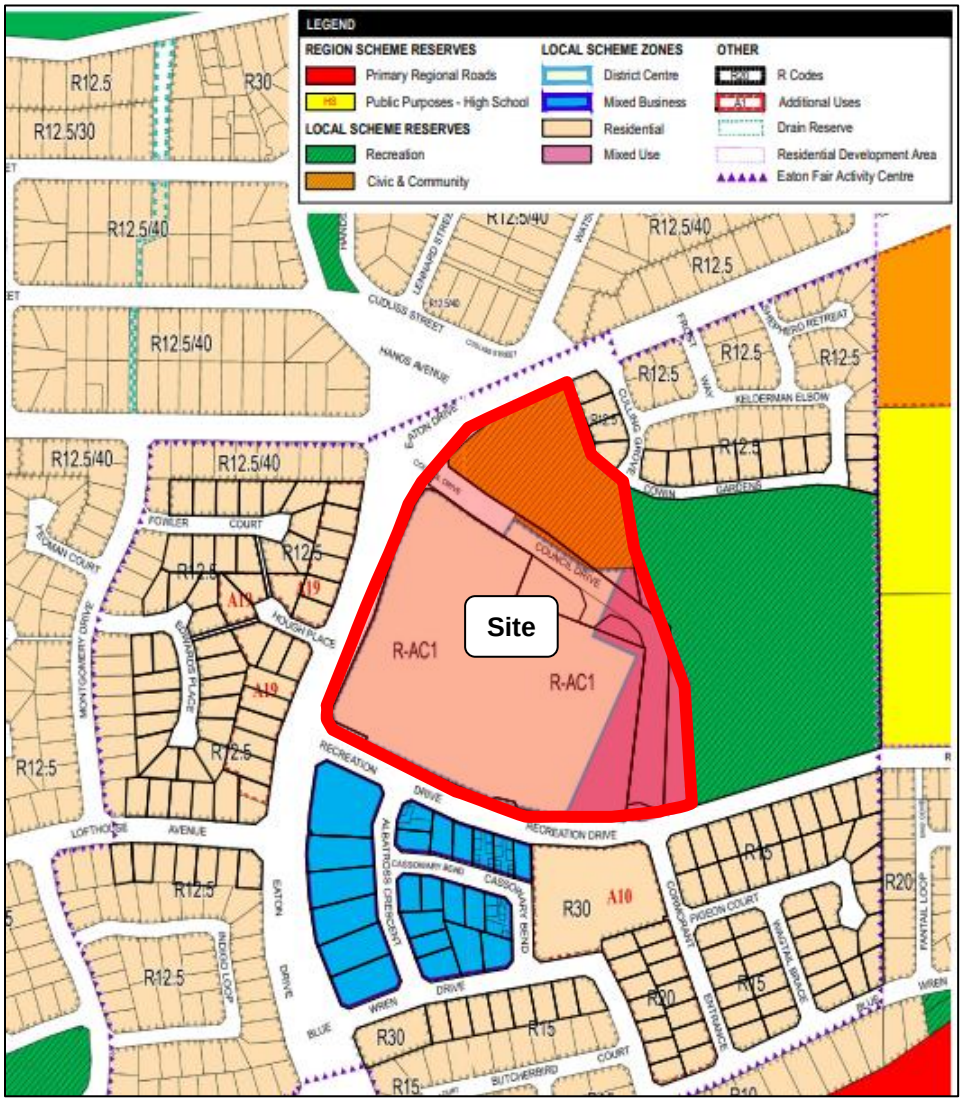
Source: Metromap (2022)

2.2 SURROUNDING LAND USE

According to the *Shire of Dardanup Town Planning Scheme No. 3*, the Site is zoned as a 'district centre', 'mixed use' and 'civic & community' surrounded by 'residential', 'recreation', 'mixed business' and 'public

purposes – high school' zones. **Figure 2** represents the detailed zoning map within and around the Site within the Shire of Dardanup.

Figure 2 Local Planning Scheme Map



Source: Shire of Dardanup Town Planning Scheme No. 3

2.3 EXISTING ROAD NETWORK

Road classifications are defined in the Main Roads Functional Hierarchy as follows:

> **Primary Distributors (light blue):** Form the regional and inter-regional grid of MRWA traffic routes and carry large volumes of fast-moving traffic. Some are strategic freight routes, and all are National or State roads. They are managed by Main Roads.

> **Regional Distributors (red):** Roads that are not Primary Distributors, but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional= areas. They are managed by Local Government.

> **District Distributor A (green):** These carry traffic between industrial, commercial and residential areas and connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by Local Government.

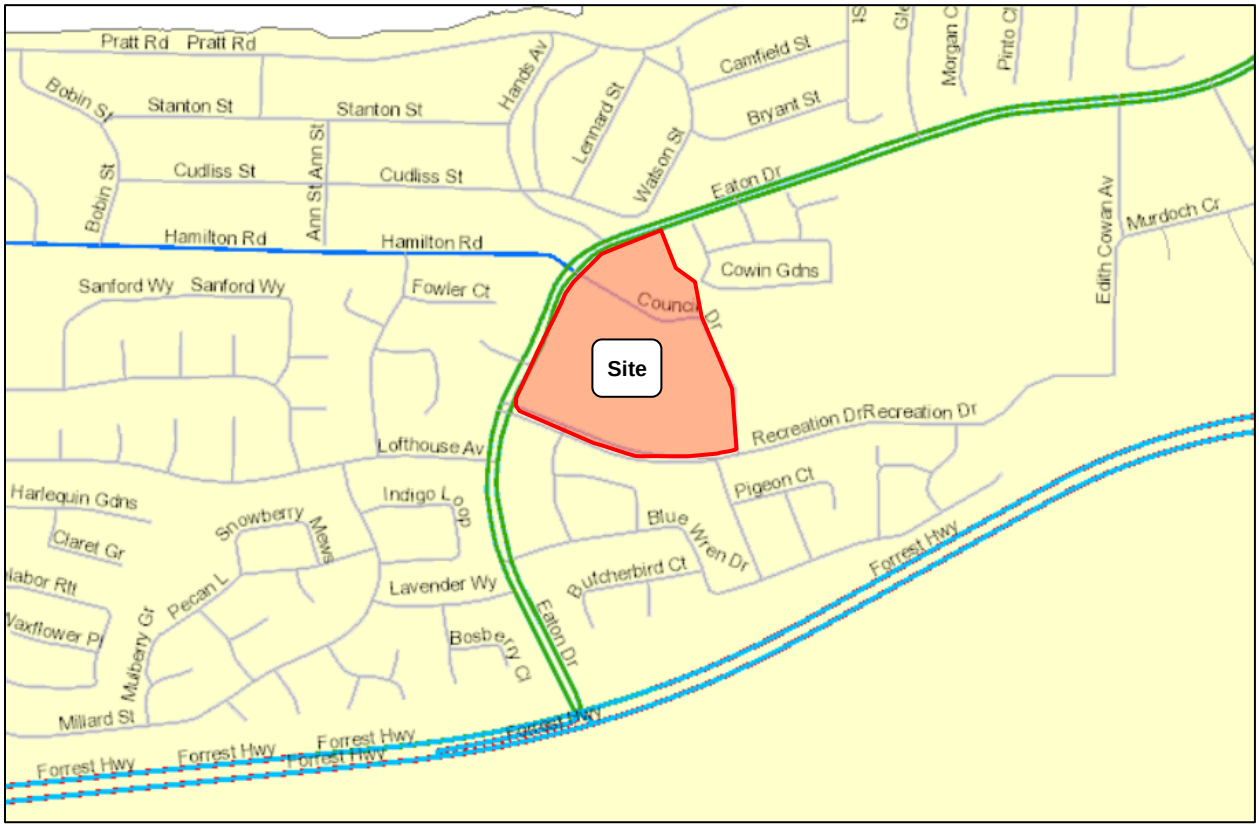
> **District Distributor B (dark blue):** Perform a similar function to District Distributor A but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and not through them, forming a grid that would ideally be around 1.5 kilometres apart. They are managed by Local Government.

> **Local Distributors (orange):** Carry traffic within a cell and link District Distributors at the boundary to access roads. The route of the Local Distributor discourages through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. They are managed by Local government.

> **Access Roads (grey):** Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by Local government.

The layout and classification of the roads under the Main Roads WA Road Hierarchy surrounding the Site for a distance of 2km are presented in **Figure 3** and **Table 1.**

Figure 3 Road Network Classification



Source: MRWA Road Information Mapping System

Table 1 Road Network Classification

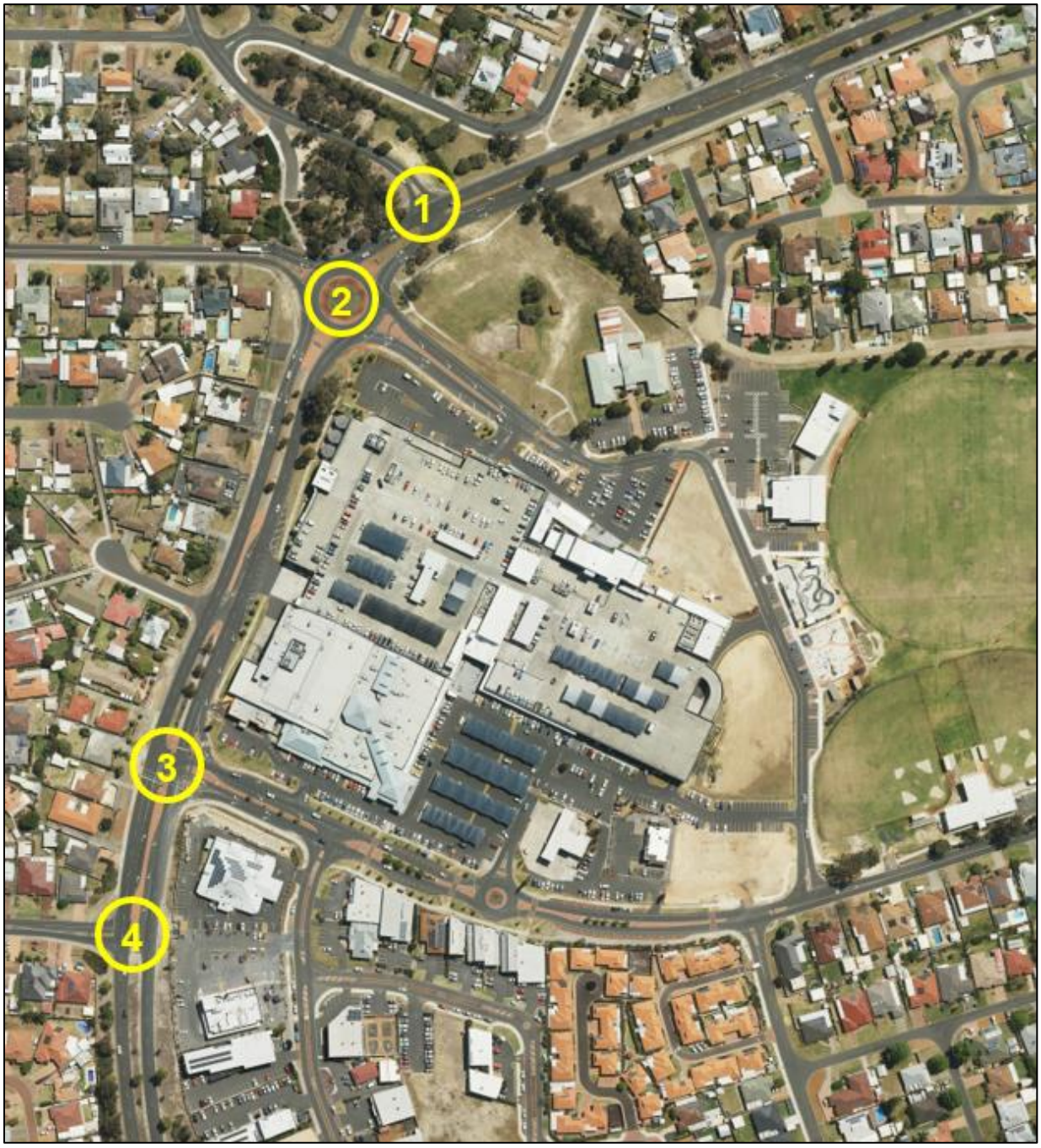
Road Name	Road Hierarchy	Jurisdiction	No. of Lanes	No. of Foot paths	Width (m)	Posted Speed Limit (Km/h)
Eaton Drive	Distributor A	Local Govt.	4	2	20	60
Hamilton Road	Distributor B	Local Govt.	2	1	9	50
Blue Wren Drive	Access Road	Local Govt.	2	0	8	50
Glenhuon Boulevard	Access Road	Local Govt.	2	1	9	50
Council Drive	Access Road	Local Govt.	2	2	7	50
Lofthouse Avenue	Access Road	Local Govt.	2	1	10	50
Recreation Drive	Access Road	Local Govt.	2	2	20	50

2.4 EXISTING INTERSECTIONS

The key intersection within the study area are listed below and shown in **Figure 4**, with additional detail for each of the intersections described in the following sections:

- Intersection 1 – Eaton Drive / Hands Street;
- Intersection 2 – Eaton Drive / Hamilton Road / Council Drive;
- Intersection 3 – Eaton Drive / Recreation Drive;
- Intersection 4 – Eaton Drive / Lofthouse Avenue;

Figure 4 Key Intersections



Source: Metromap (2022)

2.4.1 Intersection 1 – Eaton Drive / Hands Street

The intersection of Eaton Drive / Hands Street is a priority-controlled intersection, as shown in **Figure 5.**

Figure 5 Existing Layout of Eaton Drive / Hands Street Intersection

Source: Metromap (2022)

2.4.2 Intersection 2 – Eaton Drive / Hamilton Road / Council Drive

The intersection of Eaton Drive / Hamilton Road / Council Drive is a roundabout, as shown in **Figure 6**.

Figure 6 Existing Layout of Eaton Drive / Hamilton Road / Council Drive Intersection

Source: Metromap (2022)

2.4.3 Intersection 3 – Eaton Drive / Recreation Drive

The intersection of Eaton Drive / Recreation Drive is a signal-controlled intersection, as shown in **Figure 7**.

Figure 7 Existing Layout of Eaton Drive / Recreation Drive Intersection

Source: Metromap (2022)

2.4.4 Intersection 4 – Eaton Drive / Lofthouse Avenue

The intersection of Eaton Drive / Lofthouse Avenue is a priority-controlled intersection, as shown in **Figure 8**.

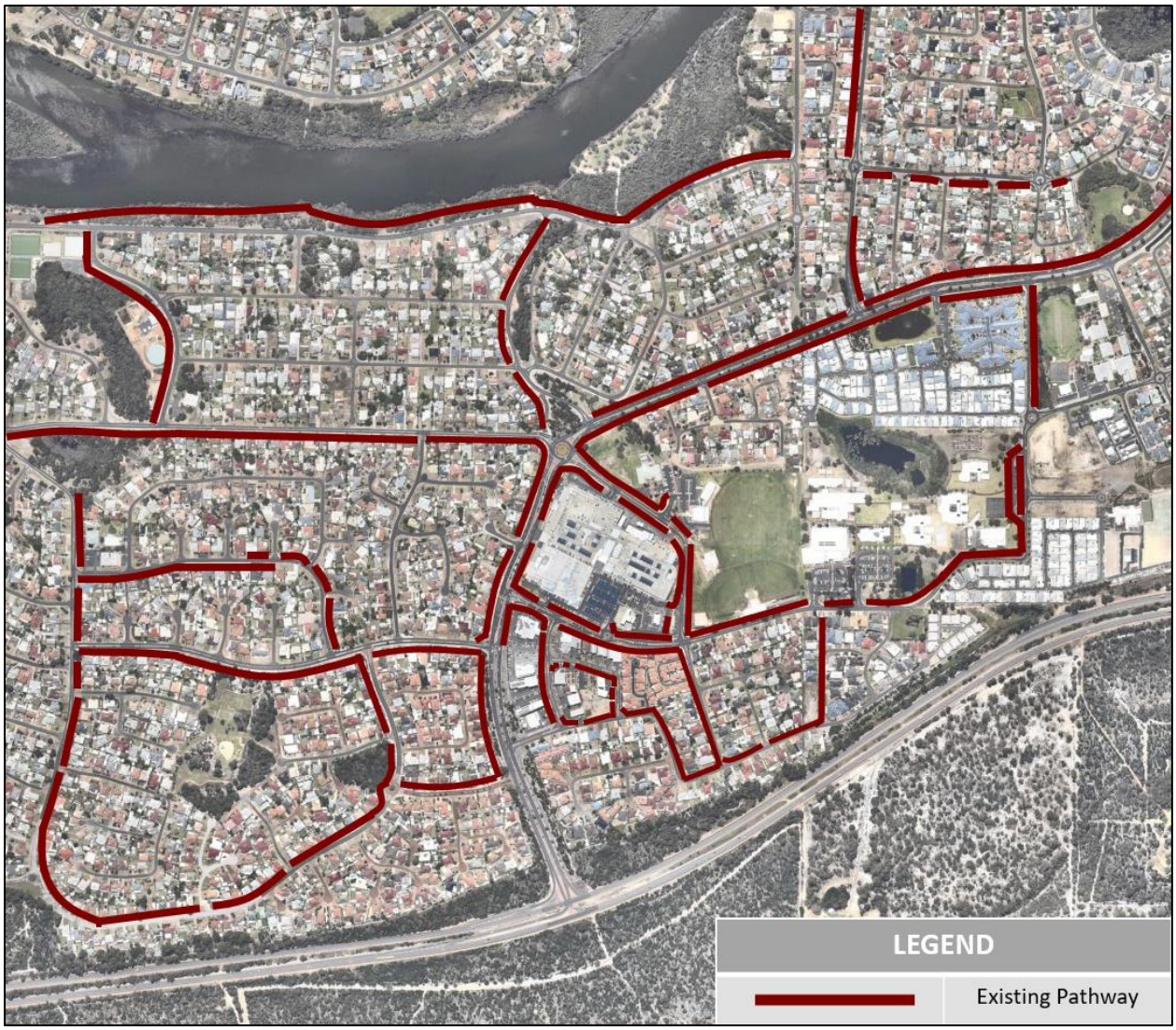
Figure 8 Existing Layout of Eaton Drive / Lofthouse Avenue Intersection

Source: Metromap (2022)

2.5 EXISTING PEDESTRIAN AND CYCLE NETWORKS

There are currently no dedicated on-road and limited off-road cyclist facilities surrounding the Site. 2m wide footpaths are provided on both sides of Eaton Drive from 60m south of the intersection of Eaton Drive and Recreation Drive to Glenhuon Boulevard. **Figure 9** illustrates the existing pedestrian and bicycle pathways within 1 km of the Site.

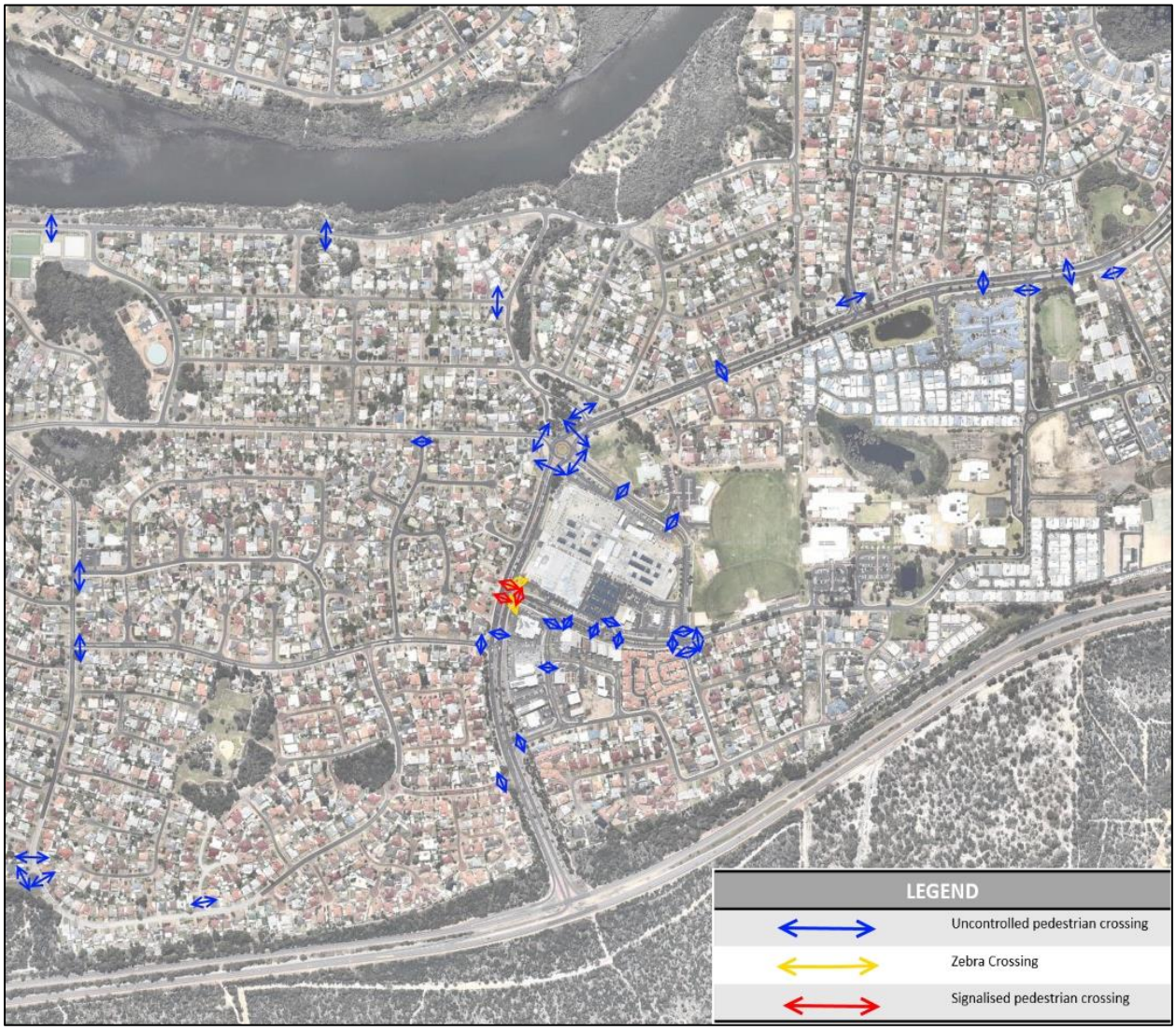
Figure 9 Existing Pedestrian/Cycle Pathways in the Vicinity of the Site



From a pedestrian perspective, controlled and uncontrolled pedestrian crossings are provided at some locations surrounding the Site as illustrated in **Figure 10**. The only traffic signal-controlled pedestrian crossing is at the intersection of Eaton Drive / Recreation Drive, which provides controlled crossings across both Eaton Drive and Recreation Drive. Several uncontrolled pedestrian crossings by means of

median refuges are provided across Recreation Drive and Council Drive, providing reasonable opportunities for pedestrians to cross.

Figure 10 Pedestrian Crossings in the Vicinity of the Site



2.6 EXISTING PUBLIC TRANSPORT FACILITIES

Public Transport facilities in the vicinity of the Site are fairly limited, situated at the following locations:

- **Eaton Drive**: Bus stops are located on both sides of Eaton Drive about 100 m to the south of the intersection of Eaton Drive / Blue Wren Drive.
- **Recreation Drive**: Bus stops are located on both sides of Recreation Drive about 100 m to the east of the intersection of Eaton Drive / Recreation Drive.
- **Hamilton Road**: Bus stops are located on both sides of Hamilton Road about 200 m to the west of the intersection of Eaton Drive / Hamilton Road.
- **Glenhuon Boulevard**: Bus stops are located on both sides of Glenhoun Boulevard about 200m to the north of the intersection of Eaton Drive / Glenhuon Boulevard.

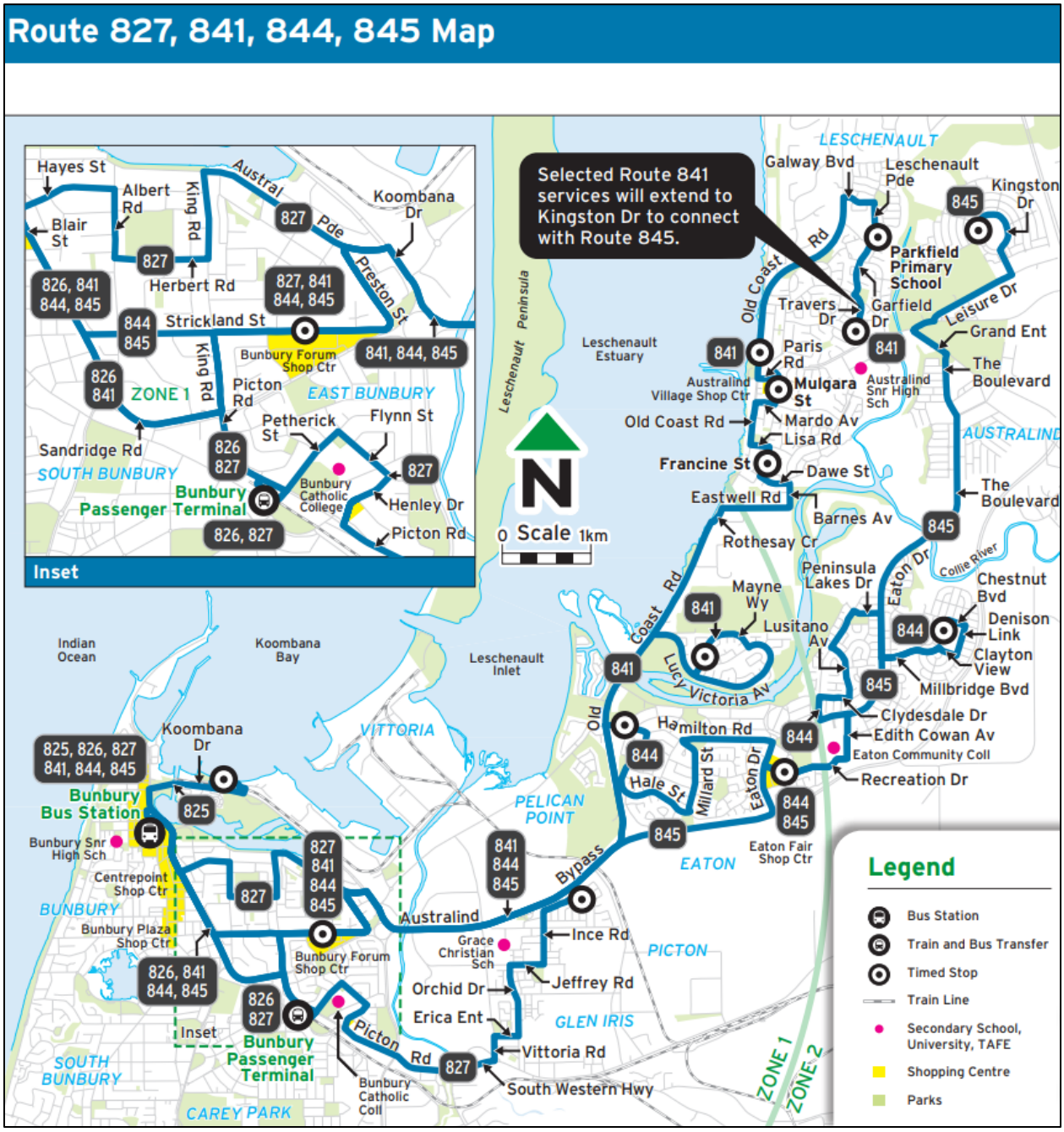
The routes servicing the above bus stops include the following:

- **Route 844**: Bunbury – Australind (serviced by Accessible buses).
- **Route 845**: Bunbury – Australind (serviced by Accessible buses).

The routes operate to and from Bunbury Bus Stn. The nearest train station, Bunbury Passenger Terminal, is located approximately 7km west of the Site, serviced by the Australind train line.

Figure 11 represents the bus routes adjacent to the Site and **Table 2** shows their frequencies.

Figure 11 Public Transport Routes



Source: TransBunbury (2022)

Table 2 Public Transport Facilities Service Frequency

Route	Route Description	Frequency	
		Weekday Peak	Weekend Peak
844	Bunbury Bus Stn Stand 4 - Kingston Drive, Australind	Every 1 hour	Every 2 hours
845	Bunbury Bus Stn Stand 3 - Kingston Drive, Australind	Every 1 hour	Every 2 hours

2.7 EXISTING TRAFFIC VOLUMES

The peak hour traffic volumes for the AM peak and PM peak from recent midblock traffic counts were provided by the Shire of Dardanup around the Site and are as summarised in **Table 3**.

Table 3 Existing Traffic Volumes on Key Roads

Location	Weekday Traffic Volumes (Two – Way)	
	AM Peak	PM peak
Recreation Drive (West of Carpark Entry westbound)	293	422
Recreation Drive (West of Carpark Entry eastbound)	289	346
Recreation Drive (East of Council Drive eastbound)	495	418
Recreation Drive (West of Council Drive eastbound)	230	206
Recreation Drive (West of Council Drive westbound)	27	39
Hamilton Road	473	561
Council Drive	301	554
Glenhuon Boulevard	362	375
Blue Wren Drive	140	153
Eaton Drive (b/w Glenhuon Boulevard and Frost Way)	1131	1383
Eaton Drive (b/w Hands Avenue and Frost Way)	1155	1414
Eaton Drive (b/w Hands Avenue and Hamilton Road)	1138	1454
Eaton Drive (b/w Hamilton Road and Recreation Drive)	877	1104

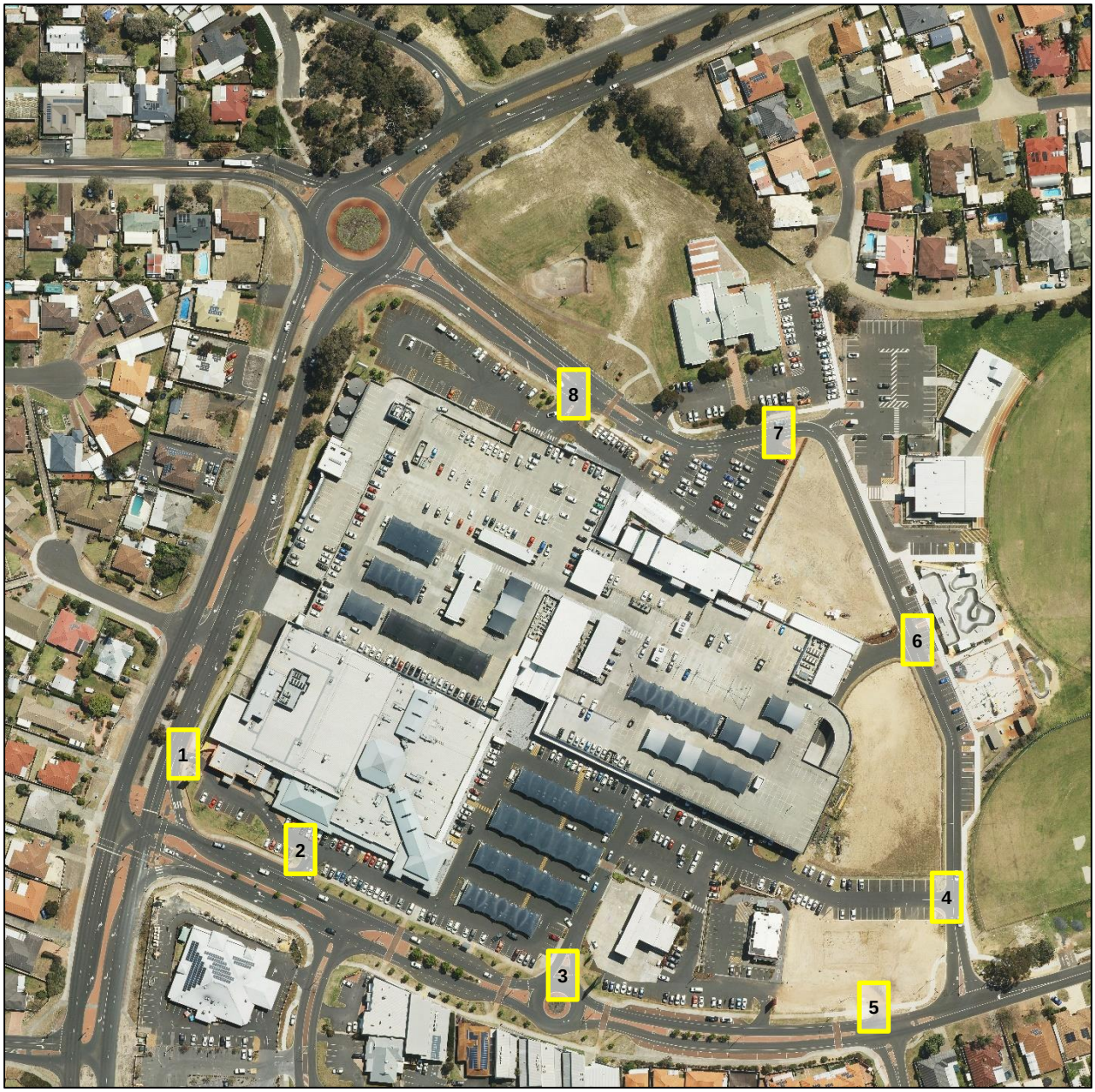
Eaton Drive (b/w Lofthouse Avenue and Recreation Drive)	1267	1387
Eaton Drive (b/w Lofthouse Avenue and Blue Wren Drive)	1067	1280
Eaton Drive (b/w Lavender Way and Blue Wren Drive)	1178	1391
Eaton Drive (b/w Lavender Way and Forrest Highway)	1170	1413
Forrest Highway (East of Eaton Drive)	1240	1365
Forrest Highway (West of Eaton Drive)	1960	2072

2.8 EXISTING ACCESS ARRANGEMENT

The existing access arrangement for the Site is summarised below and illustrated in **Figure 12**.

1. Southwest of the Site, one-way left out onto Eaton Drive
2. South of the Site, left in – left out to and from Recreation Drive
3. South of the Site, full movement to and from Recreation Drive
4. East of the Site, full movement to and from Council Drive
5. Southeast of the Site, full movement to and from Recreation Drive
6. East of the Site, full movement to and from Council Drive
7. North of the Site, full movement to and from Council Drive
8. North of the Site, full movement to and from Council Drive

Figure 12 Existing Site Access Arrangement



Source: Metromap (2022)

2.9 CRASH ASSESSMENT

A search of the *Main Roads WA Reporting Centre* for crash data was undertaken for the period of 1 January 2017 to 31 December 2021. Crashes occurred in the vicinity of the Site are plotted in a map shown in **Figure 13**. Crash data collected are summarised in **Table 4 to Table 14**.

Figure 13 Crash Locations in the Vicinity of the Site

Source: MRWA Crash Map (2022)

Table 4 Crash Data – Council Drive Midblock (Recreation Drive and Eaton Drive / Hamilton Road / Council Drive)

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Sideswipe Same Dirn	-	-	-	-	-	-
Right Turn Thru	-	-	-	1	-	1
Total	-	-	-	1	-	1

Table 5 Crash Data – Recreation Drive / Albatross Crescent Intersection

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Right Angle	-	-	-	1	-	1
Total	-	-	-	1	-	1

Table 6 Crash Data – Recreation Drive Midblock (between Albatross Crescent and Council Drive)

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Rear End	-	-	-	1		1
Right Angle	-	-	-	2	1	3
Total	-	-	-	3	1	4

Table 7 Crash Data – Eaton Drive / Lofthouse Avenue Intersection

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Right Angle	-	-	-	1	-	-
Hit Object	-	-	-	1	-	-
Total	-	-	-	2	-	2

Table 8 Crash Data – Eaton Drive Midblock (between Lofthouse Avenue and Recreation Drive)

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes

Unspecified	-	-	-	-	1	**1**
Total	**-**	**-**	**-**	**-**	**1**	**1**

Table 9 Crash Data – Eaton Drive / Recreation Drive Intersection

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Rear End	-	-	1	6	1	**8**
Sideswipe Same Dirn	-	-	-	-	1	**1**
Right Turn Thru	-	2	7	13	1	**23**
Right Angle	-	1	-	1	-	**2**
Hit Object	-	-	-	1	1	**2**
Unspecified	-	-	-	-	-	**-**
Total	**-**	**3**	**8**	**21**	**4**	**36**

Table 10 Crash Data – Eaton Drive Midblock (between Recreation Drive and Eaton Drive / Hamilton Road / Council Drive)

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Unspecified	-	-	-	-	1	**1**
Total	**-**	**-**	**-**	**-**	**1**	**1**

Table 11 Crash Data – Eaton Drive / Hamilton Road / Council Drive Roundabout

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Rear End	-	-	-	-	1	**1**
Right Angle	-	-	-	3	1	**4**
Hit Object	-	-	-	1	1	**2**
Total	**-**	**-**	**-**	**4**	**3**	**7**

Table 12 Crash Data – Eaton Drive / Hands Avenue Intersection

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Rear End	-	-	-	-	1	**1**

Right Angle	-	-	-	1	1	**2**
Total	**-**	**-**	**-**	**1**	**2**	**3**

Table 13 Crash Data – Eaton Drive Midblock (between Hands Avenue and Forrest Way)

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Side Swipe Same Dirn	-	-	-	-	1	**1**
Total	**-**	**-**	**-**	**-**	**1**	**1**

Table 14 Crash Data – Lofthouse Avenue Midblock (between Eaton Drive and Montgomery Drive)

Type of Crash	Fatal	Hospital	Medical	Major Property Damage	Minor Property Damage	Total Crashes
Right Angle	-	-	-	1	-	**1**
Total	**-**	**-**	**-**	**1**	**-**	**1**

Summary of the crash assessment is discussed in the following:

- 36 crashes were recorded in relation to the Eaton Drive / Recreation Drive Intersection, mainly consisting of 'Right Turn Thru' crashes. Most of the crashes resulted in major property damage, 8 crashes required medical attention and 3 resulted in hospitalisation.
- 4 crashes were recorded in relation to the Recreation Drive / main street driveway roundabout, mainly consisting of 'Right Angle' crashes resulting in major property damage.
- 1 crash was recorded in relation to the access driveway on Council Drive located nearest to the Eaton Drive / Hamilton Road / Council Drive roundabout, consisting of a 'Right Turn Thru' crash resulting in major property damage.

2.9.1 Crash Analysis

The high number of right-angle crashes at the Eaton Drive / Recreation Drive intersection is to be expected given the high traffic volume along these roads. However, a likely contributor to the crashes is the existing filtered right-turn movement from Eaton Drive into Recreation Drive. The number of crashes could likely be reduced by removing the right-turn filter which, as demonstrated by the SIDRA analysis in **Section 7.6**, would result in the intersection still performing within acceptable Level of Service.

3.0 DEVELOPMENT PROPOSAL

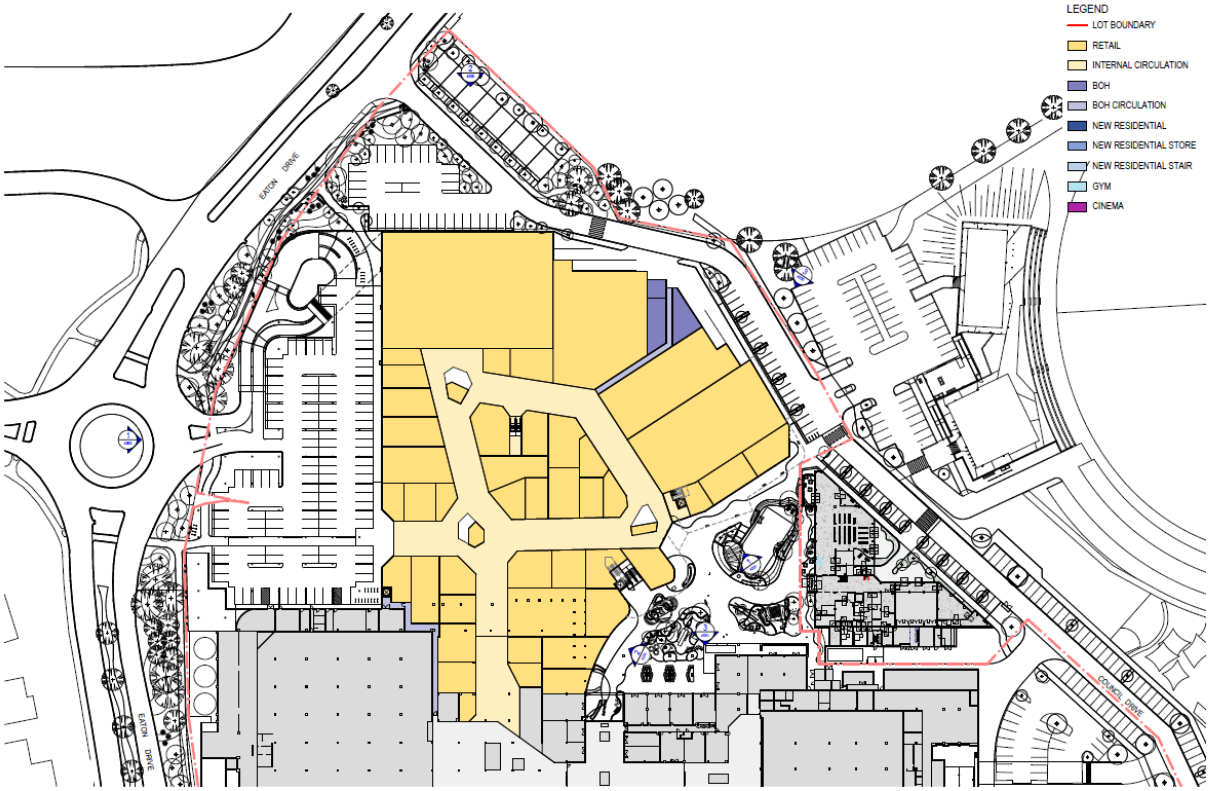
3.1 PROPOSED LAND USE

The development proposal is for an expansion of the existing Eaton Fair Shopping Centre. The redevelopment includes the following additions:

- 26 units of residential apartments
- Specialty stores
- Food and beverage tenancies
- Cinema
- Gym

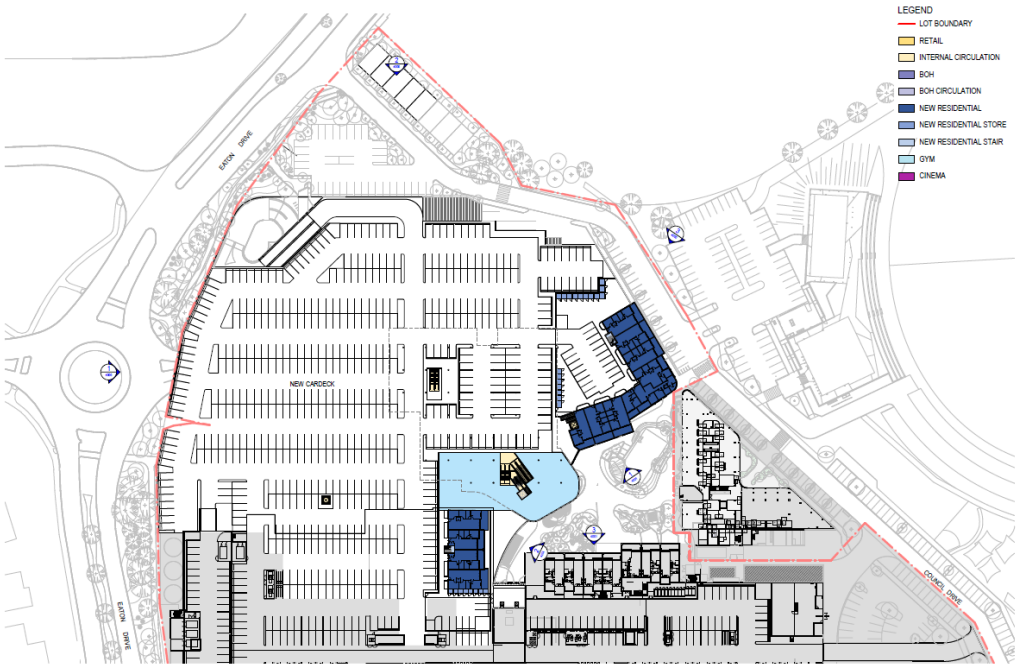
Figure 14 shows the ground floor plan, **Figure 15** shows the level one plan and **Figure 16** shows the level two plan of the Site. Large versions of the plans are provided within **Appendix B.**

Figure 14 Ground Floor Plan



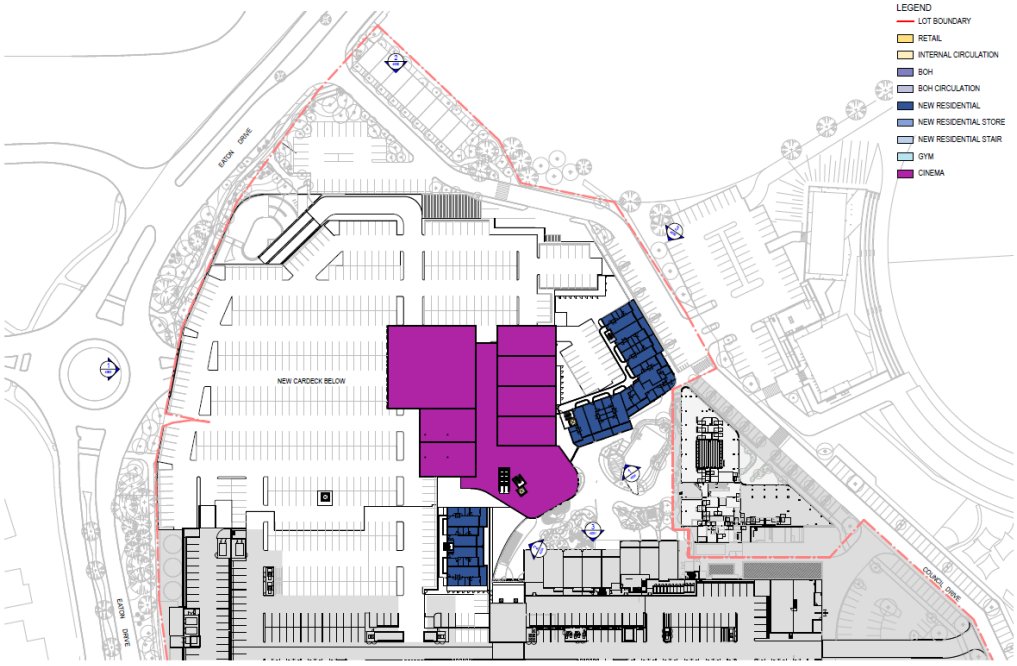
Source: Buchan (2023)

Figure 15 Level One Plan



Source: Buchan (2023)

Figure 16 Level Two Plan



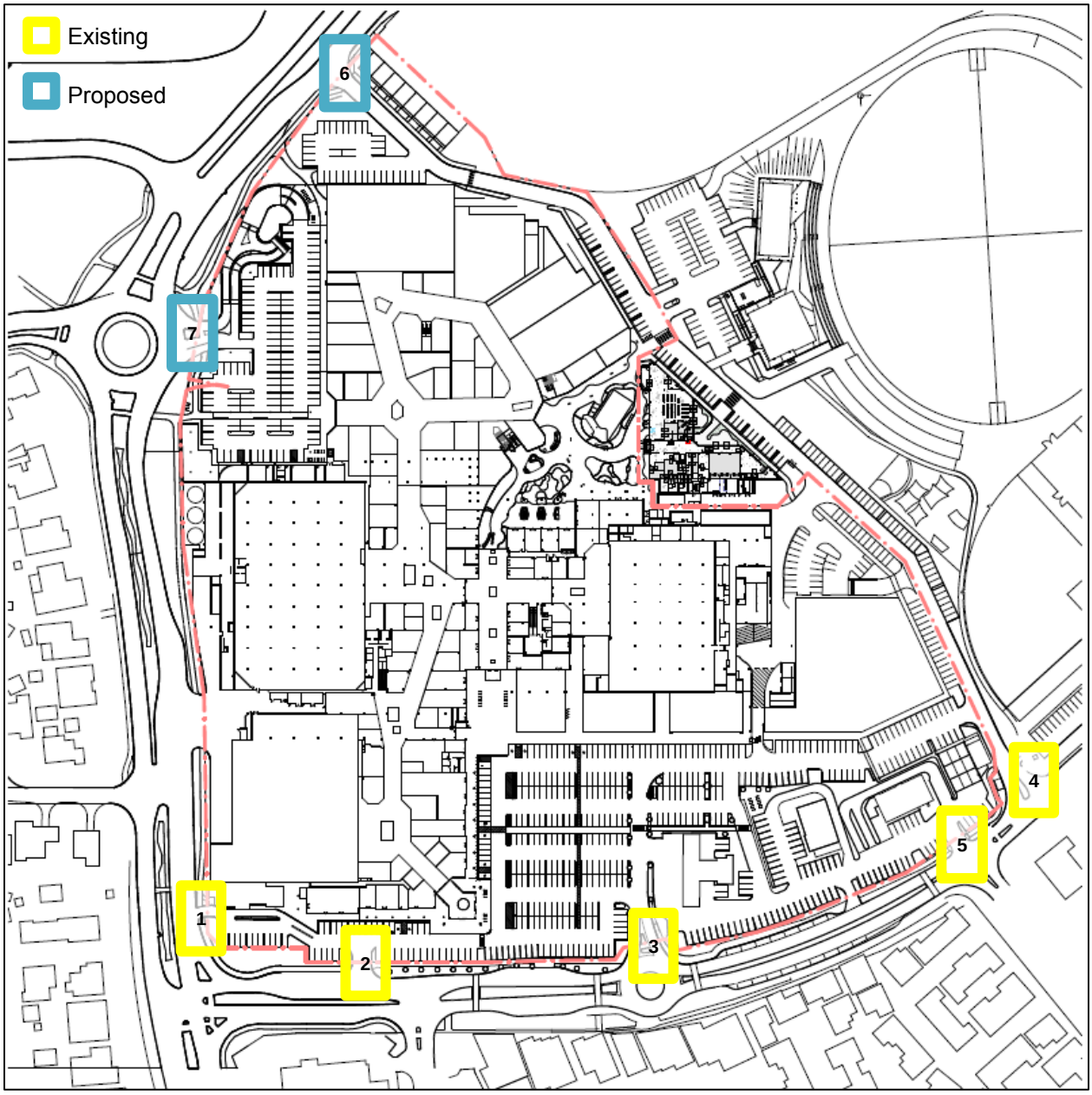
Source: Buchan (2023)

3.2 PROPOSED ACCESS ARRANGEMENT

Council Drive is to be closed and the new alignment of the road abutting the Site's east is to be an Access Way on private land. As such, the previous accesses to the Site along Council Drive are now accounted for at the entry/exit of the Access Way.

The development proposal provides improved access to and from the Shopping Centre with an additional two entrances: one on Eaton Drive and one on the new alignment of the Access Way. The proposed access arrangement is shown below in **Figure 17**.

Figure 17 Existing and Proposed Access Arrangement



3.2.1 Access 1

- Location of the access remains unchanged.
- Remains as one-way left out onto Eaton Drive.
- Serves as an exit for vehicles exiting the fast-food outlet drive thru and vehicles parked in the small carpark beside the outlet.

- Number of exiting vehicles is expected to be very low due to the restricted movement of this driveway.

3.2.2 Access 2

- Location of the access remains unchanged.
- Remains as a left in – left out to and from Recreation Drive
- Serves primarily as an access for food and beverage vehicle trips and as an alternative access through to the Centre's main carpark (Access 3) located to the east of this driveway
- Number of exiting vehicles is expected to be low due to the presence of a more intuitive driveway that permits greater movement (Access 3).

3.2.3 Access 3

- Location of the access remains unchanged.
- Remains as full movement access, to and from Recreation Drive.
- Significant proportion of the Centre's traffic enters via this driveway
- Significant proportion of vehicles entering the Site via the accesses to the west of this driveway (Access 1 and 2) are expected to exit via this driveway as it permits full movement.

3.2.4 Access 4

- Location of the access remains unchanged.
- Full movement access, to and from Recreation Drive.
- A small proportion of the development traffic travelling to and from the east enter and exit via this Access Way.

3.2.5 Access 5

- Location of the access remains unchanged.
- Full movement to and from Recreation Drive.
- Most development traffic travelling to and from the east enters and exits the Centre via this driveway.
- Vehicles accessing this driveway from the west will be low due to the presence of a more intuitive driveway to the west of this driveway (Access 3).

3.2.6 Access 6

- Proposed access to private Access Way.
- Proposed left in – left out movement access, to and from Eaton Drive.
- A small proportion of the development traffic travelling to and from the east is anticipated to enter via this Access Way.

3.2.7 Access 7

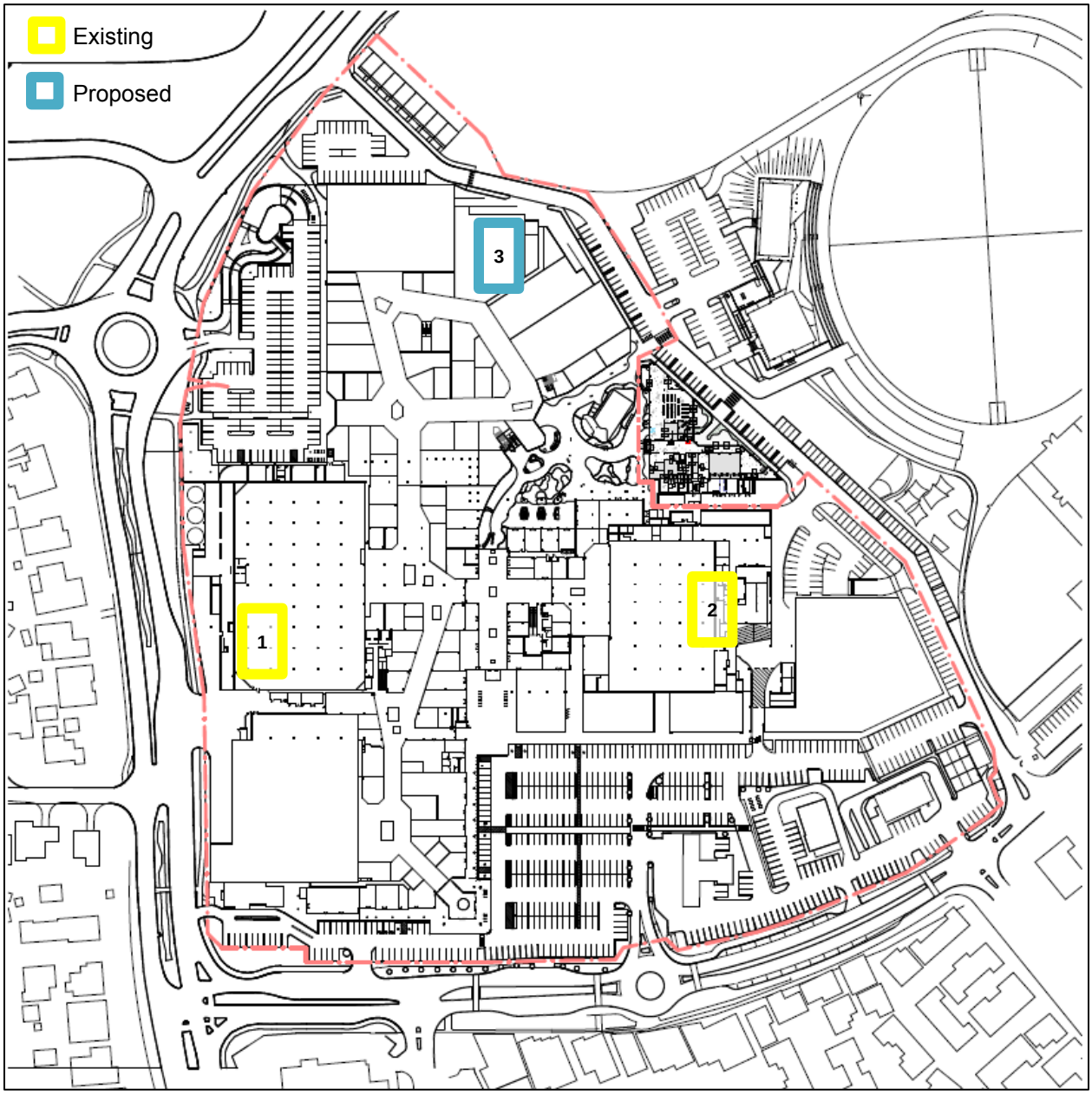
- Proposed new access.
- The existing section of Council Drive at the Eaton Drive / Hamilton Road / Council Drive intersection is proposed to be modified to a carpark access to the ground floor car park and deck parking.
- Full access movement to Eaton Drive and Hamilton Road.
- Significant proportion of the development traffic will enter via this driveway.

3.3 PROVISION FOR SERVICE VEHICLES AND DELIVERY VEHICLES

There are two existing locations for service vehicles and loading docks, one accessible from Eaton Drive and one from the Access Way, as shown in **Figure 18**.

Typically, 12.5m trucks service the loading docks, delivering retail goods and collecting waste. The largest vehicles anticipated across the Site are 19m semi-trailers, delivering goods to the Centre's supermarkets. Service vehicle movements typically occur outside the normal peak operating hours.

Figure 18 Existing and Proposed Locations of Loading and Service Docks

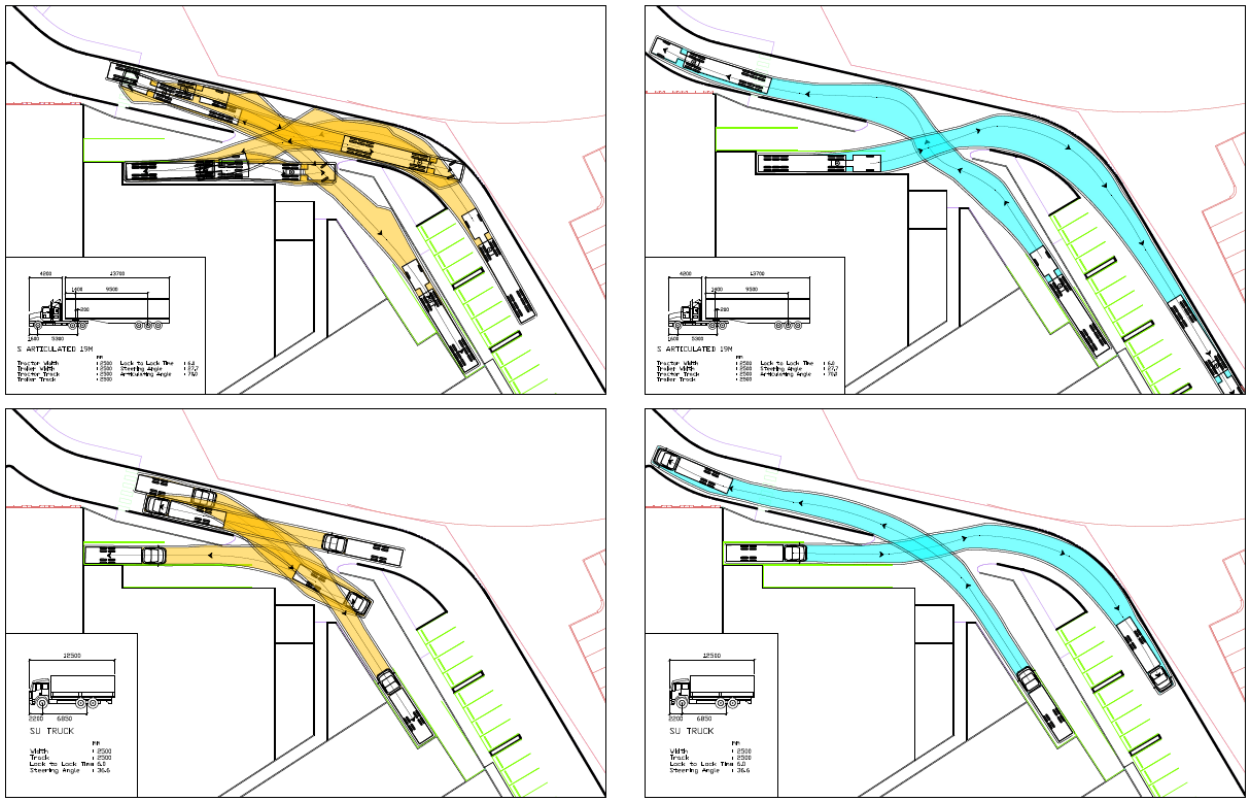


The existing loading dock 1 is serviced by 12.5m and 19m delivery trucks and service vehicles. Delivery trucks and service vehicles enter the site via a forward gear left turn movement on Eaton Drive and exit in forward gear onto Eaton Drive via the same access.

At existing loading dock 2, 12.5m and 19m delivery trucks access the loading dock in forward gear via a left or right turn movement from the Access Way into the car park entrance (Access 6) and exit in forward gear on the Access Way to avoid driving through the car park.

The proposed loading dock, ‘loading dock 3’ as shown in **Figure 18**Error! Reference source not found., w ill be serviced by 12.5m and 19m delivery trucks and service vehicles. Trucks are anticipated to enter the loading dock in reverse gear from the Access Way and exit in forward gear either left or right via the same access onto the Access Way, as shown in **Figure 19**.

Figure 19 Proposed Loading Dock



4.0 CAR PARKING

4.1 CAR PARKING REQUIREMENT

The car parking requirements for the Site are given in the *Shire of Dardanup Eaton Fair Activity Centre Plan,* the *Shire of Dardanup Local Planning Scheme No. 3* and the *City of Bunbury Local Planning Scheme No. 8*. **Table 15** shows the statutory parking requirements under this policy.

Table 15 Statutory Parking Requirement

Land Use	Source	Requirement	Area / Patrons / Bays	Total Bays
Shop	Shire of Dardanup Eaton Fair Activity Centre Plan	1 bay for every 20 m² net lettable area (NLA)	25,849 m² NLA	1 292
Restaurant, Fast Food Outlet, Lunch Bar, Eating House and Small Bar	Shire of Dardanup Eaton Fair Activity Centre Plan	1 bay for every 20 m^2	3,582 m^2 GLA	179
Showroom	Shire of Dardanup Eaton Fair Activity Centre Plan	4 bays for the first 200m² NLA and 1 bay per 100m NLA thereafter (excluding storage, sanitary and all other publicly inaccessible areas)	5,412 m^2 NLA	56
Service Station	Shire of Dardanup Local Planning Scheme No. 3	4 spaces for every service bay	8 bays	32
Public Amusement	Shire of Dardanup Local Planning Scheme No. 3	1 space for every 5 persons the facility is designed to accommodate	730 patrons	146
Motor Vehicle Wash	City of Bunbury Local Planning Scheme No. 8	1 bay per employee plus 2 bays per wash bay	1 employee 3 wash bays	7
Gym / Private Recreation	Shire of Dardanup Eaton Fair Activity Centre Plan	1 space for every 10 m² net floor area 1 space for every staff member present during peak operation	893 m^2 4 staff	93
Total				1,805

** NLA assumed to be 90% of GLA*

As calculated in **Table 15**, the statutory parking requirement for the build out of the proposed development is **1,805 bays**, equivalent to an overall on-site parking requirement of **4.18 bays /100 m^2 GFA** over **43,138 m^2** area. The proponent has indicated a total non-residential parking supply of **1,805 bays** for the Shopping Centre component of the proposal, representing a provision rate of **4.18 bays /100 m^2 GFA**.

Based on the statutory parking provision requirements of the *Shire of Dardanup Eaton Fair Activity Centre Plan*, the *Shire of Dardanup Local Planning Scheme No. 3* and the *City of Bunbury Local Planning Scheme No. 8*, the proposed development will meet the minimum requirement.

4.2 DOT BEST PRACTICE

During past consultation with the Department of Transport on a similar development proposal, the Department suggested a parking provision rate of around **4.2 bays/100 m^2** bays GFA. This rate has been applied consistently across large Shopping Centres in Western Australia to minimise the excessive parking supply, as described in the *Department of Transport Parking Guidelines for Large Shopping Centres*. The parking provision rate of approximately **4.18 bays /100 m^2** GFA is in-line with this suggested parking provision rate.

The Department of Transport also expect that demand for private vehicles will be less in the future, where majority of the transport mode share will shift to public transport, as projected by the document, *Perth and Peel @ 3.5 million*, approved by the Department of Planning.

To further justify the sufficient parking provision, Stantec has undertaken a detailed parking demand assessment for the existing and proposed development areas, to determine a representative supply requirement under business-as-usual conditions. Detailed parking analysis is presented in **Section 4.3**.

4.3 PROJECTED PARKING REQUIREMENT AND PROVISION

It can be expected that as the Shopping Centre is developed, the parking demand rate will be reduced. This effect has been observed across numerous studies and is embodied in best practice parking rates included in ITE's Parking Guidelines *4th Edition and RTA Guide to Traffic Generating Developments V2.2a*.

As shown in **Table 16**, it is suggested that the parking space required by the Centre per 100 m^2 reduces as the GLFA increases. As the Centre will be over 30,000 m2, the suggested **4.1 bays /100 m^2 GLFA** parking rate is in line with the proposed **4.18 bays/100 m^2 GFA** parking provision rate.

Table 17 RTA Shopping Centre Car Parking Rate

Gross Leasable Floor Area (GLFA) m^2	Car Parking Spaces per 100 m^2 of GLFA
0-10,000	6.1
10,000-20,000	5.6
20,000-30,000	4.3
Over 30,000	4.1

Source: RTA Guide to Traffic Generating Developments V2.2a

The RTA *Guide to Traffic Generating Developments V2.2a* guideline also suggests a formula, **Equation 1** to calculate peak parking demand based on the relative parking demand characteristics of different floor area types.

Equation 1

Peak Parking Demand (per 1000 m^2)
24 A(S) + 40 A(F) + 42 A(SM) + 45 A(SS) + 9 A(OM)

Where:

A(S): Slow Trade GLFA, includes major Department stores such as David Jones and Grace Brothers, furniture, electrical and utility goods stores.

A(F): Faster Trade GLFA, includes discount department stores such as K-Mart and Target, together with larger specialist stores such as Fosseys.

A(SM): Supermarket GLFA, includes stores such as Franklins and large fruit markets.

A(SS): Speciality Shops and Secondary retail GLFA, includes speciality shops and take-away stores such as McDonalds. These stores are grouped since they tend not be primary attractors to the centre.

A(OM): Offices, medical GLFA.

Based on the calculation, the peak parking demand is calculated to be approximately **1,580 bays**, which translates to approximately **3.67 bays /100 m^2.GFA** This demonstrates that the proposed parking provision rate of **4.18 bays per 100 m^2 GFA** will be more than able to cater for the peak parking demand.

4.4 RECIPROCAL PARKING ASSESSMENT

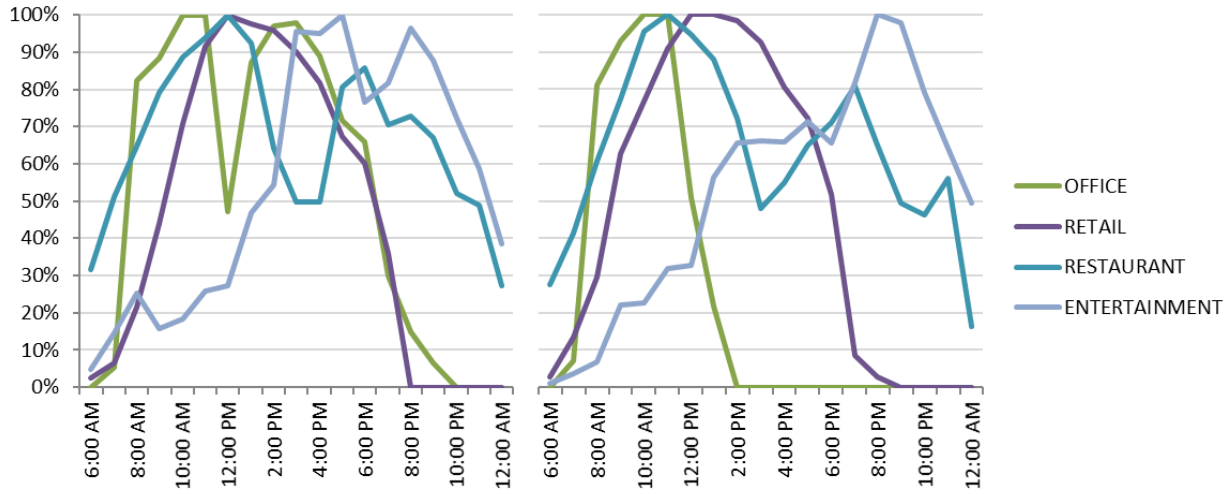
Shared parking refers to bays that permit use by multiple land uses. The peak parking occupancy is thus reduced as a result of different parking profiles across different months and the day.

Reciprocal parking occurs when a visitor has more than one purpose within an area and hence only one trip is required to serve two or more purposes. This primarily occurs when within the precinct there is a mix of retail and office uses. By including the effects of reciprocity, the peak parking requirement is reduced, and a lower total parking supply will be required to satisfy demand.

Stantec has undertaken a detailed parking demand assessment for the existing and proposed development areas, to determine a representative supply requirement under business-as-usual conditions. The reciprocal parking rates from the National Cooperative Highway Research Program (NCHRP) uses survey data has been referenced and applied from within the parking model.

The parking demand assessment considered the time-of-day profiles for parking generations as shown in **Figure 20** for the requisite categories of use.

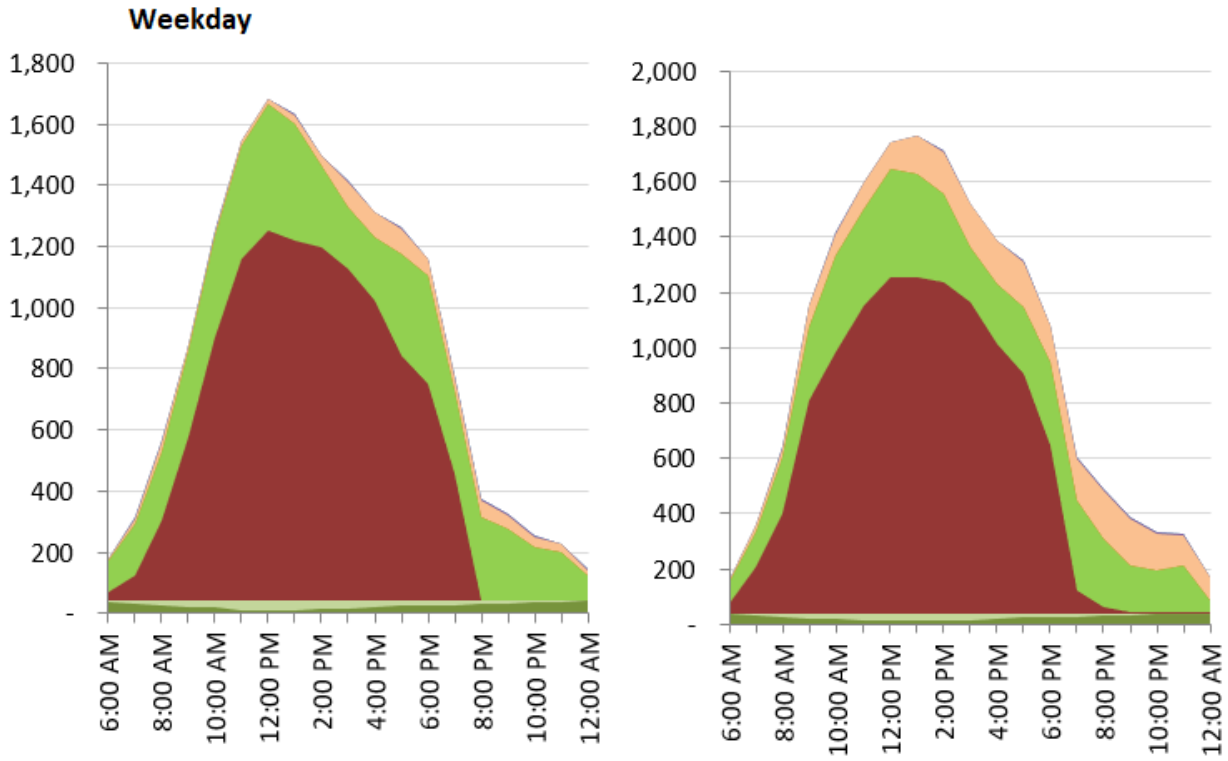
Figure 20 Time of Day Profiles for Land Use Categories



Applying these profiles to the land use components results in the following expected utilisation of car parking by the redeveloped Shopping Centre, as shown in **Figure 21**. This shows an unconstrained peak parking demand of **1,725 car parking bays** (non-residential) on Saturday peak, assuming no behaviour change for visitors or staff. This is equivalent to a parking demand of approximately **4.0 bays/100m^2** bays GFA, also lower than the proposed parking provision rate of **4.18 bays/100m^2** bays GFA.

Therefore, it is suggested that the proposed car parking provision for the centre should be sufficient to cater for the additional traffic generated by the proposed redevelopment, while still accommodating potential future growth within the centre.

Figure 21 Calculated Unconstrained Parking Demand for the Proposed Shopping Centre



Several factors will further contribute to the reduction in parking for this Centre including:

- The 38 residential units within the Centre, where any activity generated by the 'captive' resident's results in no parking requirements at all.
- Future upgrades of public transport facilities, resulting in a shift of transport mode share thus reducing the parking demand within the Centre.
- End of trip facilities provided to staff members that may encourage employees to use active transport as a mode of transport instead of private vehicles, reducing the car parking demand on site.

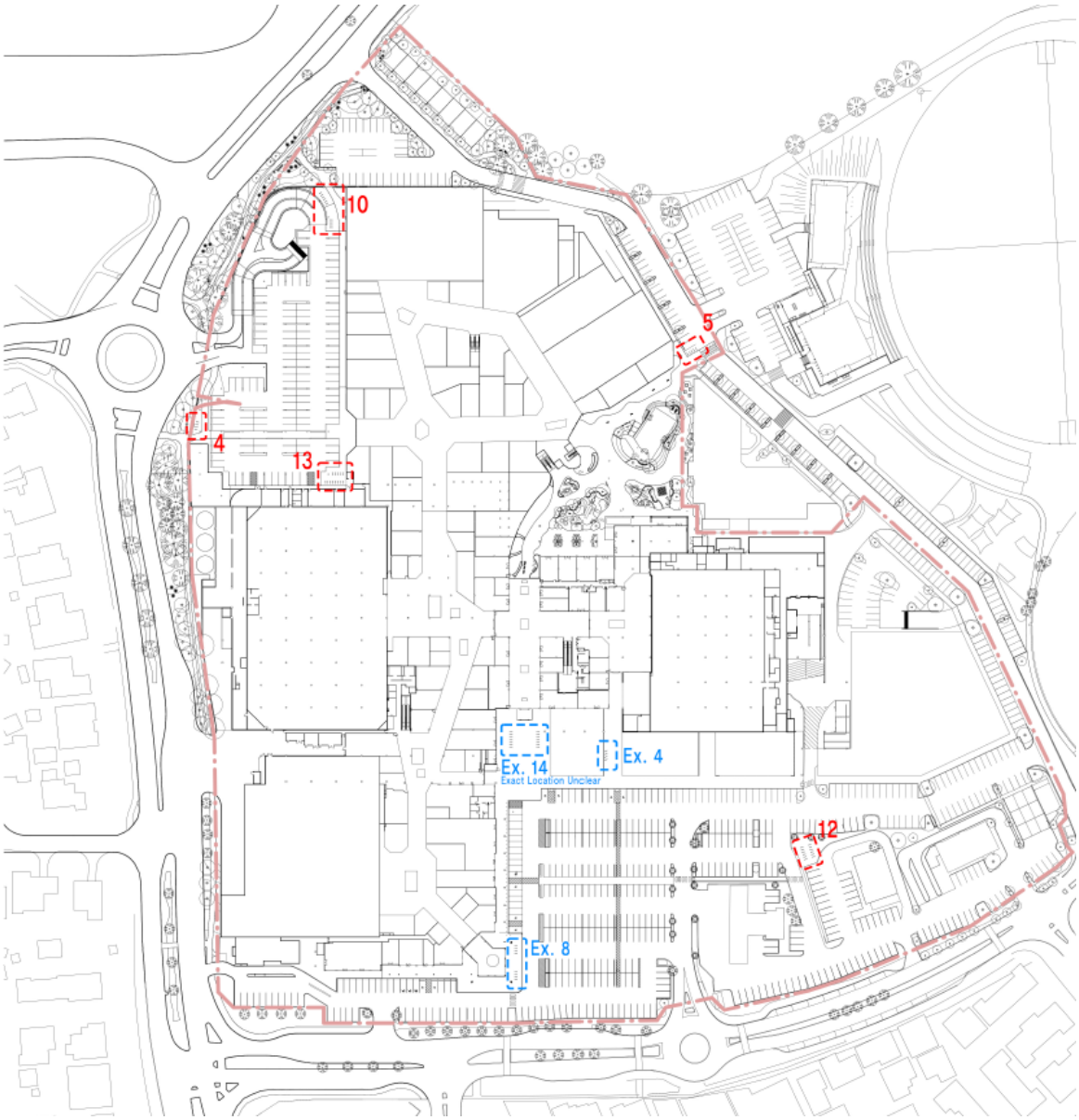
4.5 END OF TRIP FACILITIES PROVISION

The Shire of Dardanup does not have any requirement for End-of-Trip facilities (EoT) and bicycle parking to be provided. The *Shire of Dardanup Eaton Fair Activity Centre Plan* suggests bicycle parking be provided in accordance with Appendix I of the *Austroads Cycling Aspects of Austroads Guides*. The bicycle parking rate suggested in the Guide for Shopping Centres over 1,000 m^2 is 1 bicycle parking bay per 500 m^2, resulting in an ideal provision of **85 bicycle parking bays** on Site.

There are 26 existing bicycle parking bays on Site and to encourage staff and visitors to increase public transport trips to the Centre, the proponent proposes to deliver 44 new bicycle parking bays distributed across the Shopping Centre as shown in **Figure 22**, totalling **70 bicycle parking bays**.

Additionally, there are modern EoT facilities currently available at the Centre for use by the Centre's staff members. Regardless of the lack of use and demand for such facilities, despite efforts to increase their usage, EoT facilities will remain at the Centre to support active transport to work.

Figure 22 Location of Bicycle Parking



Source: Buchan (2023)

4.6 PROVISION OF ACROD BAYS

Accessible car parking spaces will be provided in accordance with the Building Code of Australia (BCA) – *Carparking Spaces for People with a Disability*. The BCA – *Carparking Spaces for People with a Disability* Table D3.5 stipulates that 1 space for every 50 car parking bays in retail commercial centres (up to 1000 car bays) must be made accessible for people with disabilities and 1 bay for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces.

The proposed 1,768 bays for the proposed Shopping Centre development would require a minimum of 21 ACROD bays. The proposed development proposes 22 ACROD bays, a surplus of 1 bay which is sufficient to provide for those who require a greater level of accessibility according to the BCA requirement. Should demand for ACROD bays exceed the minimum requirement, there is the potential for more bays to be allocated.

5.0 CHANGES TO SURROUNDING AREA

5.1 ROAD NETWORK

5.1.1 Internal Road Network

The most substantial changes to the internal road network as described in the EFAC Plan are:

- **Realignment of Council Drive**: The section of Council Drive at the intersection of Council Drive/Eaton Drive and Hamilton Road is proposed to be converted to a carpark access to the ground floor car park and deck parking.
- **Provision of Private Access Way**: A new private Access Way has been proposed which replaces the existing alignment of Council Drive, to be located approximately 135 metres northeast of the Eaton Drive / Hamilton Road / proposed Access 8 roundabout.

5.1.2 External Road Network

As advised by the Shire, the following changes to the external road network are currently being investigated:

- Construction of a roundabout at the intersection of Eaton Drive and Blue Wren Drive;
- Construction of a roundabout at the intersection of Eaton Drive and Glenhuon Boulevard;
- Traffic lights at the intersection of Eaton Drive and Lofthouse Avenue, with signals to be coordinated with the existing lights at Recreation Drive; and
- Extension of the Eaton Drive dual carriageway from Millbridge Boulevard to Jindalee Way.

A traffic study is also currently being prepared of all the intersections along Eaton Drive between Forrest Highway and the Collie River bridge.

5.2 PEDESTRIAN/CYCLE NETWORKS

The Shire of Dardanup has confirmed that there are no short-term proposed changes to the surrounding pedestrian and cycle networks that would impact the proposed redevelopment.

5.3 PUBLIC TRANSPORT SERVICES

The Public Transport Authority (PTA) has confirmed that Regional Town Bus Services have no short-term plans to alter bus services through Eaton.

6.0 INTEGRATION WITH SURROUNDING AREA

6.1 SURROUNDING ATTRACTORS/GENERATORS

The key generators for the Site will be the surrounding residential area. The major attractors for residents and employees will be the food and beverage establishments to the south of the Site, recreational centre and community facilities to the east of the Site and residential areas within 800 m distance to the Site's boundaries.

6.2 PROPOSED CHANGES TO SURROUNDING LAND USES

The Shire of Dardanup has confirmed that there are no short-term proposed changes to surrounding land uses that would impact the proposed redevelopment.

6.3 LEVEL OF ACCESSIBILITY

Access to the Site via pedestrian and cycle facilities is facilitated by footpaths along Eaton Drive, Recreation Drive and Council Drive. Access to the Site via public transport facilities is facilitated by bus stops north, east, south and west of the Site, two of which are located directly south of the Site along Recreation Drive. Vehicular access to the Site is provided at multiple locations surrounding the Site via Eaton Drive, Recreation Drive and the Access Way.

7.0 ANALYSIS OF TRANSPORT NETWORK

7.1 ASSESSMENT YEARS AND TIME PERIOD

Peak periods for a shopping centre / district generally occur during the Thursday afternoon and Saturday noon. Hence, for the purpose of this assessment, the peak periods selected are **5:00 PM to 6:00 PM on Thursday** and **11:00 AM to 12:00 noon on Saturday**.

The following scenarios have therefore been analysed as part of this assessment:

- Scenario 1 – 2022 Existing Traffic without Development (Peak Hours);
- Scenario 2 – 2025 Traffic with Development (Peak Hours); and
- Scenario 3 – 2035 Traffic with Development (Peak Hours).

7.2 KEY ASSUMPTIONS

The following assumptions were made for the analysis:

- For robust assessment, the proposed development peak traffic generation for all land uses have been assumed to be the same as adjacent road network peak. In reality, different land uses are likely to have different peak periods where some are outside of the typical peak periods of adjacent road network.
- The background traffic growth rate of 0.5% per annum has been applied for this analysis. This growth rate has been derived from the population growth trends in Eaton obtained from the 2016 and 2021 Census data.
- The majority of the traffic accessing the Site is likely to travel to and from the Site via Eaton Drive (95%) of the traffic generation.
- The heavy vehicle volume along Eaton Drive is assumed to be 5% of the total traffic. All minor roads surrounding the shopping centre is assumed to carry 2% of heavy vehicles during the peak periods

7.3 TRAFFIC GENERATION

The trip generation for the proposed development has been calculated based on the Roads and Traffic Authority (RTA) *Guide to Traffic Generating Developments – Updated traffic surveys.*

Trip generation for the proposed portion of the shopping centre development has been calculated using **Equation 2** from the *RTA Guide to Traffic Generating Developments V2.2a* and the corresponding figures displayed in **Table 18**.

Equation 2 Trip Generation Equation (Shopping Centre)

Peak	Source	Calculation (Vehicle Trips per 1000 m2)
Thursday PM Peak	RTA V2.2a	V(P) = 20 A(S) + 51 A(F) + 155 A(SM) + 46 A(SS) + 22 A(OM)
Saturday Peak	RTA V2.2a	PVT= 38 A(S) + 13 A(F) + 147 A(SM) + 107 A(SS)

Table 18 Shopping Centre Proposed Land Area

Land Use Category	Land Use Code	Total Land Area (sq.m.)
Specialty Stores	A(SS)	5 536
Slow Trade	A(S)	9 114
Supermarket	A(SM)	0
Faster Trade	A(F)	0
Office and Medical	A(OM)	0

As part of this assessment, the traffic generation during the PM peak (Thursday) and Saturday peak has been calculated for the additional land uses of the proposed redevelopment. The additional traffic generation calculated (shown in **Table 19**) will be added onto the existing background traffic, which would include the traffic generated by the existing Site.

Table 19 Total Trip Generation and Distribution (Shopping Centre)

Land Use	Calculated Total Trip Generation	Directional Distribution		Total Trip Generation	
		In	Out	In	Out
PM Peak (Thurs)	430	60%	40%	**258**	**172**
Saturday PM Peak	904	60%	40%	**542**	**362**

Additionally, the trip generation for the proposed residential development has been calculated utilising the trip generation rate suggested in the *Institute of Engineering (ITE) Trip Generation Manual*, summarised in **Table 20**.

Table 20 Total Trip Generation and Distribution (Residential)

Land Use	Yield	Trip Generation Rate		Directional Distribution				Total Trip Generation/Distribution			
		PM Peak	SAT Peak	PM IN	PM OUT	SAT IN	SAT OUT	PM IN	PM OUT	SAT IN	SAT OUT
Residential	38 dwellings	0.41	0.44	60%	40%	49%	51%	**9**	**6**	**8**	**9**

Based on the calculations, the proposed shopping centre expansion would represent a two-way trip generation of approximately **430** additional trips during the PM peak hour, **904** additional trips during the Saturday peak hour. The residential development would generate approximately **15** and **17** additional trips during the **PM peak** and **Saturday peak** respectively.

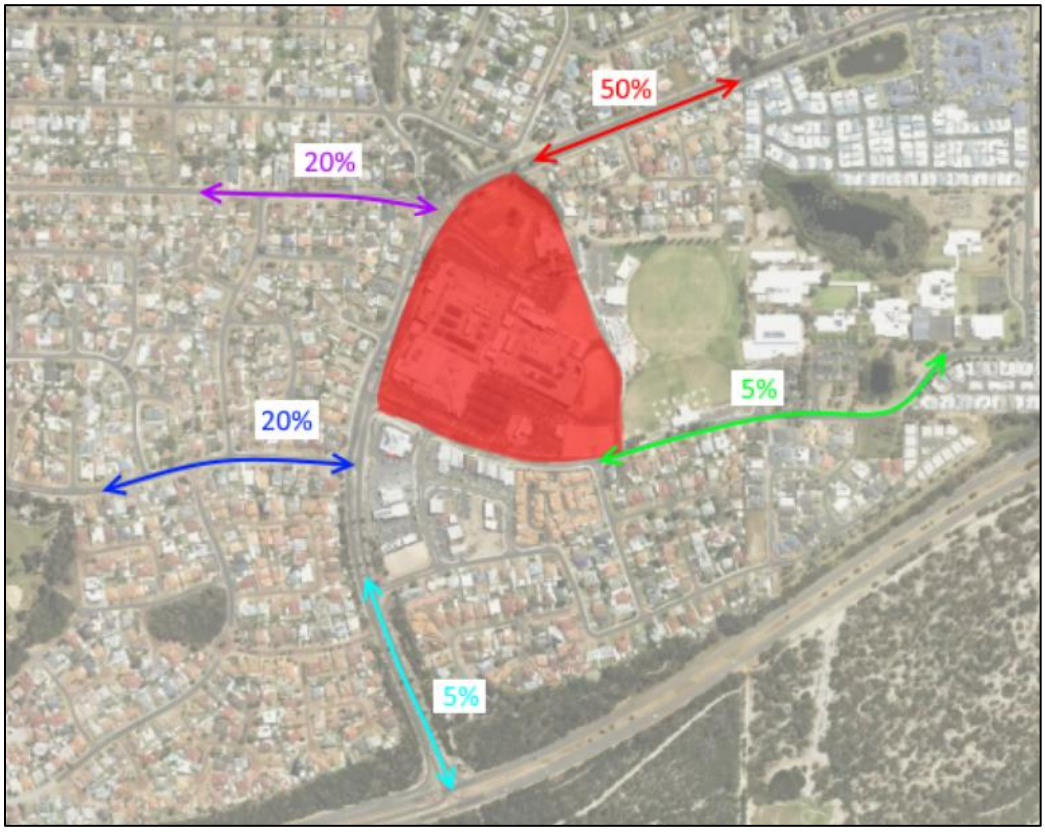
7.4 TRAFFIC DISTRIBUTION

The estimated traffic generation of the Site has been distributed according to the density and outspread of the residential development in the vicinity of the Site. This includes existing and future residential development within the suburb of Eaton and made due regard to the potential regional trips from Australind and Bunbury.

Figure 23 shows the estimated trip distribution of the Site, where:

- 55% of the traffic would access and egress the Site from the east and north the Site via Eaton Drive (50%) and Recreation Drive (5%)
- 40% of the traffic would access and egress the Site from the west via Hamilton Road (20%) and Lofthouse Ave (20%)
- 5% of the traffic from the southwest via Forrest Highway (5%)

Figure 23 Trip Distribution of the Site



The trip distribution network for the development Site is shown in **Figure 24** to **Figure 26**.

Figure 24 Scenario 1 – 2022 Background

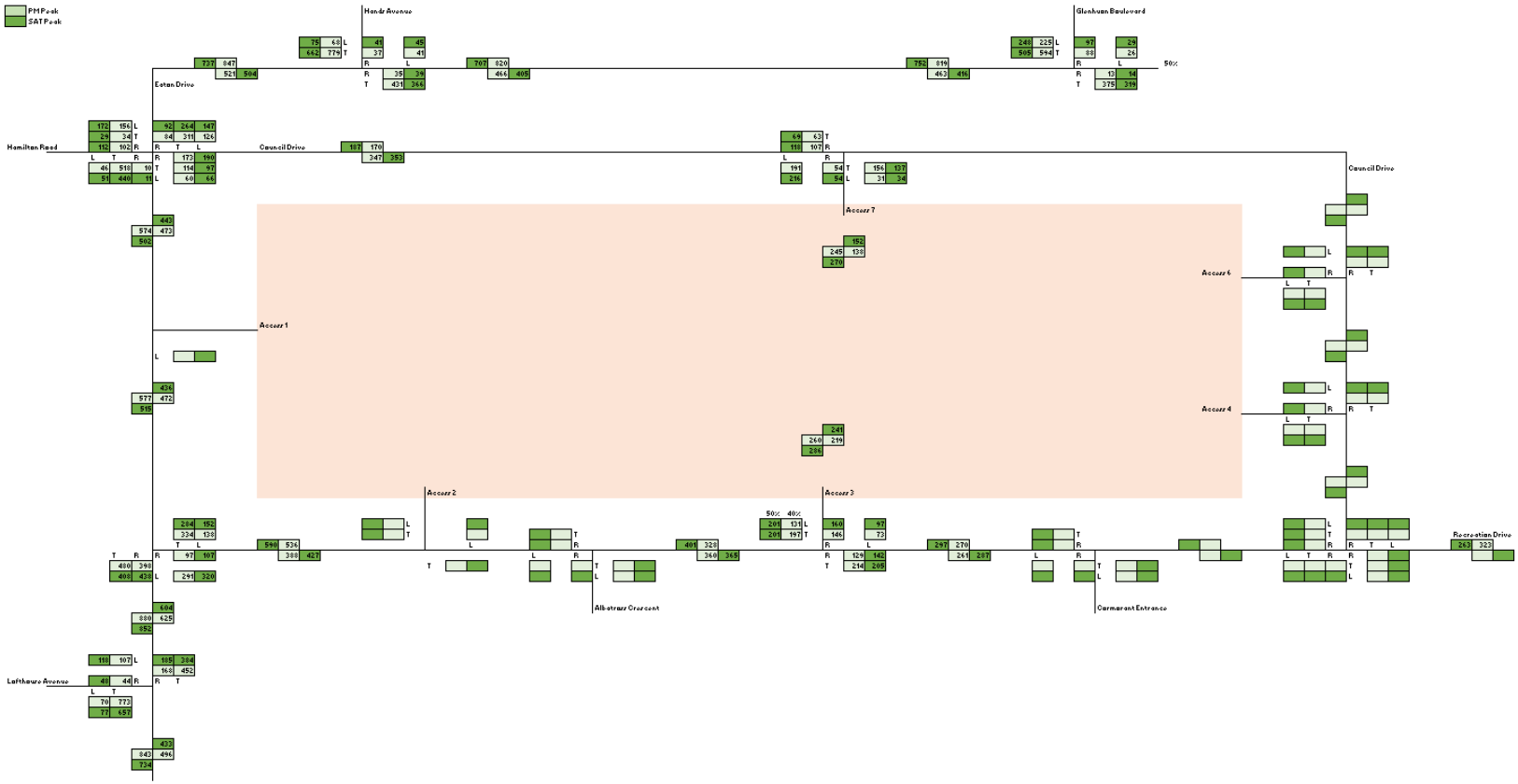


Figure 25 Scenario 2 – Opening Year 2025 + Proposed Development

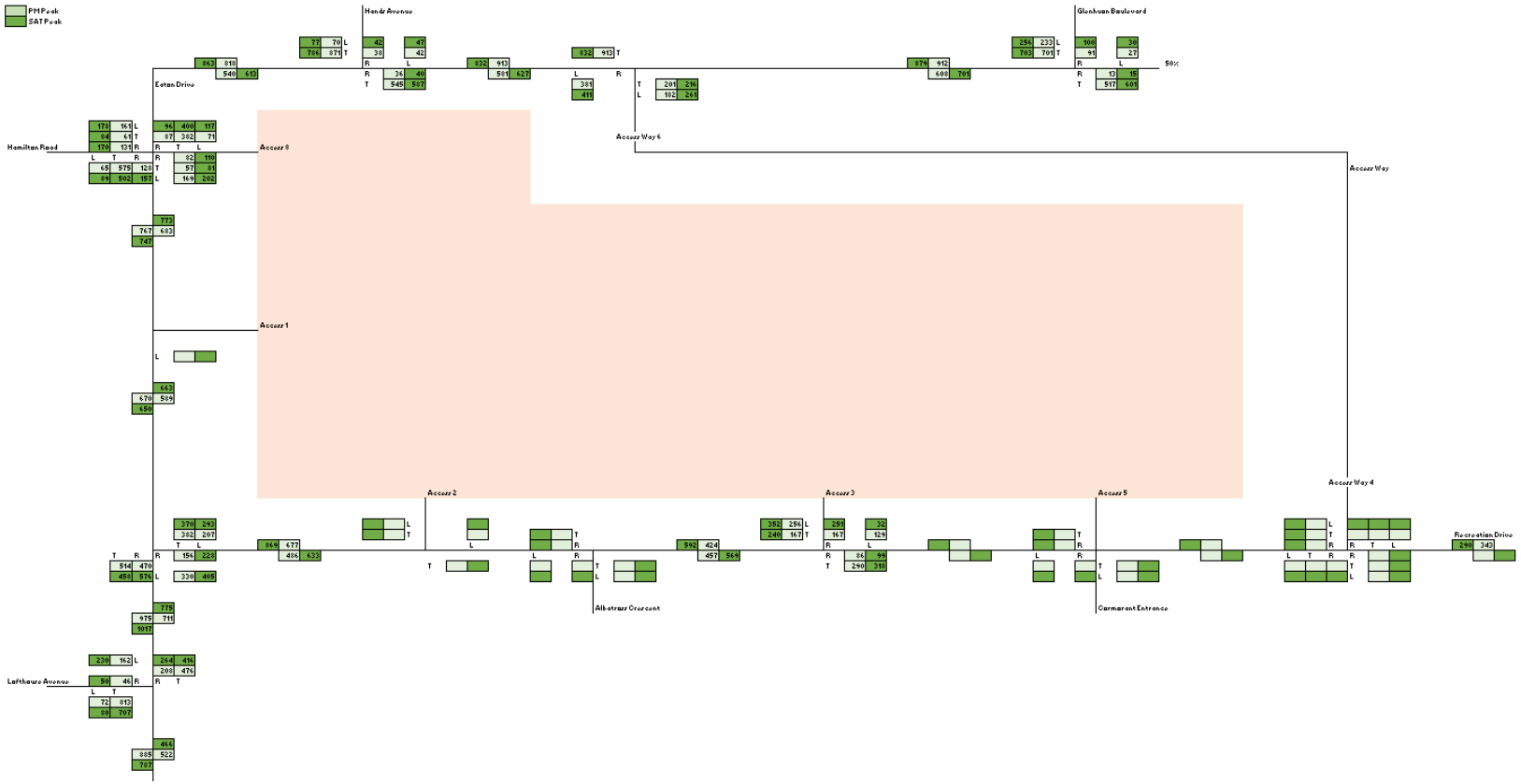
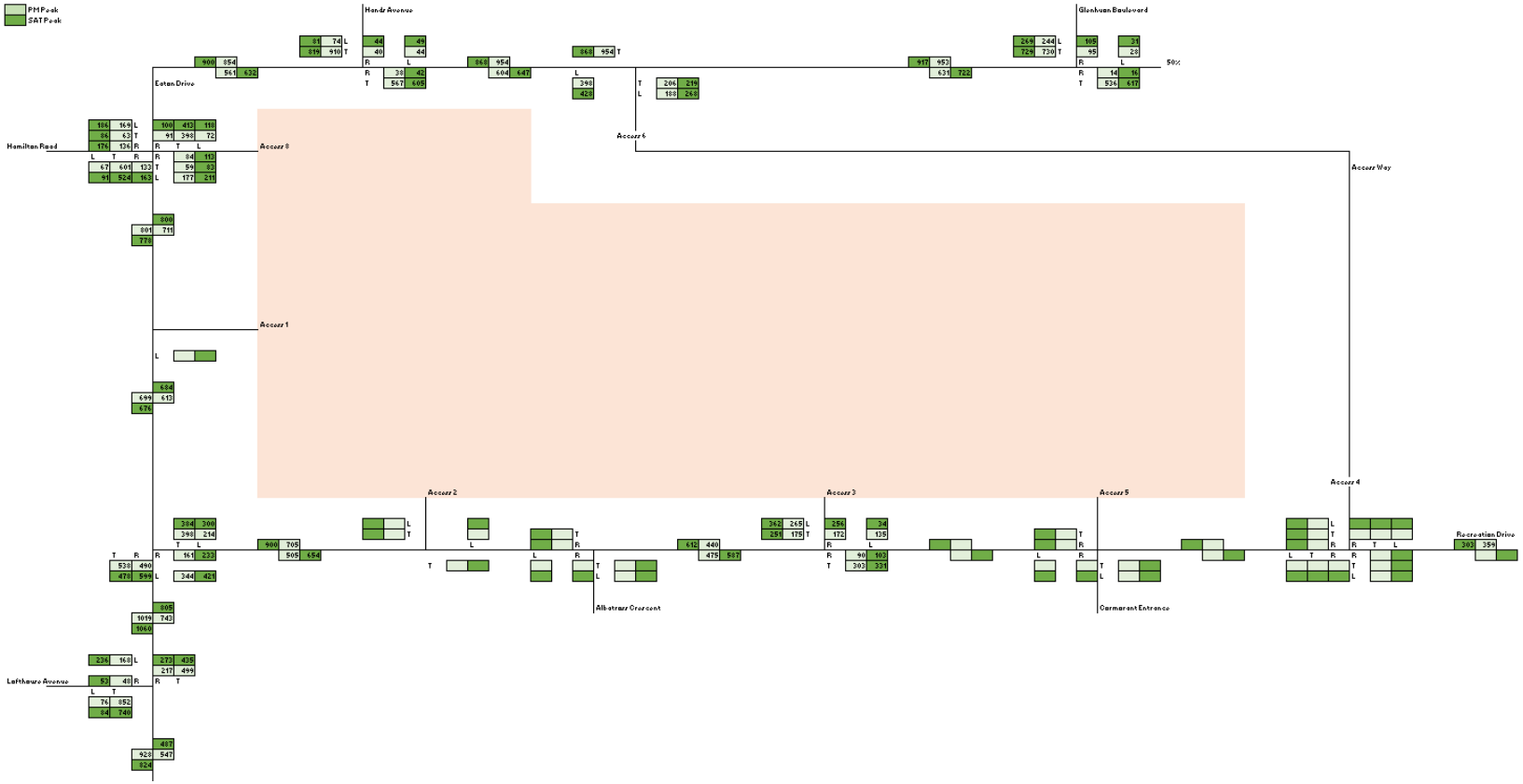


Figure 26 Scenario 3 – 10-Year Horizon 2035 + Proposed Development



7.5 KEY INTERSECTIONS

SIDRA intersection operation analysis was undertaken for a series of key intersections with peak hour traffic volumes determined through the desktop modelling process described above. Intersections were assessed for the three scenarios including the estimated background traffic growth.

The following intersections were assessed in this analysis:

- Eaton Drive / Hamilton Road / Site Access 8
- Eaton Drive / Recreation Drive
- Recreation Drive / Site Access 3
- Eaton Drive / Access Way

The key intersections were assessed as a network, utilising the Network function in SIDRA.

7.6 INTERSECTION PERFORMANCE

SIDRA outputs for each approach to evaluate the impact of the increased volumes anticipated for the ultimate development scenario (including background), are presented in the form of Degree of Saturation (DOS), Average Delay, Level of Service (LOS) and 95th Percentile Queue. A definition of these characteristics are as follows:

- Degree of Saturation (DOS): is the ratio of the arrival traffic flow to the capacity of the approach during the same period. The Degree of Saturation ranges from close to zero for varied traffic flow, up to one for saturated flow or capacity. The theoretical intersection capacity is exceeded for an un-signalised intersection where DOS > 0.80;
- 95% Queue: is the statistical estimate of the queue length up to or below which 95% of all observed queues would be expected;
- Average Delay: is the average of all travel time delays for vehicles through the intersection. An unsignalised intersection can be considered to be operated at capacity where the average delay exceeds 40 seconds for any movement;
- Level of Service (LOS): is the qualitative measure describing operational conditions within a traffic stream and the perception by motorists and/or passengers. **Table 21** provides a description of the different levels of service.

Table 21 Level of Service (LOS) Performance Criteria

LOS	Description	Signalised Intersection	Unsignalised Intersection
A	Free-flow operations (best condition)	≤10 sec	≤10 sec
B	Reasonable free-flow operations	10-20 sec	10-15 sec
C	At or near free-flow operations	20-35 sec	15-25 sec
D	Decreasing free-flow levels	35-55 sec	5-35 sec
E	Operations at capacity	55-80 sec	35-50 sec
F	A breakdown in vehicular flow (worst condition)	≥80 sec	≥50 sec

7.6.1 Eaton Drive / Hamilton Road / Access 8

Figure 27 Eaton Drive / Hamilton Road / Council Drive – Intersection SIDRA Layout

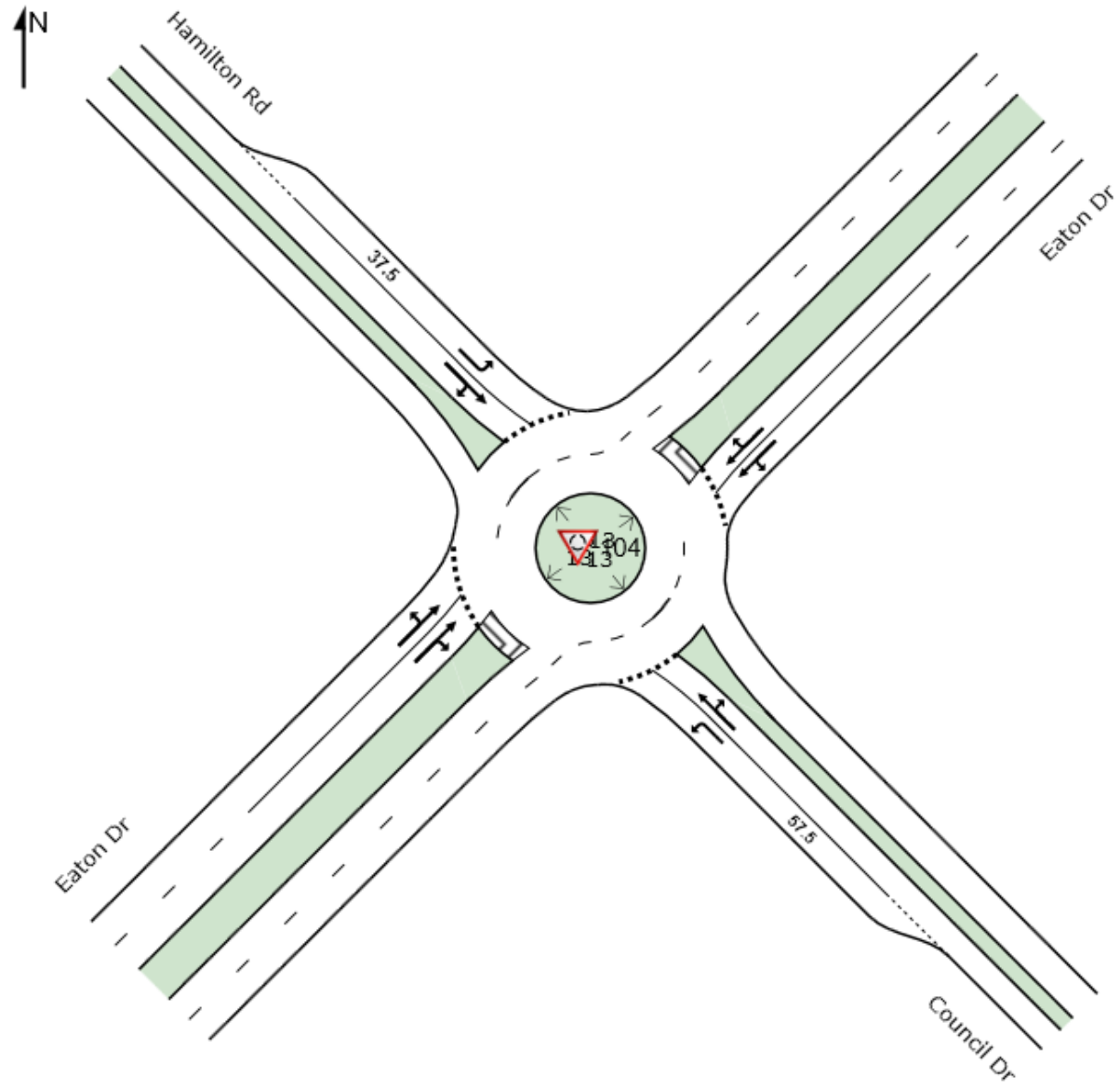


Table 22 Scenario 1 (2022 Background) – Eaton Drive / Hamilton Road / Council Drive Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
Southeast: Council Dr	L	0.125	9.8	A	1.5	0.128	9.1	A	1.6
	T	0.323	7.4	A	5	0.306	7	A	4.7
	R	0.323	11.1	B	5	0.306	10.7	B	4.7
Northeast: Eaton Dr	L	0.216	5.6	A	4.4	0.197	5.3	A	3.9
	T	0.216	5.8	A	4.4	0.197	5.5	A	3.9
	R	0.216	9.6	A	4.3	0.197	9.3	A	3.9
Northwest: Hamilton Rd	L	0.151	8	A	1.9	0.194	7	A	2.7
	T	0.222	7.2	A	3.1	0.176	7.3	A	2.4
	R	0.222	11	B	3.1	0.176	11.1	B	2.4
Southwest: Eaton Dr	L	0.266	6.4	A	4.5	0.233	6.4	A	3.8
	T	0.266	6.5	A	4.5	0.233	6.5	A	0
	R	0.266	10.4	B	4.4	0.233	10.4	B	3.7
All vehicles		0.323	7.6	A	5	0.306	7.4	A	4.7

The existing Eaton Drive / Hamilton Road / Council Drive intersection (as shown in **Figure 27** Eaton Drive / Hamilton Road / Council Drive – Intersection SIDRA Layout is performing satisfactorily with LOS A and LOS B as shown in **Table 22**. It is noted that the Council Drive leg of the intersection is proposed to be converted to a carpark access to the ground floor car park and deck parking (Access 8), as shown in **Figure 28**.

Figure 28 Proposed Eaton Drive / Hamilton Road / Access 8 – Intersection SIDRA Layout

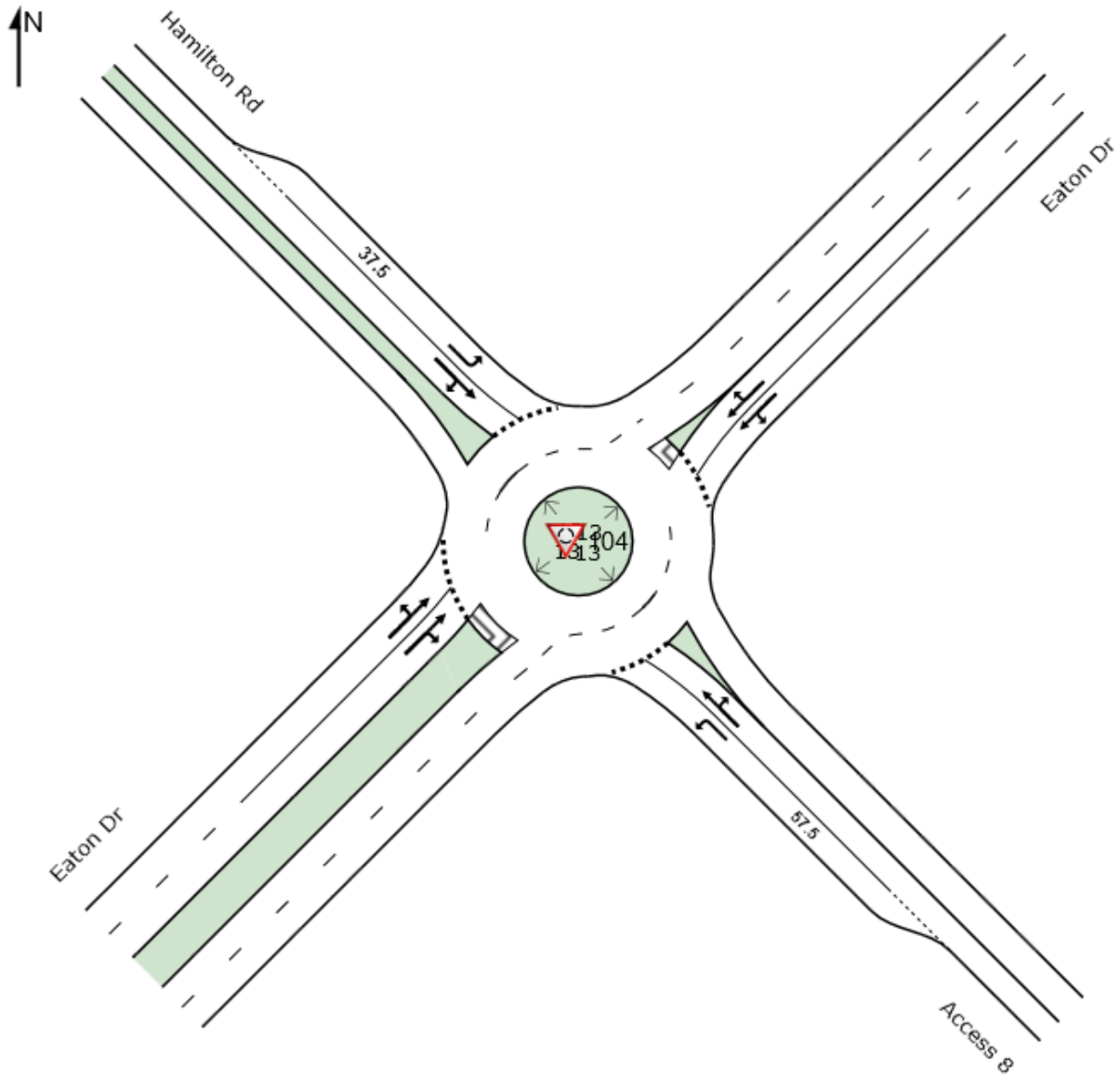


Table 23 Scenario 2 (2025 Background + Proposed Development) – Eaton Drive / Hamilton Road / Access 8 Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
Southeast: Access 8	L	0.2	7.2	A	7.1	0.253	7.6	A	9.4
	T	0.183	7.6	A	6.3	0.259	8	A	9.5
	R	0.183	11.3	B	6.3	0.259	11.7	B	9.5
Northeast: Eaton Dr	L	0.253	6.4	A	12.7	0.313	7.1	A	16.4
	T	0.253	6.7	A	12.7	0.313	7.5	A	16.4
	R	0.253	10.6	B	12.3	0.313	11.5	B	15.8
Northwest: Hamilton Rd	L	0.227	8	A	7.4	0.264	8.3	A	8.8
	T	0.24	7.5	A	8.1	0.319	7.7	A	11.4
	R	0.24	11.3	B	8.1	0.319	11.4	B	11.4
Southwest: Eaton Dr	L	0.315	5.8	A	15	0.326	6.1	A	15.8
	T	0.315	5.8	A	15	0.326	6.2	A	15.8
	R	0.315	9.6	A	14.5	0.326	10	B	15.2
All vehicles		0.315	7.5	A	15	0.326	8.1	A	16.4

Table 24 Scenario 3 (2035 Background + Proposed Development) – Eaton Drive / Hamilton Road / Access 8 Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
Southeast: Access 8	L	0.214	7.3	A	7.7	0.269	7.7	A	10.1
	T	0.193	7.7	A	6.7	0.272	8.1	A	10
	R	0.193	11.5	B	6.7	0.272	11.9	B	10
Northeast: Eaton Dr	L	0.266	6.5	A	13.5	0.327	7.2	A	17.4
	T	0.266	6.8	A	13.5	0.327	7.7	A	17.4
	R	0.266	10.7	B	13	0.327	11.6	B	16.6
Northwest: Hamilton Rd	L	0.243	8.1	A	8	0.281	8.4	A	9.5
	T	0.254	7.7	A	8.6	0.336	7.8	A	12.2
	R	0.254	11.4	B	8.6	0.336	11.6	B	12.2
Southwest: Eaton Dr	L	0.331	5.8	A	15.9	0.342	6.2	A	16.8
	T	0.331	5.9	A	15.9	0.342	6.3	A	16.8
	R	0.331	9.7	A	15.5	0.342	10.1	B	16.2
All vehicles		0.331	7.6	A	15.9	0.342	8.2	A	17.4

As shown by the analysis results in **Table 23** and **Table 24**, the Eaton Drive / Hamilton Road / Access 8 intersection is expected to continue to perform satisfactorily with LOS A and LOS B for all movements. A slight increase in delay is to be expected as traffic increases over the 10-year horizon scenario. However, the intersection will still perform within good Level of Service.

7.6.2 Eaton Drive / Recreation Drive

Figure 29 Eaton Drive / Recreation Drive – Intersection SIDRA Layout

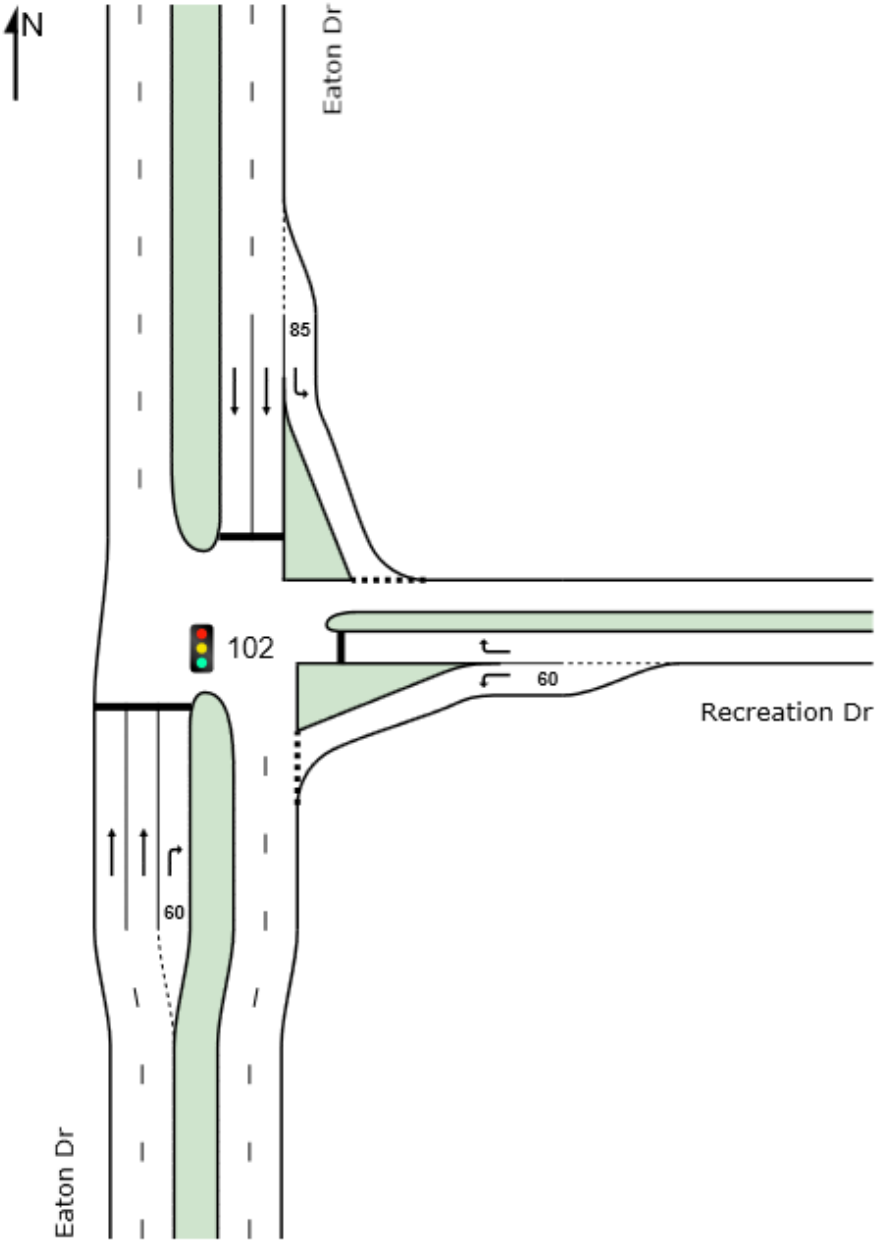


Table 25 Scenario 1 (202 Background) – Eaton Drive / Recreation Drive Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
South: Eaton Dr	T	0.172	3.3	A	11.5	0.152	3.4	A	0.36
	R	0.392	13.1	B	30.8	0.439	13.2	B	0.64
East: Recreation Dr	L	0.243	7.1	A	8.4	0.268	7.1	A	0.33
	R	0.480	40.6	D	15	0.522	36.2	D	0.99
North: Eaton Dr	L	0.141	7.8	A	4.6	0.158	7.6	A	0.37
	T	0.487	30.2	C	24.3	0.516	28.5	C	0.97
All vehicles		0.487	13.8	B	30.8	0.522	13.2	B	0.57

Table 26 Scenario 2 (2025 Background + Proposed Development) – Eaton Drive / Recreation Drive Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
South: Eaton Dr	T	0.199	4.5	A	24.1	0.191	5.1	A	0.44
	R	0.511	17.2	B	66.1	0.663	19.1	B	0.82
East: Recreation Dr	L	0.279	7.3	A	17.7	0.343	7.5	A	0.38
	R	0.565	38.2	D	38.6	0.713	34.9	C	0.99
North: Eaton Dr	L	0.223	8.4	A	11	0.333	9.7	A	0.54
	T	0.568	30.8	C	47.3	0.771	33.2	C	1
All vehicles		0.568	15.7	B	66.1	0.771	16.9	B	0.68

Table 27 Scenario 3 (2035 Background + Proposed Development) – Eaton Drive / Recreation Drive Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
South: Eaton Dr	T	0.204	4.1	A	24.3	0.199	5.1	A	0.44
	R	0.521	17.1	B	67	0.692	19.6	B	0.84
East: Recreation Dr	L	0.293	7.6	A	20.1	0.358	7.7	A	0.41
	R	0.642	40.1	D	41.5	0.729	35.3	D	1
North: Eaton Dr	L	0.229	8.4	A	11.8	0.337	9.9	A	0.55
	T	0.592	31	C	49.6	0.801	34.2	C	1
All vehicles		0.642	15.7	B	67	0.801	17.3	B	0.69

The intersection is currently performing at an average LOS B as shown in

Table 25. Analysis results shown in **Table 26** and **Table 27** indicate that the signalised intersection will still perform with a similar Level of Service and delay for all legs. This suggests that the proposed development has minimal impact on the intersection performance.

7.6.3 Recreation Drive / Access 3

Figure 30 Recreation Drive / Access 3 – Intersection SIDRA Layout

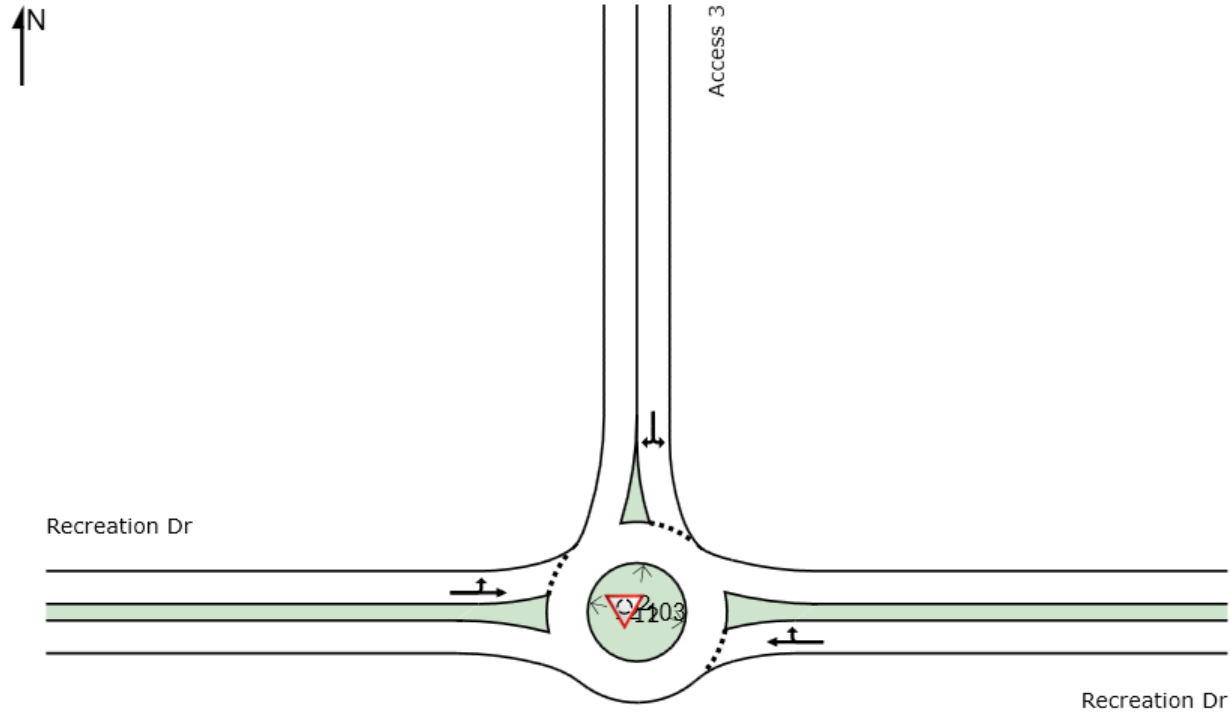


Table 28 Scenario 1 (2022 Background) – Recreation Drive / Access 3 Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
South: Eaton Dr	T	0.302	5.6	A	5.5	0.312	5.7	A	0.43
	R	0.302	9.2	A	5.5	0.312	9.3	A	0.43
East: Recreation Dr	L	0.209	5.6	A	3.5	0.245	5.6	A	0.45
	R	0.209	9.4	A	3.5	0.245	9.5	A	0.45
North: Eaton Dr	L	0.283	5.2	A	4.8	0.349	5.3	A	0.38
	T	0.283	5.4	A	4.8	0.349	5.6	A	0.38
All vehicles		0.302	6.6	A	5.5	0.349	6.7	A	0.41

Table 29 Scenario 2 (2025 Background + Proposed Development) – Recreation Drive / Access 3 Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
East: Recreation Dr	T	0.341	5.8	A	16	0.419	6.5	A	0.58
	R	0.341	9.4	A	16	0.419	10.1	B	0.58
North: Access 3	L	0.28	5.4	A	12.1	0.285	6	A	0.5
	R	0.28	9.3	A	12.1	0.285	9.8	A	0.5
West: Recreation Dr	L	0.339	4.9	A	16.7	0.477	5.1	A	0.42
	T	0.339	5.2	A	16.7	0.477	5.4	A	0.42
All vehicles		0.341	6.3	A	16.7	0.477	6.8	A	0.49

Table 30 Scenario 3 (2035 Background + Proposed Development) – Recreation Drive / Access 3 Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
East: Recreation Dr	T	0.358	5.8	A	17.2	0.438	6.6	A	0.6
	R	0.358	9.4	A	17.2	0.438	10.2	B	0.6
North: Access 3	L	0.284	5.5	A	12.4	0.295	6.1	A	0.52
	R	0.284	9.4	A	12.4	0.295	9.9	A	0.52
West: Recreation Dr	L	0.354	5	A	17.8	0.496	5.2	A	0.44
	T	0.354	5.2	A	17.8	0.496	5.5	A	0.44
All vehicles		0.358	6.3	A	17.8	0.496	6.9	A	0.51

The existing Recreation Drive / Access 3 intersection is performing satisfactorily with LOS A as shown in **Table 28**.

On opening year and 10-year horizon scenario, the intersection is expected to continue to perform satisfactorily with LoS A as shown in **Table 29** and **Table 30**. The additional traffic generated by the proposed development onto Access 3 is unlikely to significantly impact the intersection performance.

7.6.4 Eaton Drive / Access Way

The new intersection of Eaton Drive / Access Way has been proposed approximately 135m east of the Eaton Drive / Hamilton Road / Access 8 roundabout. The intersection is proposed to be left in – left out.

Figure 31 Proposed Eaton Drive / Access Way – Intersection SIDRA Layout

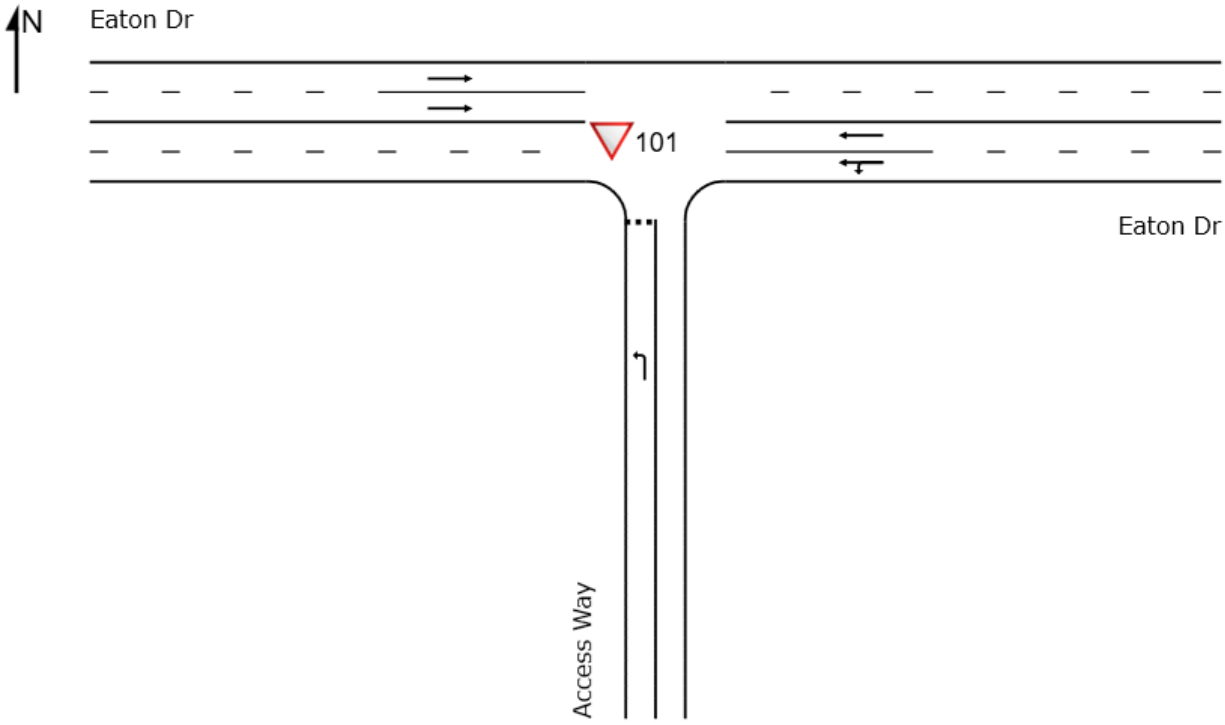


Table 31 Scenario 1 (2025 Background + Proposed Development) – Eaton Drive / Council Drive Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
South: Access Way	L	0.302	5.6	A	10.1	0.328	5.6	A	0
East: Eaton Dr	L	0.106	5.6	A	0	0.15	5.6	A	0
	T	0.106	0	A	0	0.12	0	A	0
West: Eaton Dr	T	0.246	0	A	0	0.232	0	A	0
All vehicles		0.302	1.9	A	10.1	0.328	2.2	A	0

Table 32 Scenario 2 (2035 Background + Proposed Development) – Eaton Drive / Council Drive Intersection Performance

Intersection Approach		PM Peak				Saturday Peak			
		DOS	Delay (s)	LOS	95% Queue (m)	DOS	Delay (s)	LOS	95% Queue (m)
South: Access Way	L	0.315	5.6	A	10.7	0.341	5.6	A	0
East: Eaton Dr	L	0.109	5.6	A	0	0.154	5.6	A	0
	T	0.109	0	A	0	0.122	0	A	0
West: Eaton Dr	T	0.257	0	A	0	0.242	0	A	0
All vehicles		0.315	1.9	A	10.7	0.341	2.2	A	0

The proposed left in – left out intersection is projected to perform satisfactorily with LOS A as shown in **Table 31** and **Table 32**.

8.0 SUMMARY

This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Assessment Guidelines for Developments: Volume 4 – Individual Development.*

The following conclusions have been made with regard to the proposed development:

- The proposed shopping centre expansion is expected to generate approximately **430** additional trips during the PM peak hour and **904** additional trips during the Saturday peak hour. The future residential development is likely to generate approximately **15** and **17 additional trips** during the **PM and Saturday peak periods** respectively when constructed.
- The proposed development proposes a surplus of 28 car parking bays according to the requirements of the *Shire of Dardanup Eaton Fair Activity Centre Plan,* the *Shire of Dardanup Local Planning Scheme No. 3* and the *City of Bunbury Local Planning Scheme No. 8.* The proposed development has a parking provision rate of approximately 4.18 bays/100 m^2 GFA which is consistent with the Department of Transport's suggested parking provision rate and is sufficiently higher than the projected unconstrained peak parking demand based on the parking assessment undertaken by Stantec.
- The Site has adequate access to public transport and cycling facilities in the vicinity of the Site, with existing End-of-Trip facilities and proposed bicycle parking within the redevelopment.
- For robust assessment, the proposed development peak traffic generation for all land uses have been assumed to be the same as adjacent road network peak.
- SIDRA network analysis has been conducted to better represent the relationship between the intersections.
- All intersections are expected to perform satisfactorily during all 3 scenarios, with acceptable Level of Service.
- The additional traffic generated by the proposed development is not the main contributor to lower LOS in the vicinity of the Site within the 10-year horizon. Many of the intersections are likely to experience increased delays as the background traffic continues to grow, even without the additional traffic from the proposed redevelopment.

APPENDIX A

WAPC CHECKLIST

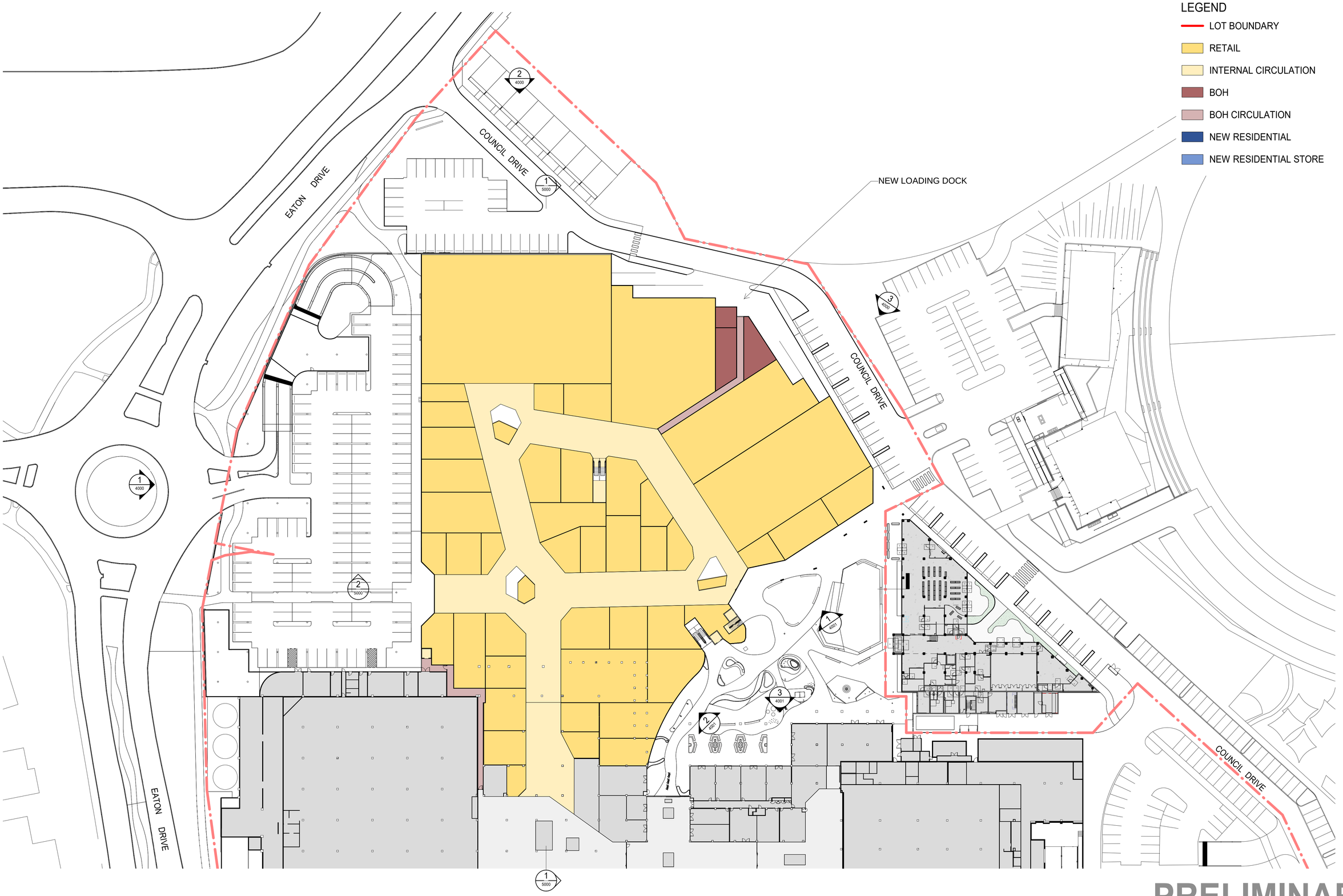
Item	Provided	Comments/Proposals
Summary		
Introduction/Background		
name of applicant and consultant	Section 1	
development location and context	Section 2	
brief description of development proposal	Section 2	
key issues	Section 2	
background information	Section 1	
Existing situation		
existing site uses (if any)	Section 2	
existing parking and demand (if appropriate)	Section 3	
existing access arrangements	Section 2	
existing site traffic	Section 6	
surrounding land uses	Section 2	
surrounding road network	Section 2	
traffic management on frontage roads	NA	
traffic flows on surrounding roads (usually am and pm peak hours)	Section 2	
traffic flows at major intersections (usually am and pm peak hours)	Section 2	
operation of surrounding intersections	Section 2	
existing pedestrian/cycle networks	Section 2	
existing public transport services surrounding the development	Section 2	
Crash data	Section 2	
Development proposal		
regional context	Section 2	
proposed land uses	Section 3	
table of land uses and quantities	Section 3	
access arrangements	Section 3	
parking provision	Section 3	

Item	Provided	Comments/Proposals
end of trip facilities	Section 3	
any specific issues	Section 3	
road network	Section 3	
intersection layouts and controls	Section 3	
pedestrian/cycle networks and crossing facilities	Section 4	
public transport services	Section 4	
Integration with surrounding area	Section 5	
surrounding major attractors/generators	Section 5	
committed developments and transport proposals	N/A	
proposed changes to land uses within 1200 metres	Section 5	
travel desire lines from development to these attractors/generators	N/A	
adequacy of existing transport networks	Section 2	
deficiencies in existing transport networks	N/A	
remedial measures to address deficiencies	N/A	
Analysis of transport networks		
assessment years	Section 6	
time periods	Section 6	
development generated traffic	Section 6	
distribution of generated traffic	Section 6	
parking supply & demand	Section 3	
base and "with development" traffic flows	Section 6	
analysis of development accesses	Section 6	
impact on surrounding roads	Section 6	
impact on intersections	Section 6	
impact on neighbouring areas	Section 6	
traffic noise and vibration	N/A	
road safety	N/A	
public transport access	Section 2	

Item	Provided	Comments/Proposals
pedestrian access / amenity	Section 2	
cycle access / amenity	Section 2	
analysis of pedestrian / cycle networks	Section 2	
safe walk/cycle to school (for residential and school site developments only)	N/A	
Traffic management plan (where appropriate)	N/A	

APPENDIX B

DEVELOPMENT PLANS



PRELIMINARY

Rev.	Date	Description	Iss.	Appr.
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Keyplan

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 18/1/2023 3:50:48 PM

Date Issued

Scale As indicated @A1

Drawing Title
GENERAL ARRANGEMENT PLAN
PROPOSED GROUND FLOOR

Drawing Number
A-DA-2001

Revision
A

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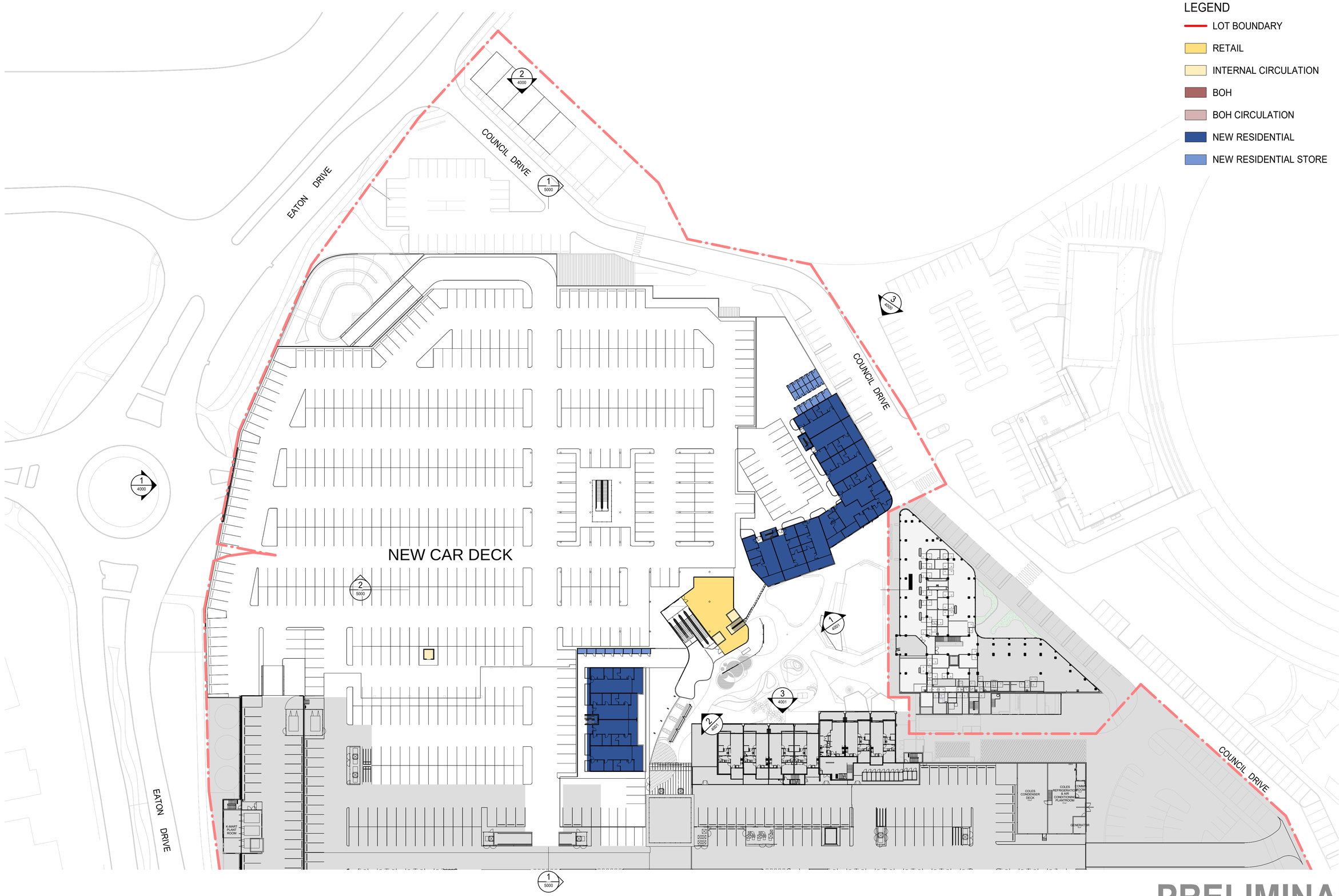

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Rev.	Date	Description	Iss.	Appr.

Keyplan

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 18/1/2023 3:52:18 PM

Date Issued

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Drawing Title
GENERAL ARRANGEMENT PLAN
PROPOSED LEVEL 01

Drawing Number
A-DA-2003

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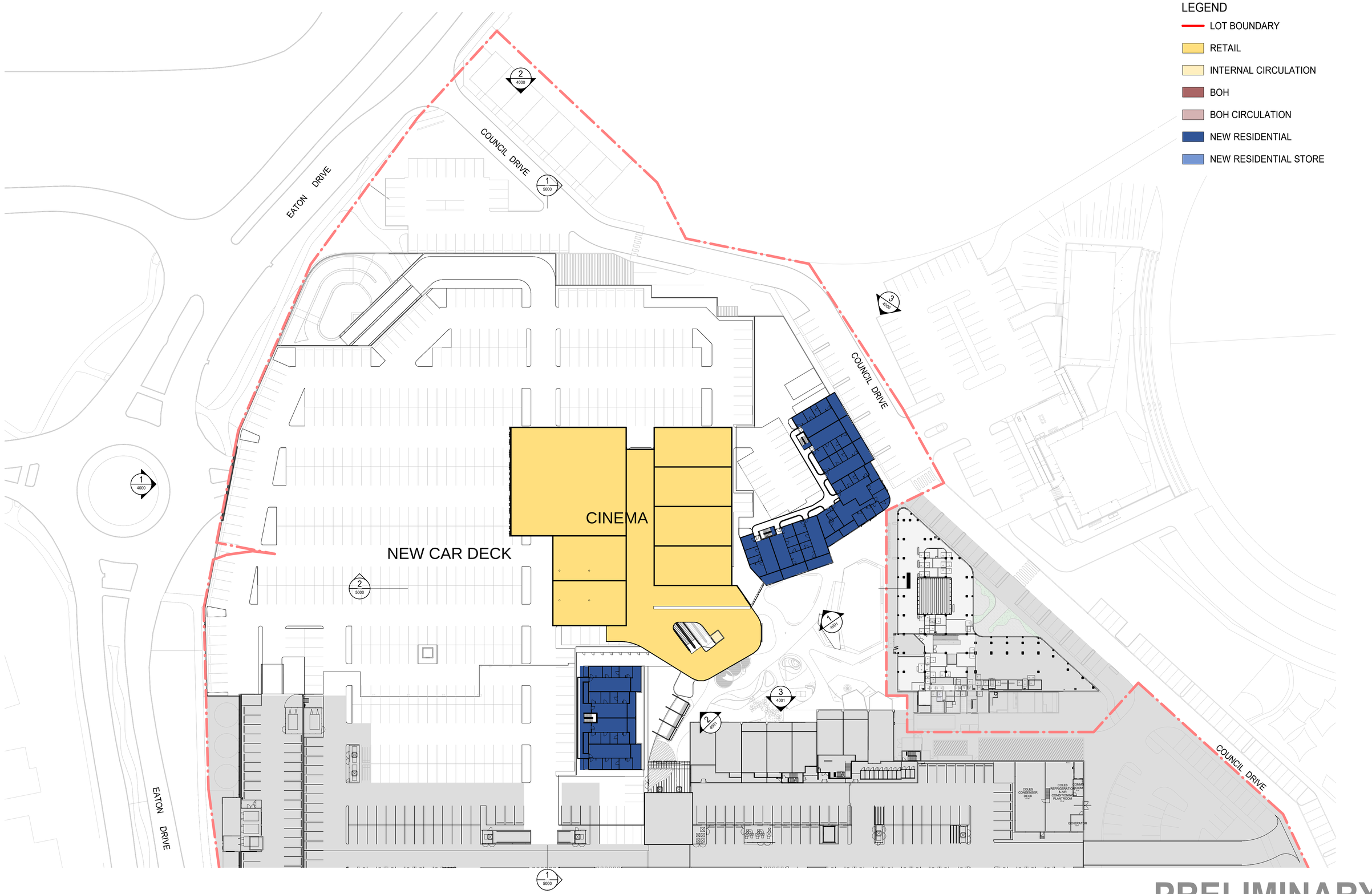

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

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Drawing Title
PROPOSED LEVEL 02

Drawing Number
A-DA-2004

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APPENDIX C

SIDRA OUTPUT

MOVEMENT SUMMARY

Site: 104 [Hamilton Road/Eaton Drive/Council Drive - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Council Dr														
21	L2	60	2.0	60	2.0	0.126	9.9	LOS A	0.2	1.6	0.63	0.79	0.63	45.4
22	T1	114	2.0	114	2.0	0.327	7.4	LOS A	0.7	5.1	0.64	0.80	0.64	51.7
23	R2	173	2.0	173	2.0	0.327	11.2	LOS B	0.7	5.1	0.64	0.80	0.64	51.4
Approach		347	2.0	347	2.0	0.327	9.7	LOS A	0.7	5.1	0.64	0.80	0.64	50.9
NorthEast: Eaton Dr														
24	L2	126	2.0	126	2.0	0.219	5.6	LOS A	0.6	4.5	0.48	0.54	0.48	52.7
25	T1	311	5.0	311	5.0	0.219	5.9	LOS A	0.6	4.5	0.48	0.57	0.48	48.5
26	R2	84	2.0	84	2.0	0.219	9.7	LOS A	0.6	4.4	0.49	0.59	0.49	52.7
Approach		521	3.8	521	3.8	0.219	6.4	LOS A	0.6	4.5	0.48	0.56	0.48	50.8
NorthWest: Hamilton Rd														
27	L2	102	2.0	102	2.0	0.153	8.0	LOS A	0.3	2.0	0.62	0.78	0.62	51.7
28	T1	34	2.0	34	2.0	0.225	7.3	LOS A	0.4	3.2	0.62	0.81	0.62	51.3
29	R2	156	2.0	156	2.0	0.225	11.0	LOS B	0.4	3.2	0.62	0.81	0.62	45.3
Approach		292	2.0	292	2.0	0.225	9.6	LOS A	0.4	3.2	0.62	0.80	0.62	49.0
SouthWest: Eaton Dr														
30	L2	46	2.0	46	2.0	0.271	6.5	LOS A	0.7	4.7	0.52	0.61	0.52	50.2
31	T1	518	5.0	518	5.0	0.271	6.6	LOS A	0.7	4.7	0.53	0.62	0.53	51.5
32	R2	10	2.0	10	2.0	0.271	10.5	LOS B	0.6	4.6	0.53	0.63	0.53	51.2
Approach		574	4.7	574	4.7	0.271	6.7	LOS A	0.7	4.7	0.53	0.62	0.53	51.4
All Vehicles		1734	3.4	1734	3.4	0.327	7.7	LOS A	0.7	5.1	0.55	0.67	0.55	50.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 104 [Hamilton Road/Eaton Drive/Council Drive - Saturday Peak (Site Folder: Saturday Peak)]

Network: N102 [Saturday Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Council Dr														
21	L2	66	2.0	66	2.0	0.129	9.2	LOS A	0.2	1.6	0.60	0.76	0.60	46.1
22	T1	97	2.0	97	2.0	0.309	7.0	LOS A	0.7	4.8	0.60	0.77	0.60	51.8
23	R2	190	2.0	190	2.0	0.309	10.8	LOS B	0.7	4.8	0.60	0.77	0.60	51.5
Approach		353	2.0	353	2.0	0.309	9.5	LOS A	0.7	4.8	0.60	0.77	0.60	51.0
NorthEast: Eaton Dr														
24	L2	147	2.0	147	2.0	0.200	5.3	LOS A	0.6	4.0	0.41	0.52	0.41	53.0
25	T1	264	5.0	264	5.0	0.200	5.5	LOS A	0.6	4.0	0.42	0.54	0.42	48.8
26	R2	92	2.0	92	2.0	0.200	9.3	LOS A	0.5	4.0	0.42	0.56	0.42	52.8
Approach		503	3.6	503	3.6	0.200	6.2	LOS A	0.6	4.0	0.42	0.54	0.42	51.4
NorthWest: Hamilton Rd														
27	L2	172	2.0	172	2.0	0.196	7.1	LOS A	0.4	2.7	0.59	0.74	0.59	52.4
28	T1	29	2.0	29	2.0	0.178	7.4	LOS A	0.3	2.4	0.59	0.79	0.59	51.3
29	R2	112	2.0	112	2.0	0.178	11.1	LOS B	0.3	2.4	0.59	0.79	0.59	45.3
Approach		313	2.0	313	2.0	0.196	8.6	LOS A	0.4	2.7	0.59	0.76	0.59	50.5
SouthWest: Eaton Dr														
30	L2	51	2.0	51	2.0	0.238	6.5	LOS A	0.5	4.0	0.50	0.60	0.50	50.3
31	T1	440	5.0	440	5.0	0.238	6.6	LOS A	0.5	4.0	0.51	0.61	0.51	51.6
32	R2	11	2.0	11	2.0	0.238	10.5	LOS B	0.5	3.8	0.51	0.62	0.51	51.2
Approach		502	4.6	502	4.6	0.238	6.7	LOS A	0.5	4.0	0.51	0.61	0.51	51.5
All Vehicles		1671	3.3	1671	3.3	0.309	7.5	LOS A	0.7	4.8	0.51	0.65	0.51	51.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 102 [Eaton Dr/Recreation Dr - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

Three-way intersection with "Seagull" treatment (Signals)
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 73 seconds (Site User-Given Cycle Time)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Eaton Dr														
2	T1	480	5.0	480	5.0	0.175	3.3	LOS A	1.6	11.8	0.33	0.28	0.33	37.9
3	R2	398	2.0	398	2.0	* 0.400	13.2	LOS B	4.5	31.9	0.62	0.77	0.62	18.5
Approach		878	3.6	878	3.6	0.400	7.8	LOS A	4.5	31.9	0.46	0.50	0.46	25.5
East: Recreation Dr														
4	L2	291	2.0	291	2.0	0.246	7.1	LOS A	1.2	8.5	0.30	0.64	0.30	47.6
6	R2	97	2.0	97	2.0	* 0.483	40.6	LOS D	2.1	15.1	0.98	0.77	0.98	26.0
Approach		388	2.0	388	2.0	0.483	15.5	LOS B	2.1	15.1	0.47	0.67	0.47	40.2
North: Eaton Dr														
7	L2	138	2.0	138	2.0	0.144	8.0	LOS A	0.7	5.0	0.36	0.64	0.36	40.2
8	T1	334	5.0	334	5.0	* 0.461	29.2	LOS C	3.4	24.5	0.93	0.76	0.93	24.9
Approach		472	4.1	472	4.1	0.461	23.0	LOS C	3.4	24.5	0.76	0.72	0.76	27.5
All Vehicles		1738	3.4	1738	3.4	0.483	13.6	LOS B	4.5	31.9	0.55	0.60	0.55	32.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

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MOVEMENT SUMMARY

Site: 102 [Eaton Dr/Recreation Dr - Saturday Peak (Site Folder: Saturday Peak)]

Network: N102 [Saturday Peak (Network Folder: General)]

Three-way intersection with "Seagull" treatment (Signals)
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 63 seconds (Site User-Given Cycle Time)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Eaton Dr														
2	T1	408	5.0	408	5.0	0.155	3.4	LOS A	1.3	9.4	0.36	0.30	0.36	37.5
3	R2	438	2.0	438	2.0	* 0.442	13.2	LOS B	4.1	29.5	0.64	0.79	0.64	18.4
Approach		846	3.4	846	3.4	0.442	8.5	LOS A	4.1	29.5	0.51	0.55	0.51	24.3
East: Recreation Dr														
4	L2	320	2.0	320	2.0	0.270	7.1	LOS A	1.2	8.6	0.34	0.65	0.34	47.5
6	R2	107	2.0	107	2.0	* 0.526	36.3	LOS D	2.1	14.6	0.99	0.78	1.00	27.7
Approach		427	2.0	427	2.0	0.526	14.4	LOS B	2.1	14.6	0.50	0.68	0.50	41.0
North: Eaton Dr														
7	L2	152	2.0	152	2.0	0.160	7.8	LOS A	0.6	4.1	0.38	0.65	0.38	40.7
8	T1	284	5.0	284	5.0	* 0.526	28.6	LOS C	2.6	19.2	0.97	0.77	0.97	25.2
Approach		436	4.0	436	4.0	0.526	21.3	LOS C	2.6	19.2	0.77	0.73	0.77	28.4
All Vehicles		1709	3.2	1709	3.2	0.526	13.3	LOS B	4.1	29.5	0.57	0.63	0.57	32.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

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MOVEMENT SUMMARY

Site: 103 [Recreation Dr Access 3 Roundabout - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East:														
5	T1	225	2.0	225	2.0	0.304	5.6	LOS A	0.8	5.6	0.41	0.58	0.41	48.2
6	R2	136	2.0	136	2.0	0.304	9.2	LOS A	0.8	5.6	0.41	0.58	0.41	52.8
Approach		361	2.0	361	2.0	0.304	6.9	LOS A	0.8	5.6	0.41	0.58	0.41	50.6
North: Access 3														
7	L2	77	2.0	77	2.0	0.210	5.6	LOS A	0.5	3.6	0.43	0.63	0.43	51.5
9	R2	154	2.0	154	2.0	0.210	9.5	LOS A	0.5	3.6	0.43	0.63	0.43	47.3
Approach		231	2.0	231	2.0	0.210	8.2	LOS A	0.5	3.6	0.43	0.63	0.43	49.3
West:														
10	L2	138	2.0	138	2.0	0.285	5.2	LOS A	0.7	4.8	0.34	0.52	0.34	53.2
11	T1	207	2.0	207	2.0	0.285	5.5	LOS A	0.7	4.8	0.34	0.52	0.34	54.3
Approach		345	2.0	345	2.0	0.285	5.3	LOS A	0.7	4.8	0.34	0.52	0.34	53.9
All Vehicles		937	2.0	937	2.0	0.304	6.7	LOS A	0.8	5.6	0.39	0.57	0.39	51.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 103 [Recreation Dr Access 3 Roundabout - Saturday Peak (Site Folder: Saturday Peak)]

Network: N102 [Saturday Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East:														
5	T1	216	2.0	216	2.0	0.314	5.7	LOS A	0.8	5.8	0.43	0.59	0.43	48.0
6	R2	149	2.0	149	2.0	0.314	9.3	LOS A	0.8	5.8	0.43	0.59	0.43	52.6
Approach		365	2.0	365	2.0	0.314	7.2	LOS A	0.8	5.8	0.43	0.59	0.43	50.5
North: Access 3														
7	L2	102	2.0	102	2.0	0.247	5.7	LOS A	0.6	4.4	0.45	0.64	0.45	51.6
9	R2	168	2.0	168	2.0	0.247	9.5	LOS A	0.6	4.4	0.45	0.64	0.45	47.4
Approach		271	2.0	271	2.0	0.247	8.1	LOS A	0.6	4.4	0.45	0.64	0.45	49.6
West:														
10	L2	212	2.0	212	2.0	0.351	5.3	LOS A	0.9	6.3	0.38	0.54	0.38	53.1
11	T1	212	2.0	212	2.0	0.351	5.6	LOS A	0.9	6.3	0.38	0.54	0.38	54.2
Approach		423	2.0	423	2.0	0.351	5.5	LOS A	0.9	6.3	0.38	0.54	0.38	53.7
All Vehicles		1059	2.0	1059	2.0	0.351	6.7	LOS A	0.9	6.3	0.42	0.58	0.42	51.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 104 [Hamilton Road/Eaton Drive/Access 8 - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Access 8														
21	L2	169	2.0	169	2.0	0.201	7.2	LOS A	0.4	2.9	0.61	0.75	0.61	48.6
22	T1	57	2.0	57	2.0	0.183	7.6	LOS A	0.4	2.5	0.62	0.79	0.62	51.7
23	R2	82	2.0	82	2.0	0.183	11.3	LOS B	0.4	2.5	0.62	0.79	0.62	45.8
Approach		308	2.0	308	2.0	0.201	8.4	LOS A	0.4	2.9	0.61	0.77	0.61	48.8
NorthEast: Eaton Dr														
24	L2	71	2.0	71	2.0	0.252	6.4	LOS A	0.7	5.2	0.58	0.60	0.58	48.7
25	T1	382	5.0	382	5.0	0.252	6.7	LOS A	0.7	5.2	0.59	0.63	0.59	32.8
26	R2	87	2.0	87	2.0	0.252	10.6	LOS B	0.7	5.0	0.60	0.65	0.60	48.7
Approach		540	4.1	540	4.1	0.252	7.3	LOS A	0.7	5.2	0.59	0.63	0.59	41.3
NorthWest: Hamilton Rd														
27	L2	161	2.0	161	2.0	0.218	7.9	LOS A	0.4	3.0	0.64	0.80	0.64	47.8
28	T1	61	2.0	61	2.0	0.231	7.5	LOS A	0.5	3.3	0.63	0.82	0.63	51.5
29	R2	131	2.0	131	2.0	0.231	11.2	LOS B	0.5	3.3	0.63	0.82	0.63	45.6
Approach		353	2.0	353	2.0	0.231	9.0	LOS A	0.5	3.3	0.64	0.81	0.64	48.0
SouthWest: Eaton Dr														
30	L2	65	2.0	65	2.0	0.315	5.8	LOS A	0.8	5.5	0.41	0.54	0.41	50.7
31	T1	575	5.0	575	5.0	0.315	5.8	LOS A	0.8	5.5	0.42	0.57	0.42	41.9
32	R2	128	2.0	128	2.0	0.315	9.6	LOS A	0.7	5.3	0.43	0.61	0.43	50.9
Approach		768	4.2	768	4.2	0.315	6.5	LOS A	0.8	5.5	0.42	0.57	0.42	45.8
All Vehicles		1969	3.5	1969	3.5	0.315	7.4	LOS A	0.8	5.5	0.53	0.66	0.53	46.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 104 [Hamilton Road/Eaton Drive/Access 8 - Saturday Peak (Site Folder: Saturday Peak)]

Network: N101 [Saturday Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Access 8														
21	L2	202	2.0	202	2.0	0.253	7.6	LOS A	0.5	3.8	0.66	0.80	0.66	48.1
22	T1	81	2.0	81	2.0	0.259	8.0	LOS A	0.5	3.8	0.67	0.83	0.67	51.4
23	R2	110	2.0	110	2.0	0.259	11.7	LOS B	0.5	3.8	0.67	0.83	0.67	45.5
Approach		393	2.0	393	2.0	0.259	8.8	LOS A	0.5	3.8	0.67	0.82	0.67	48.5
NorthEast: Eaton Dr														
24	L2	117	2.0	117	2.0	0.310	7.1	LOS A	0.9	6.8	0.67	0.67	0.67	48.3
25	T1	400	5.0	400	5.0	0.310	7.5	LOS A	0.9	6.8	0.68	0.69	0.68	31.7
26	R2	96	2.0	96	2.0	0.310	11.5	LOS B	0.9	6.5	0.69	0.72	0.69	48.1
Approach		613	4.0	613	4.0	0.310	8.1	LOS A	0.9	6.8	0.68	0.69	0.68	41.5
NorthWest: Hamilton Rd														
27	L2	178	2.0	178	2.0	0.249	8.1	LOS A	0.5	3.5	0.65	0.81	0.65	47.5
28	T1	84	2.0	84	2.0	0.304	7.6	LOS A	0.6	4.6	0.66	0.83	0.66	51.4
29	R2	170	2.0	170	2.0	0.304	11.4	LOS B	0.6	4.6	0.66	0.83	0.66	45.4
Approach		432	2.0	432	2.0	0.304	9.3	LOS A	0.6	4.6	0.66	0.82	0.66	47.9
SouthWest: Eaton Dr														
30	L2	89	2.0	89	2.0	0.326	6.1	LOS A	0.8	5.6	0.45	0.58	0.45	50.6
31	T1	502	5.0	502	5.0	0.326	6.2	LOS A	0.8	5.6	0.45	0.60	0.45	41.4
32	R2	157	2.0	157	2.0	0.326	10.0	LOS B	0.7	5.4	0.46	0.65	0.46	50.4
Approach		748	4.0	748	4.0	0.326	7.0	LOS A	0.8	5.6	0.46	0.61	0.46	46.2
All Vehicles		2186	3.2	2186	3.2	0.326	8.1	LOS A	0.9	6.8	0.60	0.71	0.60	46.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 102 [Eaton Dr/Recreation Dr - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

Three-way intersection with "Seagull" treatment (Signals)
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 73 seconds (Site User-Given Cycle Time)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Eaton Dr														
2	T1	514	5.0	514	5.0	0.199	4.5	LOS A	2.0	14.8	0.39	0.33	0.39	33.7
3	R2	470	2.0	470	2.0	* 0.511	17.2	LOS B	5.7	40.5	0.71	0.85	0.71	15.2
Approach		984	3.6	984	3.6	0.511	10.6	LOS B	5.7	40.5	0.54	0.58	0.54	21.2
East: Recreation Dr														
4	L2	330	2.0	330	2.0	0.279	7.3	LOS A	1.5	10.8	0.33	0.65	0.33	47.3
6	R2	156	2.0	156	2.0	* 0.565	38.2	LOS D	3.3	23.7	0.98	0.80	0.98	26.9
Approach		486	2.0	486	2.0	0.565	17.2	LOS B	3.3	23.7	0.54	0.70	0.54	38.8
North: Eaton Dr														
7	L2	207	2.0	207	2.0	0.223	8.4	LOS A	0.9	6.7	0.41	0.66	0.41	39.8
8	T1	382	5.0	382	5.0	* 0.568	30.8	LOS C	4.0	29.0	0.96	0.79	0.96	24.1
Approach		589	3.9	589	3.9	0.568	22.9	LOS C	4.0	29.0	0.77	0.74	0.77	27.4
All Vehicles		2059	3.3	2059	3.3	0.568	15.7	LOS B	5.7	40.5	0.61	0.65	0.61	30.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

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MOVEMENT SUMMARY

Site: 102 [Eaton Dr/Recreation Dr - Saturday Peak (Site Folder: Saturday Peak)]

Network: N101 [Saturday Peak (Network Folder: General)]

Three-way intersection with "Seagull" treatment (Signals)
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 63 seconds (Site User-Given Cycle Time)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Eaton Dr														
2	T1	458	5.0	458	5.0	0.191	5.1	LOS A	1.8	13.0	0.44	0.37	0.44	31.7
3	R2	576	2.0	576	2.0	* 0.663	19.1	LOS B	6.3	45.0	0.82	0.91	0.82	14.1
Approach		1034	3.3	1034	3.3	0.663	12.9	LOS B	6.3	45.0	0.65	0.67	0.65	18.6
East: Recreation Dr														
4	L2	405	2.0	405	2.0	0.343	7.5	LOS A	1.8	13.0	0.38	0.67	0.38	47.1
6	R2	228	2.0	228	2.0	* 0.713	34.9	LOS C	4.4	31.6	0.99	0.88	1.14	28.2
Approach		633	2.0	633	2.0	0.713	17.3	LOS B	4.4	31.6	0.60	0.75	0.65	38.7
North: Eaton Dr														
7	L2	293	2.0	293	2.0	0.333	9.7	LOS A	1.9	13.9	0.54	0.71	0.54	37.7
8	T1	370	5.0	370	5.0	* 0.771	33.2	LOS C	3.8	27.9	1.00	0.92	1.27	23.1
Approach		663	3.7	663	3.7	0.771	22.8	LOS C	3.8	27.9	0.80	0.83	0.95	27.1
All Vehicles		2330	3.1	2330	3.1	0.771	16.9	LOS B	6.3	45.0	0.68	0.74	0.74	29.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

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MOVEMENT SUMMARY

Site: 103 [Recreation Dr Access 3 Roundabout - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Recreation Dr														
5	T1	305	2.0	305	2.0	0.341	5.8	LOS A	0.9	6.5	0.45	0.57	0.45	48.4
6	R2	91	2.0	91	2.0	0.341	9.4	LOS A	0.9	6.5	0.45	0.57	0.45	52.9
Approach		396	2.0	396	2.0	0.341	6.6	LOS A	0.9	6.5	0.45	0.57	0.45	50.0
North: Access 3														
7	L2	146	2.0	146	2.0	0.278	5.5	LOS A	0.7	5.1	0.41	0.61	0.41	51.9
9	R2	176	2.0	176	2.0	0.278	9.3	LOS A	0.7	5.1	0.41	0.61	0.41	47.9
Approach		322	2.0	322	2.0	0.278	7.6	LOS A	0.7	5.1	0.41	0.61	0.41	50.3
West: Recreation Dr														
10	L2	269	2.0	269	2.0	0.339	4.9	LOS A	0.9	6.1	0.29	0.50	0.29	53.5
11	T1	176	2.0	176	2.0	0.339	5.2	LOS A	0.9	6.1	0.29	0.50	0.29	54.7
Approach		445	2.0	445	2.0	0.339	5.0	LOS A	0.9	6.1	0.29	0.50	0.29	54.0
All Vehicles		1163	2.0	1163	2.0	0.341	6.3	LOS A	0.9	6.5	0.38	0.56	0.38	51.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 103 [Recreation Dr Access 3 Roundabout - Saturday Peak (Site Folder: Saturday Peak)]

Network: N101 [Saturday Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East:														
5	T1	335	2.0	335	2.0	0.419	6.5	LOS A	1.2	8.5	0.58	0.65	0.58	47.5
6	R2	104	2.0	104	2.0	0.419	10.1	LOS B	1.2	8.5	0.58	0.65	0.58	52.4
Approach		439	2.0	439	2.0	0.419	7.4	LOS A	1.2	8.5	0.58	0.65	0.58	49.3
North: Access 3														
7	L2	34	2.0	34	2.0	0.280	6.0	LOS A	0.7	5.3	0.50	0.67	0.50	50.7
9	R2	264	2.0	264	2.0	0.280	9.9	LOS A	0.7	5.3	0.50	0.67	0.50	46.0
Approach		298	2.0	298	2.0	0.280	9.4	LOS A	0.7	5.3	0.50	0.67	0.50	46.9
West:														
10	L2	371	2.0	371	2.0	0.477	5.1	LOS A	1.4	10.3	0.36	0.52	0.36	53.3
11	T1	253	2.0	253	2.0	0.477	5.4	LOS A	1.4	10.3	0.36	0.52	0.36	54.4
Approach		623	2.0	623	2.0	0.477	5.2	LOS A	1.4	10.3	0.36	0.52	0.36	53.7
All Vehicles		1360	2.0	1360	2.0	0.477	6.9	LOS A	1.4	10.3	0.46	0.59	0.46	51.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 101 [Eaton Drive/Access Way - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Access Way														
1	L2	401	0.0	401	0.0	0.302	5.6	LOS A	0.6	4.1	0.04	0.56	0.04	50.6
Approach		401	0.0	401	0.0	0.302	5.6	LOS A	0.6	4.1	0.04	0.56	0.04	50.6
East: Eaton Dr														
4	L2	192	0.0	192	0.0	0.106	5.6	LOS A	0.0	0.0	0.00	0.56	0.00	53.7
5	T1	212	0.0	212	0.0	0.106	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	59.7
Approach		403	0.0	403	0.0	0.106	2.7	NA	0.0	0.0	0.00	0.27	0.00	55.7
West: Eaton Dr														
11	T1	961	0.0	961	0.0	0.246	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		961	0.0	961	0.0	0.246	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
All Vehicles		1765	0.0	1765	0.0	0.302	1.9	NA	0.6	4.1	0.01	0.19	0.01	56.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 101 [Eaton Drive/Access Way - Saturday Peak (Site Folder: Saturday Peak)]

Network: N101 [Saturday Peak (Network Folder: General)]

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Access Way														
1	L2	433	2.0	433	2.0	0.328	5.6	LOS A	0.0	0.0	0.00	0.58	0.00	50.9
Approach		433	2.0	433	2.0	0.328	5.6	LOS A	0.0	0.0	0.00	0.58	0.00	50.9
East: Eaton Dr														
4	L2	275	2.0	275	2.0	0.150	5.6	LOS A	0.0	0.0	0.00	0.58	0.00	53.5
5	T1	227	5.0	227	5.0	0.120	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		502	3.4	502	3.4	0.150	3.1	NA	0.0	0.0	0.00	0.31	0.00	55.2
West: Eaton Dr														
11	T1	876	5.0	876	5.0	0.232	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		876	5.0	876	5.0	0.232	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
All Vehicles		1811	3.8	1811	3.8	0.328	2.2	NA	0.0	0.0	0.00	0.22	0.00	56.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 104 [Hamilton Road/Eaton Drive/Access 8 - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Access 8														
21	L2	177	2.0	177	2.0	0.214	7.3	LOS A	0.4	3.1	0.63	0.77	0.63	48.5
22	T1	59	2.0	59	2.0	0.193	7.7	LOS A	0.4	2.7	0.63	0.80	0.63	51.6
23	R2	84	2.0	84	2.0	0.193	11.5	LOS B	0.4	2.7	0.63	0.80	0.63	45.7
Approach		320	2.0	320	2.0	0.214	8.5	LOS A	0.4	3.1	0.63	0.78	0.63	48.7
NorthEast: Eaton Dr														
24	L2	72	2.0	72	2.0	0.265	6.5	LOS A	0.8	5.5	0.59	0.61	0.59	48.6
25	T1	398	5.0	398	5.0	0.265	6.8	LOS A	0.8	5.5	0.60	0.63	0.60	32.6
26	R2	91	2.0	91	2.0	0.265	10.7	LOS B	0.7	5.3	0.61	0.66	0.61	48.6
Approach		561	4.1	561	4.1	0.265	7.4	LOS A	0.8	5.5	0.60	0.64	0.60	41.1
NorthWest: Hamilton Rd														
27	L2	169	2.0	169	2.0	0.233	8.0	LOS A	0.4	3.2	0.65	0.82	0.65	47.6
28	T1	63	2.0	63	2.0	0.244	7.6	LOS A	0.5	3.5	0.65	0.83	0.65	51.4
29	R2	136	2.0	136	2.0	0.244	11.3	LOS B	0.5	3.5	0.65	0.83	0.65	45.4
Approach		368	2.0	368	2.0	0.244	9.2	LOS A	0.5	3.5	0.65	0.82	0.65	47.9
SouthWest: Eaton Dr														
30	L2	67	2.0	67	2.0	0.331	5.8	LOS A	0.8	5.8	0.42	0.55	0.42	50.6
31	T1	601	5.0	601	5.0	0.331	5.9	LOS A	0.8	5.8	0.43	0.57	0.43	41.8
32	R2	133	2.0	133	2.0	0.331	9.7	LOS A	0.8	5.7	0.44	0.61	0.44	50.8
Approach		801	4.3	801	4.3	0.331	6.5	LOS A	0.8	5.8	0.43	0.58	0.43	45.7
All Vehicles		2050	3.5	2050	3.5	0.331	7.5	LOS A	0.8	5.8	0.55	0.67	0.55	45.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 104 [Hamilton Road/Eaton Drive/Access 8 - Saturday Peak (Site Folder: Saturday Peak)]

Network: N101 [Saturday Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Access 8														
21	L2	211	2.0	211	2.0	0.269	7.7	LOS A	0.6	4.1	0.68	0.81	0.68	48.0
22	T1	83	2.0	83	2.0	0.272	8.1	LOS A	0.6	4.0	0.68	0.85	0.68	51.3
23	R2	113	2.0	113	2.0	0.272	11.9	LOS B	0.6	4.0	0.68	0.85	0.68	45.3
Approach		407	2.0	407	2.0	0.272	8.9	LOS A	0.6	4.1	0.68	0.83	0.68	48.4
NorthEast: Eaton Dr														
24	L2	118	2.0	118	2.0	0.324	7.3	LOS A	1.0	7.1	0.69	0.68	0.69	48.2
25	T1	413	5.0	413	5.0	0.324	7.7	LOS A	1.0	7.1	0.70	0.70	0.70	31.6
26	R2	100	2.0	100	2.0	0.324	11.6	LOS B	0.9	6.8	0.70	0.73	0.70	48.0
Approach		631	4.0	631	4.0	0.324	8.2	LOS A	1.0	7.1	0.70	0.70	0.70	41.3
NorthWest: Hamilton Rd														
27	L2	186	2.0	186	2.0	0.265	8.3	LOS A	0.5	3.8	0.67	0.83	0.67	47.3
28	T1	86	2.0	86	2.0	0.319	7.8	LOS A	0.7	4.9	0.68	0.84	0.68	51.3
29	R2	176	2.0	176	2.0	0.319	11.5	LOS B	0.7	4.9	0.68	0.84	0.68	45.3
Approach		448	2.0	448	2.0	0.319	9.4	LOS A	0.7	4.9	0.68	0.84	0.68	47.8
SouthWest: Eaton Dr														
30	L2	91	2.0	91	2.0	0.342	6.2	LOS A	0.8	5.9	0.46	0.58	0.46	50.5
31	T1	524	5.0	524	5.0	0.342	6.3	LOS A	0.8	5.9	0.47	0.61	0.47	41.3
32	R2	163	2.0	163	2.0	0.342	10.1	LOS B	0.8	5.7	0.48	0.65	0.48	50.3
Approach		778	4.0	778	4.0	0.342	7.1	LOS A	0.8	5.9	0.47	0.62	0.47	46.1
All Vehicles		2264	3.2	2264	3.2	0.342	8.2	LOS A	1.0	7.1	0.61	0.72	0.61	46.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 102 [Eaton Dr/Recreation Dr - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

Three-way intersection with "Seagull" treatment (Signals)
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 73 seconds (Site User-Given Cycle Time)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Eaton Dr														
2	T1	538	5.0	538	5.0	0.204	4.1	LOS A	2.0	14.9	0.37	0.32	0.37	34.9
3	R2	490	2.0	490	2.0	* 0.521	17.1	LOS B	5.8	41.1	0.71	0.85	0.71	15.3
Approach		1028	3.6	1028	3.6	0.521	10.3	LOS B	5.8	41.1	0.53	0.57	0.53	21.6
East: Recreation Dr														
4	L2	344	2.0	344	2.0	0.293	7.6	LOS A	1.7	12.3	0.35	0.66	0.35	47.0
6	R2	161	2.0	161	2.0	* 0.642	40.1	LOS D	3.6	25.4	0.99	0.83	1.07	26.2
Approach		505	2.0	505	2.0	0.642	18.0	LOS B	3.6	25.4	0.56	0.71	0.58	38.3
North: Eaton Dr														
7	L2	214	2.0	214	2.0	0.229	8.4	LOS A	1.0	7.2	0.42	0.67	0.42	39.7
8	T1	398	5.0	398	5.0	* 0.592	31.0	LOS C	4.2	30.4	0.97	0.79	0.97	24.0
Approach		612	4.0	612	4.0	0.592	23.1	LOS C	4.2	30.4	0.78	0.75	0.78	27.3
All Vehicles		2145	3.3	2145	3.3	0.642	15.7	LOS B	5.8	41.1	0.61	0.66	0.61	30.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

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MOVEMENT SUMMARY

Site: 102 [Eaton Dr/Recreation Dr - Saturday Peak (Site Folder: Saturday Peak)]

Network: N101 [Saturday Peak (Network Folder: General)]

Three-way intersection with "Seagull" treatment (Signals)
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 63 seconds (Site User-Given Cycle Time)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Eaton Dr														
2	T1	478	5.0	478	5.0	0.199	5.1	LOS A	1.9	13.7	0.44	0.38	0.44	31.6
3	R2	599	2.0	599	2.0	* 0.692	19.6	LOS B	6.9	49.4	0.84	0.92	0.84	13.8
Approach		1077	3.3	1077	3.3	0.692	13.2	LOS B	6.9	49.4	0.66	0.68	0.66	18.3
East: Recreation Dr														
4	L2	421	2.0	421	2.0	0.358	7.7	LOS A	2.1	14.8	0.41	0.68	0.41	46.8
6	R2	233	2.0	233	2.0	* 0.729	35.3	LOS D	4.6	32.6	1.00	0.89	1.16	28.1
Approach		654	2.0	654	2.0	0.729	17.6	LOS B	4.6	32.6	0.62	0.75	0.68	38.6
North: Eaton Dr														
7	L2	300	2.0	300	2.0	0.337	9.9	LOS A	2.1	15.1	0.55	0.71	0.55	37.3
8	T1	384	5.0	384	5.0	* 0.801	34.1	LOS C	4.0	29.5	1.00	0.95	1.33	22.7
Approach		684	3.7	684	3.7	0.801	23.5	LOS C	4.0	29.5	0.80	0.85	0.98	26.7
All Vehicles		2415	3.1	2415	3.1	0.801	17.3	LOS B	6.9	49.4	0.69	0.75	0.76	29.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

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MOVEMENT SUMMARY

Site: 103 [Recreation Dr Access 3 Roundabout - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Recreation Dr														
5	T1	319	2.0	319	2.0	0.358	5.8	LOS A	1.0	6.9	0.46	0.58	0.46	48.3
6	R2	95	2.0	95	2.0	0.358	9.4	LOS A	1.0	6.9	0.46	0.58	0.46	52.9
Approach		414	2.0	414	2.0	0.358	6.7	LOS A	1.0	6.9	0.46	0.58	0.46	49.9
North: Access 3														
7	L2	142	2.0	142	2.0	0.281	5.5	LOS A	0.7	5.2	0.43	0.62	0.43	51.8
9	R2	181	2.0	181	2.0	0.281	9.4	LOS A	0.7	5.2	0.43	0.62	0.43	47.8
Approach		323	2.0	323	2.0	0.281	7.7	LOS A	0.7	5.2	0.43	0.62	0.43	50.1
West: Recreation Dr														
10	L2	279	2.0	279	2.0	0.354	5.0	LOS A	0.9	6.5	0.30	0.50	0.30	53.5
11	T1	184	2.0	184	2.0	0.354	5.2	LOS A	0.9	6.5	0.30	0.50	0.30	54.6
Approach		463	2.0	463	2.0	0.354	5.1	LOS A	0.9	6.5	0.30	0.50	0.30	53.9
All Vehicles		1200	2.0	1200	2.0	0.358	6.3	LOS A	1.0	6.9	0.39	0.56	0.39	51.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 103 [Recreation Dr Access 3 Roundabout - Saturday Peak (Site Folder: Saturday Peak)]

Network: N101 [Saturday Peak (Network Folder: General)]

New Site
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East:														
5	T1	348	2.0	348	2.0	0.438	6.6	LOS A	1.3	9.0	0.60	0.66	0.60	47.4
6	R2	108	2.0	108	2.0	0.438	10.2	LOS B	1.3	9.0	0.60	0.66	0.60	52.3
Approach		457	2.0	457	2.0	0.438	7.5	LOS A	1.3	9.0	0.60	0.66	0.60	49.2
North: Access 3														
7	L2	36	2.0	36	2.0	0.290	6.1	LOS A	0.8	5.5	0.52	0.67	0.52	50.7
9	R2	269	2.0	269	2.0	0.290	10.0	LOS A	0.8	5.5	0.52	0.67	0.52	46.0
Approach		305	2.0	305	2.0	0.290	9.5	LOS A	0.8	5.5	0.52	0.67	0.52	46.9
West:														
10	L2	381	2.0	381	2.0	0.496	5.2	LOS A	1.5	11.0	0.37	0.52	0.37	53.2
11	T1	264	2.0	264	2.0	0.496	5.5	LOS A	1.5	11.0	0.37	0.52	0.37	54.3
Approach		645	2.0	645	2.0	0.496	5.3	LOS A	1.5	11.0	0.37	0.52	0.37	53.7
All Vehicles		1407	2.0	1407	2.0	0.496	6.9	LOS A	1.5	11.0	0.48	0.60	0.48	51.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 101 [Eaton Drive/Access Way - PM Peak (Site Folder: PM Peak)]

Network: N101 [PM Peak (Network Folder: General)]

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Access Way														
1	L2	419	0.0	419	0.0	0.315	5.6	LOS A	0.6	4.3	0.04	0.56	0.04	50.7
Approach		419	0.0	419	0.0	0.315	5.6	LOS A	0.6	4.3	0.04	0.56	0.04	50.7
East: Eaton Dr														
4	L2	198	0.0	198	0.0	0.109	5.6	LOS A	0.0	0.0	0.00	0.56	0.00	53.7
5	T1	217	0.0	217	0.0	0.109	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	59.7
Approach		415	0.0	415	0.0	0.109	2.7	NA	0.0	0.0	0.00	0.28	0.00	55.7
West: Eaton Dr														
11	T1	1004	0.0	1004	0.0	0.257	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		1004	0.0	1004	0.0	0.257	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
All Vehicles		1838	0.0	1838	0.0	0.315	1.9	NA	0.6	4.3	0.01	0.19	0.01	56.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 101 [Eaton Drive/Access Way - Saturday Peak (Site Folder: Saturday Peak)]

Network: N101 [Saturday Peak (Network Folder: General)]

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	DEMAND FLOWS [Total veh/h	HV] %	ARRIVAL FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Access Way														
1	L2	451	2.0	451	2.0	0.341	5.6	LOS A	0.0	0.0	0.00	0.58	0.00	50.9
Approach		451	2.0	451	2.0	0.341	5.6	LOS A	0.0	0.0	0.00	0.58	0.00	50.9
East: Eaton Dr														
4	L2	282	2.0	282	2.0	0.154	5.6	LOS A	0.0	0.0	0.00	0.58	0.00	53.5
5	T1	231	5.0	231	5.0	0.122	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		513	3.3	513	3.3	0.154	3.1	NA	0.0	0.0	0.00	0.32	0.00	55.2
West: Eaton Dr														
11	T1	914	5.0	914	5.0	0.242	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		914	5.0	914	5.0	0.242	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
All Vehicles		1877	3.8	1877	3.8	0.341	2.2	NA	0.0	0.0	0.00	0.22	0.00	56.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Appendix 8:
Environmental Noise Assessment

Eaton Fair Shopping Centre Expansion

Acoustics Report

Development Application

01/03/2023 **Ref: 301251325**

PREPARED FOR:

Citygate Properties c/ - Planning Solutions

PREPARED BY:

Benjamin Hillion

Revision Schedule

Revision No.	Date	Description	Prepared by	Quality Reviewer	Independent Reviewer
001	30/01/2023	Development Application (Draft)	BH	IK	BEM
002	01/03/2023	Development Application	BH	IK	BEM

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Executive Summary

Stantec Australia Limited (Stantec) have been commissioned by Planning Solutions to undertake an acoustic assessment of the Eaton Fair Shopping Centre expansion, located within the shire of Dardanup.

This report evaluates compliance with the *WA Environmental Protection (Noise) Regulations 1997* (EPNR) of the expected activities at the proposed loading docks associated with the new general retail expansion and the proposed entertainment and leisure precinct noise emissions (occasional music and crowd noise).

Noise emissions from mechanical plant is excluded from this report and should be reviewed at further stages of the design.

Section 2.2.2 of this report identifies the applicable criteria at each residential area studied, including at the proposed three blocks of apartments around the entertainment and leisure precinct.

Section 3 deals with road traffic noise intrusion to the 3 proposed blocks of apartments and recommends minimum acoustic performance for façade elements in order to achieve compliance with AS2107.

Section 4 indicates the methodology used for the loading dock and entertainment and leisure precinct noise emission assessments and provides noise management measures proposed to achieve compliance with AS2107 (noting full compliance with EPNR is predicted for the loading docks but not for the entertainment and leisure precinct activities).

Transportation Noise Intrusion

A road traffic noise assessment has been carried out and the minimum recommended building envelope fabric has been provided in the form of external glazing, walls and roof/ceiling configurations. The noise levels at the building façades were predicted by inputting traffic volumes obtained from Main Roads WA in the 3D noise modelling software Package, SoundPLAN 8.2. The predicted noise levels were adjusted to account for Australian conditions.

The proposed external envelope consists of glazing with sections of solid walls. In order for AS2107 internal noise levels to be achieved, this will require external glazing systems to comply with the recommendations made in Section 3 of this report. Recommendations on solid sections of the faced and roof/ceiling systems have also been made in Section 3.

New General Retail proposed Loading Docks

Generally, compliance with the EPNR is predicted within the residential areas surrounding the development, as long as unloading of trucks during the evening and night-time periods is conducted in a manner with deliberate intent to mitigate impact noise of pallets against trucks or the loading dock floor. Although these technically do not affect compliance, it is generally recommended for trucks to use broadband reverse beepers (as opposed to tonal noise).

Entertainment and leisure precinct Noise Assessment

Stantec have assessed noise levels due to crowd noise with 300 people assumed in the proposed entertainment and leisure precinct outdoor area. Amplified music (sound levels limited to 92 dB(A) sound power level) consistent with a small scale music event or ambient music have also been modelled. A+3 dB is forecast at balconies of proposed north apartments during the night time. Compliance is forecast for all other time periods as long as music is not dominant over crowd noise.

To enable compliance with EPNR assigned levels the following mitigation measures are recommended:

- No music is played after 10pm or before 7am (9am on Sundays and public holidays); and
- Any music played in outdoor space over the daytime or evening time be level calibrated to a level no higher than the SWL advised in Table 14. The system should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.

1. Introduction

1.1 Overview

Stantec were commissioned by Planning Solutions to undertake an acoustic assessment and prepare an acoustic Development Application report for the proposed expansion of Eaton Fair Shopping Centre in Eaton, WA.

The development is located within the Shire of Dardanup.

This report presents the key acoustic considerations and criteria pertinent to the project. The criteria will form the basis of acoustic design for the following;

- Environmental noise emissions from the proposed new general retail loading docks, and outdoor performance space;
- Noise intrusion from road traffic and town square activities;

1.2 Study Inputs

Assessment and preparation of this report have been undertaken based on the received documentation detailed in Table 1.

Table 1: Received documentation

Date	Detail	Prepared by	Format
28 Jan 2023	3D Revit Models EFSC-BUC-R22-MASSING.rvt EFSC-BUC-R22-AREAS.rvt	Buchan Studio	.rvt
28 Jan 2023	Architectural Preliminary DA Drawing Set	Buchan Studio	.pdf

1.3 Information Sources

The following documentation has been reviewed for acoustic assessment and the preparation of this report:

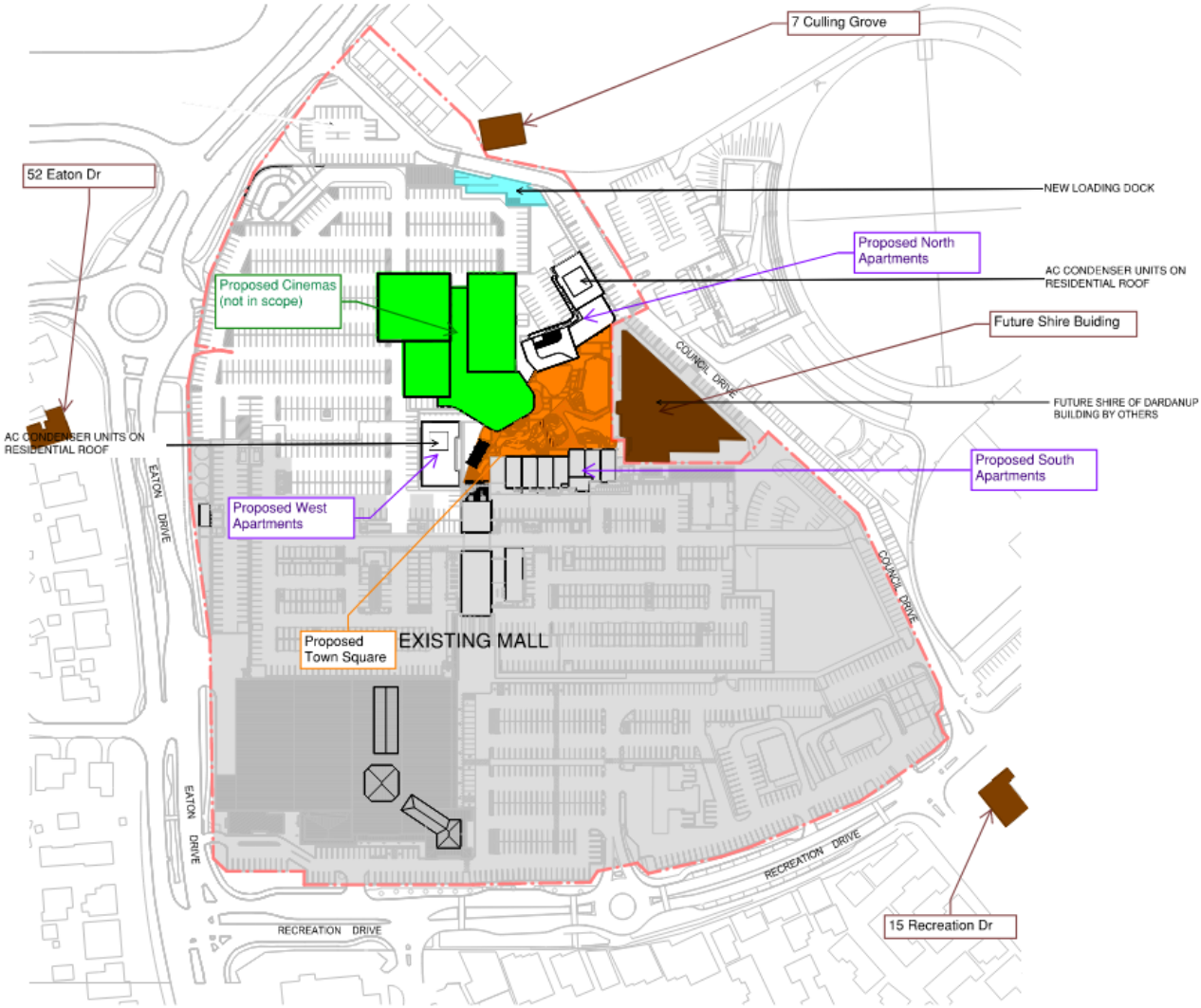
- Shire of Dardanup LPS No.3;
- *Environmental Protection (Noise) Regulations 1997* (EPNR); and
- Australian and New Zealand Standard AS/NZS 2107:2016 — Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107).

1.4 Site Description

The project site is bounded by Council Drive (north and east), Recreation Drive (south) and Eaton Drive (west). The surrounding built environment primarily consists of existing residential developments toe the west and north. A number of commercial units are located to the south with some community (Eaton Recreation Centre) and educational buildings in Eaton College further to the east.

The project location and surrounding areas have been indicated in Figure 1.

Figure 1: Project site



Source: Nearmaps / Architectural DA Drawing Preliminary Package

1.5 Scope of Work

The follow items are not within the scope of this assessment:

- Noise from existing mechanical services associated with the shopping centre;
- Noise from mechanical services associated with the shopping centre expansion;
- Environmental noise emissions from existing mechanical services and loading docks;
- Shopping centre internal noise levels;
- Noise intrusion from building services, rain noise and other external services;
- Airborne and impact sound insulation performance between tenancies; and
- Reverberation control.

2. Acoustic Criteria

2.1 Road traffic noise

Given the location of the project, the dominant noise source is expected to be due to traffic noise from:

- Eaton Drive
- Recreation Drive

Traffic data used for this assessment has been summarised in Table 2 and was derived from the following sources:

- Traffic light output at corner of Eaton Drive and recreation Drive (MRWA ref.LM01142 Feb 2022- MRWA traffic map accessed 30 January 2023).
- Eaton Drive / Council Avenue intersection traffic volume survey dated June 2022 (MRWA traffic map accessed 30 January 2023).

Table 2 Summary of Traffic Volume Data used in façade acoustic assessment

Road	Year 2022	Year 2042	Heavy Goods Vehicles	Speed (km/hr)
Eaton Drive	7,535	13,608	3%	60
Recreation Drive	3,574	6,454	3%	60

Council Dive is an access way and falls under the definition of a minor road, it has therefore not been included in the assessment. As per the State Planning Policy 5.4 implementation guidelines (2019) a 3% annual growth has been implemented for the purpose of façade design, which is deemed conservative.

Based on Calculation of Traffic Noise (CoRTN), the predicted façade levels have been summarised for day and night in Table 3.

Table 3 Estimated Future Year (2042) Traffic Noise Levels from Eaton Drive and Recreation Drive at proposed apartments façades (includes +2.5dB façade correction)

	$L_{Aeq, Day}$ (dB)	$L_{Aeq, Night}$ (dB)
North Apartments	56	50
West Apartments	59	52
South Apartments	57	50

2.2 Environmental Protection (Noise) Regulation 1997

Environmental noise impacts resulting from the noise emissions from the project are addressed through the Environmental Protection Act 1986, with the regulatory requirements detailed in the *Environmental Protection (Noise) Regulations 1997* (EPNR).

The EPNR establishes the maximum permissible noise emission levels (assigned levels) to be received at all adjacent noise-sensitive premises during specific periods of the day as a result of the cumulative noise emissions from all sources proposed for the project site. Compliance to relevant noise limits outlined in the EPNR is compulsory.

The EPNR states that noise emissions from any premises are considered not to *significantly contribute to* the noise at a receiver if the noise emissions are 5 dB or below the assigned levels.

In brief, the assigned levels are determined by considering of the amount of commercial and industrial zones, as well as main transport corridors surrounding the noise sensitive premises. The assigned levels apply at premises receiving the noise (noise sensitive receiver) and not to areas within the project site or lot.

Premises representative of the nearest noise sensitive premises to the project have been selected in each cardinal direction:

- 7 Culling Grove, Eaton (north);
- 20 Recreation Drive (Eaton College), Eaton (east);
- 15 Recreation Drive, Eaton (south); and
- 52 Eaton Drive, Eaton (west).

The current Local Planning Scheme was accessed via Plan WA website to determine the land use types surrounding the nearest noise sensitive receivers.

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA) on 30 January 2023. The available traffic data has been presented in Table 4. Based on the historical information, Eaton Drive is considered to be a major road as defined by the EPNR.

Table 4: Traffic count data (MRWA)

Transport Corridors	EPNR Classification [1)]	Average Daily Traffic Volumes			
		2018/19	2019/20	2020/21	2021/22
Eaton Dr (LM01142)	Major road	-	-	-	15,069
Recreation Dr (LM01142)	Secondary	-	-	-	7,148

1) As defined by the EPNR. Major roads have greater than 15,000 vehicles per day. Secondary roads have between 6,000 – 15,000 vehicles per day.

2.2.1 Influencing Factor

The influencing factor which results from identifying the commercial and industrial land use, as well as primary transport corridors surrounding the nearest noise sensitive premises is provided in Table 5.

Table 5: Influencing factor (IF) at each noise sensitive receiver

Noise Sensitive Premises	Commercial Zones	Transport Corridors	Influencing Factor
7 Culling Grove	51% within a 100 m radius 27% within a 450 m radius	Eaton Dr (major road) within 450 m Sporting field with building within 100m	8 dB
20 Recreation Drive	56% within a 100 m radius 28% within a 450 m radius	Eaton Dr (major road) within 450 m Sporting field with building within 100m	8 dB
15 Recreation Dr	23% within a 100 m radius 31% within a 450 m radius	Eaton Dr (major road) within 450 m Recreation Dr (secondary road) within 100m Sporting field with building within 100m	9 dB
52 Eaton Drive	28% within a 100 m radius 25% within a 450 m radius	Eaton Dr (major road) within 100 m	9 dB

2.2.2 Assigned Levels

Table 6 summarises the assigned levels at the nearest noise sensitive premises, which is added to the influencing factors calculated for each receiver detailed in Table 5.

It is required that all noise emissions from the development are below the assigned level for all defined periods of the day and at the lot boundary of the receiver or 15 m from any associated building.

Table 6: Assigned levels

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
7 Culling Grove 20 Recreation Dr Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	53	63	73
	0900 to 1900 hours Sunday & public holidays	48	58	73
	1900 to 2200 hours all days	48	58	63
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	43	53	63
15 Recreation Dr	0700 to 1900 hours Monday to Saturday	54	64	74

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
52 Eaton Dr Noise sensitive premises: Highly sensitive area	0900 to 1900 hours Sunday & public holidays	49	59	74
	1900 to 2200 hours all days	49	59	64
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	44	54	64
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

2.2.3 Noise Character Adjustments

Regulation 7 states that the noise character must be "free" of annoying characteristics, namely —

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 7.

Table 7: Noise character adjustment

Adjustment where noise emission is not music these adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	**Where modulation is present**	**Where impulsiveness is present**	**Where impulsiveness is not present**	**Where impulsiveness is present**
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

2.2.4 Exemptions (Regulation 3)

Regulation 3 of the EPNR states;

(1) Nothing in these regulations applies to the following noise emissions —
- *(a) noise emissions from the propulsion and braking systems of motor vehicles operating on a road;*
- *(b) noise emissions from a safety warning device, other than a reversing alarm, fitted to a motor vehicle operating on a road;*
- *(h) noise emissions from —*
  - *i. a reversing alarm fitted to a motor vehicle, mobile plant, or mining or earthmoving equipment; or*
  - *ii. a startup or movement alarm fitted to plant,*

  if —
    1. *it is a requirement under another written law that such an alarm be fitted; and*
    2. *it is not practicable to fit an alarm what complies with the written law under which it is required to be fitted and emits noise that complies with these regulations;*

2.2.5 Noise Emissions from Mechanical Plant

It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

Given the data from mechanical plant manufacturers is generally limited to broadband data or in 1/1 octave band value, it is not possible to objectively determine tonality, as it is described in the EPNR. 1/3 octave band data is required yet is typically unavailable.

Therefore, a +5 dB adjustment shall be conservatively assigned to the predicted level of noise being received.

2.3 Internal Noise Levels

The internal noise level criteria detailed in this section are based on the recommendations provided in the Australian / New Zealand Standard AS/NZS 2107:2016 'Acoustics – Recommended design sound levels and reverberation times for building interiors' (AS 2107).

AS2107 provides recommended internal noise levels (defined as the equivalent continuous A-weighted sound pressure level — $L_{Aeq,t}$) for optimising the acoustic amenity in occupied spaces. This document is a common reference for establishing satisfactory internal noise level goals due to steady and quasi-steady state sounds, such as mechanical plant and external traffic noise ingress.

The relevant internal noise level and reverberation criteria have been outlined in Table 8.

Table 8: Recommended internal noise level and reverberation from AS2107

Type of occupancy / activity	Recommended design sound level ($L_{Aeq,t}$) range, dB(A)	Recommended design reverberation time range, s
Department stores — main floor	< 55	See Note 1
Department stores — upper floor	< 50	See Note 1
Enclosed carpark	< 65	—
Food courts	45 – 55	See Note 1
General office areas	40 – 45	0.4 – 0.6
Restaurants	40 – 50	See Note 1
Shopping malls	< 55	See Note 1
Show rooms	< 50	See Note 1
Small retail stores (general)	< 50	See Note 1
Speciality shops (where detailed discussion is necessary in transactions)	< 45	See Note 1
Supermarkets	< 55	See Note 1
Toilets / amenities	< 55	—

NOTE 1: Reverberation time should be minimised for noise control (as per Note 3 of AS2107:2016)

3. Noise Intrusion Assessment

3.1 External Envelope

Noise intrusion calculations were undertaken following the methodology described in British Standard BS EN 12354:2000 and by utilising the worst case (i.e. highest predicted) noise levels predicted to determine suitable glazing to achieve the required internal noise levels. Appropriate corrections were applied to the linear spectral noise levels to compensate for potential losses due to flanking paths and façade correction.

3.1.1 External Wall

The noise intrusion has been calculated for all façade elements, which is relative to their surface area.

It is noted in the latest architectural drawings that the majority of the façade will be comprised of glazed elements.

Stantec recommends solid wall elements have a minimum performance of R_w 45-50. Typically, with masonry elements this can be achieved by 125mm concrete.

Where lightweight construction is proposed, this will result in reduced acoustic performance specifically in the lower frequencies.

The following construction detailed in Table 9 is recommended if lightweight walls are to be used, to ensure compliance with the recommended internal noise levels for residential units.

Table 9: Façade wall element configuration

External Wall Reference	Configuration	Wall Performance R_w
EXW - 1	One row of 92mm studs (0.55BMT) at 600mm centres with – • Min 9mm fibre cement • Min. 100mm thick glasswool insulation (min. density 14kg/m^3) positioned between row of studs; • One layer of 13mm thick standard plasterboard (min. surface mass 8.5kg/m^2) fixed to the other side of the row of studs	> 40

3.1.2 Glazing

Glazing systems and entryway elements typically provide lower airborne sound insulation performance than external walls, forming weak acoustic links in the building envelope.

To satisfy internal noise level design targets, glazed elements located at the façades are determined based on the composite sound reduction index (i.e. the combined sound insulation performance of all façade elements relative to their surface area).

Glazing types for each noise sensitive space located at each façade of the proposed development have been comparatively assessed against the noise levels detailed in this report. The table below provides the glazing performance and proposed locations required to satisfy internal noise level design targets.

The performance ratings outlined below are required for compliance to internal noise level design targets and apply to the glazing system as a whole (i.e. frame, seals and window hardware), with a maximum allowable deviation of 2-3 dB only.

Table 10: Façade Glazing configuration

Glazing Reference	Glazing Configuration	R_w
EXG – 1	6mm glass+ 12mm air gap + 6mm glass	**35**
	6.38mm laminated glass	**33**

Note: Glazing performance provided for glass only. Overall performance of the glazing system including the frames and seals shall not degrade by more than 3 dB as per the performance requirement stated.

3.1.3 Roof Construction

Whilst it is not a mandatory requirement of the NCC, rain noise intrusion shall be considered with a view of ensuring an adequate level of amenity for occupants.

Additionally, roof construction should be adequately designed to control external noise intrusion from noise sources identified in this report, to satisfactorily provide internal noise levels which are compliant with the criteria established in Table 8. The following construction is adequate to fulfil the requirements.

One layer of Colorbond sheet metal or similar (0.42 mm); and

- 75 mm thick high-density Anticon insulation hard fixed to the underside of roof and over steel purlins;
- Suspended light weight steel framing system; and
- Min. 100 mm thick glass wool insulation (min. 14kg/m^3) one layer of 13 mm standard plasterboard (min.8.5kg/m^2 surface mass).

Where the roof to the apartments is concrete, this is adequate to control rain noise and therefore no additional treatments are required.

4. Environmental Noise Emissions Assessment

4.1 Overview of Assessment

Noise emissions from all possible noise emitting sources proposed redevelopment are required to comply with the *Environmental Protection (Noise) Regulations 1997* (EPNR).

The following noise sources have been identified based on proposed architectural layouts;

- proposed new general retail supermarket Loading docks; and
- entertainment and leisure precinct activities (amplified music and crowd noise);

To determine compliance to the assigned level criteria detailed by the EPNR (refer to Section 2.1 of this report), acoustic assessments of the loading docks and entertainment and leisure precinct activities were undertaken, based on details provided by the design team and current architectural model.

Noise emissions assessments have been undertaken using current noise modelling software (SoundPLAN v8.2). Design advice and recommendations have been detailed where exceedances to the EPNR are predicted. Noise contours for the loading docks and entertainment and leisure precinct activities with applicable noise management measures are presented in Appendix B.

We note that noise from vehicles on public roads and in the shopping centre car park has not been assessed. As per Regulation 3 of the EPNR, the regulations do not apply to noise emissions from the propulsion and braking systems of motor vehicles operating on a road. It is generally accepted that if the car park is considered equivalent to a public road, then car park noise would also not be assessable. Car park movements and operations are likely to contribute to the acoustic environment, however an increase in the order of 30% or more would be required to see a +1 dB increase in noise, therefore car parks are considered unlikely to have a perceptible adverse impact on the existing acoustic amenity of the community.

4.2 Noise Model Inputs

4.2.1 Topography

The topographical data for the project site and surrounding areas was determined from a review of ground contours publicly available on ELVIS.

4.2.2 Ground Absorption

A ground factor of 0.6 was assumed in the model to account for attenuation due to ground absorption with relatively sparse vegetation cover. A value of 1 (i.e. fully absorptive)was used for grassed areas ad a value of 0 (i.e. fully reflective) for car park, roads, water bodies and hardstands.

4.2.3 Meteorological Conditions

The ISO 9613:1996 algorithm has been selected for meteorological conditions, as presented Table 11, and have been factored into the model in consideration of the worst-case environmental conditions for propagation of noise.

Table 11: Meteorological conditions incorporated into the noise model

Parameter	Day (0700 – 1900)	Evening / Night (1900 – 0700)
Temperature	20	15
Humidity	50	50
Wind Speed (m/s)	4	3

4.3 Noise Sources and Receiver Locations

To ensure compliance to the EPNR, receivers included in the noise model have been positioned at the boundary of each noise sensitive premise, as well as at each level up to 3-storeys.

The nearest noise sensitive receivers to the project site that have been assessed are indicated in Figure 2 along with proposed loading dock locations and associated 5.6m high noise barriers.

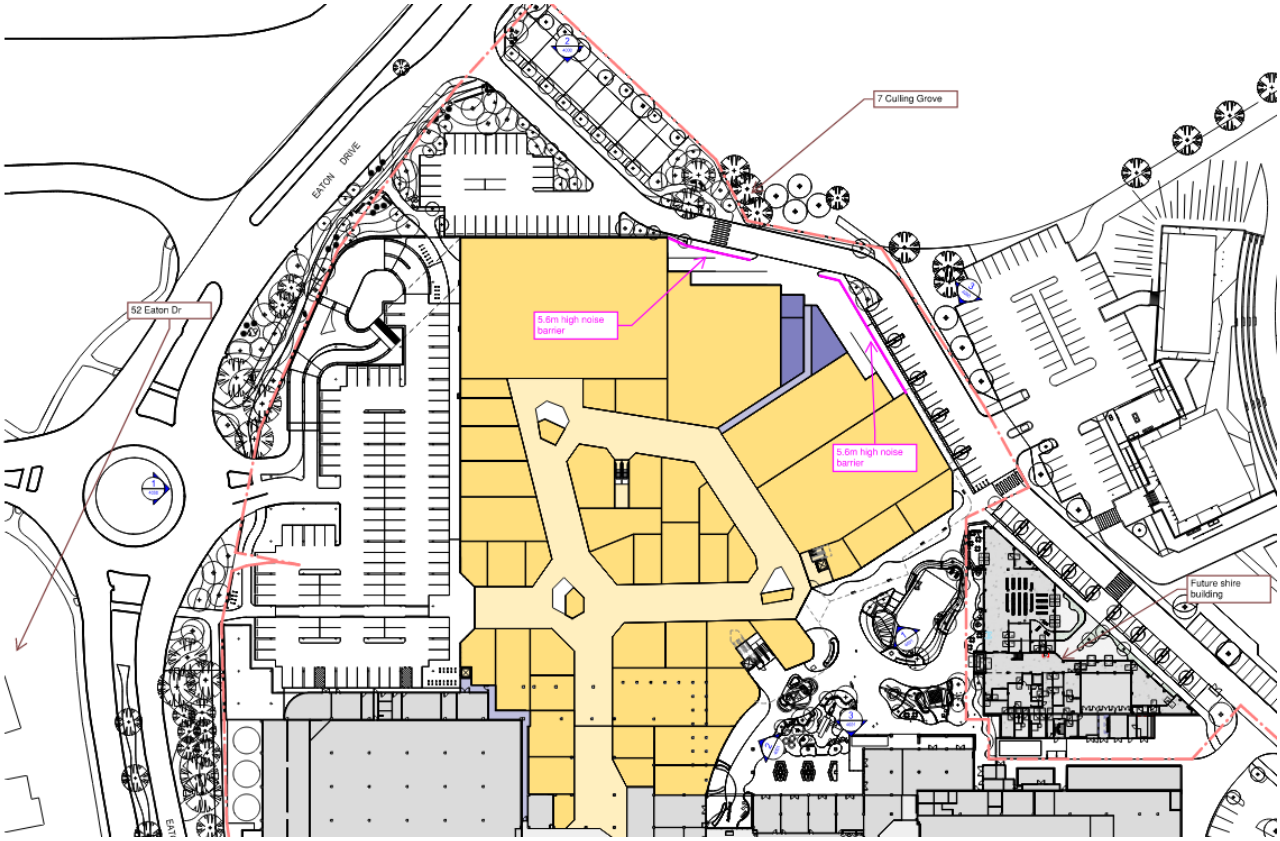


Figure 2: Loading Dock and Receiver Locations

4.4 Loading Dock Assessment

Noise emissions from loading docks are required to be compliant to the assigned levels outlined in the EPNR. Assessment of each noise source against the EPNR criteria (L_{A10}, L_{A1}, or L_{Amax}) is proportional to the period of the day, and the combined frequency and duration of each noise event.

Assessment of each potential noise source against the EPNR criteria (L_{A10}, L_{A1}, or L_{Amax}) is proportional to the period of the day, and the combined frequency and duration of each noise event.

The noise impact from waste collection trucks on the nearest sensitive receivers were assessed to the WA Environmental Protection (Noise) Regulations 1997. Sound PLAN v8.2 (3D noise modelling software) was used to simulate the loading dock noise emissions.

Noise emissions which are likely to be present for ≥ 10% of the “representative assessment period” (24 minutes in 4 hours) are to be assessed against the L_{A10} criteria. Typically, a single truck is considered present for less than 10 % of a representative measurement period, and therefore, assessment is conducted against the L_{A1} criteria.

4.4.1 Assumptions

The new general retail loading dock assessment has been conducted with reference to the loading dock plans from the architectural drawings, Navisworks model and loading dock movements (Stantec Eaton Fair Shopping Centre Transport Impact Assessment received 25 Jan 2023).

The proposed dock is not fully enclosed.

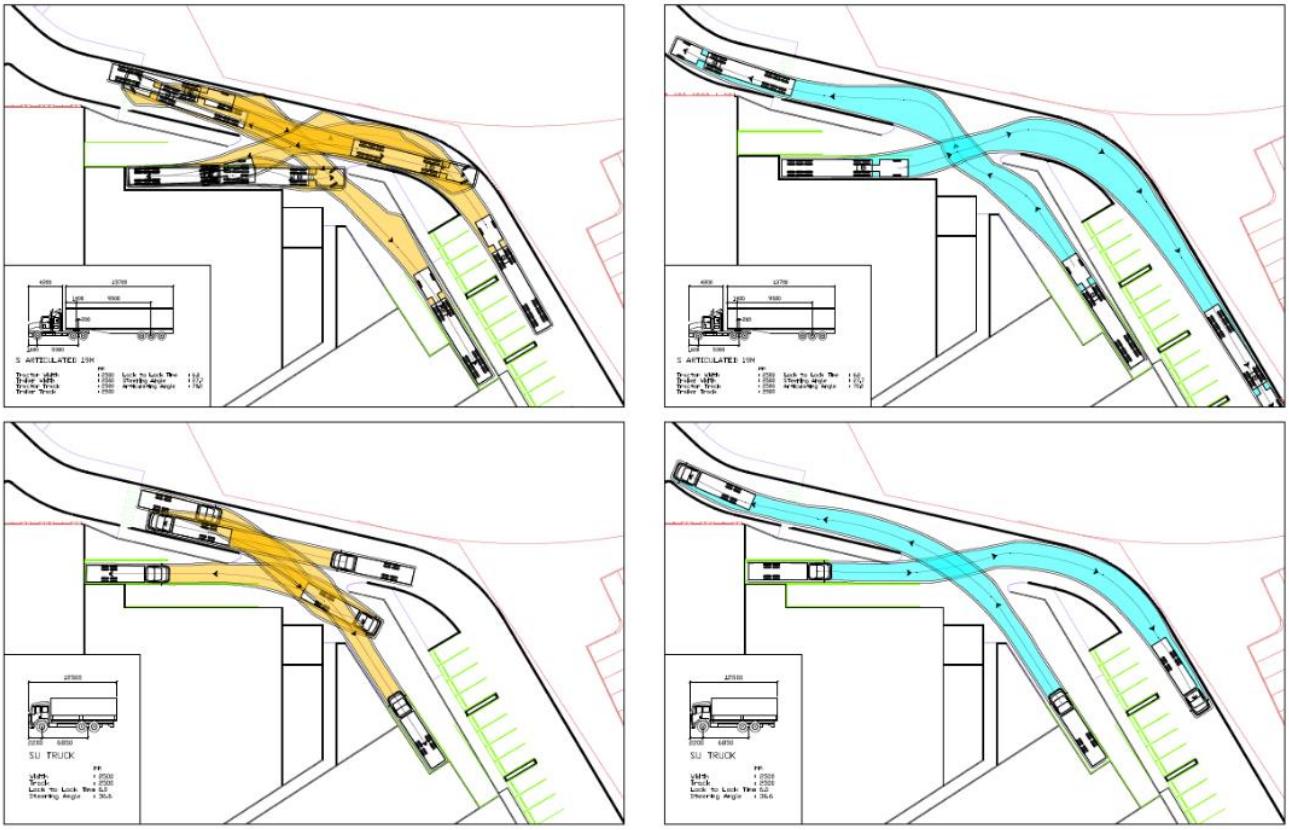


Figure 3 Proposed New General Retail Loading Dock Vehicle Path from Transport Impact Assessment

4.4.2 Sound Levels – Loading Docks

Noise emissions from truck movements and associated operations within these areas are generally formed by a combination of successive and transient, noise events. This typically includes;

- Engine noise (ignition, idle, acceleration, deceleration), reversing alarms (beepers), brake squeals, compression release;
- Unloading activities (forklifts, pallet trucks);
- Hydraulic lifts; and
- Roller doors and associated alarms.

To objectively assess truck movements and additional loading dock operations, the sound power levels of some typical activities obtained from previous measurements conducted by Stantec have been provided in Table 12.

Table 12: Sound power levels of typical loading dock activities

Noise Source [1]	Sound Power Level, dB(A)
Rigid 12.5 m truck driving and reversing	99
12.5 m Truck unloading activities (i.e. forklifts, pallet trucks etc.)	90
Waste compactor	89

NOTE 1: The combined spectrum has been corrected based measurement conditions (i.e. distance, proximity to reflective surfaces etc.)

4.4.3 Loading Dock Arrangements

The following sections detail the loading dock arrangements and noise sources incorporated into the noise model to determine expected noise levels at each noise sensitive receiver due to loading dock operations. Each assessment has considered the highest possible number of noise sources to occur simultaneously as a worst case scenario.

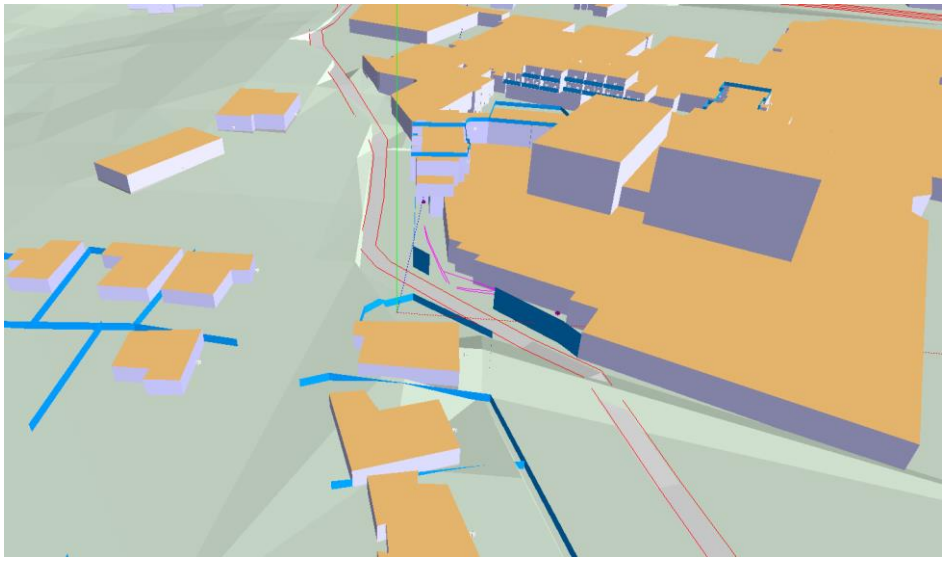
New General Retail Loading Dock

Modelled Noise Sources (Day Only inclusive of Sundays & Public Holidays)

2 x 12.5 rigid truck driving and reversing

2 x unloading activities of 12.5m rigid truck

1 x waste compactor



4.4.4 Predicted Noise Levels

The predicted noise levels at each receiver as a result of noise emissions are presented in Table 13. The assessment considers both existing and proposed future multi-storey developments (north south and west apartments).

Table 13: Highest Predicted Noise Levels

Receiver	Time Period [1]	EPNR L_{A1} Assigned Level, dB	Highest Modelled L_{A1}, dB	Predicted EPNR Exceedance - dB
7 Culling Grove	Night	53	53	Complies
20 Recreation Dr	Night	53	31	Complies
15 Recreation Dr	Night	54	17	Complies
52 Eaton Dr	Night	54	19	Complies
North Apartments	Night	53	44	Complies
West Apartments	Night	53	26	Complies
South apartments	Night	53	26	Complies
Future Shire Building	Night	53	29	Complies

NOTE 1: Time periods per the EPNR. Criteria listed are based on the worst-case receiver location for each road.

4.4.5 New General Retail Loading Dock Recommendations

Although reverse beepers may be exempted by EPNR under certain circumstances, the following is recommended where possible:

- Trucks to be fitted with broadband type reversing alarms (sometimes referred to as quackers or croakers), rather than single tone alarms (beepers) which may contribute to tonal characteristics at the receiver locations.

4.5 Entertainment and leisure precinct noise assessment

This section details the noise assessment conducted for the proposed entertainment and leisure precinct activities. The preliminary assessment provides design advice such that patron and music noise will comply with the EPNR at the nearest noise sensitive receivers.

The location of the stage within the proposed entertainment and leisure precinct are shown on a 3D image from the noise model in Figure 4. The stage location and loudspeakers are shown, while the areas shaded purple in the noise model image represent patron and music noise emanating from the areas.

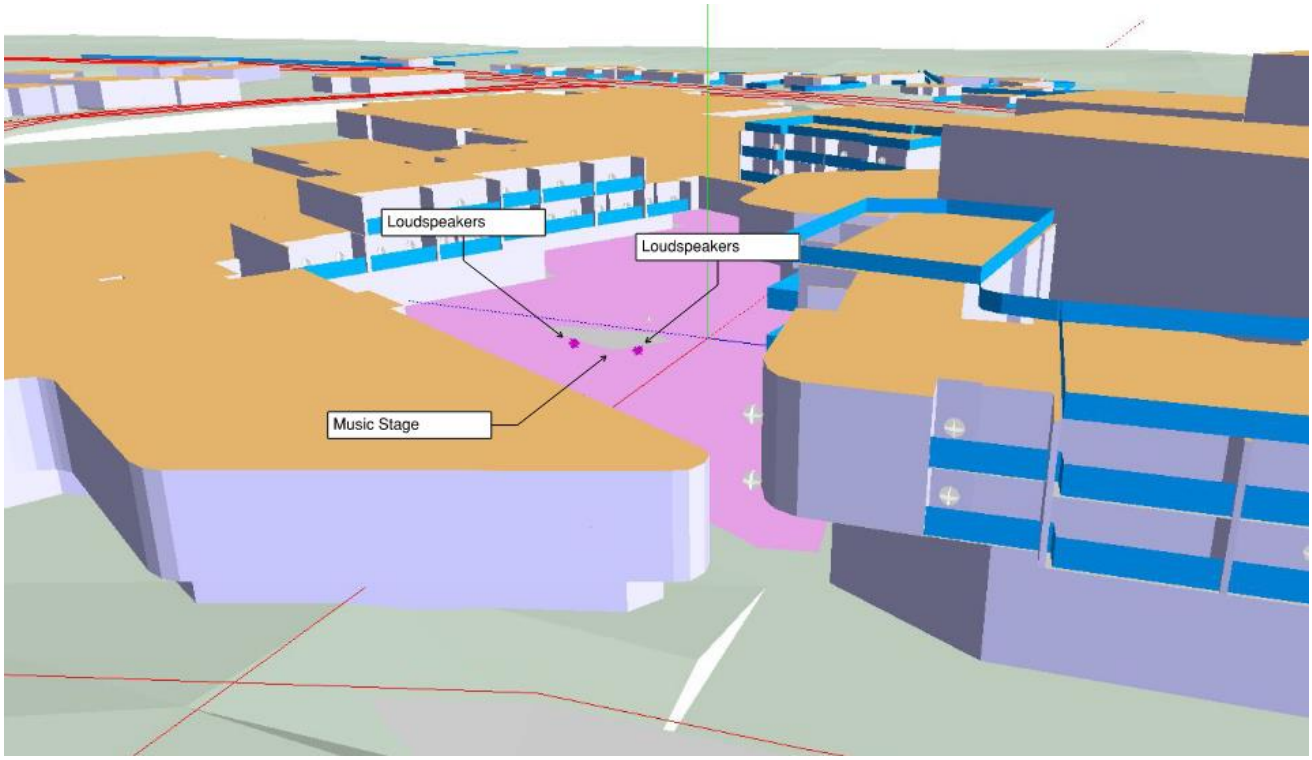


Figure 4: Entertainment and leisure precinct e and stage location – view from northeast

The distances to the nearest receivers are approximately:

- Shire of Dardanup future building – 16 metres;
- proposed North apartments – 19 metres;
- Proposed South apartments – 21 metres; and
- Proposed West apartments – 57 metres.

4.5.1 Sound Levels – entertainment and leisure precinct

An assumed a crowd of 300 people within the entertainment and leisure precinct area was modelled as an area source at 1.6m height.

Sound Power Levels for the crowd were predicted using German Standard *VDI3770 Characteristic noise emission values of sound sources - Facilities for recreational and sporting activities*, being relevant for up to 300 patrons. Predicted Sound Power Levels were benchmarked against the local document "*Licensed Premises Noise Assessment Technical Guideline*". Version 2.0, Association of Australian Acoustical Consultants, AAAC, 2020 and found to be within the range of predictions used by Acoustical Consultants in Australia.

Noise model inputs were based on the following:

- Patron noise – up to 300 persons typically expected to be within the entertainment and leisure precinct area. Patron noise was calculated per the standard referenced in Section 4.5.1;
- Music noise from outdoor speakers – occasional outdoor ambient music may be expected in the ELP. Sound spectrum of speakers were obtained from SoundPLAN 8.2 system library (*JBL – AW 266, 12" 2 – way rotatable horn all weather loudspeaker*), including speaker directivity information;

The noise sources modelled within the proposed entertainment and leisure precinct are summarised in Table 14. Figure 4 shows the noise source locations in the noise model.

Table 14: Noise Sources – entertainment and leisure precinct

Noise Source	SWL dB(A)
300 Patrons	86
Outdoor Speakers, Maximum 2 Off	92, per speaker

4.5.2 Predicted External Noise Levels – entertainment and leisure precinct

The predicted noise levels received from the entertainment and leisure precinct activities are presented in Table 15.

Receiver	Time Period [1]	EPNR L_{A10} Assigned Level, dB	Highest Modelled L_{A10}, dB	Predicted EPNR Exceedance - dB
7 Culling Grove	Sunday day/Eve	48	<25	Complies
20 Recreation Dr	Sunday day/Eve	48	<25	Complies
15 Recreation dr	Sunday day/Eve	49	<25	Complies
52 Eaton Dr	Sunday day/Eve	49	<25	Complies
North Apartments	Sunday day/Eve	48	46	+ 3 dB
West Apartments	Sunday day/Eve	48	33	Complies
South apartments	Sunday day/Eve	48	41	Complies
Future Shire Building	Sunday day/Eve	60	47	Complies

Table 15: Predicted entertainment and leisure precinct Noise Levels

Note 1) Time of day as defined in the EPNR. 'Evening' criteria is applicable during the day on Sundays and public holidays.

Assigned noise levels are predicted to be exceeded by 3 dB L_{A10} at the façade of proposed apartments during the night time, however compliance is forecast at all other times.

Noise management measures should be put in place to ensure that music noise from outdoor speakers does not become audible at the receiver locations.

Note that where the noise received at a premises is music, adjustments to the received level are required when assessing compliance to the EPNR. Should music become audible and dominant, adjustments of +10 to 15 dB are required. This would likely result in non-compliance to the EPNR.

Thus, it is critical that any music be level calibrated to a level no higher than the SWL advised in Table 14. The system should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.

4.6 Mechanical Plant Assessment

Mechanical Plant is excluded from the Development Application stage assessment and will be reviewed as the design progresses. Typical residential air conditioning units are not considered to be high risk items.

5. Conclusion

Stantec were commissioned by Planning Solutions to undertake an acoustic assessment of the proposed Eaton Drive Shopping Centre expansion in Eaton WA, within the shire of Dardanup.

Predictive acoustic assessment of the proposed loading docks, outdoor event area associated with the development were made against the criteria of the EPNR.

The assessment generally identifies compliance with the EPNR, with noise management measures proposed where required for compliance. Noise emissions are generally not expected to have an adverse impact the acoustic amenity of the community, given that the expected levels are comparable with the measured background noise levels.

Ambient noise levels at residences in the area were measured over a week, and we have identified that current measured noise levels at residential properties along the roads surrounding the site are equal to or higher than the Assigned Noise Levels for the studied noise sensitive receivers at those locations.

In summary, in view of the available information and the site conditions, we consider that operations associated with loading dock operations will be able to comply with the EPNR.

Compliance is forecast for all other time periods as long as music is not dominant over crowd noise.

To enable compliance with EPNR assigned levels the following mitigation measures are recommended:

- No music is played after 10pm or before 7am (9am on Sundays and public holidays); and
- Any music played over the daytime or evening time be level calibrated to a level no higher than the SWL advised in Table 14. The system should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.

The predictions in this report consider that the assumptions, building recommendations and noise management measures provided will be implemented.

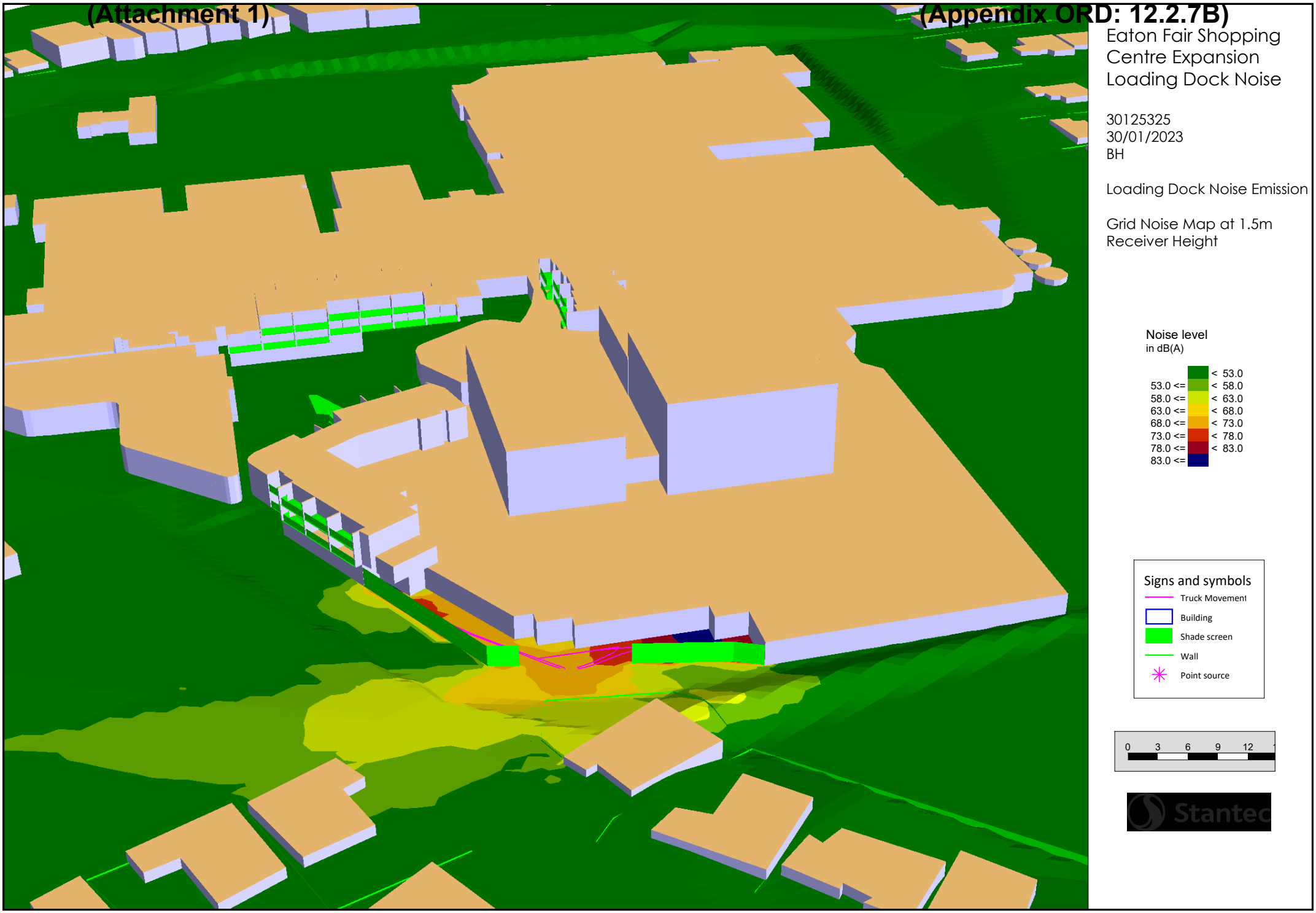
Appendix A Glossary of Acoustic Terms

NOISE	Description
Adverse Weather:	Weather conditions that affect noise (wind and temperature inversions) that occur at a particular site for a significant period of time. The previous conditions are for wind occurring more than 30% of the time in any assessment period in any season and/or for temperature inversions occurring more than 30% of the nights in winter).
Acoustic Barrier:	Solid walls or partitions, solid fences, earth mounds, earth berms, buildings, etc. used to reduce noise.
Ambient Noise:	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment Period:	The period in a day over which assessments are made.
Assessment Location	The position at which noise measurements are undertaken or estimated.
Background Noise:	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level.
Decibel [dB]:	The units of sound pressure level.
dB(A):	A-weighted decibels. Noise measured using the A filter.
Extraneous Noise:	Noise resulting from activities that are not typical of the area. Atypical activities include construction, and traffic generated by holidays period and by special events such as concert or sporting events. Normal daily traffic is not considered to be extraneous.
Free Field:	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground
Frequency:	Frequency is synonymous to pitch. Frequency or pitch can be measured on a scale in units of Hertz (Hz).
Impulsive Noise:	Noise having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent Noise:	Level that drops to the background noise level several times during the period of observation.
L_{Amax}	The maximum A-weighted sound pressure level measured over a period.
L_{A1}	The A-weighted sound pressure level that is exceeded for 1% of the time for which the sound is measured.
L_{A10}	The A-weighted sound pressure level that is exceeded for 10% of the time for which the sound is measured.
L_{A90}	The A-weighted level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L_{90} noise level expressed in units of dB(A).
L_{Aeq}	The A-weighted “equivalent noise level” is the summation of noise events and integrated over a selected period of time.
L_{AeqT}	The constant A-weighted sound which has the same energy as the fluctuating sound of the traffic, averaged over time T.
Reflection:	Sound wave changed in direction of propagation due to a solid object met on its path.
R_w:	The Sound Insulation Rating R_w is a measure of the noise reduction performance of the partition.

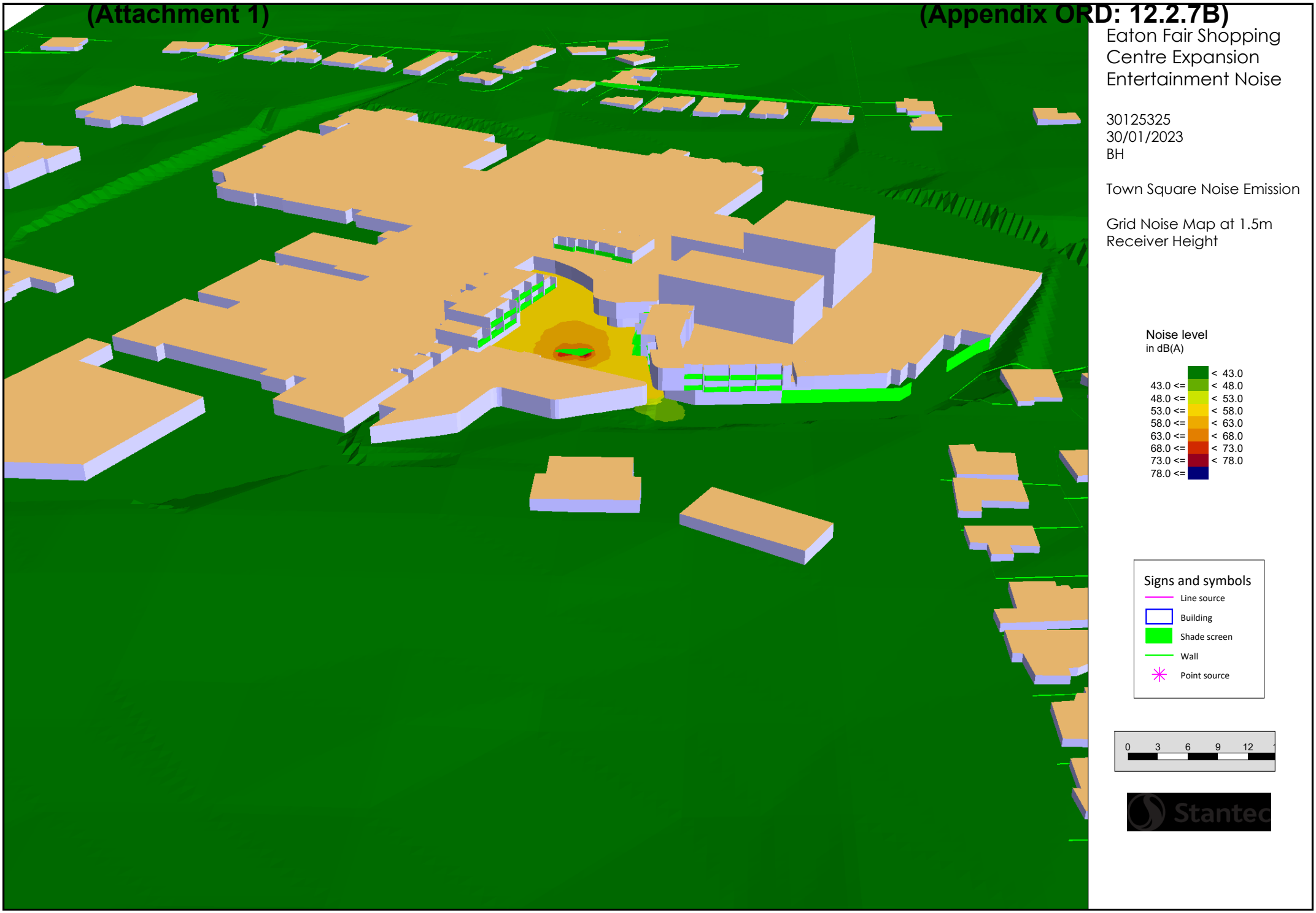
NOISE	Description
SEL:	Sound Exposure Level is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound Absorption:	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound Level Meter:	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound Pressure Level:	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound Power Level:	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise:	Containing a prominent frequency and characterised by a definite pitch.

Appendix B Noise Contours

(Attachment 1) (Appendix ORD: 12.2.7B)



(Attachment 1) (Appendix ORD: 12.2.7B)



(Attachment 1) **(Appendix ORD: 12.2.7B)**

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Appendix 9:
Waste Management Plan

Waste Management Plan

Prepared by:	Planning Solutions	**Job No:**	8228
Date:	21 March 2023	**Version No:**	1.0
Site address:	Lot 1110 (2) Recreation Drive, Eaton		
Development:	Eaton Fair Shopping Centre Redevelopment.		

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INTRODUCTION

1. Planning Solutions acts on behalf of Citygate Properties, the proponent of the proposed redevelopment of the Eaton Fair Shopping Centre at Lot 1110 (2) Recreation Drive and Lot 601 (1) Council Drive, Eaton (**subject site**).
2. This Waste Management Plan (**WMP**) has been prepared in support of the proposed redevelopment.
3. The purpose of the WMP is to document the appropriate measures for the management of waste generated by the expanded centre.
4. Once approved by the Shire of Dardanup (**Shire**), waste collection and disposal will be undertaken in accordance with this plan, subject to any conditions of development approval or future revisions.

SUMMARY OF DEVELOPMENT

5. The proposed redevelopment comprises the redevelopment of the existing shopping centre on the subject site.
6. Specifically, the redevelopment comprises for the removal of the existing Shire municipal offices, skate park, and northern car park and landscaped areas, and the coordinated expansion of the Eaton Fair centre. The expanded centre will comprise new retail and entertainment tenancies, 26 residential dwellings, new town square, as well as other consequential amendments.
7. The townhouses on the northern portion of the site which are proposed as part of a future development application are excluded from this version of the waste management plan.
8. The existing centre currently comprises four bin stores, containing eight refuse bins and 15 recycling bins. The proposed redevelopment proposes the removal of one store and subsequent development of an additional three bin stores comprising one commercial store and two residential stores (refer waste storage details further below).
9. Refer **Attachment 1** for a copy of the existing waste management arrangements.
10. Refer **Attachment 2** for a copy of the development plans.

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WASTE GENERATION

11. Refer **Table 1** below for a summary of the estimated total amount of waste generated by the redevelopment, including existing commercial tenancies and residential dwellings.

Use:	Quantity:	Refuse Generation Rate*:	Recycling Generation Rate*:	Total Refuse Generated (L/week):	Total Recycling Generated (L/week):
Residential - apartments	4 x 3-bedroom dwellings.	90L/week.	120L/week.	360	480
	26 x 2-bedroom dwellings.	75L/week.	100L/week.	1,950	2,600
	8 x 1-bedroom dwellings.	60L/week	80L/week.	480	640
Shop (non-food)	18,844m²	50L/100 m² floor area/day	50L/100 m² floor area/day	9,422	9,422
Cinema	886 seats	25L / seat / day	5L / seat / day	22,150	4,430
Supermarket	7,919m²	660L/100m²/day	240L/100m²/day	52,266	19,006
Restaurants	2,398m²	660L/100m²/day	200L/100m²/day	15,827	4,796
Café	499m²	300L/100m²/day	200L/100m²/day	1,497	998
Gym	992m²	10L/100m²/day	10L/100m²/day	99	99
Hairdresser	87m²	60L/100m²/day	60L/100m²/day	53	53
			Total:	**104,104L/week**	**42,524L/week**

**In accordance with the figures provided by City of Melbourne's Guideline for preparing a Waste Management Plan (2021)*

12. In accordance with **Table 1** above, the development is likely to produce approximately 104,104L of general waste and 42,524L of recycling waste weekly. This results in a requirement for 95 and 39 x 1,100L bins, respectfully.

WASTE STORAGE

13. The existing centre currently comprises four bin stores, containing eight refuse bins (1,100L) and 15 recycling bins (1,100L). A summary of the existing schedule is provided in **Attachment 1**.

14. The development proposes the removal of one bin store (comprising 2 x refuse bins and 6 x recycling bins) and subsequent development of an additional three stores. Refer **Table 2** below for details of the proposed stores. A copy of the development plans depicting the stores is provided in **Attachment 2**.

Location	Reference Number	Size	Floor Area (m²)	Users
First floor parking area, to the north of the northern apartment group.	1	5m x 4.3m	21.5	Residential – northern apartments
First floor parking area, to the south of the central apartment group.	2	4m x 3.4m	13.6	Residential – central apartments
Ground floor, north eastern portion of expanded centre	3	5.9m x 5.9m	34.8	Commercial tenancies

15. To reduce the number of bins required, waste is proposed to be collected frequently.

16. Refer **Table 3** and **4** below for a summary of total number of bins required per week required to support the waste generated by the development. All bins are 1,100L.

Bin store	Number of refuse bins required, weekly	Existing collection frequency (weekly)	Existing number of refuse bins	Proposed collection frequency (weekly)	Proposed number of refuse bins
1	95	-	-	2	2
2		-	-	2	2
3		-	-	6	4
4		3	6	-	-
5		4	3	-	-
6		5-6	6	-	-
Total:		**23**			

Bin store	Number of recycling bins required, weekly	Existing collection frequency (weekly)	Existing number of recycling bins	Proposed collection frequency (weekly)	Proposed number of recycling bins
1	39	-	-	1	1
2		-	-	1	1
3		-	-	6	4
4		2	3	-	-
5		3	4	-	-
6		5-6	6	-	-
Total:		**19**			

17. The location of the bin stores allows for convenient access for future residents and commercial staff.
18. All waste generated by the development will be stored in the bin store areas.
19. The bin stores are of a sufficient size to accommodate all the required bins to service the development, including adequate area around the bins to allow access and manoeuvring of the bins.
20. All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist visitors, tenants/staff and cleaners to dispose of their separate waste materials in the correct bins.
21. Adequate space will be allocated within the bin storage area for placement of bulk rubbish that are unable to be disposed of within the bins. Bulk waste will be removed on a 'as required' basis.
22. The following specific measures will be adopted to manage waste throughout the development:

    - Waste management and disposal will be undertaken in a manner that respects adjoining owner's property rights, maintains public safety and minimises disruption to pedestrians and vehicular traffic within this locality.
    - Waste will be stored within the designated bin store area in a manner that does not pose harm to the environment.

- The area designated for the storage of bins will be designed and constructed to the satisfaction of the Shire.
- Bins will be fitted with secure lids to ensure all waste is properly contained.

WASTE COLLECTION

23. Individual residents and tenants of the commercial tenancies will be responsible for the placement of waste within the bins in the bin storage area.
24. Centre management will be responsible for the movement of bins from the residential stores (stores 1 and 2) to store 3 for collection.
25. Waste will be collected from stores 3-6 via private contractor. Bin stores have been designed to allow for convenient access and safe circulation. Refer **Attachment 3** service vehicle swept paths for store 3. No amendments to stores 4-6 are proposed.
26. Waste will be collected on the frequencies outlined in **Table 3** and **4**.

Attachment 1
Existing Waste Arrangements

COUNCIL DRIVE

BIN AREA 3
2
6
1

BIN AREA 4
3
2
1

BIN AREA 2
1
4

BIN AREA 1
2
3
1

T67
KMART

T1
WOOLWORTHS

T46
COLES

T63 T65 T64 T62 T66 T61 T60 T59

T48 T53 T52 T51 T50 T57 T58 T56 T55 T54

K5

T68 T69 T72 K3 T35 T36 T73 T74 T75 T31 T33 T30 T29 T27 T25

T37 T47 T43 T38 T44 T42 T39 T41 T45

T81 T82

T76 T20 T19 T17 T21 T23 T16 T22 T15 T24 T14 T13 K1 T12 T10

T5 T9 T18 T8 T7 T78 T2 T3 T4 T6

P1 P2

EATON DRIVE

COUNCIL DRIVE

RECREATION DRIVE

RECREATION DRIVE

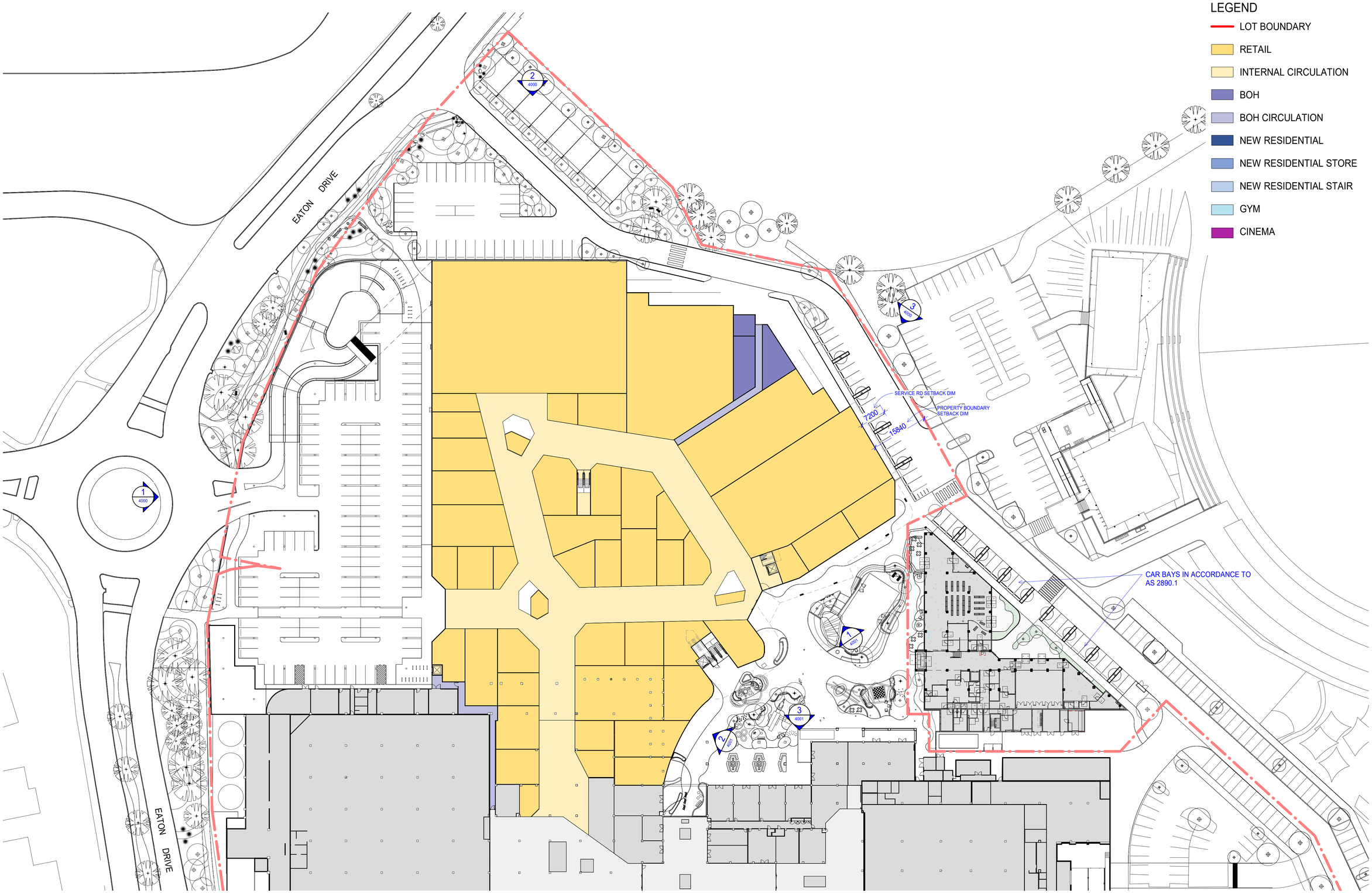
LEGEND

- GENERAL WASTE BIN
- RECYCLE BIN
- WASTE COOKING OIL DRUM

EATON FAIR BIN AREA

SCALE 1:500@A1 23.01.2023

Attachment 2
Development Plans



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Drawing Title
PROPOSED GROUND FLOOR

Drawing Number
A-DA-2001

Revision
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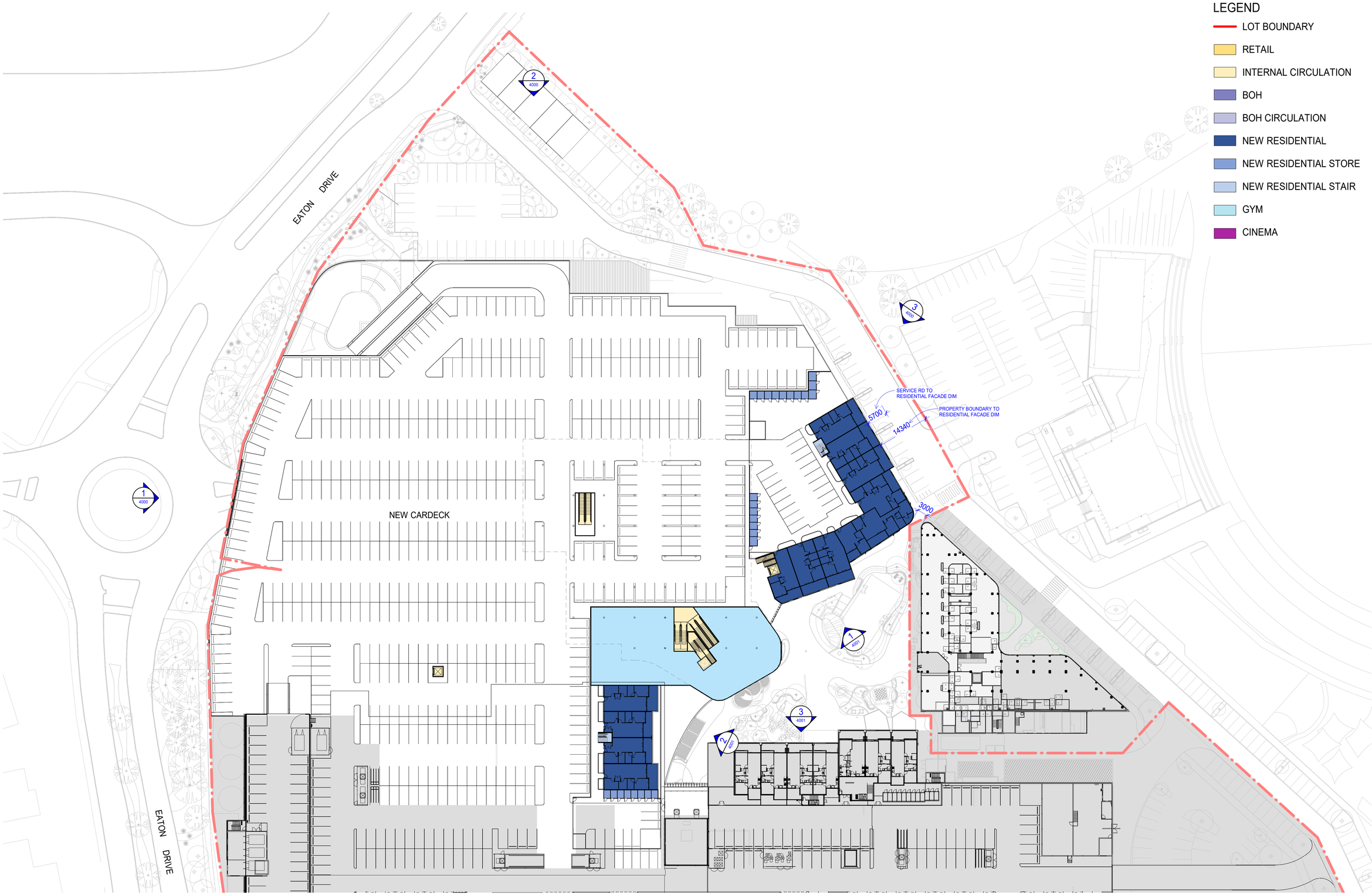
(Attachment 1)

(Appendix ORD: 12.2.7B)



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GENERAL ARRANGEMENT PLAN
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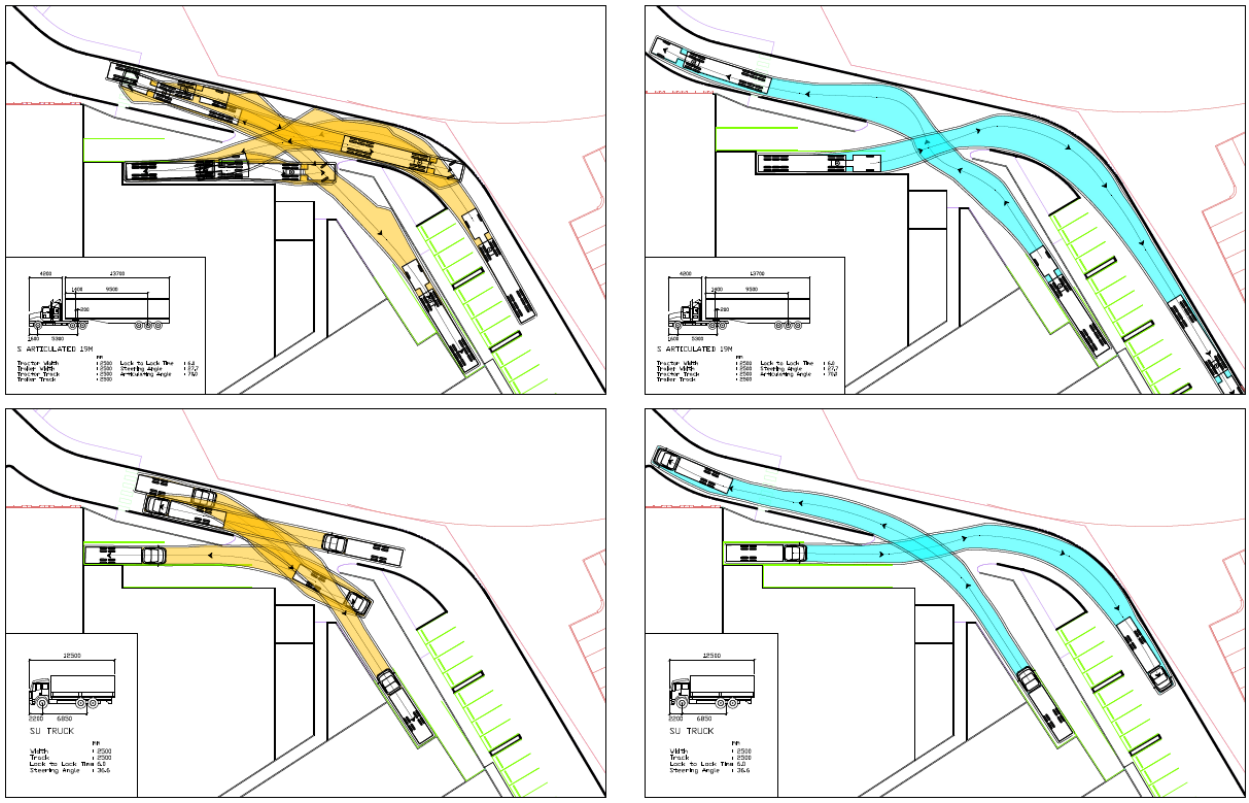
Attachment 3
Swept Paths

The proposed loading dock, ‘loading dock 3’ as shown in **Figure 18**Error! Reference source not found., w ill be serviced by 12.5m and 19m delivery trucks and service vehicles. Trucks are anticipated to enter the loading dock in reverse gear from the Access Way and exit in forward gear either left or right via the same access onto the Access Way, as shown in **Figure 19**.

Figure 19 Proposed Loading Dock



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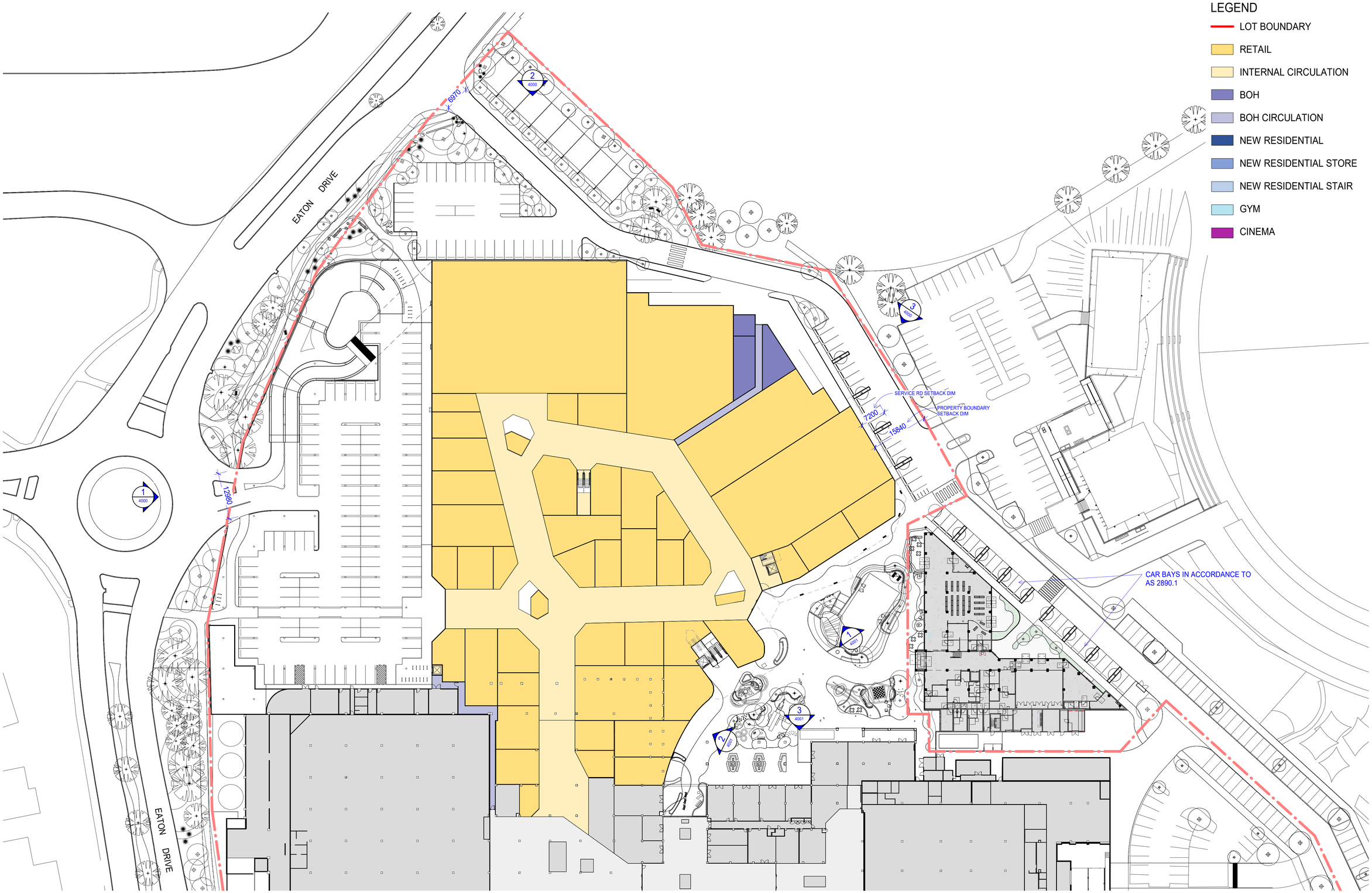

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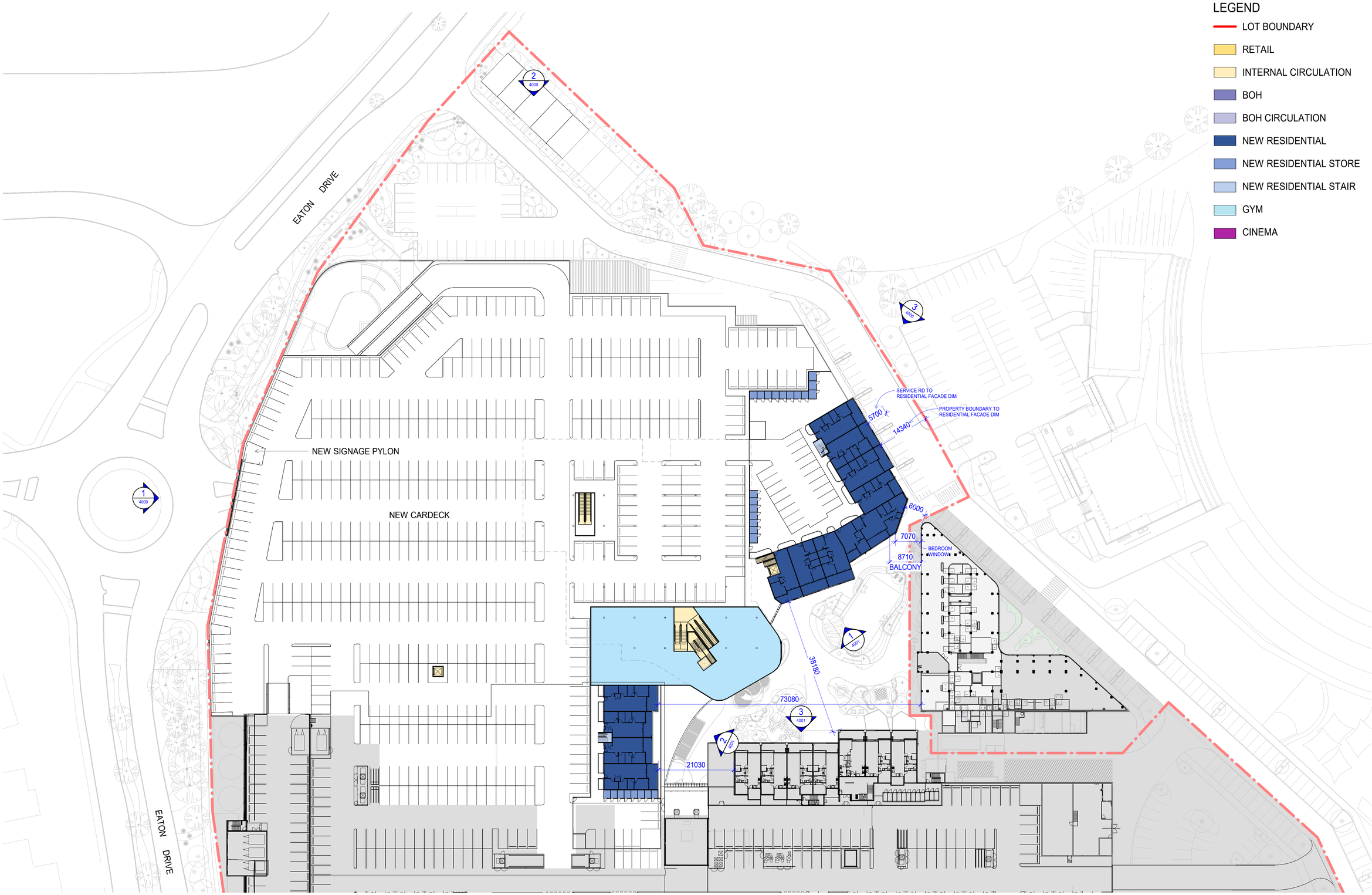

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GENERAL ARRANGEMENT PLAN
PROPOSED LEVEL 01

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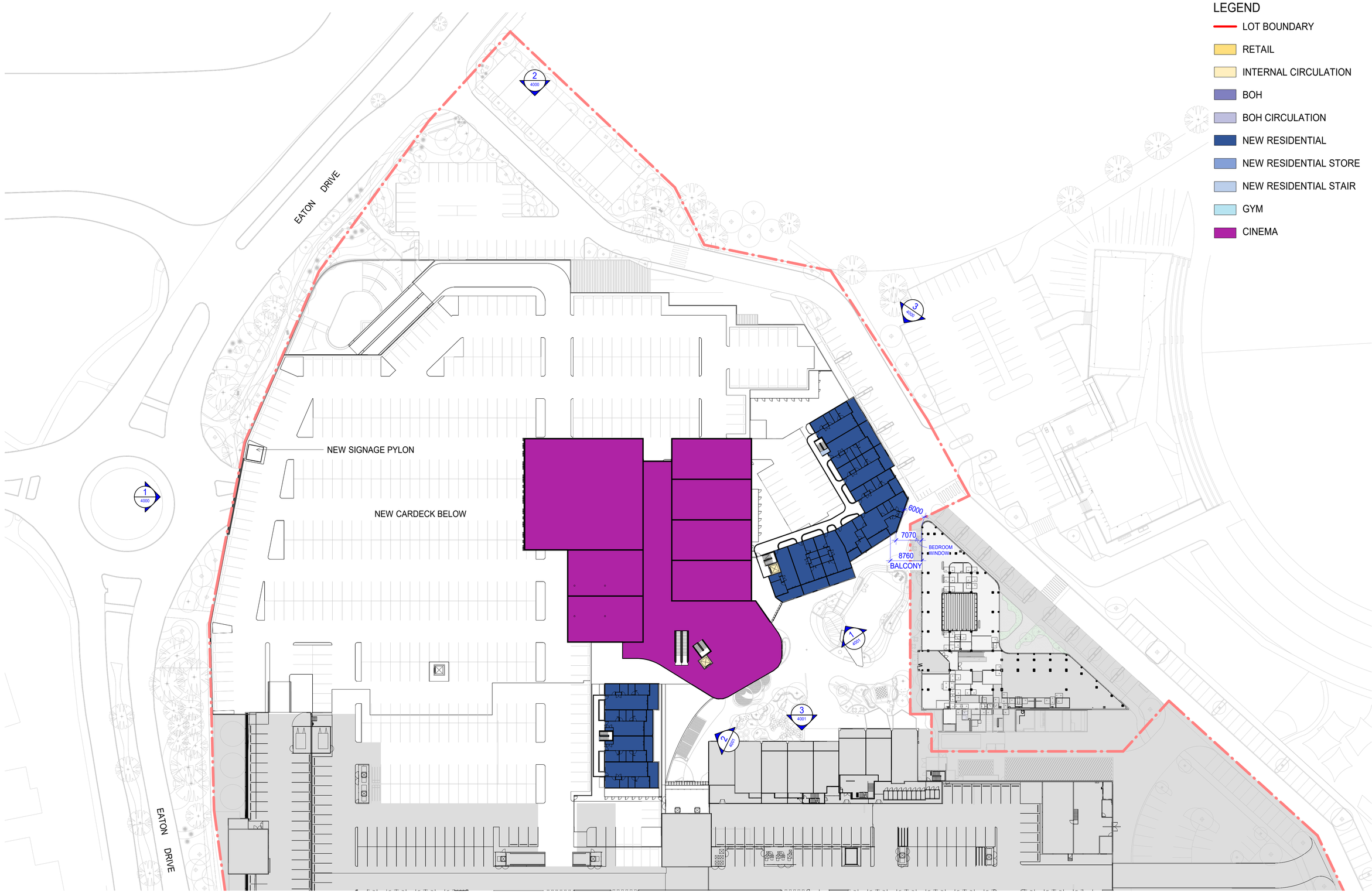

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PROPOSED LEVEL 02

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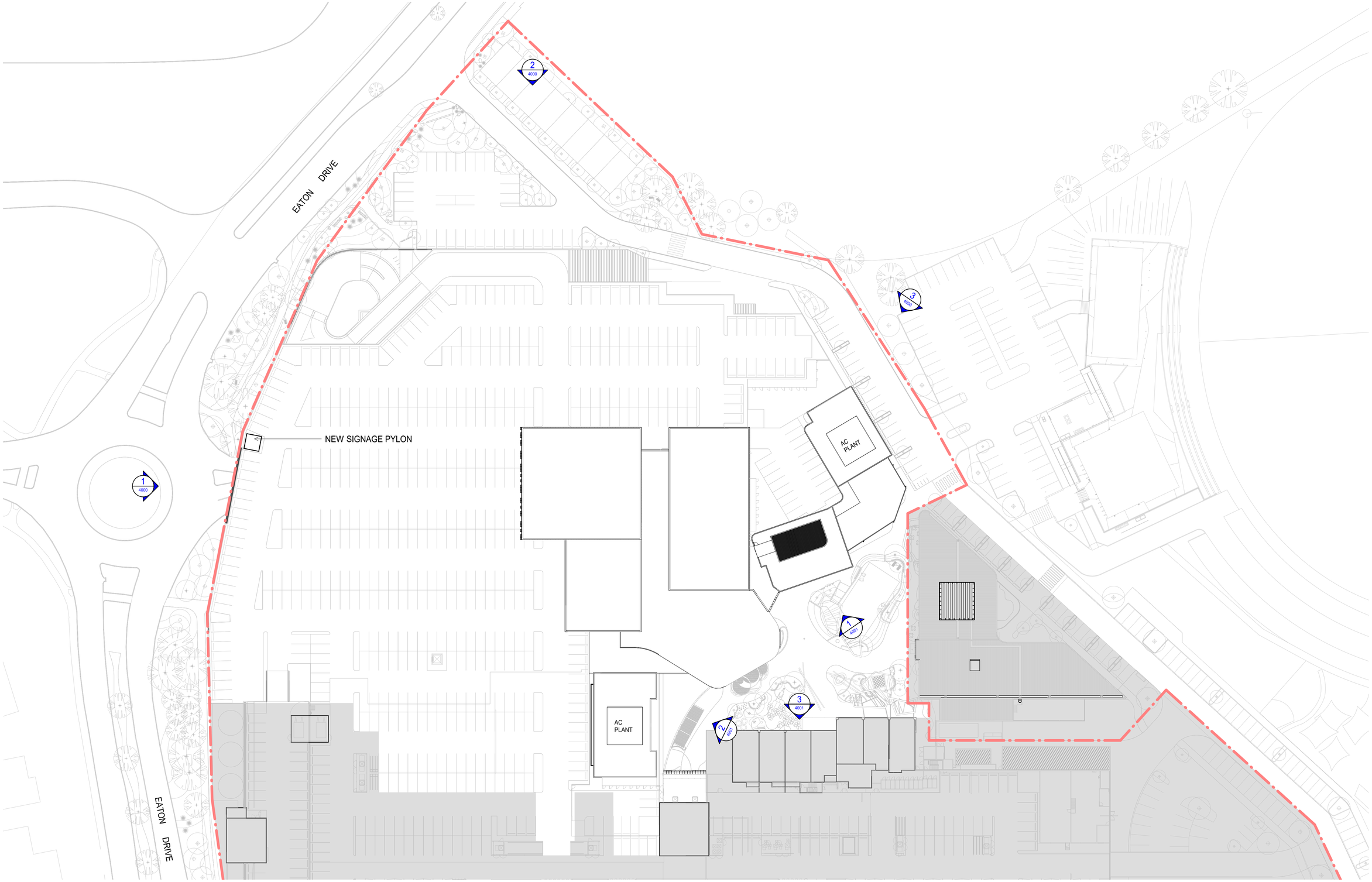

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PROPOSED ROOF PLAN

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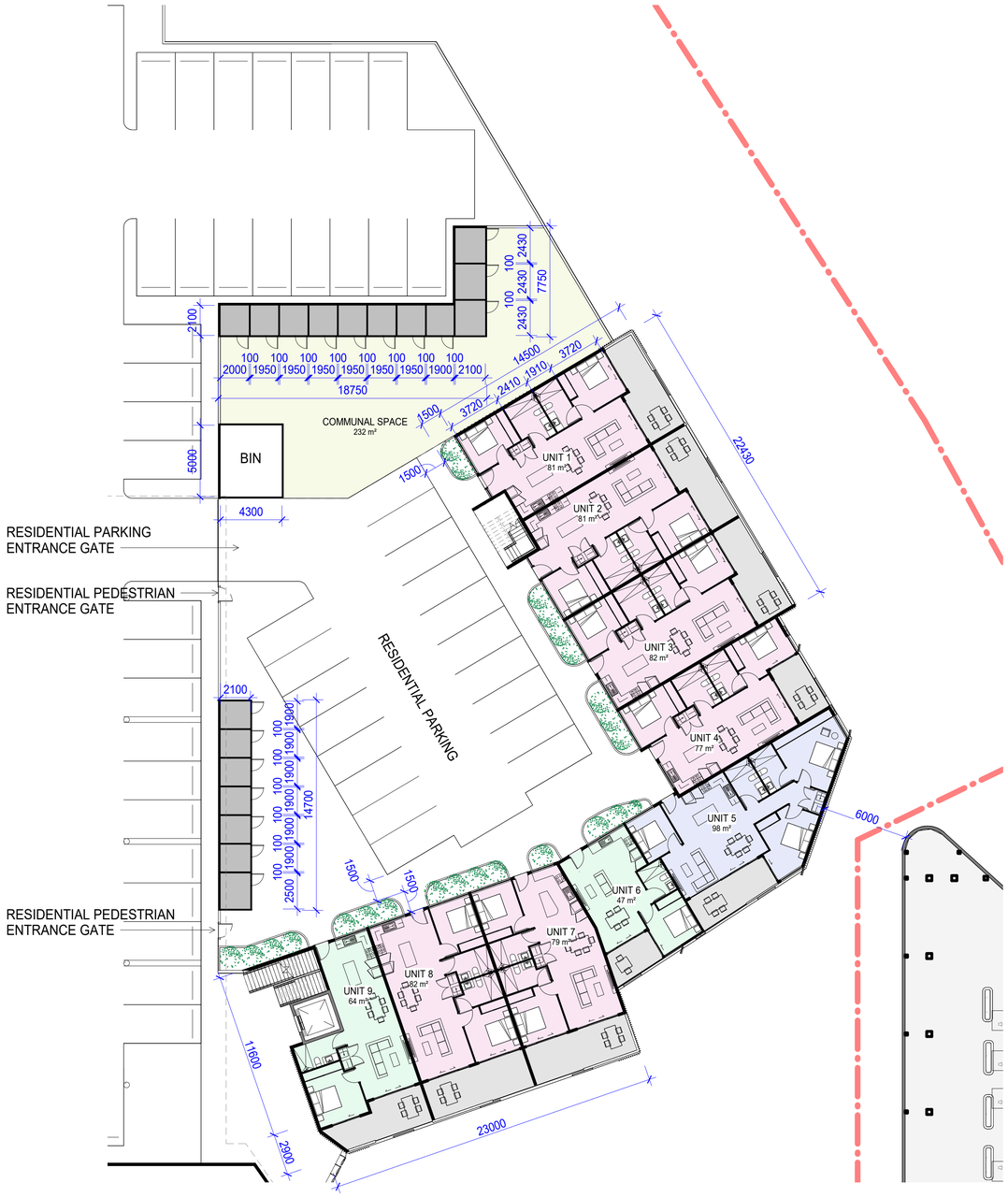
(Attachment 1)

(Appendix ORD: 12.2.7B)



1 BLOCK A RESIDENTIAL - LEVEL 01

4000 SCALE 1 : 200

2 BLOCK A RESIDENTIAL - LEVEL 02

4000 SCALE 1 : 200

LEGEND

- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE

BLOCK A RESIDENTIAL AREA

APARTMENT UNIT	UNIT TYPE	Area
BLOCK A UNIT 1	2x2	81 m²
BLOCK A UNIT 1_BAL	BAL	17 m²
BLOCK A UNIT 1_STORE	STORE	4 m²
BLOCK A UNIT 2	2x2	81 m²
BLOCK A UNIT 2_BAL	BAL	17 m²
BLOCK A UNIT 2_STORE	STORE	4 m²
BLOCK A UNIT 3	2x2	82 m²
BLOCK A UNIT 3_BAL	BAL	17 m²
BLOCK A UNIT 3_STORE	STORE	4 m²
BLOCK A UNIT 4	2x2	77 m²
BLOCK A UNIT 4_BAL	BAL	10 m²
BLOCK A UNIT 4_STORE	STORE	5 m²
BLOCK A UNIT 5	3x2	98 m²
BLOCK A UNIT 5_BAL	BAL	14 m²
BLOCK A UNIT 5_STORE	STORE	5 m²
BLOCK A UNIT 6	1x1	47 m²
BLOCK A UNIT 6_BAL	BAL	8 m²
BLOCK A UNIT 6_STORE	STORE	4 m²
BLOCK A UNIT 7	2x2	79 m²
BLOCK A UNIT 7_BAL	BAL	20 m²
BLOCK A UNIT 7_STORE	STORE	4 m²
BLOCK A UNIT 8	2x2	82 m²
BLOCK A UNIT 8_BAL	BAL	20 m²
BLOCK A UNIT 8_STORE	STORE	4 m²
BLOCK A UNIT 9	1x1	64 m²
BLOCK A UNIT 9_BAL	BAL	16 m²
BLOCK A UNIT 9_STORE	STORE	4 m²
BLOCK A UNIT 10	2x2	80 m²
BLOCK A UNIT 10_BAL	BAL	17 m²
BLOCK A UNIT 10_STORE	STORE	4 m²
BLOCK A UNIT 11	2x2	80 m²
BLOCK A UNIT 11_BAL	BAL	17 m²
BLOCK A UNIT 11_STORE	STORE	4 m²
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BLOCK A UNIT 12_BAL	BAL	17 m²
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BLOCK A UNIT 13	2x2	77 m²
BLOCK A UNIT 13_BAL	BAL	10 m²
BLOCK A UNIT 13_STORE	STORE	5 m²
BLOCK A UNIT 14	3x2	98 m²
BLOCK A UNIT 14_BAL	BAL	14 m²
BLOCK A UNIT 14_STORE	STORE	5 m²
BLOCK A UNIT 15	1x1	47 m²
BLOCK A UNIT 15_BAL	BAL	8 m²
BLOCK A UNIT 15_STORE	STORE	4 m²
BLOCK A UNIT 16	2x2	79 m²
BLOCK A UNIT 16_BAL	BAL	20 m²
BLOCK A UNIT 16_STORE	STORE	4 m²
BLOCK A UNIT 17	2x2	82 m²
BLOCK A UNIT 17_BAL	BAL	20 m²
BLOCK A UNIT 17_STORE	STORE	4 m²
BLOCK A UNIT 18	1x1	64 m²
BLOCK A UNIT 18_BAL	BAL	16 m²
BLOCK A UNIT 18_STORE	STORE	4 m²

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BLOCK A RESIDENTIAL PLANS

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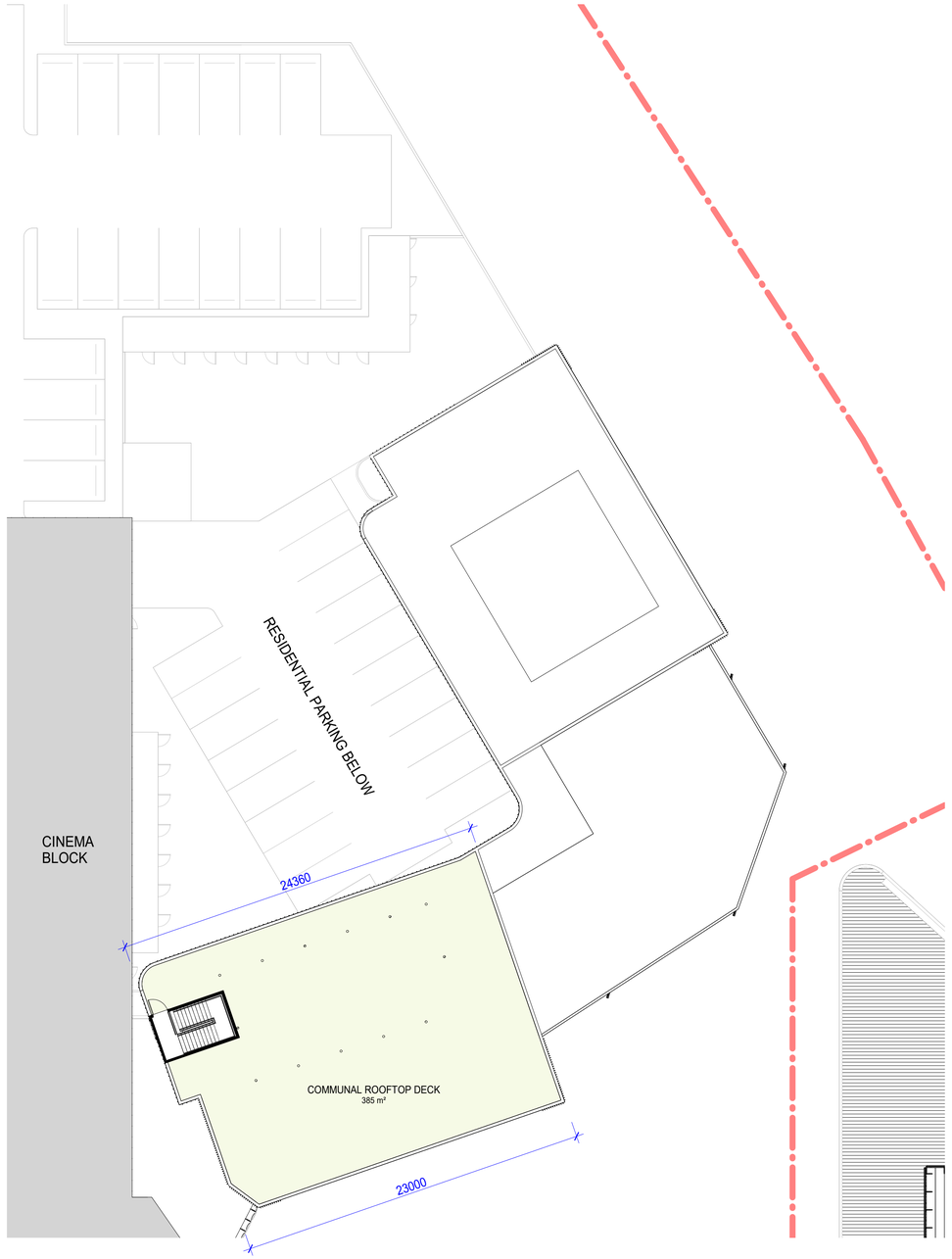
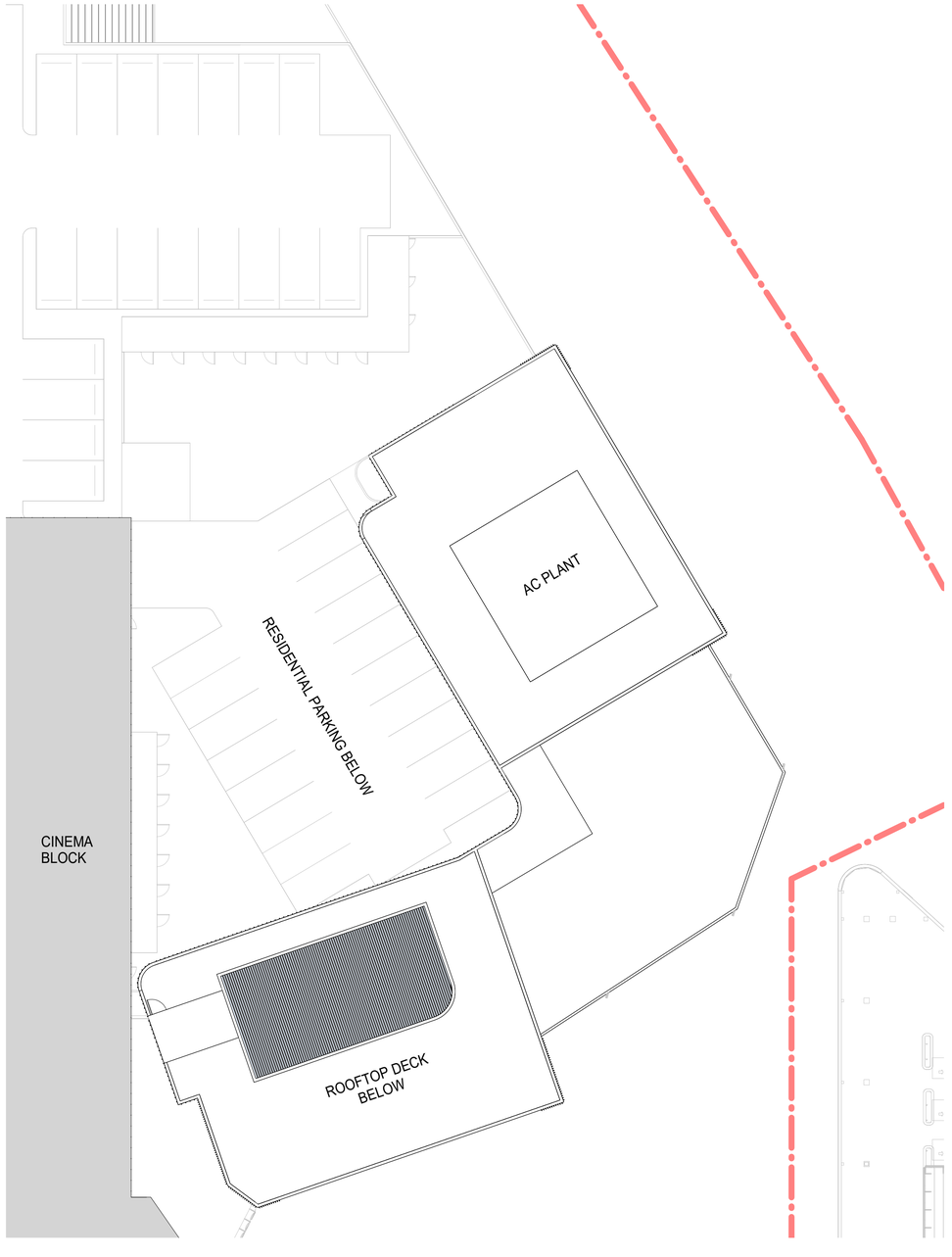
LEGEND

- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE



2 / 4000 BLOCK A RESIDENTIAL - ROOF DECK LEVEL

SCALE 1 : 200



1 / 4000 BLOCK A RESIDENTIAL - ROOF LEVEL

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BLOCK A RESIDENTIAL PLANS

Drawing Number
A-DA-2102

Revision
D

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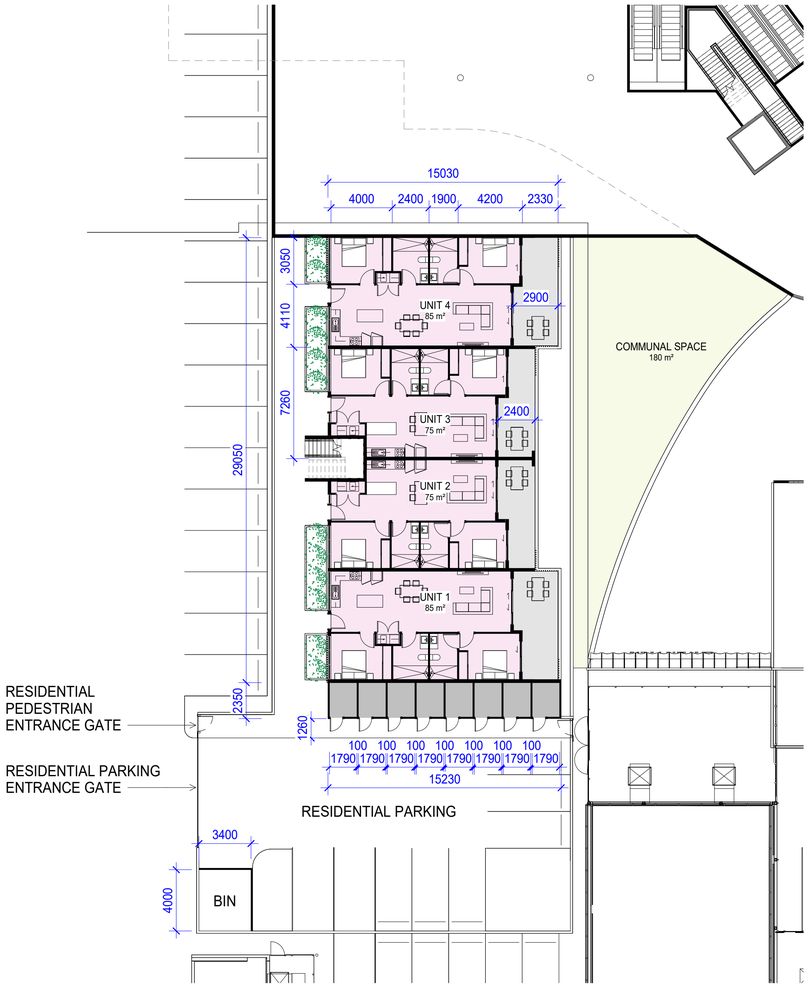
(Attachment 1)

(Appendix ORD: 12.2.7B)

BLOCK B RESIDENTIAL AREA		
APARTMENT UNIT	UNIT TYPE	Area
BLOCK B UNIT 1	2x2	85 m²
BLOCK B UNIT 1_BAL	BAL	19 m²
BLOCK B UNIT 1_STORE	STORE	4 m²
BLOCK B UNIT 2	2x2	75 m²
BLOCK B UNIT 2_BAL	BAL	15 m²
BLOCK B UNIT 2_STORE	STORE	4 m²
BLOCK B UNIT 3	2x2	75 m²
BLOCK B UNIT 3_BAL	BAL	15 m²
BLOCK B UNIT 3_STORE	STORE	4 m²
BLOCK B UNIT 4	2x2	85 m²
BLOCK B UNIT 4_BAL	BAL	19 m²
BLOCK B UNIT 4_STORE	STORE	4 m²
BLOCK B UNIT 5	2x2	85 m²
BLOCK B UNIT 5_BAL	BAL	18 m²
BLOCK B UNIT 5_STORE	STORE	4 m²
BLOCK B UNIT 6	2x2	75 m²
BLOCK B UNIT 6_BAL	BAL	14 m²
BLOCK B UNIT 6_STORE	STORE	4 m²
BLOCK B UNIT 7	2x2	75 m²
BLOCK B UNIT 7_BAL	BAL	14 m²
BLOCK B UNIT 7_STORE	STORE	4 m²
BLOCK B UNIT 8	2x2	85 m²
BLOCK B UNIT 8_BAL	BAL	18 m²
BLOCK B UNIT 8_STORE	STORE	4 m²

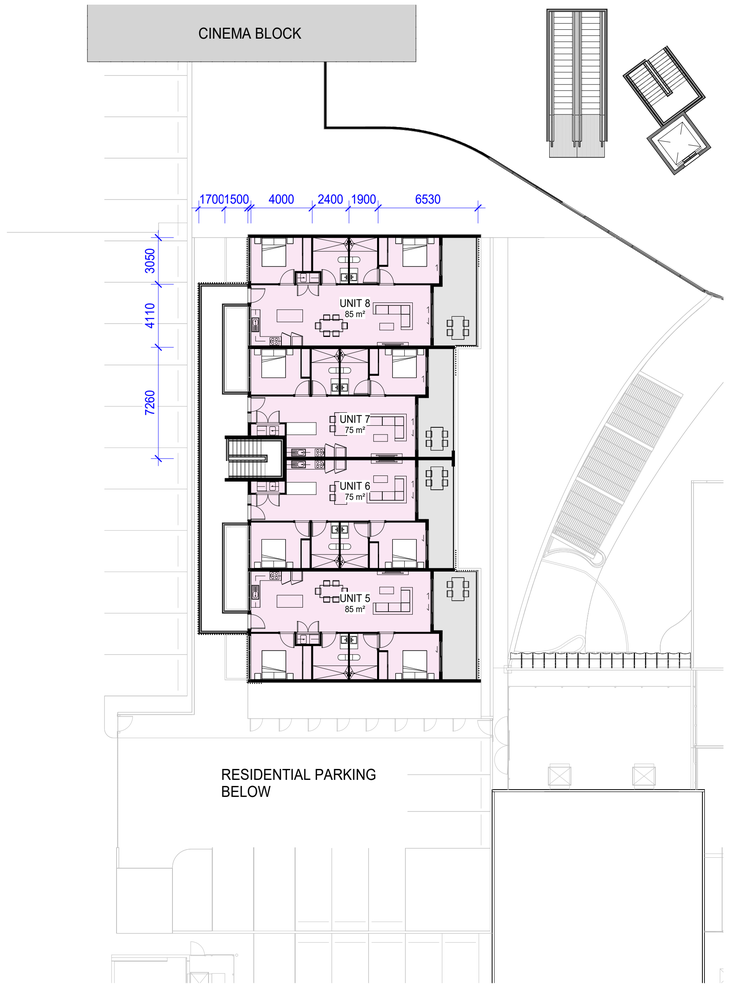
LEGEND

- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE



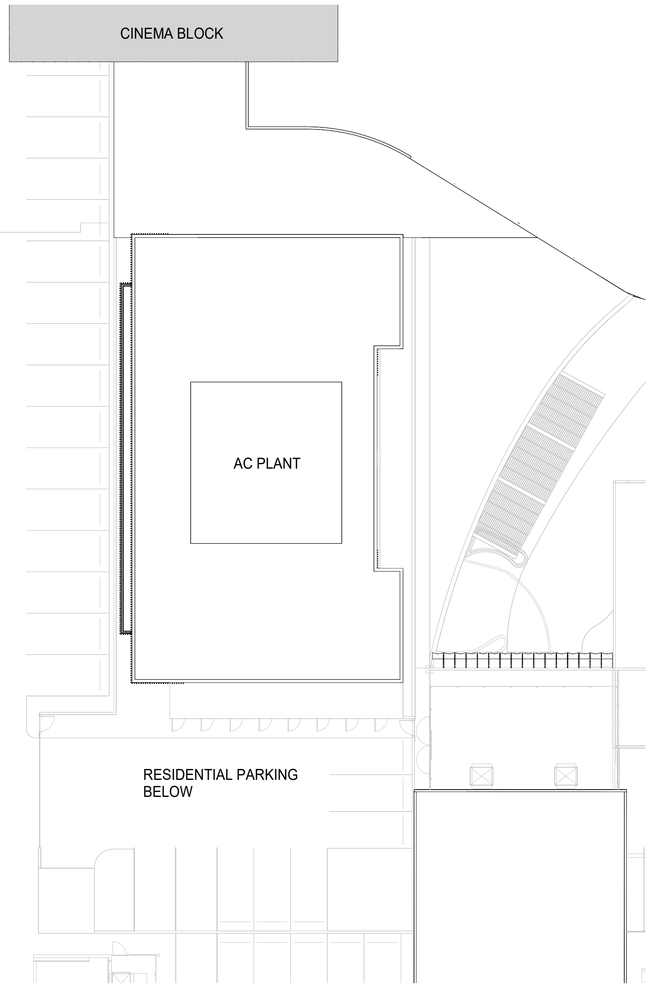
1 4000 BLOCK B RESIDENTIAL - LEVEL 01

SCALE 1 : 200



2 4000 BLOCK B RESIDENTIAL - LEVEL 02

SCALE 1 : 200



3 4000 BLOCK B RESIDENTIAL - ROOF LEVEL

SCALE 1 : 200

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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File
Autodesk
Docs://21009-R22-Eaton_Fair_Shopping_Centre/EFSC-BUC-R22-MASSING.rvt

Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:00:58 AM

Date Issued

Scale As indicated @A1

Drawing Title
BLOCK B RESIDENTIAL PLANS

Drawing Number
A-DA-2103

Revision
D

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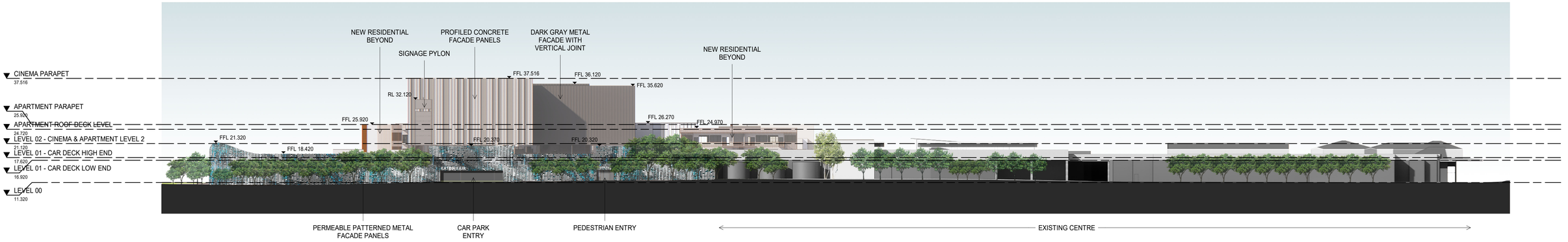
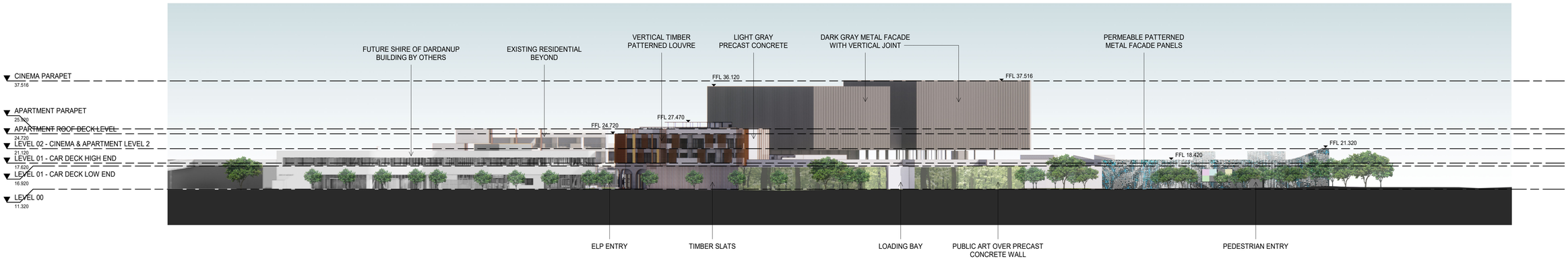


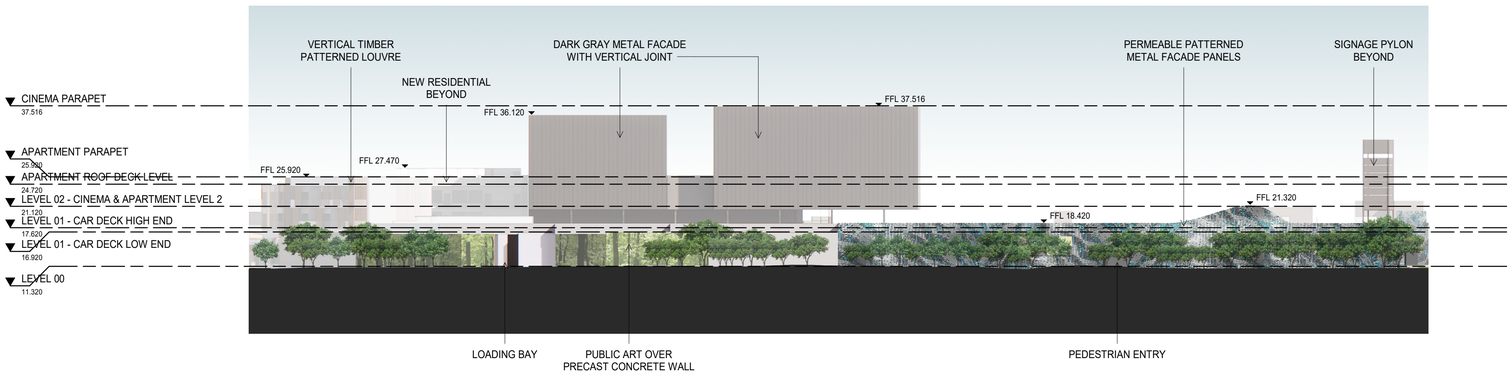
1 / 2001 ELEVATION 1 - WEST ELEVATION

SCALE 1 : 500



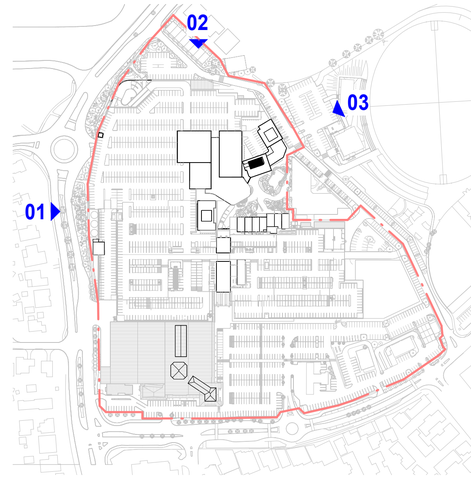
3 / 2001 ELEVATION 3 - EAST ELEVATION

SCALE 1 : 500



2 / 2001 ELEVATION 2 - NORTH ELEVATION

SCALE 1 : 500



Rev.	Date	Description	Iss.	Appr.
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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 2:51:25 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
SITE ELEVATIONS

Drawing Number
A-DA-4000

Revision
D

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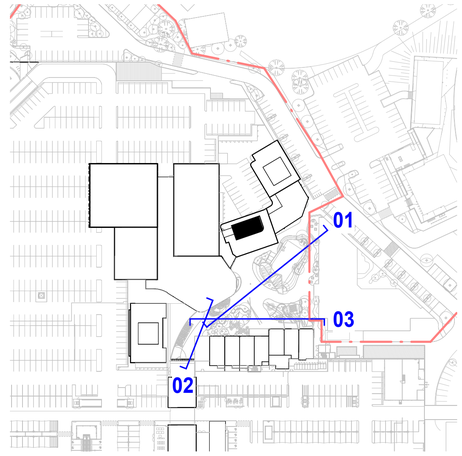
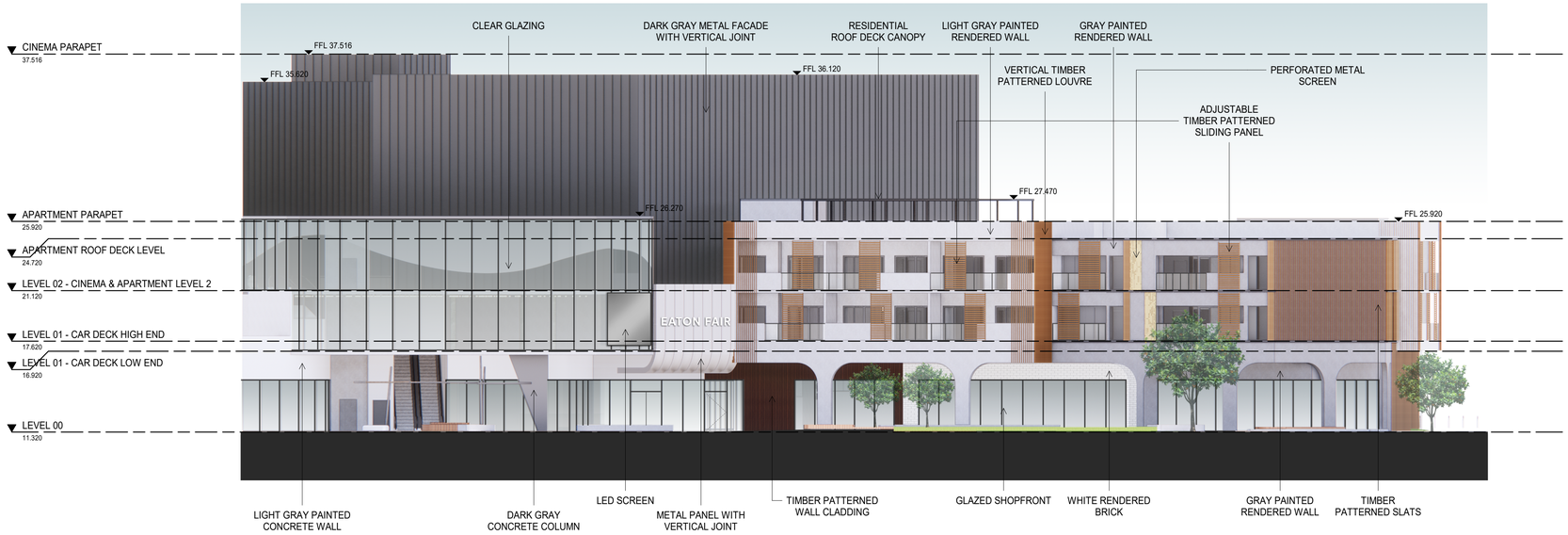
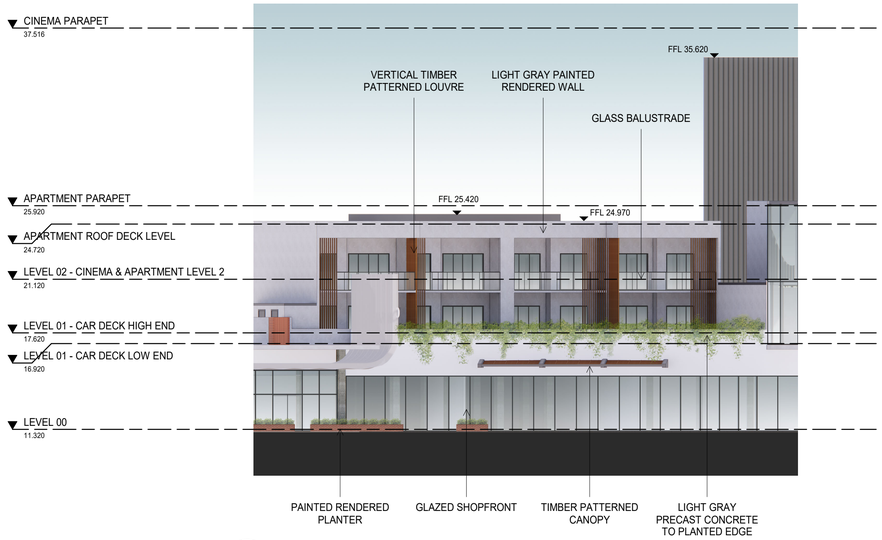




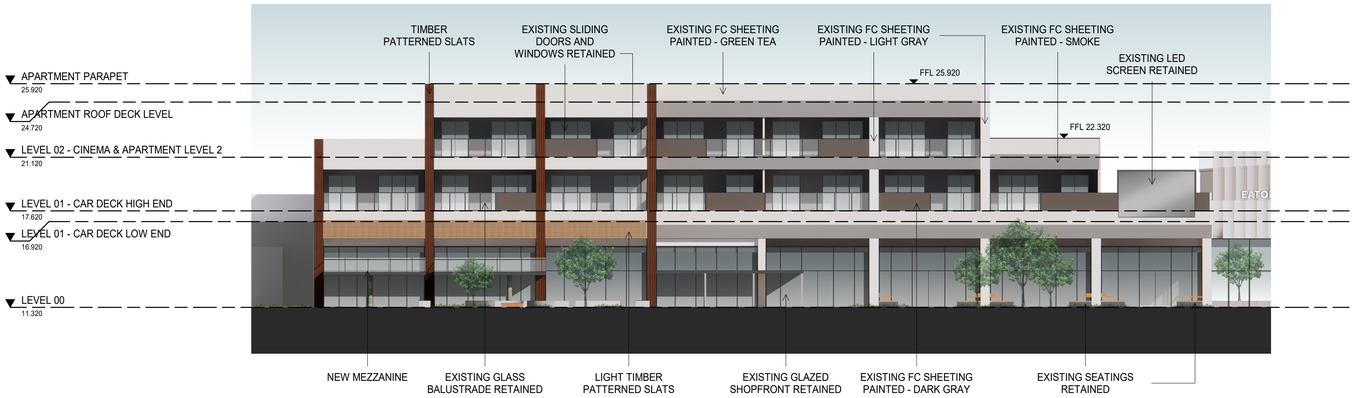
1 / 2001 ELP ELEVATION 1

SCALE 1 : 200



2 / 2001 ELP ELEVATION 2

SCALE 1 : 200



3 / 2001 ELP ELEVATION 3

SCALE 1 : 200

Rev.	Date	Description	Iss.	Appr.
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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:04:05 AM

Date Issued

Scale 1 : 200 @A1

Drawing Title
ELP ELEVATIONS

Drawing Number
A-DA-4001

Revision
D

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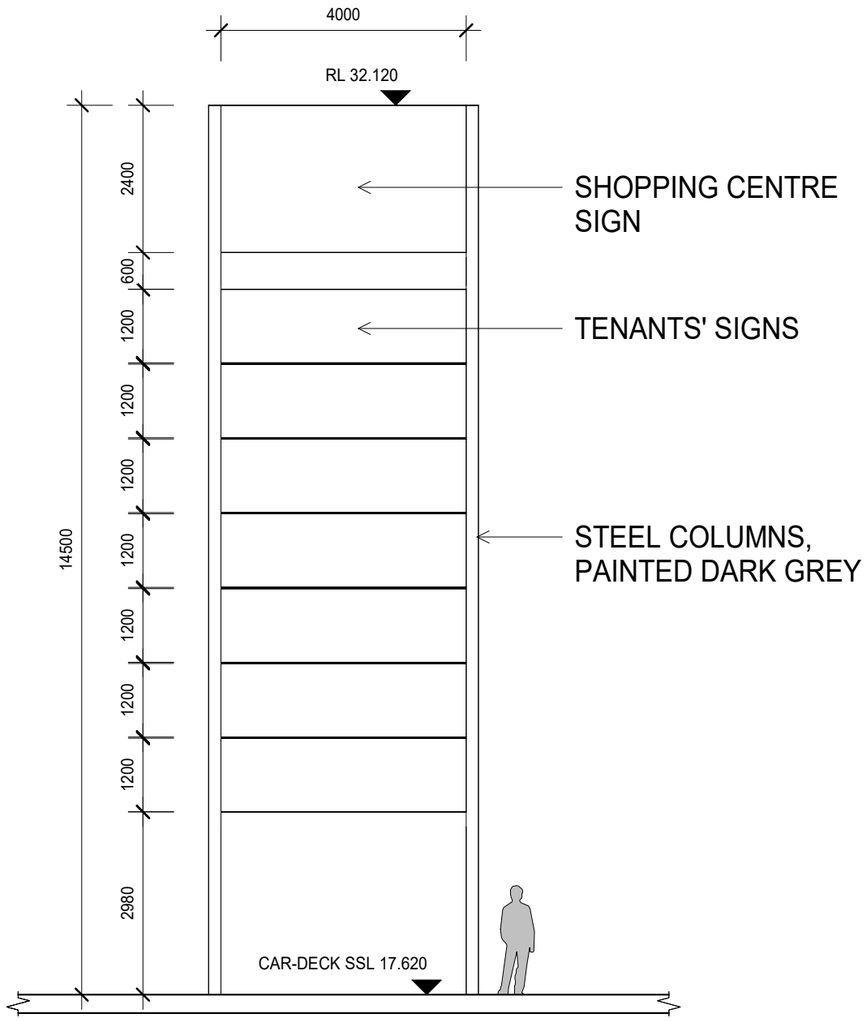
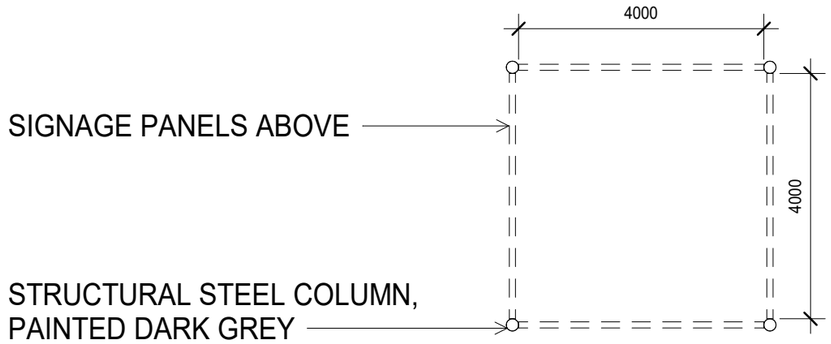


UNDERCROFT CAR-PARK BELOW

PYLON ELEVATION

SCALE 1 : 100



PYLON FLOOR PLAN

SCALE 1 : 100

Rev.	Date	Description	Iss.	Appr.
A	06/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

Keyplan

ZONE 4	ZONE 3	ZONE 2	ZONE 1

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 6/04/2023 1:50:36 PM

Date Issued

Scale 1 : 100 @A3

0 5 10 20 30 40M

Drawing Title
SIGNAGE PYLON DETAIL

Drawing Number
4002

Revision
A

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From: colin cresswell <colincresswell@live.com.au>
Sent: Wednesday, 24 May 2023 4:06 PM
To: Submissions Planning
Subject: Eaton fair expansion

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Hi, I live at 5 Culling grove and would like to submit my concerns regarding the Eaton fair expansion. I'm ok with the new developments and future town houses behind my property,but I have some issues. I feel we are loosing a lot of privacy due to the expansion and an increase of noise,safety,and extra light is a concern. In return for our loss of lifestyle I propose that a new rear boundary fence be considered by the developer.It needs to be of limestone or similar and at least 2100mm high with the addition of a noise and light screen on top of the fence. This is a fair proposal considering the impact the expansion will have on our property. Also when it comes to selling it will give future Byers piece of mind .Once finished I fear we will be subject to increased chances of crime,increased noise,and light .The new boundary fence will keep us feeling safe,as well as some noise and light protection.Also I propose the townhouses behind us be only single story to keep privacy to our back yards most importantly and also to not block out the sun to our back yards,as I have a pool and this is important to me and the valve of my property.I don't think this is to much to ask for and would appreciate your feedback on this .Many thanks Colin Cresswell.5 Culling grove Eaton.

Sent from my iPad

From: Martin Hughes <Martin.Hughes@dplh.wa.gov.au>
Sent: Thursday, 18 May 2023 4:12 PM
To: Cecilia Muller
Cc: Susan Oosthuizen; Neil Fraser
Subject: RE: Development Assessment Panel Application for the expansion of the Eaton Fair Shopping Centre

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Hi Cecilia,

Thanks for your email.

It is understood that the proposal is an expansion of the Eaton Fair Shopping Centre, comprising new retail and entertainment tenancies, 26 residential dwellings, new entertainment, and leisure precinct, and altered access arrangements. Please find our advice below:

The proposed development is located on land zoned 'Urban' under the Greater Bunbury Region Scheme.

The application has been assessed in accordance with the provisions of the Greater Bunbury Region Scheme (GBRS) with particular reference to the Notice of Resolution (RES2014/03) made under Clause 27, Schedule 1, Clause 9.

Schedule 1 outlines development on zoned land which require development approval under the GBRS.

> *9. Development in Activity Centres*
> *Development in an activity centre relating to a building or extension/s to an existing building for shop-retail purposes where the development proposed constitutes a Major Development under the Activity Centres for Greater Bunbury Policy.*
>
> *Exceptions Development generally in accordance with WAPC endorsed Activity Centre Structure Plans.*

The Activity Centres for Greater Bunbury Policy define Major Development as:

> *Development of any building or extension/s to an existing building where the building or extensions are used or proposed to be used for shop/retail purposes and where the shop/retail nla of the:*
> - *Proposed building is more than10,000m2; or*
> - *extension/s is more than 5000m2.*

Resolution 2014/03 define 'Shop Retail' as *the land use activities included in "Planning land use category 5: Shop/Retail" as defined by the Commission's South West Land Use and Employment Survey (as amended from time-to-time).*

The proposal seeks to expand the shopping centre with 8,441m^2 floor space of new retail and entertainment space, with the overall centre now comprising of 40,549m^2. The proposal therefore constitutes Major Development and the development is considered 'shop-retail' purposes.

The Eaton Activity Centre Plan (Activity Centre Plan) was endorsed by the Western Australian Planning Commission (WAPC) in 2017. A modification to the Activity Centre Plan was endorsed by the WAPC in July 2020. The modified Activity Centre Plan provides for the extension of the Eaton Fair Shopping Centre to the north and east of the existing Shopping Centre to facilitate the expansion of retail and non-retail uses.

The proposed development appears generally in accordance with the WAPC endorsed Eaton Fair Activity Centre Plan, and as such, the Department is of the view that no GBRS development application is required, based on Paragraph 9 within Schedule 1 of RES2014/03.

General Advice

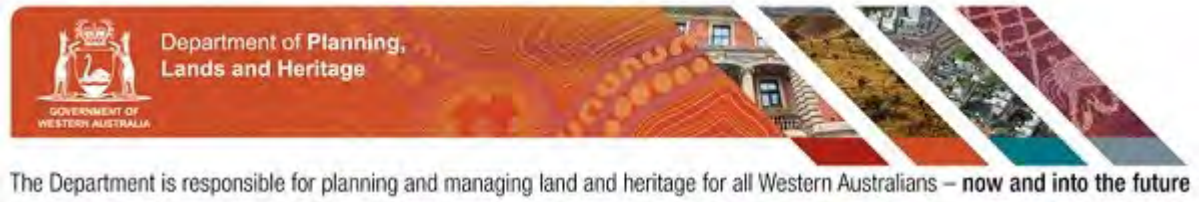
The Greater Bunbury Region Scheme (GBRS), Resolution 2014/03 and Delegation 2014/01 detail the situations where a GBRS application will be required, and whether that decision is delegated to the local government. If after referral and assessment the local government believes a GBRS application is required to be determined by the Western Australian Planning Commission, or has any other queries relating to the GBRS, please contact the office to discuss on 9791 0577.

If you have any questions, please do not hesitate to contact me on 9791 0572,

Kind Regards,

Martin

Martin Hughes
Senior Planner | Land Use Planning
Department of Planning, Lands and Heritage
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230
wa.gov.au/dplh | 9791 0572 | |



The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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(Attachment 1) (Appendix ORD: 12.2.7B)

28th May 2023.
3 Culling Grove
Eaton
6232.

The Chief Executive Officer
Shire of Dardanup
Mr Andre' Schönfeldt

Dear Sir,

Re: **Proposed Expansion of the Eaton Fair Shopping Centre re Lot 1110 Recreation Dve and Lot 601, Lots 606 and 607 Council Dve and Road Reserve Eaton.**

With regard to the proposed Expansion to the Eaton Fair Shopping Precinct I would like to make comments on the following Items:

Landscaping

With regard to the Landscaping component of the Project the retaining of and protection of the existing Native Trees within the Project boundaries is of the utmost importance as they are currently home to many varieties of native Birdlife and native Fauna and part of the natural biodiversity of the ever decreasing Tree canopy in the immediate area.

I request that a comprehensive Survey of the Tree types and Location Survey be required to be undertaken by the Developer as part of the Approvals process. This Approval would also ideally include consideration be given of including and retaining Trees within the Car Parking areas and Verges with some realignment of the Car Parks , Islands etc to allow for the inclusion of these Trees.

Typically on Dwg / Page 8 the Tree Retention Plan, could consider a slight realignment of the Road to retain the existing Trees. This could also be applied the existing Trees to the south of the Future Town House Development without too much readjustment of the overall concept.

Any new Trees to be planted should be a min of 1000 litre Pots or similar size to give a mature outlook to the Project.

Proposed Access Road to Eaton Drive

Consideration to be to be included in the Approvals process for a number of Traffic Calming Devices or Speed Humps (with long ramps) to slow Traffic entering and exiting on to Eaton Drive to the Shopping Centre Precinct and Carpark areas.

Proposed Future Town House Development

With regard to the Future Town House Development I would like to propose that within the current Development Approval consideration be given to include a more attractive Screening Fence to the properties on Culling Groves, this could be Brick or Blockwork construction with a suitable Security and Noise Screen to the top of the Boundary Fence.

This would also improve the outlook from the Shopping Centre and new Apartments including the future proposed Town House development and more accepting to the Residents along Culling Grove.

Regarding any future development of the proposed Town Houses consideration be given to keeping them to only Single Storey with suitable Tree Screening to the rear Boundary. Orientation of the proposed Town Houses to be considered also to eliminate overshadowing and visibility in to the Culling Grove properties. This would be more in keeping with the present outlook of the existing and surrounding properties. Carports should be accessed from the proposed new Access Road.

Yours Faithfully,

Graham Teede OAM FAIB FNZIOB
Chartered Building Professional

From: Shane Visher <svisher@hotmail.com>
Sent: Monday, 29 May 2023 9:03 PM
To: Submissions Planning
Subject: Eaton Fair Expansion comment

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Hi,

I would like to provide feedback for the proposed expansion of Eaton Fair.

My comments are based around the glare and light pollution that the LED lights produce. Over the last couple of months I have been dealing with Nathan Ryder(Manager Infrastructure Planning & Design at Shire of Dardanup), Western Power and the Energy Ombudsman about the recent upgrade to the street lights on Eaton drive. I do know that I have not been the only one to complain but getting anything changed is like pulling teeth. Hence why I composed this email.

Currently I get glare in my house and yard from the existing LED lights that light up the roof car park and the large carpark floodlights along Recreation drive. I would like to see that any new fittings that can be seen from public areas to preferably be warm white (3000K) to prevent the harshness and/or shrouds fitted to prevent excess light pollution and glare.

I would also like to see similar restrictions in place for advertisement signage.

Regards

Shane Visher

(Attachment 1) **(Appendix ORD: 12.2.7B)**

Oren & Corinne White
402 Collie River Road
BUREKUP WA 6227

Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

submissions@dardanup.wa.gov.au

30th May 2023

RE: Application for Development Approval – JDAP Expansion of the Eaton Fair Shopping Centre

Dear Sir / Madam,

As the owners of a property impacted by the development, we request the following be considered.

We have no issue with the proposed development other than the increased traffic (both pedestrian and vehicular) on Council Drive and the intersection with Recreation Drive.
With the recent realignment of Council Drive, the road now intersects Recreation Drive directly opposite our house. This has left the house very exposed to vehicular traffic light penetration into the house and also greatly increases the risk of potential damage from a vehicle that fails to negotiate the intersection.

Further to the traffic concerns, in the past few months we have received damage to the house and garage roller door from pedestrians moving along Recreation Drive at night.

As the road and environment surrounding our house has been modified by Council and the developer, we request that Councils fencing laws also be modified to protect resident's amenity, security, privacy and safety.

We would like to put a low (2 course) limestone wall with an aluminium open fence on top to address the issues above, but under current laws this is not allowed. The current laws were passed long before Eaton Fair development and the Road realignment was proposed.

We request that in reviewing the Application for Development Council considers the above and reviews its fencing policy for the houses that are directly impacted by the recent and proposed developments.

Yours faithfully

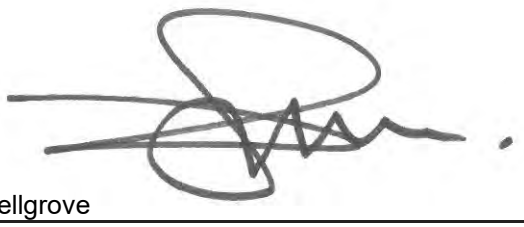
Oren & Corinne White

(Attachment 1) **(Appendix ORD: 12.2.7B)**

Design Review Report

Eaton Fair Shopping Centre: DR 03

May 2023

Design Review Report		
Subject	**Eaton Fair Shopping Centre – Design Review 03**	
Date	2023-05-22	
Time	10am	
Location	Desk Top Review	
Design Reviewers	Name Dominic Snellgrove Damien Pericles Munira MacKay	 Chair Panel Member Panel Member
Proponent	Michael Prosser	Citygate
Project Team	Andre Jones Marchelino Ritchie James Hodgins Ross Underwood	Buchan Group Epcad Epcad Planning Solutions
Planning Authority	Shire of Dardanup	
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities Project Team	Susan Oosthuizen Andre Schonfeld	
Other RA attendees	NA	
Design Review Report endorsement		
Reviewer's signature	 (Name) Dominic Snellgrove	

Introductory Comments		
Design quality evaluation		
		Supported
		Pending further attention
		Not yet supported
		Yet to be addressed
Strengths of the Proposal		**Design Review 03** • The project continues to incorporate the strengths already identified in DRP 02 with additional improvements including: • The confirmed 6m separation between the apartment building and the Shire's Offices at Level 1. This increased gap will improve the legibility of the Town Square for pedestrians and create more comfortable internal spaces and outlook for occupants from the openings of both buildings next to the gap. • The sightlines and legibility to and from the Town Square from the pedestrian entry has improved with the faceting of the northern building's upper-level form, together with the continuation of the ground floor facade aesthetic. • A coordinated landscape plan including a pathway that acknowledges the Council Building town square entry. • A developed design associated with the play space. • Landscape greening to the western side will help to foil what is a very long and inactive façade. • An independent and legible ground level entry has been introduced from the Town Centre and now provides access, and an entry threshold, to the upper-level apartments on the northern side of the Town Square (ELP). • Main Street now has pavement treatment to lift the pedestrian experience and help with wayfinding adjacent to the Council building. • The realignment of Building Levels 1 and 2 on the western side of the Town Square now enables more expansive views out to the open space from the central apartments. • The site for the northern apartment block is now in a more regular shape with the removal of the intrusive runs of car bays on the western side. • The relocation of the stores for the northern apartments to the northern boundary with the car park now enables the communal open area to be more expansive and legible from the apartment front entry area. • The addition of a new roof top communal open space and canopy will add amenity for the residents in the northern apartments. • The two apartments in the south-eastern corner of the northern residential building have been altered to include habitable rooms (bedrooms) and openings to face this corner (and not bathrooms), and they will provide opportunities for passive surveillance. • The southern apartment building includes a communal open area with views east of the Town Square. • The use of profiled pre-cast façade panels to mitigate the built form and scale of the cinema box. **Design Review 02** • The project continues to incorporate the strengths already identified in DRP 01 with additional improvements including: • An instructive presentation that incorporates enhanced information describing the broader urban context with accompanying pedestrian connectivity diagrams.

		• Graphic integration of the Shire Offices and Library ground plane interface. • Individual apartment separation from access walkways. • Adjustable privacy screens to apartment balconies along with a balance of solid and glass. • The appointment of an ESD professional with accompanying sustainable design concept. • Existing tree analysis and retention diagram. • Pedestrian shared zone incorporated on Council Drive between the Town Square, Shire Offices and the Recreation Centre. • A town square landscape plan that begins to engage with the Shire Office entry. • A simplified and consolidated town square landscape proposal. • Deliberate and illustrated cross-car park pedestrian connections • Illustrated future development to the south-east corner • Highly detailed, colourful and visually interesting facade screening that has the capacity to reinforce the design narrative. • Extended trading, supported by the new cinemas and food & beverage offering, and additional residential units will provide for enhanced passive surveillance and activity within the centre. **Design Review 01** • Early engagement with the Design Review Panel. • An experienced and capable design team including architect and landscape design professional. • A well maintained, naturally lit and well considered existing shopping centre representing the heart of the Eaton community. • An existing internal mall structure that includes in-ground planting and landscape. • A concept design proposal that seeks to extrapolate a contextual narrative that mediates between the historical timber industry and the natural biodiversity of the region bridging the rural and urban characteristics of the area. • An existing centre that has set a unique and high-quality precedent for open air Main Street retail and including the integration of multi residential units. • A large-scale and ambitious proposed extension to the existing centre incorporating a mix of additional uses including a cinema and additional multi-residential units in a build-to-rent format. • The creation of an outdoor town square and public space coincident with and adjoining the new Shire offices and Library. • The proposed town square incorporates appropriate cross-sectional dimensions allowing for the successful occupation of the space across multiple activities. • A proposed town square actively edged with ground floor retail, alfresco seating and F&B tenancies. • A town square incorporating a mix of uses including upper-level residential rental apartments with private outdoor space that has the capacity to overlook and engage with the public space is strongly supported. • A town square capable of hosting deep soil planting and landscape including medium and large tree canopy. • A town square hard and soft landscape proposal incorporating multiple activities including child play areas and an event space. • High quality landscape verge treatments adjacent to main carriage ways including street furniture and shade trees. • Dual aspect and cross ventilated apartment design typology. • The prevalence of roof top car parking allowing the opportunity for better ground plane engagement. • Predominantly native landscape species selection. • The height and mass associated with the cinema buildings is located centrally within the site thereby mitigating its scale and presence in relation to the public

		domain.
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		a) Whilst the proposed façade screen presents in an engaging and attractive way it will result in an inactive edge providing little or no passive surveillance over the public realm. b) The prevalence of inactive, 'screened' facades and un-sleeved (with active uses) on-grade car parking addressing Eaton Drive, Recreation Drive and Council Drive will result in a negative impact on the public realm. c) The proposed new and un-sleeved (with active uses) loading dock facility at the northeast corner will impact in a negative way on the public domain and footpath, including an extensive vehicular cross-over. d) Whilst significant improvements in soft landscape and paved finishes have been adopted, Council Drive from the north of the site to the Shire Offices on the east side of the proposal presents as a 'service access' road. This road is an extremely important carriageway as it provides access to the sports and community centre to the east, the Town Square and the Shire Offices and Library. e) The footpath on the west side of this carriageway is discontinuous at the intersection with the north car park and it is significantly disrupted at the loading bay entry to the north of the Town Square. f) It remains unclear what, if any, future master-planning has been considered for the north car park.
Recommendations		**1. Allow for a wider and continuous footpath to the west of Council Drive that links the proposed footpath at the north car park all the way to the Shire Office and beyond.** **2. Where vehicle crossovers occur, such as the loading dock and car park entries, consider raising the level of the crossover and changing the paving to signal pedestrian priority over vehicular access.** **3. The extent to which the ground floor tenancy that emerges from the Town Square onto Council Drive can be extended north is encouraged. Any extension of the active shop front onto Council Drive is welcome. This may include a show window.** **4. Consider and illustrate the master plan thinking around future stages, including the north car park as a way of mitigating concern over streetscape activation.**
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a) Landscape design continues to have the capacity to generate a narrative around the importance of water, water management and pre-settlement history. b) Council Drive from the north of the site to the Shire Offices on the east side of the proposal presents as a 'service access' road with 90-degree bumper-to-pavement parking and a narrow footpath. This pavement is an extremely important pedestrian pathway as it provides access to the sports and community centre to the east, the Town Square and the Shire Offices and Library. c) The footpath on the west side of this carriageway is discontinuous at the intersection with the north car park and it is significantly disrupted at the loading bay entry to the north of the Town Square. d) Many existing trees are being removed, along with limited tree planting in the Town Square (ELP) and limited deep soil on-site throughout the extent of the project. e) Whilst a generous frame of trees and planting is proposed off-site and

		around the perimeter, on-site tree canopy remains minimal along with deep soil planting zones. f) Whilst alfresco space is indicated on the south portion of the Town Square (ELP) there does not appear to be any allocation on the north side
Recommendations		**1. Consider further landscape and design strategies to enhance the width and generosity of the footpath from the north to the civic building and ELP.** **2. Consider incorporating more tree canopy within the ELP and identify further areas for deep soil landscape on site.** **3. Consider illustrating and locating alfresco seating space on the north side of the ELP**
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a) The scale and height of the proposed shopping centre addition is considered appropriate. b) The location of the cinema built-form in the centre of the plan minimizes the impact of large scale built-form on the public domain.
Recommendations		**1. None**
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a) The planning is generally functional and well arranged. b) Service access and provision have been considered. c) Materiality has been well considered, including articulation of individual shop fronts. d) However, the drawings plans remain high level and diagrammatic, including the cinema layout and the roof plans whilst sections appear to be absent. e) However, it is noted, and supported, that the residential roof plan indicates the location of AC condensers which appear to be screened. f) It is not clear if shade is being provided to the upper deck parking, including the residential bays. g) It is noted that in the apartment plan layouts access to the bathroom/WC is directly off the dining/living area raising concerns about user privacy and separation.
Recommendations		**1. Generally, consider submitting more detailed and elaborated general arrangement plans and sections that include, for example, the arrangement of amenities, cinema seating, back-of-house areas and catering areas etc.** **2. Consider and submit developed plans of the cinema level and roof plans as well as sections describing cinema plant location and screening.** **3. Consider providing, and illustrating, shade structures for the residential parking areas.** **4. Consider arranging the bathroom/WC entry in the typical unit to have some visual and physical separation from the living/dining area.**
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. The appointment of an ESD professional with accompanying sustainable design concept is supported. b. However, the ESD submission remains at a high level and lacks detail or measurable commitments. c. For example, there is no indication of roof mounted solar PV's on drawings.
Recommendations		**1. With Buchan being a signatory to Architects Declare there is an expectation of a more considered, coherent and comprehensive sustainable design narrative including life cycle costing and whole life carbon modelling.**

		2. The architect is encouraged to develop a comprehensive ESD strategy that responds to some or all the 10 Principles that the architect has signed up and committed to with Architects Declare. **3. Develop a more detailed ESD strategy and narrative that sets a benchmark for sustainable mixed-use retail, entertainment and residential design.** **4. Adopt a recognised sustainable design tool, such as Green Star or equivalent, that can target and measure outcomes and be used to demonstrate leadership in ESD thinking and provide an outcome the community can recognize and be proud of.** **5. Consider the urban heat island effect when selecting cladding colours. Dark grey metal façade cladding for the cinema boxes may be inappropriate.** **6. Consider using 'Surf Mist' which is currently considered the best practice for mitigation of the urban heat island effect, or a mid-grey.** **7. Illustrate the extent of roof mounted solar PV's and consider roof mounted PV's over car bays.** **8. Consider and demonstrate an approach to structure and materiality that seeks to minimise embodied and whole of life carbon.**
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a) The proposal has the capacity to offer high levels of both internal and external amenity for customers, service providers, visitors and residents b) The apartment typology offers dual aspect cross ventilated layouts which optimise solar access and cross ventilation.
Recommendations		**1. None**
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a. The Panel supports the Proponent commitment to a minimum 6-meter separation of the residential from the Shire Offices at level 1. b. Further 3D imagery indicates the view corridor towards, and out of, the Town Square (ELP) has been optimized with the further set back to the level 1 apartments. c. Whilst the shared zone on Council Drive is welcome and supported it does not extend far enough north of the Town Square entry to fully engage beyond the Town Square entry portal. d. The Proponent is commended for incorporating a dedicated entry lobby to the north residential building at the Town Square (ELP). e. However, the south residential building remains remote from the lobby arrival point being separated by the cinema lobby and requires occupants to traverse a significant and circuitous distance across the car park. f. Some improvements have been implemented in the dedicated pedestrian access ways from the north car park and from the west, which are welcome. This includes indicative soffit treatments which will assist with way finding and improving the amenity of the space. g. However, the pedestrian entries to the Shopping Centre remain small, unarticulated apertures that do not appear safe for pedestrians to use. The pedestrian routes in the under-croft carpark remain as narrow paths next to blank walls and without the benefit of natural light.
Recommendations		**1. In addition to the north residential building consider a dedicated entry lobby and lift for the south residential building from the Town Square (ELP).** **2. Consider extending the hard landscape pedestrian paving on Council Drive further north to create a generous pedestrian focused threshold to the Town Square.**

		3. Allow for a wider and continuous footpath to the west of Council Drive that links the proposed footpath at the north car park all the way to the Shire Office and beyond. **4. Consider enlarging the entry apertures from the north and west to be visually more dominant.** **5. For the pedestrian accessways from the north car park and the west consider the opportunity to incorporate natural light from above and to consider wall treatments that signal an internalised pedestrian mall rather than a footpath adjacent to a car park. It may include pockets of natural light with landscape climbers.**
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a. The Town Square has the capacity to offer high levels of passive surveillance on the ground and above ground. b. However, there are multiple locations on Eaton Drive, Council Drive and Recreation Drive as well as the south-east corner of the ELP that will require careful consideration in relation to CEPTED compliance.
Recommendations		**1. Consider CPTED principles for all internal and external streetscapes.** **2. Review the southeast corner of the Town Square in relation to entrapment and sight lines and consider fencing this 'dead-end' location.** **3. Ensure that wheel stops are provided in all locations where cars park 90 degrees to pedestrian footpaths.**
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a) Eaton Fair is a well maintained and designed shopping centre that provides high levels of community focused activities. b) Eaton Fair currently provides exemplary amenity to the broader community. This amenity will be further enhanced with the proposed addition of a Town Square, more residential apartments and a cinema. c) The proposed expansion will build on this success with additional uses including rental apartments, a cinema and a Town Square with the Shire Offices and a Community Library. d) The Town Square is too important as a generous community and civic gesture to conceal behind a narrow entry way from Council Drive. e) The four place pillars expressed by the Proponent are strongly supported.
Recommendations		**1. None**
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a) Whilst the design proposal is at an early stage the emerging architectural language, materials palette and landscape design promise to be of a high quality. b) The 3D imagery submitted helps to build confidence that the final detail design will deliver an articulated and layered façade that projects high levels of materiality, texture and colour within a landscape framework. c) The final detail design of the façade screens and the soffits to the undercroft entry will be extremely important. d) It is disappointing that an artwork strategy has not been incorporated at this stage of the design process as it could assist with further mitigating blank inactive facades.
Recommendations		**1. Consider the engagement of an artist at this stage to assist with the façade screen narrative.** **2. Consider incorporating back and front lighting that has the capacity to change and move across the façade and create a dynamic and ever-**

		changing presence on the street and illustrate with 3D imagery. **3. Consider 'shop windows' within the screen and inactive facades to give the impression of transparency and passive surveillance.** **4. Noting the successful use of profiled pre-cast panels on part of the cinema box structure to mitigate built form and scale it may be worth extending this treatment to more of the cinema box form to address views from the east.**

Concluding Remarks

The Panel thank the Proponent for their response to previous commentary in Design Review 02 including:

- Conformation of a 6-meter separation between the residential & retail building and the new Civic Building resulting in enhanced legibility and connectivity with the Town Square and Entertainment and Leisure Precinct (ELP).
- The incorporation of an independent and legible ground level entry lobby from the Town Centre (ELP) which now provides access to the upper-level apartments on the northern side of the Town Square.
- The addition of a new roof top resident communal open space and canopy that will add amenity for the residents in the northern apartments.
- The southern apartment building which now includes a communal open area with views east to the Town Square (ELP).
- The relocation of the stores for the northern apartments to the northern boundary.
- The two apartments in the south-eastern corner of the northern residential building which have been altered to include habitable rooms
- The inclusion of higher quality 3D images illustrating the proposed materiality, texture and colour associated with various façade elements.
- The allocation of screened plant space on the residential roof to house AC condenser units.
- The application of aesthetic soffit treatments to the west pedestrian undercroft access way and the indication of pedestrian focused paving and pathways.
- Additional landscape framework to the western boundary condition.
- Improved coordination between landscape pathways and the entry to the Civic Building from the Town Square (ELP).

The project promises to be a high-quality proposition with the capacity to make a significant and positive contribution to the Eaton community and the broader region. However, there are several gaps in the submission which would benefit from clarification including:

- In general, consider submitting more detailed and elaborated general arrangement plans and sections that include, for example, the arrangement of amenities, cinema seating, back-of-house areas and catering areas etc.
- Demonstrate a more generous provision of footpath from the north to the Town Centre point of entry.
- Where vehicle crossovers are located on the footpath from the north to the ELP, signal pedestrian priority with pedestrian paving and/or raised levels.
- Demonstrate how the inactive and screened facades will present toward the public domain in the evening when the centre will still be in operation. This might include back and front lighting and/or illuminated shop windows.
- Incorporate a legible and independent Town Square entry for the south apartment building in accordance with SPP 7.3 guidelines to enhance apartment entry legibility and amenity, to the same quality as the north block.
- Develop and articulate in a report an ambitious and measurable ESD strategy including PV's and water management strategies and in a way that is consistent with Buchan's status as a signatory to Architects Declare.
- Provide more detailed roof plans and building sections that fully describe the allocation of HVAC equipment and PV's.
- Consider shade canopy for the residential parking. This might include PV's.
- Continue to develop the north and west pedestrian access points through the undercroft car park. Consider wall treatments, footpath widths and any opportunity for natural light from the car park level above.
- Illustrate the interface between alfresco seating, retail shop fronts and the landscape within the Town Square for the north portion of the space.

Design Review progress			
	Supported		
	Pending further attention		
	Not yet supported		
	Yet to be addressed		
	DR1	*DR2*	*DR3*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

ELEMENT 2.2	BUILDING HEIGHT	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	Pursuant to Table 2.1 of the R-Codes, the maximum building height for the AC-1 code is nine stories. The residential component of the development extends across the second and third storeys of the expanded Eaton Fair Shopping Centre. Further, the total height of the development (including cinemas) is less than the indicative 30m building height for nine storeys as set out in Table 2.2 of the R-Codes. The proposed building heights are appropriate and response to the desired future scale of the locality.	**Objective Achieved** Due regard has also been given to Schedule 7 of draft LPS9, prescribes a maximum building height of 30m upon land zoned 'District Centre'. **Block A Residential** The proposal achieves a maximum building height of 25.9m, compliant with the requirements of the Shire's draft LPS9. A 'Roof Deck Canopy' protrudes the roof line, measuring 27.5m, below the maximum 30m building height requirement. **Block B Residential** The proposal achieves a maximum building height of 25.4m, compliant with the requirements of the Shire's draft LPS9.
O2.2.2 – The height of buildings within a development responds to changes in topography.	The site is generally flat.	**Objective Achieved** The topography of the land is mostly flat.
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	The apartment component of the development comprises a flat roof which comprises services as well as a roof deck garden. All services are hidden from street view.	**Objective Achieved** **Block A Residential** The roof design is flat and comprises a communal open space area. A 'roof deck canopy' rises above the roof line to provide weather protection to residents. The canopy is flat and unobtrusive from the streetscape. **Block B Residential** The roof design is flat. Communal open space has been provided at Level 1, rather than the roof.
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	The development area is situated south of neighbouring residential developments. Notwithstanding, an overshadowing diagram is provided within the Design Report. Refer **Appendix 7**.	**Objective Achieved** The siting of the two Residential Buildings is such that appropriate solar access is achieved to dwellings and areas of communal open space and public open space. Refer to **Element 4.1 Solar and Daylight Access** for additional comments.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) *refer 2.2*	2	3	3	4	4	5	3	6	7	9	

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Schedule 7 – Additional Site and Development Requirements, Draft LPS9: • Maximum 30-metre building height.

ELEMENT 2.3	STREET SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	The apartments are proposed to be setback nil from the shared access way, as is required by the Activity Centre Plan. The proposed setbacks respond to the emerging urban character of the locality, whilst providing an appropriate transition to lower scale residential development surrounding the subject site. The street setback areas comprise a mix of parking and landscaping.	**Objective Achieved** The nil setback to the Shared Access Way acts to appropriately activate the public realm, as required by the Eaton Fair Activity Centre Plan. Adequate distance is provided between buildings to allow free movement of pedestrians to and through the subject site.
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The setback area in the vicinity of the apartments comprise the entertainment and leisure precinct, the Shire's proposed civic and administration building, and the shared access way. As the dwellings are situated on the upper storeys, there is a clear delineation between the public and private realm.	**Objective Achieved** The nil setback to the Shared Access Way provides a hard edge, clearly delineating between the public and private realms.

O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The development does not propose any ground floor apartments fronting the street and achieves privacy through elevation above street level.	**Objective Achieved** No apartments are located on the ground floor, thereby privacy is achieved through distance above the public realm, where views into apartments are not achievable.
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The apartments are located to offer an outlook to the adjoining public and semi-private realms. This allows for passive surveillance from the dwellings to the street, limiting opportunities for crime and antisocial behaviour in accordance with safer places by design principles.	**Objective Achieved** The siting and orientation of the proposed residential buildings have clearly been designed to overlook areas of the public realm to maximise instances of passive surveillance.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Minimum primary and secondary street setbacks *refer 2.3*	4m [4]	2m	2m		2m		2m or Nil [5]	2m or Nil [5]	2m or Nil [5]		

(4) Minimum secondary street setback 1.5m

(5) Nil setback applicable if commercial use at ground floor

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Clause 3.3.3(c), Eaton Fair Activity Centre Plan: • A nil setback to all development fronting the shared access way on the north-eastern edge of the Core Precinct. A greater setback may be considered on individual merit.

ELEMENT 2.4	SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	The R-Codes sets a nil side/rear setback for the development. The apartments are situated within the expanded Shopping Centre and do not comprise a side or rear boundary.	**Objective Achieved** There is adequate separation between the two residential blocks (i.e., Block A and Block B) and also between other adjacent buildings. Refer to **Element 2.7 Building Separation** and **Element 3.5 Visual Privacy** for further comments.
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character**.**		**Objective Achieved** The proposal, particularly **Block A Residential**, follows the same building line of the future Shire of Dardanup Building fronting the Shared Access Way.
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.		**Objective Achieved** A combination of hard and soft landscaping elements have been incorporated throughout the proposal. Refer to **Element 3.3 Tree Canopy and Deep Soil Areas** and **Element 4.12 Landscape Design** for further comments.
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.		**Objective Achieved** Residential development is contained above the ground floor, providing a suitable transition between different land uses.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: **a)** modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR** **b)** a greater setback is required to address *3.5 Visual privacy*. *(Excerpt from table 2.1)*		

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Boundary wall height (storeys)[1,2] *refer 2.4*	1[3]		1[3]	2[3]	2[3]		2	3	4		
Minimum side setbacks[6] *refer 2.4*	2m	3m	3m		3m		Nil				
Minimum rear setback *refer 2.4*	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m *refer 2.4*	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		

(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions

(2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code

(3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.

(6) Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.

A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access*.

ELEMENT 2.5	**PLOT RATIO**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The scale of the apartment development is appropriate for its context being the intended civic and cultural heart of the Shire. The apartments are centrally located on the site such as not to detract from the lower- scale residential areas to the north and west of the subject site. Notwithstanding, the overall	**Objective Achieved** Pursuant to the definitions and statement of intent contained within the R-Codes, **plot ratio** refers to *all* buildings on a development site (i.e., including commercial spaces), not just the residential component.

	development has a residential plot ratio of 0.015.	A conservative plot ratio calculation for the proposed development is therefore better reflected as 0.24, based on – • Development Area: 43,350m^2 • Retail/Entertainment Floorspace: 8,441.2m^2 • Residential Plot Ratio Area: 2,019m^2 The proposal therefore sits well within the anticipated plot ratio for high density urban centres with a coding of R-AC1 (i.e. 3.0), allowing for further expansion to occur in the future.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Plot ratio [7] *refer 2.5*	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(6) Refer to Definitions for calculation of plot ratio

ELEMENT 2.6	BUILDING DEPTH	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	A variety of articulations and window placements ensure sufficient daylight to habitable rooms. Furthermore, all dwellings feature large floor to ceiling double glazed doors onto outdoor living areas that maximise good solar access and natural ventilation. All apartments are dual access (100%) having openings facing more than one direction enabling cross- ventilation through the living areas of the dwelling.	**Objective Achieved** **Block A Residential** The proposal achieves a maximum building depth of 14.5m. **Block B Residential** The proposal achieves a maximum building depth of 18m. Across both residential buildings, apartment layouts have been consciously designed so that master bedrooms and

	All dwellings achieve a depth of less than 20m, and have been designed to maximise the northern aspect with 16 dwellings having private open space and living rooms which obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. An additional six apartments achieve 2 hours of sunlight between 8am – 4pm, resulting in 84% of the total number of dwellings. All dwellings have high ceilings enabling a greater sense of space and better opportunities for sunlight being received within the apartments.	main living spaces benefit from major openings which optimise solar access and natural ventilation. Refer to **Element 4.1 Solar and Daylight Access** and **Element 4.2 Natural Ventilation**.
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.		**Objective Achieved** Across both residential buildings, apartments are designed with windows at two different external walls, thereby optimising solar access.
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.		**Objective Achieved** Generous 3.5m high ceilings are proposed (in lieu of the nominal 3m). Whilst some room depths for **Block A** and **B Residential** (marginally) exceed three times the length of the ceiling (i.e., 10.5m), master bedrooms and main living areas benefit from major openings which optimise solar access and natural ventilation.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.		
ELEMENT 2.7	**BUILDING SEPARATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	The northern apartments are integrated into the expanded shopping centre and are setback 6m from the Shire's proposed civic centre, 38.1m from the administration building, and 38.1m from the existing southern apartment group. The central apartments are situated 21m from the existing southern apartments. The land opposite the subject site comprises the Glen Huon Reserve and will not be developed for urban purposes. The 6m setback between the Shire's proposed civic and administration building provide sufficient space to allow ventilation, private open space, and solar access, whilst not	**Objective Achieved** The proposal supports the intended vision for the Core Precinct; to provide for the main retail functions of the Eaton Fair Activity Centre.
O2.7.2 – Building separation is in proportion to building height.		**Objective Achieved** On the advice of the Design Review Panel, a 6m separation is provided between the Block A residential building and the Shire offices on the adjoining site, which is deemed appropriate for the building height proposed.

O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	impacting privacy. The apartments have specifically been designed to orient openings away from the edge of the civic and administration building so that there is no conflict with the use of the civic and administration building. Refer also the Design Report at Appendix 5 for detailed consideration of the separation.	**Objective Achieved** Each of the proposed residential buildings achieve acceptable levels of internal amenity and are considered to meet the objectives of **Element 3.5 Visual Privacy, Element 4.1 Solar and Daylight Access** and **Element 4.2 Natural Ventilation**.
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	The residential buildings are sufficiently setback from each other to provide adequate sunlight and ventilation. The development proposes three dedicated communal spaces for use for the apartments. Two within the northern group (including a roof deck), and one in the centre group. Each space comprises seating and plantings.	**Objective Achieved** All apartments are provided with sufficient private open space and achieve the objectives of **Element 4.4 Private Open Space and Balconies, Element 4.12 Landscape Design** and **Element 3.3 Tree Canopy and Deep Soil Areas**.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.7.1 – Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

ELEMENT 3.2	**ORIENTATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	The development achieves A3.2.1 by orienting the building to address two street frontages and the adjacent public open space by incorporated active commercial uses on the ground floor, a legible and attractive pedestrian entrance, landscaping, and the orientation of dwellings towards street	**Objective Achieved** The development is oriented to face the public realm, with clearly defined entry points and articulation to the Entertainment Leisure Precinct.

	frontages.	Balconies from each of the residential buildings provide passive surveillance to all public spaces. The built form, with limited overhangs/awnings, is considered to maximise the ability for solar access to enter common areas and habitable rooms.
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	The northern and central apartments are situated within the northern portion of the expanded Eaton Fair Shopping Centre and are set back 38.1m and 21m from the existing southern apartment group, respectively. This ensures minimal overshadowing.	**Objective Achieved** The Shadow Study, provided as part of the submitted Design Report (**Appendix 7** of the application package), indicates the building form and siting facilitates an outcome where overshadowing is primarily contained within the subject site, with the most notable impact on the central plaza.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.		
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.		
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – adjoining properties coded R25 and lower – 25% of the site area[1] – adjoining properties coded R30 – R40 - 35% of the site area[1] – adjoining properties coded R50 – R60 – 50% of the site area[1] – adjoining properties coded R80 or higher – Nil requirements. (1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)		
A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.		
ELEMENT 3.3	**TREE CANOPY AND DEEP SOIL AREAS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.3.1 – Site planning maximises retention of existing healthy and appropriate trees and protects the viability of adjoining trees.	The development proposes the retention of a significant number of trees, which along with the proposed trees, result in 133 trees over the development area.	**Objective Achieved** Pursuant to the Landscape Masterplan, provided as **Appendix 6** of the Applicant's Planning Report, the proposal seeks to retain a significant number of trees along Eaton Drive and to plant several new trees to further enhance the streetscape and Entertainment Leisure Precinct.

O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	The development proposes 4,665m^2 of landscaping, including the provision of 3,900m^2 deep soil areas, 483m^2 shallow soil landscaping, as well as 282m^2 on-structure planting. Combined, the landscaping creates a significant greenscape response, enhancing the public realm and internal amenity. For more details on the species and location of the trees, please refer Appendix 6 (Landscaping Plans) and section 4.12 of this assessment.	**Objective Achieved** As evidenced under **Appendix 6** of the Applicant's Planning Report, the proposal seeks to significantly improve the existing tree canopy across the entire subject site, particularly along Eaton Drive; thereby improving the pre-development condition of the site. Refer to **Element 4.12 Landscape Design** for additional comments.
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	The acceptable outcomes anticipate a 10% deep soil area which is achieved at 3,900m^2. The significant amount of deep soil area provides opportunities for substantial tree growth, including along street edges. The proposed deep soil areas and planters will have sufficient area to sustain long term healthy plant and tree growth. Importantly, the proposed landscaping on all levels of the development will enhance the amenity of the building for future occupants.	**Objective Achieved** The proposal includes a total of 3,900m^2 deep soil areas, across both the residential and non-residential elements of the development. This, combined with 483m^2 shallow soil areas and 282m^2 of on-structure planting is proposed, results in a suitable greenscape response which is able to sustain healthy plant and tree growth. The town square is capable of hosting additional deep soil planting and landscaping, which may be explored through the amended Landscaping Plan as conditioned.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.3.1 – Retention of existing trees on the site that meet the following criteria:

- healthy specimens with ongoing viability **AND**
- species is not included on a State or local area weed register **AND**
- height of at least 4m **AND/OR**
- trunk diameter of at least 160mm, measured 1m from the ground **AND/OR**
- average canopy diameter of at least 4m.

A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.

A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees [1]
Less than 700m²	10% OR 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700 – 1,000m²		2 medium trees **OR** 1 large tree and small trees to suit area
› 1,000m²		1 large tree and 1 medium tree for each additional 400m² in excess of 1000m² **OR** 1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area

[1] Minimum requirement for trees includes retained or new trees Refer Table 3.3b for tree sizes

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided[1] (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m²	3m	2m (DSA) + 1m (RSZ)	200L
Large	›9m	›12m	64m²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

ELEMENT 3.4	COMMUNAL OPEN SPACE

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	The development proposes three dedicated communal spaces for use for the apartments. Two within the northern group (including a roof deck), and one in the centre group. Each space comprises seating and plantings, and overlook the entertainment and leisure precinct below.	**Objective Achieved** In addition to the communal open space areas provided within the residential buildings themselves, it is recognised that residents will directly benefit from landscaped areas within the adjoining Entertainment Leisure Precinct. **Block A Residential** The proposal satisfies the Acceptable Outcomes requirement through the provision of two communal open space areas located at Level 1 and the Roof. These areas deliver a combined communal open space of 617m^2; thereby exceeding the Acceptable Outcomes requirements (i.e., 144m^2). All outdoor communal open space areas are co-located with on-structure planting and landscaping to enhance resident amenity. **Block B Residential** The proposal satisfies the Acceptable Outcomes requirement through the provision of 180m^2 communal open space area located at Level 1. This exceeds the Acceptable Outcomes requirements (i.e., nil). All outdoor communal open space areas are co-located with on-structure planting and landscaping to enhance resident amenity.
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.		
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.		**Objective Achieved** With more 'active' open space areas provided within the Entertainment Leisure Precinct, it is reasonable to expect that communal open space areas within each of the residential buildings will likely be used by residents for more passive activities; thereby minimising impacts on habitable space and private open space. **Block A Residential** The primary communal open space is provided on the Roof, which will have limited impact on residents. Further, the secondary communal open space area, located on Level 1, is behind any cone of vision from Unit 1.

		Block B Residential A walled garden bed with shrub planting is proposed at Level 1, providing adequate separation between private and communal open space areas.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.4.1 – Developments include communal open space in accordance with Table 3.4

Table 3.4 Provision of communal open space

Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m² per dwelling up to maximum 300m²	At least 2m² per dwelling up to 100m²	4m

A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.

A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.

A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.

A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.

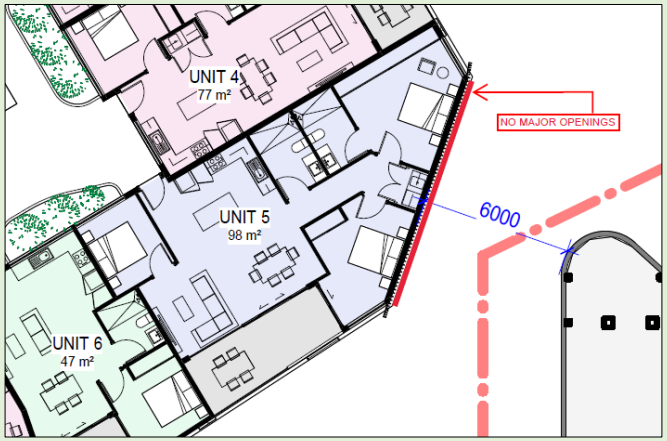
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.

A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.

ELEMENT 3.5	**VISUAL PRIVACY**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	The apartments are bound by the existing Shopping Centre / new entertainment and leisure precinct and the Shire's proposed civic and entertainment precinct to the south and public open space to the east allowing A3.5.1 and A3.5.4 to be achieved for all dwellings.	**Objective Achieved** Master bedrooms and other habitable areas have been sited to optimise solar access and natural ventilation, and to maximise opportunities for passive surveillance of the adjoining Entertainment Leisure Precinct. **Block A Residential**

The proposal has been designed so that apartments do not directly front one another to maintain visual privacy.

Whilst Unit 5 and 14 have a building separation distance of 6m to the future Shire of Dardanup Offices, the apartment layout has been designed so that there are no major openings from bedrooms along the wall immediately adjacent the building (below excerpt refers).



ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).

A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.

A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents. **O3.6.2** – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The apartments are situated within the upper floors on the eastern portion of the expanded Shopping Centre. The apartments front the entertainment and leisure precinct and the Shire's proposed civic and administration building, as well as the adjacent public open space. The materiality comprises both contemporary elements whilst referencing surrounding natural and built heritage, including the existing Shopping Centre and the Shire's proposed civic and administration building. This includes the use of clear glazing, dark grey metal, rendered walls, timber louvres, perforated metal screening, and profiled concrete panels. These elements are articulated creating both vertical and horizontal parts, creating visual interest. Apartments and their accompanying open space have been deliberately positioned above the entertainment and leisure precinct helping to provide a true urban centre, as well as providing diverse housing options for the locality. Overlooking provides both activation and passive surveillance to the spaces below, with the 'L' shaped form juxtaposing the Shire's proposed civic and administration building. Whilst mixed, the is appropriate separation between the residential and commercial uses, including entrances, bin stores, and parking areas.	**Objective Achieved** Sitting above the ground floor retail component, the residential apartments are situated on the first and second floors to enhance the privacy and safety of residents, whilst still having the opportunity to interact with and overlook the central entertainment and leisure precinct (noting this is a private space that will otherwise function as part of the public domain). A dedicated residential lobby is provided for the larger Block A Residential building, which provides access directly from the town square. It is expected the lobby will include appropriate security measures to maintain resident safety (to be further considered at the detailed design stage). The orientation of the residential apartment buildings to overlook the town square assists in enhancing the safety of the public domain through passive surveillance, with the intended siting also providing shade to this space. This is also the case for the north-eastern Block A apartments which overlook the shared accessway along the north-eastern boundary of the site.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.		
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).		
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.		
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.		
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.		
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.		

A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.		
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.		
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.[1] (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.		
ELEMENT 3.7	**PEDESTRIAN ACCESS AND ENTRIES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors. **O3.7.2** – Entries to the development connect to and address the public domain with an attractive street presence.	Pedestrian access has been carefully considered in the design with the apartments having direct access from the dedicated parking area as well as to the entertainment and leisure precinct/shared access way. Pedestrian entries are protected from the weather as per A3.7.1. Additionally: • The ground floor pedestrian entrances will be well-lit and are not recessed (they do not provide opportunities for concealment). • Bins are located within the respective first floor residential parking area and are not situated near any pedestrian entry. • Deep soil areas around the entrances of the residential lobby and the commercial tenancies provide space for trees that when grown to maturity, will provide a shaded canopy and attractive building entrances.	**Objective Achieved** Communal pathways providing access to residential apartments are universally accessible and provide direct access to apartments from car parking areas, making them easy to identify and safe for residents and visitors. Block A apartments are provided with a dedicated lobby from central town square, connecting to the public domain with an attractive and distinctive interface. Whilst the Block B apartments do not have a similar lobby, this is considered justified given the small number of apartments it would service, and given private/public interface in this part of the town square is of less prominence.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		
A3.7.2 – Pedestrian entries are protected from the weather.		
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.		
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.		

A3.7.6 – Bins are not located at the primary pedestrian entry.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3, Eaton Fair Activity Centre Plan: (f) All buildings, streets, access ways, paths and car parking areas shall be well lit to encourage safe use after hours with no light spill into adjoining residential areas. (g) Security bollards shall not conflict with pedestrian flow and security shutters upon all buildings (if required) shall be retractable. (h) All internal thoroughfares should be appropriately designed so as to sustain high levels of pedestrian movement and permeability. (i) Crime prevention through environmental design principles shall be incorporated into all development.

ELEMENT 3.8	VEHICLE ACCESS

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles. **O3.8.2** – Vehicle access points are designed and located to reduce visual impact on the streetscape.	Vehicle access to the apartments is via the decked carpark on the upper level of the Shopping Centre, with gated access to resident parking. Visitors can park in Shopping Centre carparks.	**Objective Achieved** Vehicle access to the residential parking areas is provided through the broader shopping centre decked carpark. By providing shared access via the decked carpark, this reduces the visual impact of vehicle access points on the street, with a single access point from Eaton Drive providing access to both the shopping centre and residents. This layout also minimises the potential for conflict with pedestrians, cyclists and other vehicles by reducing the number of crossovers to the building.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.

A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.

A3.8.3 – Vehicle entries have adequate separation from street intersections.

A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.

A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.

A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:

- the driveway serves more than 10 dwellings
- the distance from an on-site car parking to the street is 15m or more **OR**
- the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.

A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).

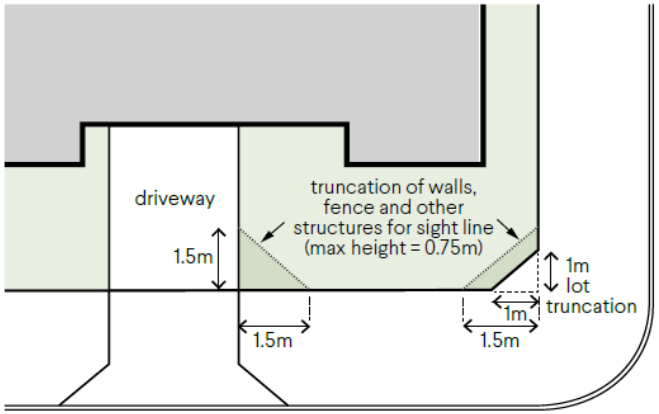
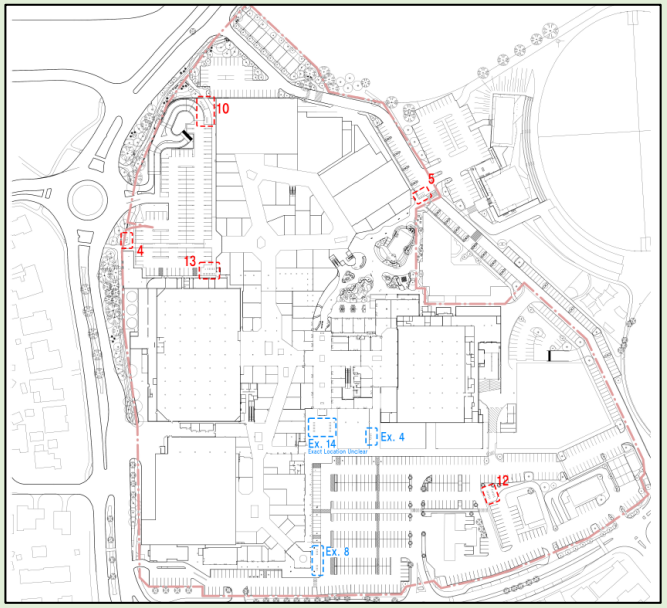


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

ELEMENT 3.9	CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	**Bicycle Parking** Parking and facilities for cyclists are provided within the development as follows: • 26 existing bicycle bays. • 88 proposed bicycle bays (including 10 within proximity to the residential entry within the town square). Whilst no dedicated residential bays are provided, residents have use of storerooms for the storage of bikes. The apartments are located in close proximity to timed bus stops on Recreation Drive, with TransBunbury services providing direct access to the Bunbury city centre.	**Objective Achieved** The subject site is located within Location A (within the defined boundaries of an Activity Centre), and is recognised to benefit from proximity to range of amenities and services within walking distance. Pursuant to the Acceptable Outcomes, the proposal is expected to provide the following – • **Block A Residential –** nine bicycle parking bays for residents, and one bay for visitors. • **Block B Residential –** four bicycle parking bays for residents. As outlined in the applicant's Planning Report, the subject site already has 26 bicycle parking bays. An additional 44 new racks are provided throughout the subject site, accommodating 88 bicycles (assuming each rack can hold a

		bicycle on each side); generally in the locations as shown in the below excerpt.  10 bicycle parking bays (5 racks) are proposed to be provided proximate the proposed **Block A** residential building. The applicant proposes that bicycle storage for residents can be accommodated within storage areas. Refer to **Element 4.6 Storage** for additional comments.
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	As part of the internal parking structure, two dedicated residential parking areas are proposed on the first floor, adjacent to each respective apartment group. The northern apartment parking area will comprise 18 bays, with the central apartment parking area comprising eight bays. Each area is accessed via a locked gate. **Residential** The subject site is classified as 'Location A'. The development satisfies this objective for residential parking by providing 26 parking bays for the 26 residential, consistent with A3.9.2/Table 2.9. **Visitors** Visitors can park in the Shopping Centre carparks.	**Objective Achieved** The proposal satisfies the expected car parking requirements for residents, providing 18 and eight car parking bays for **Block A** and **B** respectively. To ensure that these car parking bays are reserved exclusively for residents, the applicant has indicated that the residential car parking areas will be secured. In respect to visitor car parking, the proposal seeks to accommodate these requirements within the adjacent shopping centre car park. This is consistent with the objectives of the Eaton Fair Activity Centre Plan, which encourages the reciprocal (shared) use of car parking across the subject site. A parking demand assessment has been completed in support of the proposal, as detailed in **Appendix 7** of the

		applicant's Planning Report. Notably, the assessment concludes: "*It is suggested that the proposed car parking provision for the centre should be sufficient to cater for the additional traffic generated by the proposed redevelopment, while still accommodating potential future growth within the centre*."
O3.9.3 – Car parking is designed to be safe and accessible.	All proposed car parking on site is designed to safe and accessible and will comply with AS2890.1 (as amended) including clear signposting from the vehicle access points.	**Objective Achieved, with Conditions** An appropriate condition of approval is recommended to be imposed to ensure all car parking bays are provided and constructed pursuant to the requirements of the relevant standard. In addition, a Road Audit is also a recommended condition.
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	The proposed carparking area for the apartments is situated internally, reducing the visual impact to the public realm.	**Objective Achieved** Car parking areas are largely concealed behind each of the residential buildings, protecting the amenity of the adjoining Entertainment Leisure Precinct and through pedestrian movement areas.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.

Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking[1]	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking[1]	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking[2]	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		

[1] Calculations of parking ratios shall be rounded up to the next whole number.
[2] For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9

A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.

A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.

A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.

A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.

A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.

A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.

A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3, Eaton Fair Activity Centre Plan: (l) The car parking standards in **Table 1** shall apply to the Core Precinct. **Table 1 – Car Parking standards applicable to the Core, Frame, and Civic and Community Precincts.**

Land Use	Minimum car parking required
Shop	1 bay for every 20m² NLA
Restaurant, Fast Food Outlet, Lunch Bar, Eating House and Small Bar	1 bay for every 20m² NLA or 1 bay for every 4 seats or 1 bay per 4 persons the building is designed to accommodate or 1 bay per 4m² seating area, whichever is the lesser.
Showroom and warehouse	4 bays for the first 200m² NLA and 1 bay per 100m NLA thereafter (excluding storage, sanitary and all other publicly inaccessible areas).
All other uses	As per Town Planning Scheme No.3

(m) The reciprocal (shared) use of all parking spaces within the Core Precinct, Frame Precinct, Civic and Community Precinct, and adjoining road reserves is encouraged, subject to the applicant adequately demonstrating the potential of land uses and car parking bays to provide for reciprocal (shared) use.

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	The development is located within climate zone 5. The apartments have been designed to maximise northern orientation with 16 dwellings having private open space and living rooms which obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. An additional six apartments achieve 2 hours of sunlight between 8am – 4pm, resulting in 84% of the total number of dwellings.	**Objective Achieved** **Block A Residential** 72 per cent of the apartments in Block A achieve at least 2-hours of direct sunlight between 9:00am and 3:00pm. **Block B Residential** 37.5 per cent of the apartments in Block B achieve at least 2-hours of direct sunlight between 9:00am and 3:00pm. However, 62.5 per cent achieve at least 2-hours between 9:00am and 4:00pm. Notably, all apartments achieve some level of direct sunlight between 9:00am and 3:00pm. Thereby, the proposal is considered to achieve the element objectives.
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	The floorplan includes multiple examples of windows specifically oriented to provide daylight access to interior rooms. The development does not use any light wells or corridors for light.	**Objective Achieved** Apartments have generally been designed so that main living areas and master bedrooms benefit from major openings to the balcony, thereby optimising solar access to habitable rooms.
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: - from mid-spring to autumn in climate zones 4, 5 and 6 **AND** - year-round in climate zones 1 and 3.	The apartments incorporate double glazing, covered balconies, and vegetation.	**Objective Achieved** Balconies are covered by the above storey to provide shading and weather protection. For **Block A**, adjustable timber sliding panels to balconies will also help to minimise any instances of glare, in addition to providing some visual privacy for residents.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.1.1 – In climate zones 4, 5 and 6 only:

a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June **AND**

b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.

A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.

A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A4.1.4 – The building is oriented and incorporates external shading devices in order to:

- minimise direct sunlight to habitable rooms:
  - between late September and early March in climate zones 4, 5 and 6 only **AND**

- in all seasons in climate zones 1 and 3

– permit winter sun to habitable rooms in accordance with A 4.1.1 (a).

ELEMENT 4.2	NATURAL VENTILATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.2.1 – Development maximises the number of apartments with natural ventilation.	All apartments within the proposed development are designed to maximise natural ventilation and contain openings in two different orientations. This has been achieved by a single loading corridor. Ultimately, all of the proposed apartments achieve cross ventilation, exceeding the 60% minimum. All apartments are less than 20m in depth and don't receive ventilation from lightwells, consistent with the Acceptable Outcomes. The development has been designed with biophilic principles throughout, including sustainable materials and fixtures, large and open spaces, extensive and water wise greenery, PV cells, double glazing, maximising cross ventilation and solar access. No dwelling relies on lightwells for the primary source of fresh air.	**Objective Achieved** Apartments are generally sited so openings are oriented between 45 – 90 degrees of the prevailing wind directions; thereby maximising the number of apartments with natural ventilation. Refer to **Element 2.6 Building Depth** for additional comments.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		**Objective Achieved** Apartments have generally been designed so that main living areas and master bedrooms benefit from major openings to the balcony, thereby optimising natural ventilation to habitable rooms.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		**Objective Achieved** See response to **O4.2.1** above.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.

A4.2.2 –

(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building

(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:

- ventilation openings oriented between 45º – 90º of the prevailing cooling wind direction **AND**
- room depth no greater than 3 × ceiling height

(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	The apartments room layouts are functional, accessible and provide a high standard of amenity for residents. The size of all apartments and bedrooms/living rooms meets the minimum sizes as set out in the 'Acceptable Outcomes' for this element. The proposed development includes a mix of 1-, 2-, and 3-bed dwellings, with both apartment and townhouse typologies. This mixture provides a variety of typologies for future residents, including the potential for families within the three-bedroom configurations.	**Objective Achieved** **Block A Residential** All dwellings are of an appropriate size and layout to allow functionality and flexibility appropriate to the expected number of occupants, as demonstrated below: • **1-bedroom** dwellings achieve a minimum internal size of 47m^2; satisfying the Acceptable Outcomes (i.e., 47m^2). • **2-bedroom** dwellings achieve a minimum internal size of 77m^2; satisfying the Acceptable Outcomes (i.e., 72m^2). • **3-bedroom** dwellings achieve a minimum internal size of 98m^2; satisfying the Acceptable Outcomes (i.e., 95m^2). • **Master- and other bedrooms** achieve a minimum internal size of 10m^2 and 9m^2 respectively; satisfying the Acceptable Outcomes (i.e., 10m^2 and 9m^2 respectively). • **Living rooms** achieve a minimum dimension of 4m; satisfying the Acceptable Outcomes. **Block B Residential** Whilst acknowledging that not all dwellings are universally accessible, all dwellings are of an appropriate size and layout to allow functionality and flexibility appropriate to the expected number of occupants, as demonstrated below: • **2-bedroom** dwellings achieve a minimum internal size of 75m^2; satisfying the Acceptable Outcomes (i.e., 75m^2). • **Master- and other bedrooms** achieve a minimum internal size of 10m^2 and 9m^2 respectively; satisfying the Acceptable Outcomes (i.e., 10m^2 and 9m^2 respectively). • **Living rooms** achieve a minimum dimension of 4m; satisfying the Acceptable Outcomes.
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	Minimum floor to ceiling heights of at least 3.6m are achieved for all dwellings, consistent with the Acceptable Outcomes. All rooms are well-proportioned and benefit from cross ventilation and sunlight access as outlined above.	**Objective Achieved** Apartments achieve a floor-to-floor height of 3.6m. Apartments have generally been designed so that main living areas and master bedrooms benefit from major openings to the balcony, thereby optimising solar access and natural

		ventilation to habitable rooms.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m²
1 bed	47m²
2 bed × 1 bath[1]	67m²
3 bed × 1 bath[1]	90m²
[1]An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.	

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m²	3m
Other bedrooms	9m²	3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
[1]Excluding robes		

A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms – 2.7m
- Non-habitable rooms – 2.4m
- All other ceilings meet or exceed the requirements of the NCC.

A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	Each dwelling has private open space accessed directly from a habitable room. All dwellings exceed the minimum dimensions as per the Acceptable Outcomes Table 4.4. The size of balconies range from approximately 8m² to 20m², exceeding the minimum area requirements.	**Objective Achieved** **Block A Residential** All balconies are of an appropriate size and layout to enhance resident amenity, as demonstrated below: • **1-bedroom** dwellings achieve a minimum balcony size of 8m^2; satisfying the Acceptable Outcomes (i.e., 8m^2). • **2-bedroom** dwellings achieve a minimum balcony size of 10m^2; satisfying the Acceptable Outcomes (i.e., 10m^2). • **3-bedroom** dwellings achieve a minimum balcony size of 14m^2; satisfying the Acceptable Outcomes (i.e., 12m^2). **Block B Residential** All balconies are of an appropriate size and layout to enhance resident amenity, as demonstrated below: • **2-bedroom** dwellings achieve a minimum balcony size of 14m^2; satisfying the Acceptable Outcomes (i.e., 10m^2).
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	Private open spaces are sited, orientated, and designed to enhance liveability. This is achieved by maximising solar access and prevailing winds, where possible, generous sizes, as well as on-structure planting. All apartments overlook the proposed entertainment and leisure precinct and the shared access way. Clothes drying areas/facilities are not provided within balconies, rather, each dwelling is to be fitted with a mechanical dryer. The facility will include solar panels, which offsets the energy consumption of mechanical dryers.	**Objective Achieved, with Conditions** All private open spaces are located, oriented and designed to enhance liveability for residents, and all are accessible via habitable rooms within the dwellings. Whilst noting the proponent intends on fitting mechanical dryers in each dwelling, it is recommended by way of condition that each balcony be provided with a clothes drying area/cabinet which is appropriately screened from public view. This allows residents to utilise balconies for air drying washing without impacting on the appearance of the development from the public realm.
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	Balconies have been carefully integrated into the overall architectural form of the building, and are not treated as individual elements. The materials and treatments are consistent with the remainder of the design.	**Objective Achieved** All balconies are adequately integrated into the architectural form and detail of the building.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.

Table 4.4 Private open space requirements

Dwelling type	Minimum Area[1]	Minimum Dimension[1]
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m

[1] Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.

A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.

A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

ELEMENT 4.5	**CIRCULATION AND COMMON SPACES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors. **O4.5.2** – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The proposed northern apartments are accessed via a dedicated residential lobby adjacent to the entertainment and leisure precinct, as well as directly from the first floor parking area. The central apartments are accessed via the parking area, linking to the northern apartment entrance. Open corridors are provided to both levels, served by stairs and a lift to the northern group. The north group has nine dwellings per floor, with the central group comprising four. All circulation corridors exceed the minimum width of 1.5 metres and are designed for universal access, consistent with the Acceptable Outcomes. All circulation spaces are generous in area, providing	**Objectives Achieved, with Conditions** **Block A Residential** Apartments are accessed via a pedestrian corridor along the entry to all dwellings on Levels 01 and 02. The corridor is of an adequate size and capacity to provide safe and convenient access for all residents and visitors, directly from the residential parking area (or visitor parking in the shopping centre). Universal access to all apartments is provided. The 'L' shape of the internal circulation space supports opportunities for social interaction between residents, passive surveillance, and avoids opportunities for concealment. A number of bedrooms on Level 01 have major openings to

	opportunities for informal social interactions and passive surveillance. The communal open space on the roof provides further amenity for residents and their visitors or carers. No bedroom windows or major openings to living rooms open directly onto circulation or common spaces. As such, no dwelling is impacted by light spill. Future townhouses on the northern portion of the site are proposed have direct pedestrian and vehicle access from the shared access way.	the circulation pathway, noting these are partially separated by way of 1.5m wide garden beds. It is recommended these garden beds include appropriate landscaping to reduce the impacts of light spill and noise intrusion, and to enhance visual privacy. **Block B Residential** Block B Residential incorporates similar common spaces to Block A, however the small number of apartments are serviced by a single, straight corridor. The design and width of the corridor provides opportunities for passive surveillance, and is designed for universal access (noting Level 02 apartments are accessible via lift). Similar to Block A, there are some habitable rooms and bedrooms with major openings overlooking the corridor, and it is recommended the separating garden beds are appropriate landscaped to minimise any potential negative impacts.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.		
A4.5.2 – Circulation and common spaces are designed for universal access.		
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.		
ELEMENT 4.6	**STORAGE**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	The development proposes a dedicated storage area per dwelling, summarised as follows: • 18 stores for the northern apartment group, on the first floor. • Eight stores for the central apartment group, on the first floor. All stores have a minimum dimension of 1.5m and a minimum internal height of at least 2.1m in accordance with Acceptable	**Objective Achieved** Each dwelling is provided with a separate storage area. On the advice of the Design Review Panel, the stores for the northern Block A apartments were relocated to the northern boundary to enable the communal open area to be more expansive and legible from the apartment front entry area. Block B Residential stores are located on the southern side of the apartments, directly accessible from the residential parking area.

	Outcome A4.6.1. Stores have a minimum area of 4m². Space for bulk rubbish is provided in the northern bin store on the first floor. These storage areas not visible from the public domain and located within an area accessible only to building occupants.	Each store is able to achieve the minimum dimension, internal height and area required. Separate bulk store bin areas are provided for each residential building in convenient, safe, well-lit and secure areas.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.

Table 4.6 Storage requirements

Dwelling type	Storage area[1]	Minimum dimension[1]	Minimum height[1]
Studio dwelling	3m²	1.5m	2.1m
1 bedroom dwelling	3m²		
2 bedroom dwellings	4m²		
3 bedroom dwellings	5m²		
[1] Dimensions exclusive of services and plant.			

A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.

A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space[1], is integrated into the design of the building or open space and is not readily visible from the public domain.

(1) Storage on/adjacent to private open space is additional to required open space area and dimensions.

ELEMENT 4.7	**MANAGING THE IMPACT OF NOISE**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	An ENA for the development considers noise from the use / impact of service / delivery vehicles, and noise from the entertainment and leisure precinct, and makes recommendations on the management measures to achieve	**Condition Recommended** Given the mixed-use nature of the proposed development, apartments are likely to receive noise associated with both the

O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	compliance with applicable regulations and standards.	entertainment and leisure precinct, as well as back-of-house functions associated with the shopping centre loading docks. The development application is supported by an Acoustic Report which contains various recommendations and management measures to achieve the necessary noise levels for the proposed apartments however excludes a number of noise sources considered applicable to a development of this nature. A condition of approval is recommended, requiring an updated Acoustic Report and Noise Management Plan which demonstrates how new noise sensitive developments are designed to achieve the required noise levels.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.		
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		
ELEMENT 4.8	**DWELLING MIX**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	The proposed development includes 26 dwellings in total, being a mix of one-, two-, and three-bed dwellings in a compact, standard and luxury configuration. In total the development includes • Eight x 2-bed apartments forming the central apartment group. • Four x 1-bed, 12 x 2-bed, and two x 2-bed apartments forming the northern apartment group. The dwelling mix achieves A4.8.1 and A4.8.2 by providing 50% of apartments with differing bedroom numbers on each floor. Provision is made for eight townhouses to be developed on the site, further diversifying dwelling mix (the townhouses will be subject to a future development application).	**Objective Achieved** **Block A Residential** The proposal provides 33% dwelling diversity throughout the building, comprising a mix of one-, two- and three-bedroom dwellings. **Block B Residential** As the proposal includes less than 10 dwellings, diversity is not required to be provided. Notwithstanding, it is acknowledged that **Block A** exceeds the Acceptable Outcomes.
O4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		**Objective Achieved** A mix of one-, two- and three- bedroom dwellings are provided across each Level of **Block A**.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		
ELEMENT 4.9	**UNIVERSAL DESIGN**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	The development has been designed to ensure universal access is provided to all dwellings. This includes sufficient corridor widths, the provision of widths, and appropriate gradients. Six dwellings meet the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).	**Objective Achieved** The proposal exceeds the minimum 20 per cent requirement of the Acceptable Outcomes. **Block A Residential** 28 per cent of the apartments in Block A achieve Silver Level Requirements. **Block B Residential** 25 per cent of the apartments in Block B achieve Silver Level Requirements.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.9.1 – **a)** 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR** **b)** 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).		
ELEMENT 4.10	**FAÇADE DESIGN**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	The proposed development has been designed in a site-responsive and contextual manner, responding to the existing centre and surrounding built and natural environment. This is	**Objectives Achieved, with Conditions** The Block A and Block B Residential buildings incorporate a

O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	achieved through the building mass, articulation, materiality, and landscaping. The development responds to the site prominent location, cementing the Eaton Fair Shopping Centre as the heart of the growing community. The development has the following key design and sustainability attributes: • Foremost, the development has been designed to reinforce its role as the heart of the community through the provision of the new entertainment and leisure precinct, expanded and diverse uses and activities, and relationship to the surrounding locality. This includes a new cinema and gym. Ultimately, the space has been curated to be diverse, active, and vibrant, as well as a landmark for the growing Greater Bunbury region. • Whilst the majority of the development comprises the expansion of a shopping centre, the design philosophy breaks away from traditional thinking and forms through deliberate interventions such as the opening up of ground floor tenancies to the new entertainment and leisure precinct, provision of new dining and entertainment uses beyond general retail, as well as the inclusion of residential uses. • Furthermore, the development internalises the majority of parking, reducing urban blight and providing a more urban streetscape response. • The relationship to the street has been prioritised through extensive landscaping, as well as an articulated form and chosen materiality. This ensures that the development engages the street, whilst acting as an appropriate transition to neighbouring uses. Whilst major, the development is still sensitive to its surrounds, reaching a maximum height of 26.2m, with site responsive setbacks. Further, the building mass is centred within the site, away from lower density residential land to the north and west. • The materiality comprises both contemporary elements whilst referencing surrounding natural and built heritage, including the existing Shopping Centre and the Shire's proposed civic and administration building. This includes the use of clear glazing, dark grey metal, rendered walls, timber louvres, perforated metal screening, and profiled concrete panels. These elements are articulated creating both vertical and horizontal parts, creating visual interest as well as a sense of arrival along Eaton	mix of materials and colours reflective and responsive to the local context. Whilst forming part of the broader shopping centre expansion, the use of distinctive materials and design elements to the residential façades expresses the differing nature of uses and internal functions, as well as providing visual interest when viewed from the public realm. Enhanced articulation and detailing to the residential façades offset and juxtapose the simple façade treatments to the larger shopping centre components, particularly the cinema. A condition of approval is recommended, requiring an external finishes schedule or elevations for each side of the approved buildings, detailing all external colours and cladding materials and where they will be used on the building. The plans are also required to show the location, materials and construction for screening of all proposed external building plant.

	Drive. • Apartments and their accompanying open space have been deliberately positioned above the entertainment and leisure precinct helping to provide a true urban centre, as well as providing diverse housing options for the locality. Overlooking provides both activation and passive surveillance to the spaces below, with the 'L' shaped form juxtaposing the Shire's proposed civic and administration building. • A mixture of 1-, 2-, and 3-bed apartments provide a true diverse mix of housing options. All apartments achieve required privacy, depth, site area, and overshowing requirements, as well as provide storerooms and generous private and communal open space. Whilst mixed, the is appropriate separation between the residential and commercial uses, including entrances, bin stores, and parking areas. Refer **Appendix 5** for a copy of the 10 Principles of Design Report.	

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3(d), Eaton Fair Activity Centre Plan: • Loading, servicing, bin and material storage areas, including air conditioners, compressors and other similar machinery, shall be screened from view from streets and public areas by an enclosure in the style and material of the associated building.

	Addressed through recommended conditions.

ELEMENT 4.11	ROOF DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	The proposed apartments feature a flat roof for use of services as well as a roof deck on the northern group. The roof is integrated into the overall architecture of the expanded centre.	**Objective Achieved, with Conditions** The proposal incorporates a concealed roof, with rooftop services appropriately screened and setback from the building edge. More detailed roof plans are required as a recommended condition of approval.
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.		**Objective Achieved/Condition Recommended** A communal rooftop deck is proposed atop the southern portion of the Block A apartments. Comprising an area of 385m^2, the space will be partially covered and provide added amenity for residents. Further consideration of potential sustainability measures, such as opportunities for solar energy generation, is recommended through detailed design stage.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.		
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.		
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3(e), Eaton Fair Activity Centre Plan: • Roof mounted mechanical equipment and air conditioners, if required, shall generally be screened from view by the roof form or through the use of parapet walls. Addressed through recommended conditions.	

ELEMENT 4.12	LANDSCAPE DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	The development proposes 4,665m2 of landscaping, including the provision of 3,900m2 deep soil areas, 483m2 shallow soil landscaping, as well as 282m2 on-structure planting. Combined, the landscaping creates a significant greenscape response, enhancing the public realm and internal amenity. The proposed landscaping comprises: • The provision of an entertainment and leisure precinct. • Significant enhancements to the Eaton Drive streetscape. Specifically, the retention of existing marri trees and provision of substantial additional vegetation. Overall, the space provides an appropriate interface and transition between the centre and neighbouring land use. The space will include a concrete pedestrian path to create a bushland walk. • These treatments continue along the shared access way, which has been designed in an urban streetscape typology. This includes seating and clear pedestrian paths and entrances. • Three apartment public communal spaces are proposed. These spaces will comprise plantings, seated areas, and turf. • Vegetation includes a number of native and exotic plantings, specific to the needs of the site. Overall, species have been chosen for functionality, as well as its integration into the overall architecture of the development. Overall, the development proposes the retention of a significant number of trees, which along with the proposed trees result in 133 trees over the development area. No amendments to the existing landscaping on the southern portion of the subject site is proposed. Refer **Appendix 6**, landscaping plan and report.	**Objective Achieved** Whilst not specifically associated with the residential component of the development, the proposal incorporates an appropriate landscape design to enhance the visual appeal and amenity of the entertainment and leisure precinct, which will also provide an attractive outlook from the overlooking apartments. The apartment communal spaces will also be appropriately landscaped with a selection of hardy/drought-tolerant species capable of withstanding exposed situations, whilst also enhancing resident amenity.
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.		**Objective Achieved, with Conditions** The submitted landscape masterplan proposes a diverse planting palette. Final plant selection will be determined in consultation with the Shire, ensuring species are appropriate to the orientation, exposure and site conditions.
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.		**Objective Achieved** Planting areas are proposed to be irrigated via drop-systems (utilizing best practice irrigation guidelines) from either a mains-water supply or bore. There may be opportunity to explore water harvesting or water re-use technologies through detailed design.
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.		**Objective Achieved** As outlined in the submitted landscape masterplan, the landscape for the site aims to respond to the architectural, layout and aesthetic of the built form, providing pragmatic green spaces that address the spatial use and the user requirements. The landscape design is integrated with the overall design proposal, and focusses on key functional areas and achieving an attractive outlook for residents and visitors.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		

Table 4.12 Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8–12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4–8m high, crown spread at maturity	7.2m³	800mm	3m × 3m
Small ornamentals	3–4m high, crown spread at maturity	3.2m³	800mm	2m × 2m
Shrubs	--	--	500–600mm	--
Ground cover	--	--	300–450mm	--
Turf	--	--	200mm	--

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3, Eaton Fair Activity Centre Plan: (a) A minimum 8% landscaping being provided, comprising both 'hard' brick paved pedestrian access and 'soft' landscaped areas, with the calculation including the adjoining road reserve (verge) areas. (b) All existing vegetation within Eaton Drive road reserve shall be retained.

ELEMENT 4.14	MIXED USE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	The overall development comprises the coordinated expansion of the Eaton Fair Shopping Centre, with the residential component comprising 26 apartments within the expanded Centre. A full summary and planning assessment of the commercial and civic portion of the development is provided within the planning report. The apartments are appropriately separated from the commercial portion of the development, with dedicated entrances. The spaces are not visible from any habitable residential space. Appropriate noise attenuation measures	**Objective Achieved, with Conditions** As a whole, the development is expected to enhance the streetscape and become a landmark feature in the Eaton locality. Activation and streetscape enhancements are focused around the entertainment and leisure precinct, however, façade treatments are proposed to ensure the surrounding streets are appropriately addressed. A condition of approval is recommended to further enhance the streetscape along the shared access way, requiring additional design features to the ground level immediately fronting the accessway.

O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	have been incorporated to ensure the protection of amenity. Separate residential and commercial parking is proposed. Refer **Appendix 9** for a copy of the Waste Management Plan, **Appendix 8** for a copy of the Environmental Noise Assessment, and **Appendix 8** for a copy of the Transport Impact Assessment.	**Objective Achieved, with Conditions** The application is supported by a range of technical inputs to demonstrate how the impacts of non-residential uses will be managed appropriately to ensure a safe and secure living environment for residents. Conditions of approval are recommended to further detail how noise, light and waste will be considered in the context of the residential apartments.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.		
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.		
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.		
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements		
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.		
\ELEMENT 4.15	**ENERGY EFFICIENCY**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	Sustainability has been integrated into the design of the development. Specifically: • Maximising access to light and ventilation to reduce overall energy use. The development exceeds the minimum solar access and cross ventilation requirements. • Provision of solar screening and double glazing to reduce solar access, where required. • Use of sustainable materials. • Extensive, low-water landscaping. • EV charging bays. • Embedded networks.	**Objective Achieved, with Conditions** Reduced energy consumption and greenhouse gas emissions are able to be achieved through the measures outlined by the applicant, noting most of these are not specifically detailed in the submitted development plans and may be subject to staging. A condition of approval is recommended which requires life cycle costing and whole of life carbon modelling to demonstrate how carbon emissions associated with the design will be minimised over the entire life cycle of the buildings.

	• The provision for future solar PV cells on the roof, which will help reduce the development reliance on the existing power network.	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.15.1 –

a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) **OR**

b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.[1]

Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.

ELEMENT 4.16	**WATER MANAGEMENT AND CONSERVATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.16.1 – Minimise potable water consumption throughout the development.	Where possible, water consumption will be minimised through the use of efficient appliances and fittings. Waterwise landscaping and irrigation systems will further minimise consumption.	**Objectives Achieved, with Conditions** Detailed design considerations such as efficient appliances and fittings, irrigation systems and stormwater management and final site plan with ground levels to be conditions of development approval.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	Stormwater runoff from small rainfall events is to be managed on site consistent with element objectives with details to be determined at the detailed design stage.	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Pavement will be graded away from the buildings and orientated towards landscaped areas with suitable drainage mechanisms integrated into the design.	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.16.1 – Dwellings are individually metered for water usage.

A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.

A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3(j), Eaton Fair Activity Centre Plan:

	• All drainage shall be restricted to pre-development flows. Should the proponent wish to increase the rate of outflow from the site the Shire's stormwater network shall be upgraded at the proponent's cost.

ELEMENT 4.17	**WASTE MANAGEMENT**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	Two dedicated bin stores are proposed on the first floor parking area to service the northern and central apartments, respectively. The bin stores provide general waste and recycling bins. Space for bulk waste is also provided. Waste will be collected via the private collection service. Refer **Appendix 9**, Waste Management Plan. Swept paths are provided within the TIA, refer **Appendix 7**. Detail on commercial waste arrangements are provided within the planning report.	**Objective Achieved** Waste storage facilities are appropriately located to avoid any impacts on the streetscape, building entries and the amenity of residents.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.		**Objective Achieved, with Conditions** As outlined, waste storage facilities are appropriately located with convenient and safe access for residents. A condition of approval is recommended, requiring an updated Waste Management Plan which considers the serviceability of the existing and proposed residential refuse collections, including collection times.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Appendix 4A (or equivalent local government requirements).		
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		

ELEMENT 4.18	**UTILITIES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and	The subject site is serviced with all necessary urban services, fit for purpose and capable of meeting the needs of residents.	**Objective Achieved**

telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	This includes power, water, telecommunications, and fire services.	The site has access to all necessary services.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All utilities are located in accessible locations for maintenance and do not restrict safe movement of vehicles or pedestrians.	**Objective Achieved** Utilities are appropriately located. Further detail to be provided at building permit stage.
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	All such utilities are to be integrated into the building design and/or landscaping and are not visually obtrusive (e.g. screened roof air-conditioning condenser area and concealed basement plant areas).	**Objective Achieved** Utilities are appropriately located. Further detail to be provided at building permit stage.
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Air conditioning units are located in a screened enclosure on the rooftop and will not impact the amenity of the apartments, or the surrounding properties.	**Objective Achieved, with Conditions** Utilities are appropriately located with a condition recommended regarding screening.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.		

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
E	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

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PROPOSED OVERALL SITE PLAN

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E

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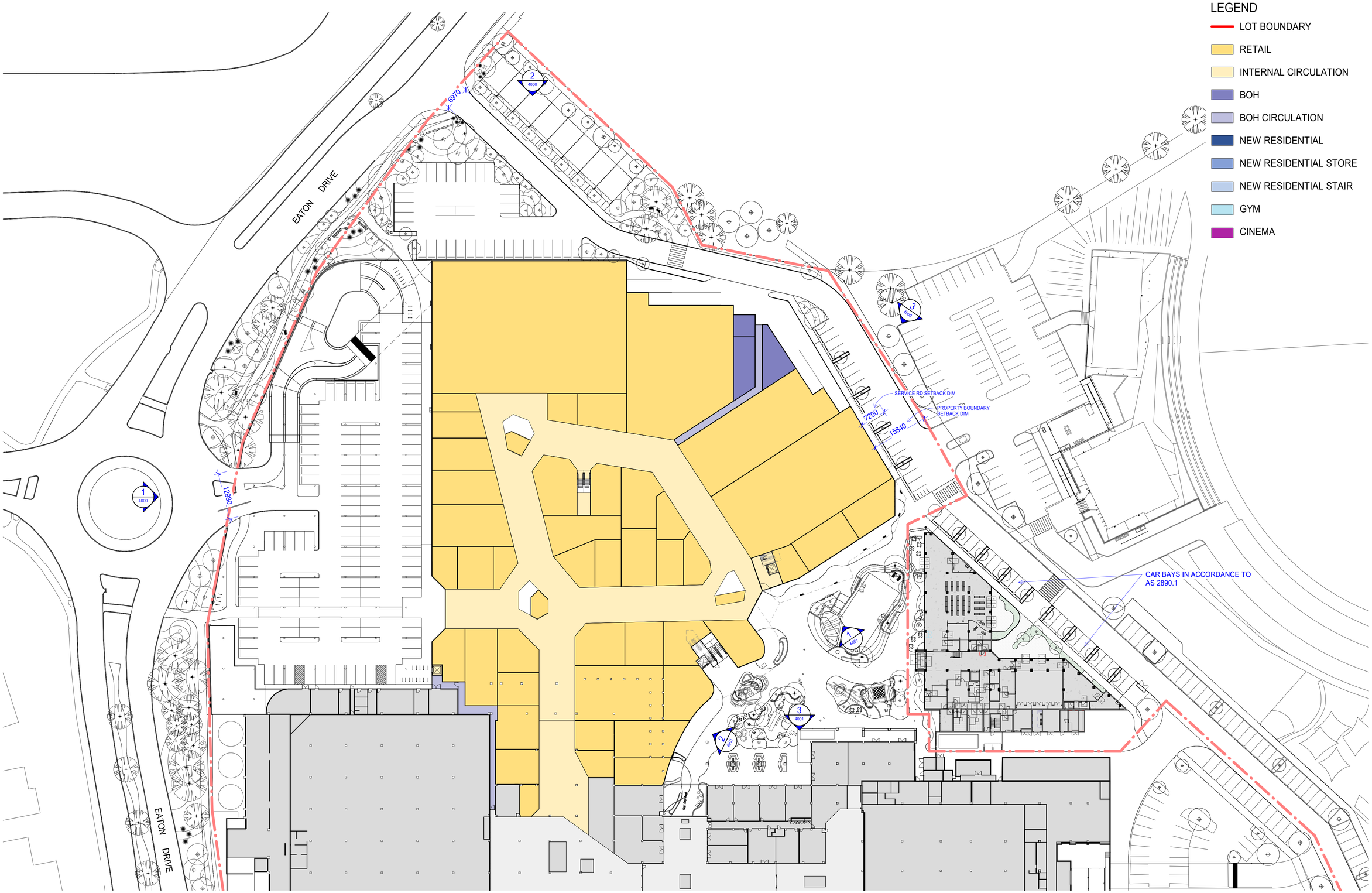

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 3:21:05 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
PROPOSED GROUND FLOOR

Drawing Number
A-DA-2001

Revision
E

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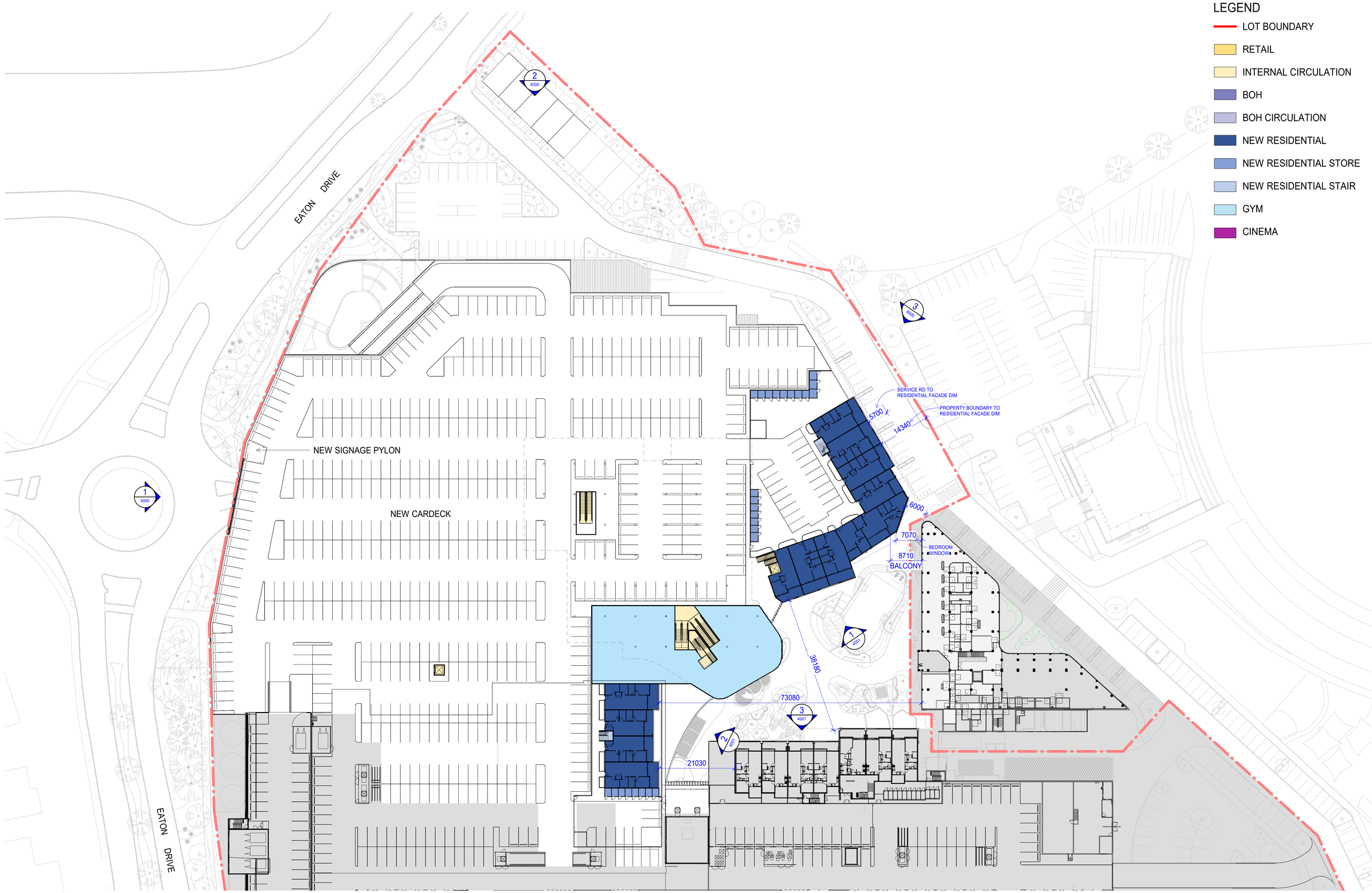

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
E	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 3:35:03 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
GENERAL ARRANGEMENT PLAN
PROPOSED LEVEL 01

Drawing Number
A-DA-2002

Revision
E

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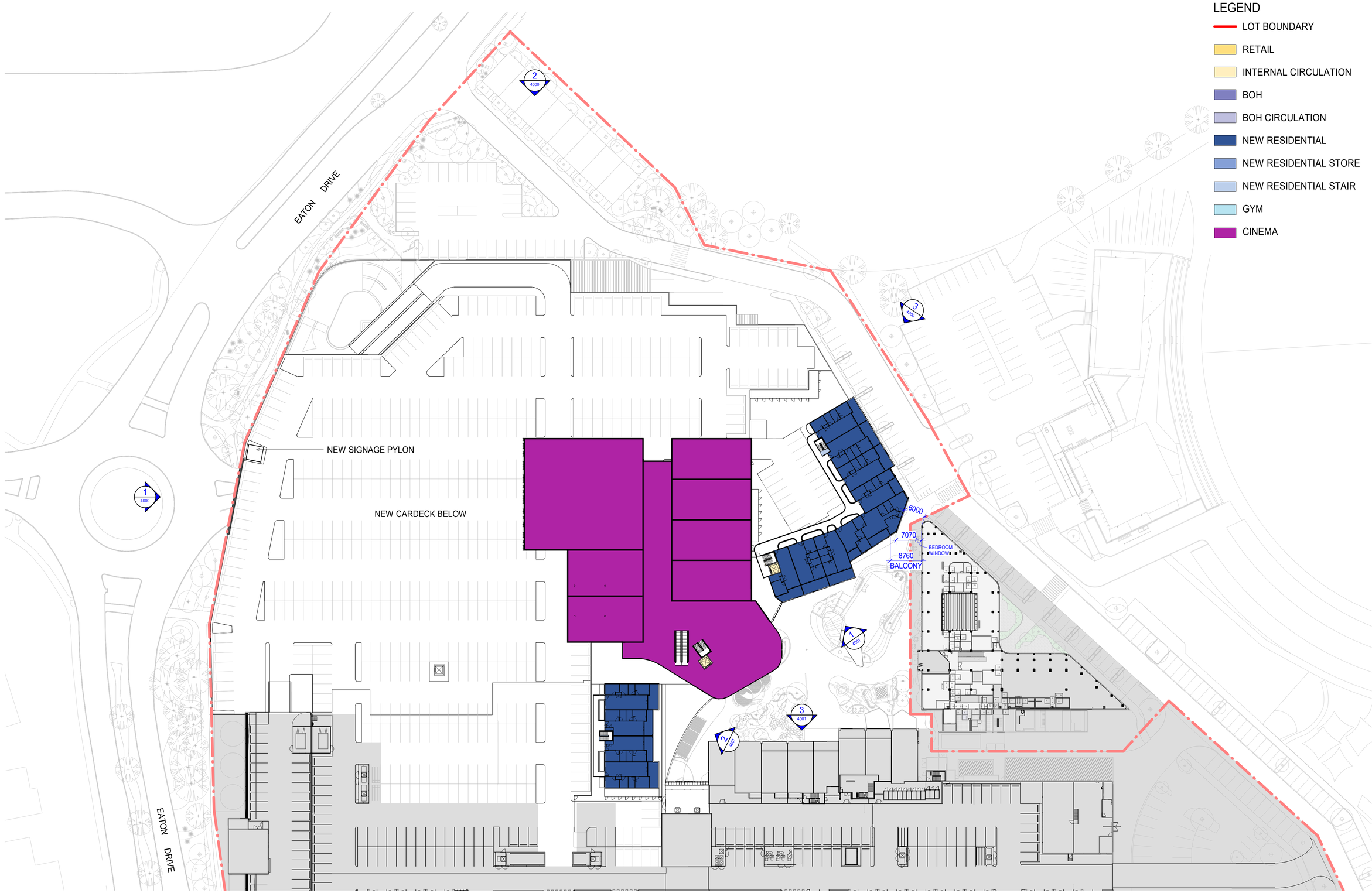

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
E	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 3:25:43 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
PROPOSED LEVEL 02

Drawing Number
A-DA-2003

Revision
E

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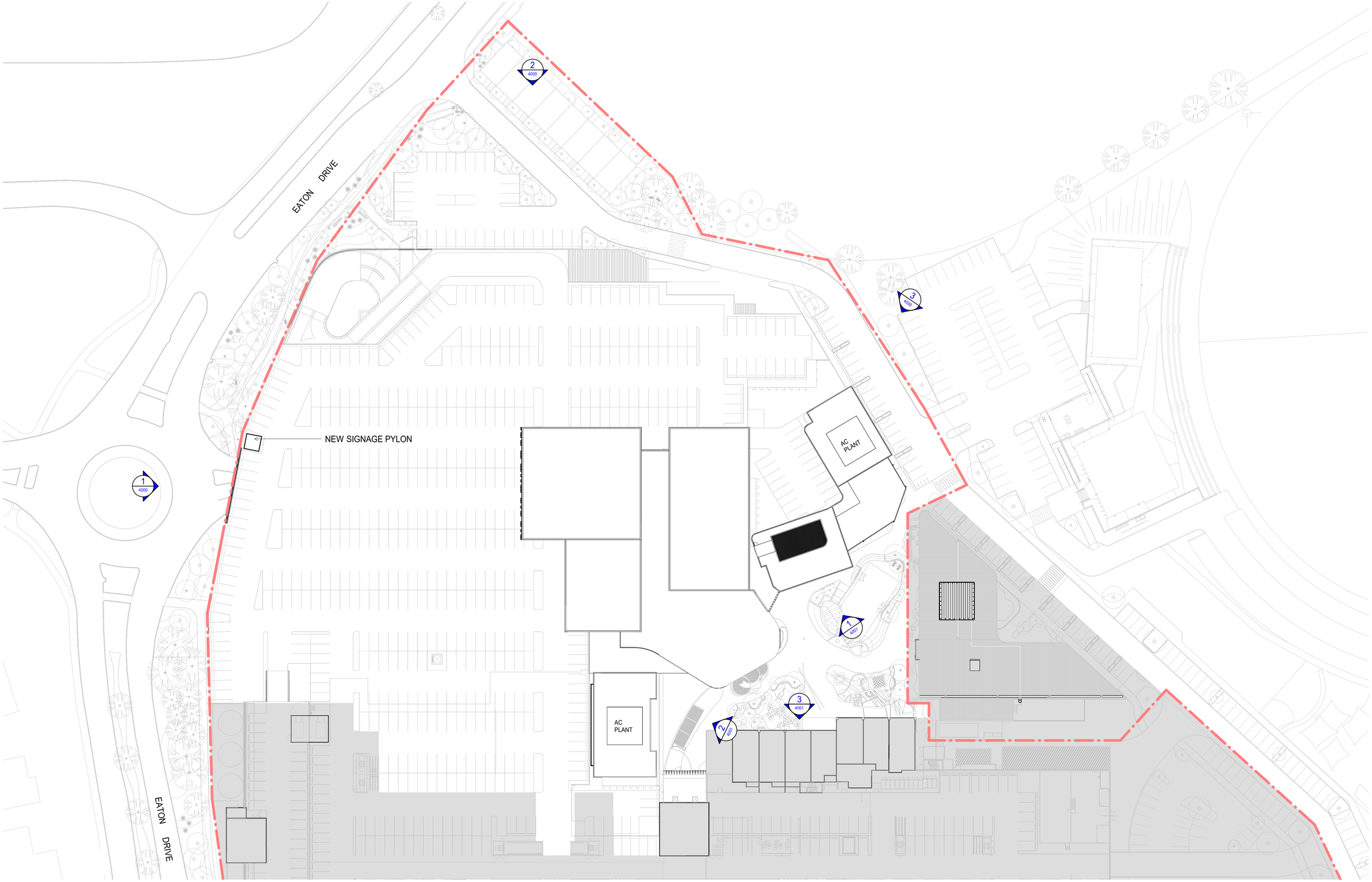

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	31/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 3:27:30 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
PROPOSED ROOF PLAN

Drawing Number
A-DA-2004

Revision
E

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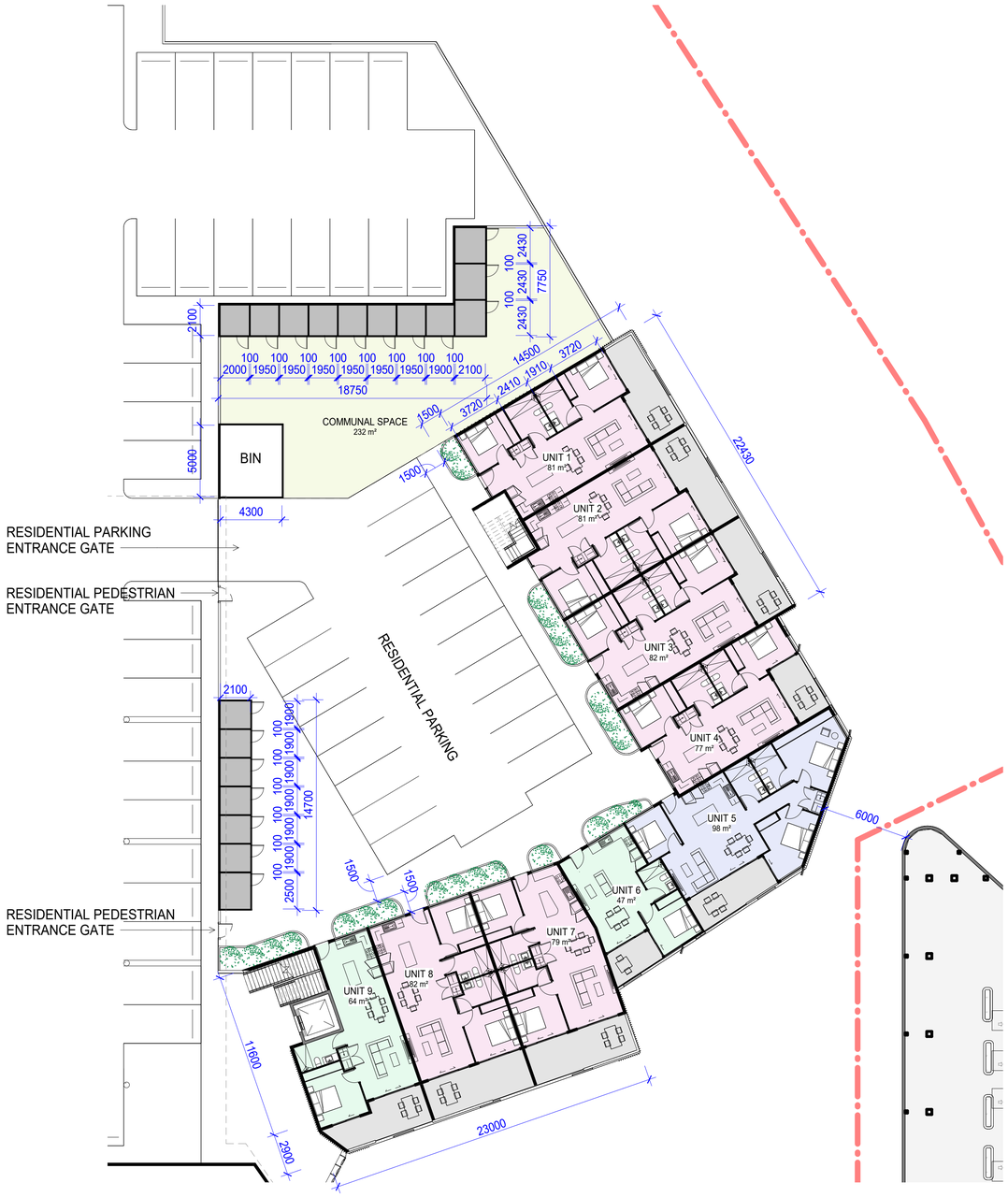
Attachment 2 **(Appendix ORD: 12.2.7B)**



1 BLOCK A RESIDENTIAL - LEVEL 01
4000 SCALE 1 : 200

2 BLOCK A RESIDENTIAL - LEVEL 02
4000 SCALE 1 : 200

LEGEND

- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE

BLOCK A RESIDENTIAL AREA

APARTMENT UNIT	UNIT TYPE	Area
BLOCK A UNIT 1	2x2	81 m²
BLOCK A UNIT 1_BAL	BAL	17 m²
BLOCK A UNIT 1_STORE	STORE	4 m²
BLOCK A UNIT 2	2x2	81 m²
BLOCK A UNIT 2_BAL	BAL	17 m²
BLOCK A UNIT 2_STORE	STORE	4 m²
BLOCK A UNIT 3	2x2	82 m²
BLOCK A UNIT 3_BAL	BAL	17 m²
BLOCK A UNIT 3_STORE	STORE	4 m²
BLOCK A UNIT 4	2x2	77 m²
BLOCK A UNIT 4_BAL	BAL	10 m²
BLOCK A UNIT 4_STORE	STORE	5 m²
BLOCK A UNIT 5	3x2	98 m²
BLOCK A UNIT 5_BAL	BAL	14 m²
BLOCK A UNIT 5_STORE	STORE	5 m²
BLOCK A UNIT 6	1x1	47 m²
BLOCK A UNIT 6_BAL	BAL	8 m²
BLOCK A UNIT 6_STORE	STORE	4 m²
BLOCK A UNIT 7	2x2	79 m²
BLOCK A UNIT 7_BAL	BAL	20 m²
BLOCK A UNIT 7_STORE	STORE	4 m²
BLOCK A UNIT 8	2x2	82 m²
BLOCK A UNIT 8_BAL	BAL	20 m²
BLOCK A UNIT 8_STORE	STORE	4 m²
BLOCK A UNIT 9	1x1	64 m²
BLOCK A UNIT 9_BAL	BAL	16 m²
BLOCK A UNIT 9_STORE	STORE	4 m²
BLOCK A UNIT 10	2x2	80 m²
BLOCK A UNIT 10_BAL	BAL	17 m²
BLOCK A UNIT 10_STORE	STORE	4 m²
BLOCK A UNIT 11	2x2	80 m²
BLOCK A UNIT 11_BAL	BAL	17 m²
BLOCK A UNIT 11_STORE	STORE	4 m²
BLOCK A UNIT 12	2x2	81 m²
BLOCK A UNIT 12_BAL	BAL	17 m²
BLOCK A UNIT 12_STORE	STORE	4 m²
BLOCK A UNIT 13	2x2	77 m²
BLOCK A UNIT 13_BAL	BAL	10 m²
BLOCK A UNIT 13_STORE	STORE	5 m²
BLOCK A UNIT 14	3x2	98 m²
BLOCK A UNIT 14_BAL	BAL	14 m²
BLOCK A UNIT 14_STORE	STORE	5 m²
BLOCK A UNIT 15	1x1	47 m²
BLOCK A UNIT 15_BAL	BAL	8 m²
BLOCK A UNIT 15_STORE	STORE	4 m²
BLOCK A UNIT 16	2x2	79 m²
BLOCK A UNIT 16_BAL	BAL	20 m²
BLOCK A UNIT 16_STORE	STORE	4 m²
BLOCK A UNIT 17	2x2	82 m²
BLOCK A UNIT 17_BAL	BAL	20 m²
BLOCK A UNIT 17_STORE	STORE	4 m²
BLOCK A UNIT 18	1x1	64 m²
BLOCK A UNIT 18_BAL	BAL	16 m²
BLOCK A UNIT 18_STORE	STORE	4 m²

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A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 9:57:01 AM

Date Issued

Scale As indicated @A1

Drawing Title
BLOCK A RESIDENTIAL PLANS

Drawing Number
A-DA-2101

Revision
D

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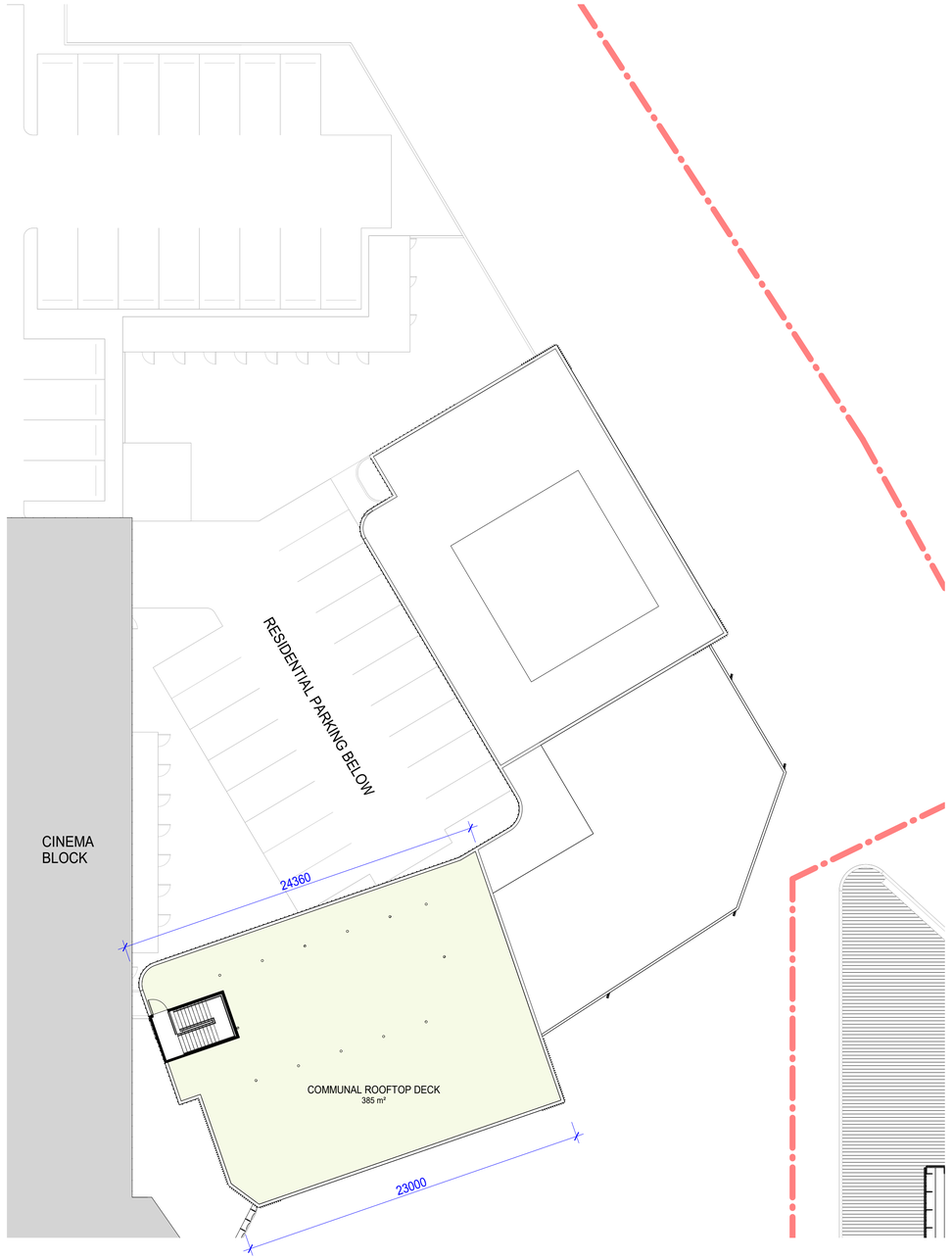
LEGEND

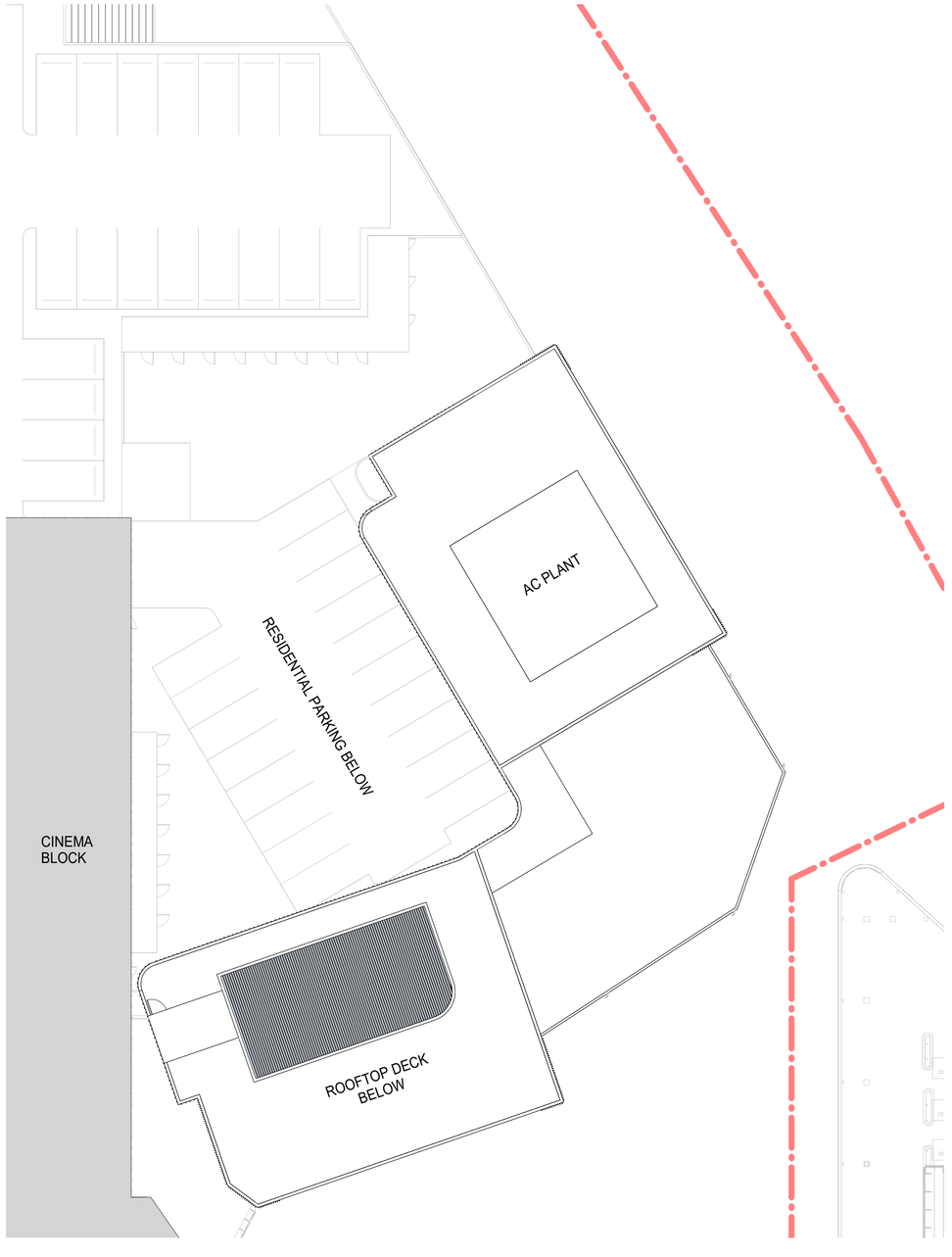
- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE



2 BLOCK A RESIDENTIAL - ROOF DECK LEVEL

4000

SCALE 1 : 200



1 BLOCK A RESIDENTIAL - ROOF LEVEL

4000

SCALE 1 : 200

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:00:02 AM

Date Issued

Scale As indicated @A1

Drawing Title
BLOCK A RESIDENTIAL PLANS

Drawing Number
A-DA-2102

Revision
D

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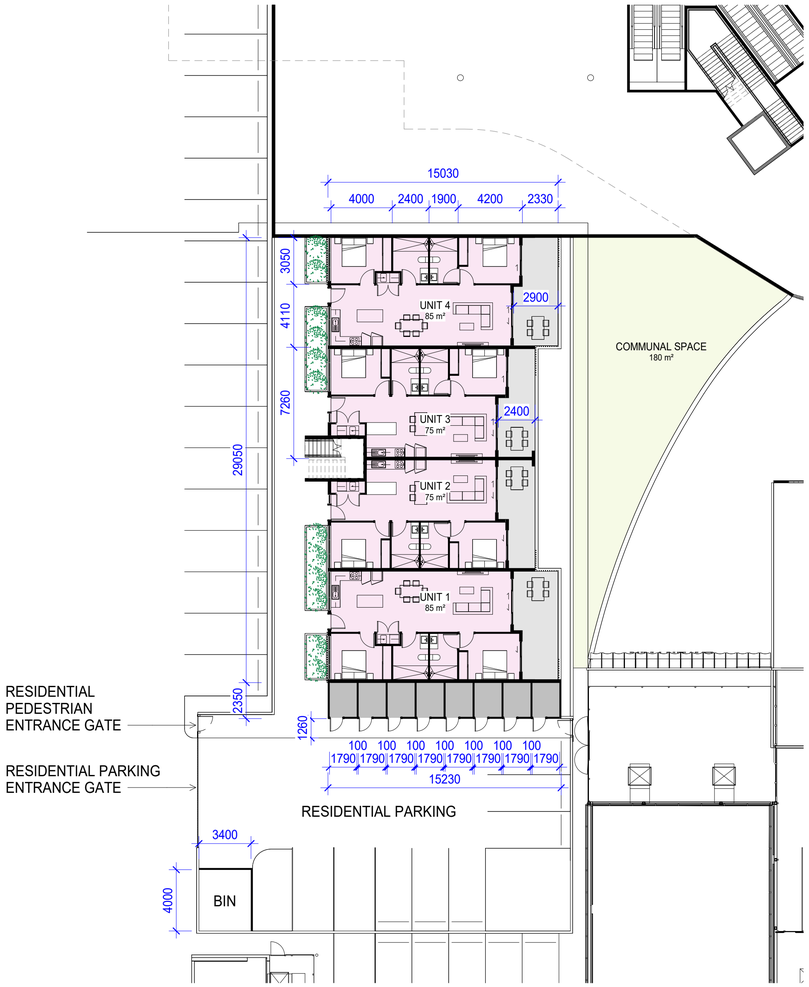
BLOCK B RESIDENTIAL AREA		
APARTMENT UNIT	UNIT TYPE	Area
BLOCK B UNIT 1	2x2	85 m²
BLOCK B UNIT 1_BAL	BAL	19 m²
BLOCK B UNIT 1_STORE	STORE	4 m²
BLOCK B UNIT 2	2x2	75 m²
BLOCK B UNIT 2_BAL	BAL	15 m²
BLOCK B UNIT 2_STORE	STORE	4 m²
BLOCK B UNIT 3	2x2	75 m²
BLOCK B UNIT 3_BAL	BAL	15 m²
BLOCK B UNIT 3_STORE	STORE	4 m²
BLOCK B UNIT 4	2x2	85 m²
BLOCK B UNIT 4_BAL	BAL	19 m²
BLOCK B UNIT 4_STORE	STORE	4 m²
BLOCK B UNIT 5	2x2	85 m²
BLOCK B UNIT 5_BAL	BAL	18 m²
BLOCK B UNIT 5_STORE	STORE	4 m²
BLOCK B UNIT 6	2x2	75 m²
BLOCK B UNIT 6_BAL	BAL	14 m²
BLOCK B UNIT 6_STORE	STORE	4 m²
BLOCK B UNIT 7	2x2	75 m²
BLOCK B UNIT 7_BAL	BAL	14 m²
BLOCK B UNIT 7_STORE	STORE	4 m²
BLOCK B UNIT 8	2x2	85 m²
BLOCK B UNIT 8_BAL	BAL	18 m²
BLOCK B UNIT 8_STORE	STORE	4 m²

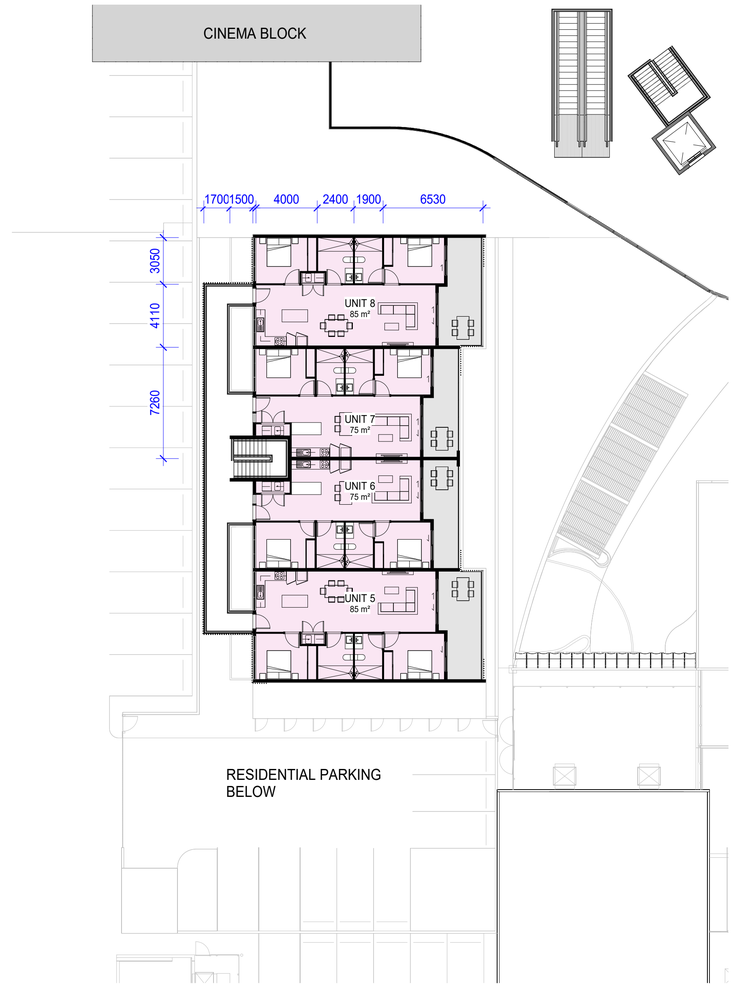
LEGEND

- 1 x 1 BEDROOM UNIT
- 2 x 2 BEDROOM UNIT
- 3 x 2 BEDROOM UNIT
- BALCONY
- STORAGE
- COMMUNAL SPACE



1 4000 BLOCK B RESIDENTIAL - LEVEL 01

SCALE 1 : 200



2 4000 BLOCK B RESIDENTIAL - LEVEL 02

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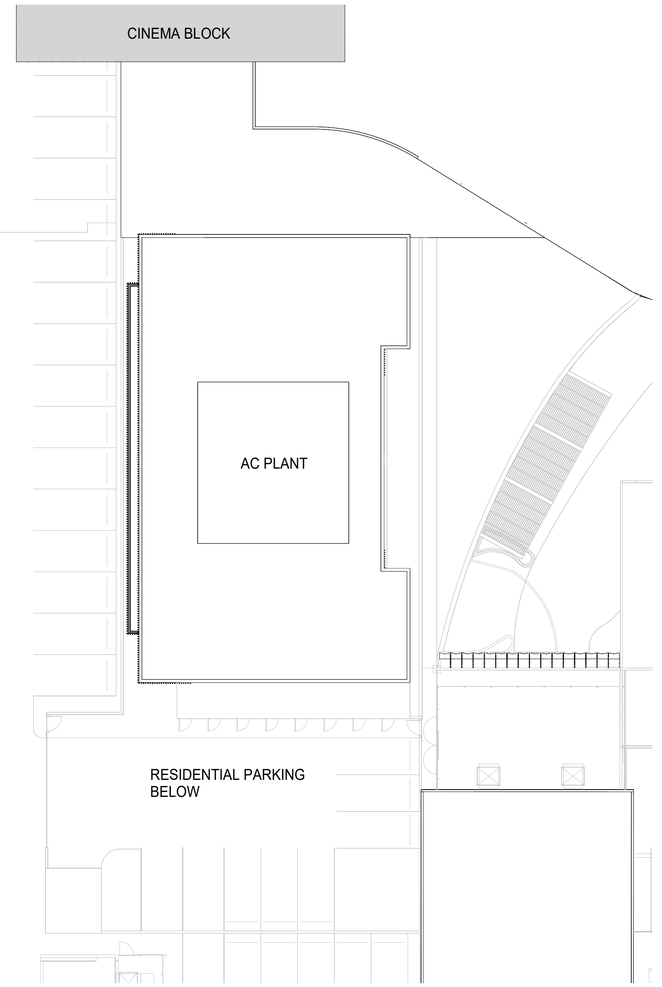

3 4000 BLOCK B RESIDENTIAL - ROOF LEVEL

SCALE 1 : 200

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:00:58 AM

Date Issued

Scale As indicated @A1

Drawing Title
BLOCK B RESIDENTIAL PLANS

Drawing Number
A-DA-2103

Revision
D

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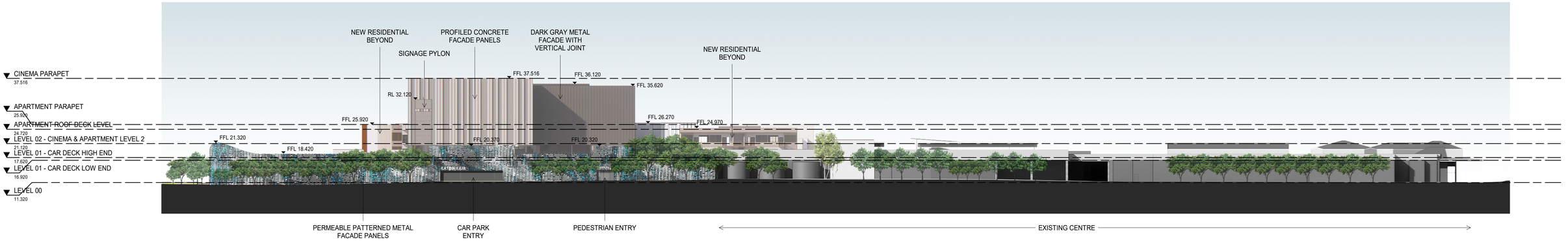
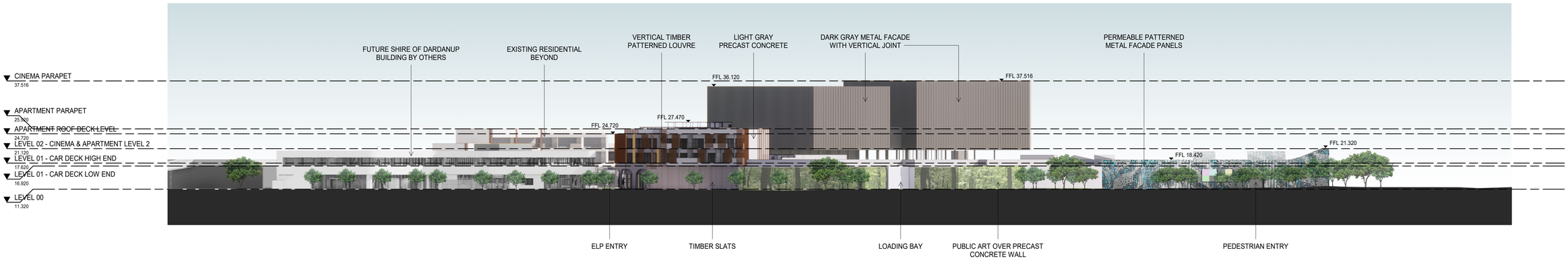


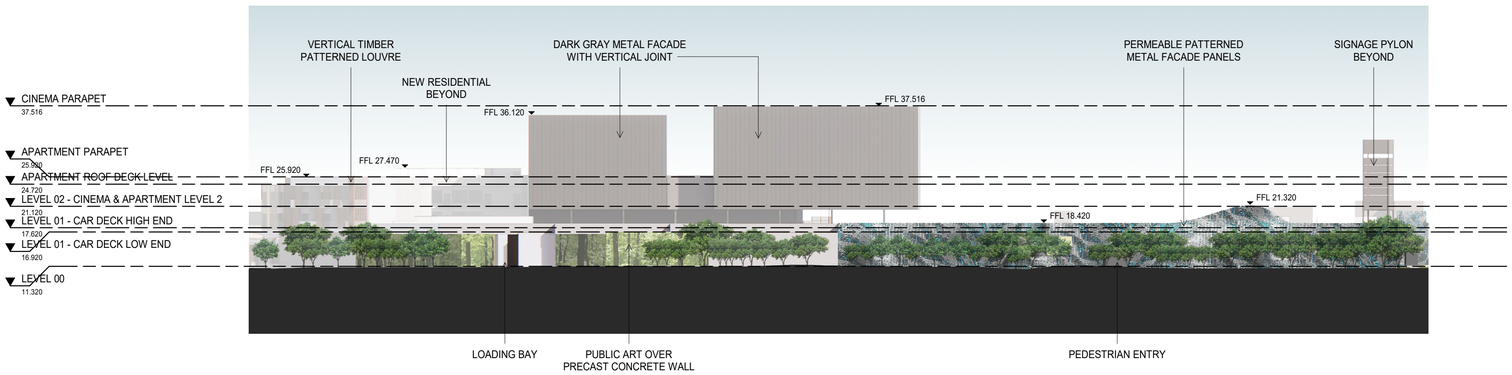
1 / 2001 ELEVATION 1 - WEST ELEVATION

SCALE 1 : 500



3 / 2001 ELEVATION 3 - EAST ELEVATION

SCALE 1 : 500



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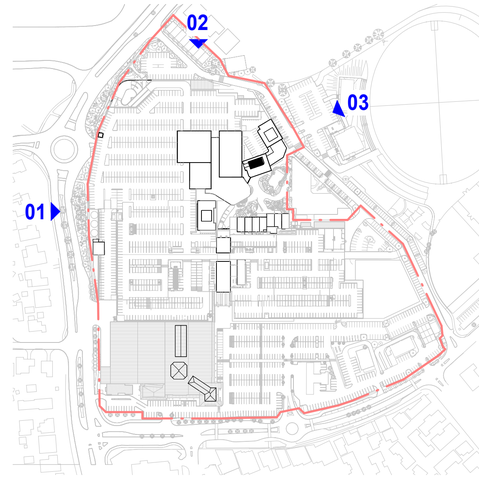
SCALE 1 : 500



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B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 2:51:25 PM

Date Issued

Scale 1 : 500 @A1

Drawing Title
SITE ELEVATIONS

Drawing Number
A-DA-4000

Revision
D

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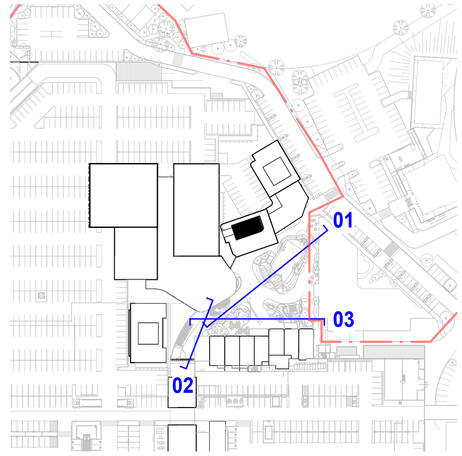

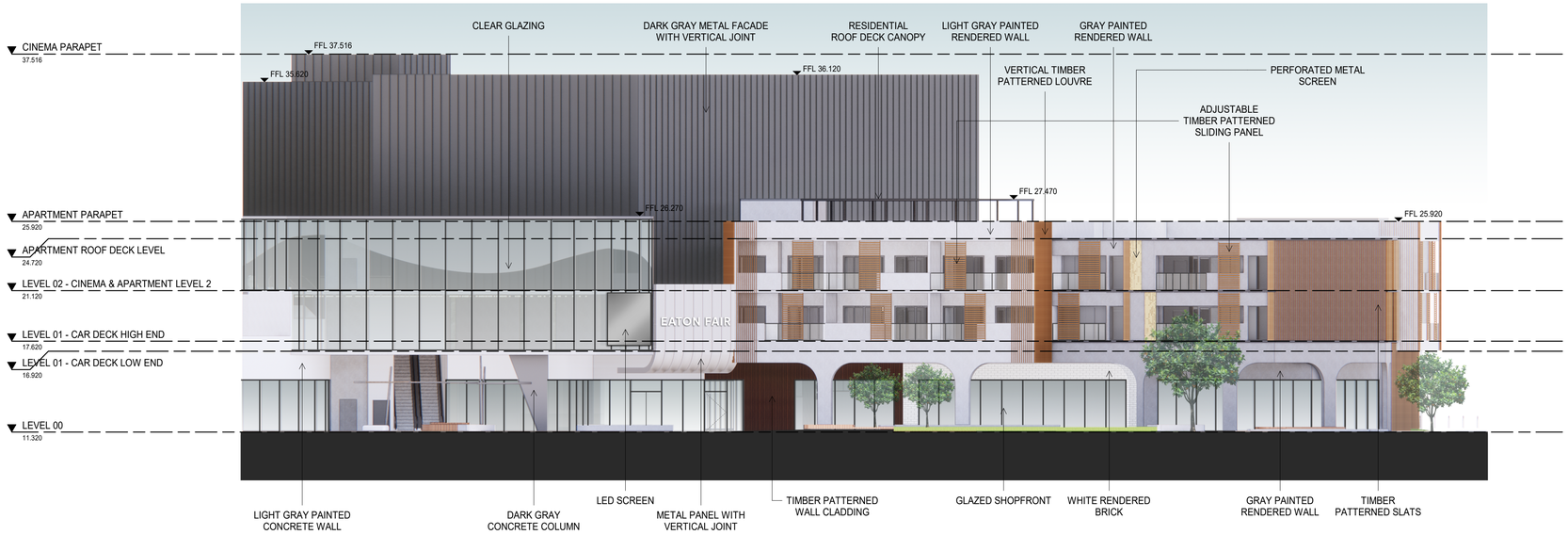

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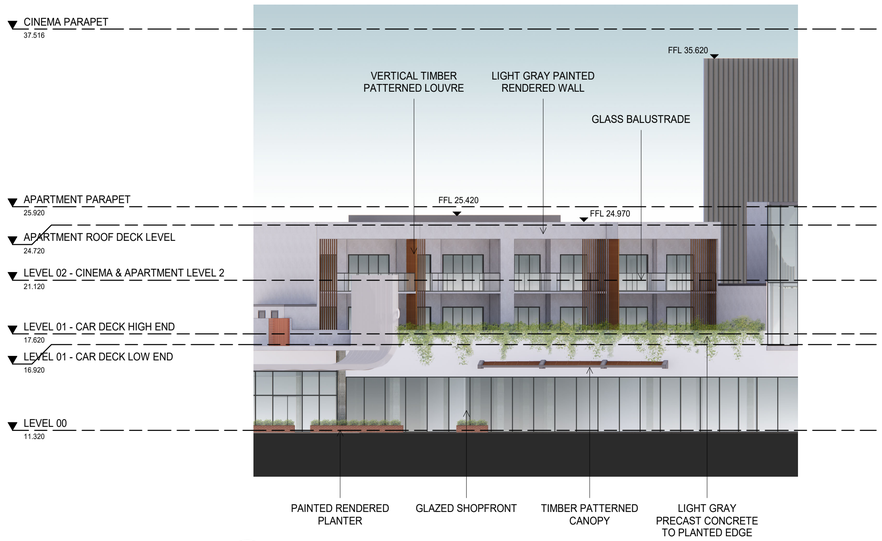
SCALE 1 : 200



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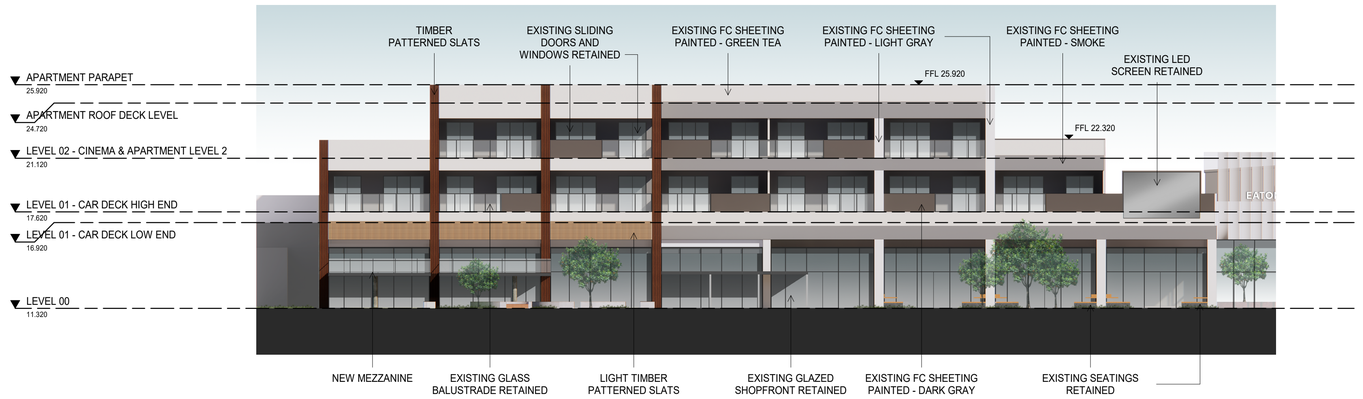
SCALE 1 : 200



3 / 2001 ELP ELEVATION 3
SCALE 1 : 200

Rev.	Date	Description	Iss.	Appr.
A	22/02/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
B	14/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
C	29/03/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	
D	05/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 5/04/2023 10:04:05 AM

Date Issued

Scale 1 : 200 @A1

Drawing Title
ELP ELEVATIONS

Drawing Number
A-DA-4001

Revision
D

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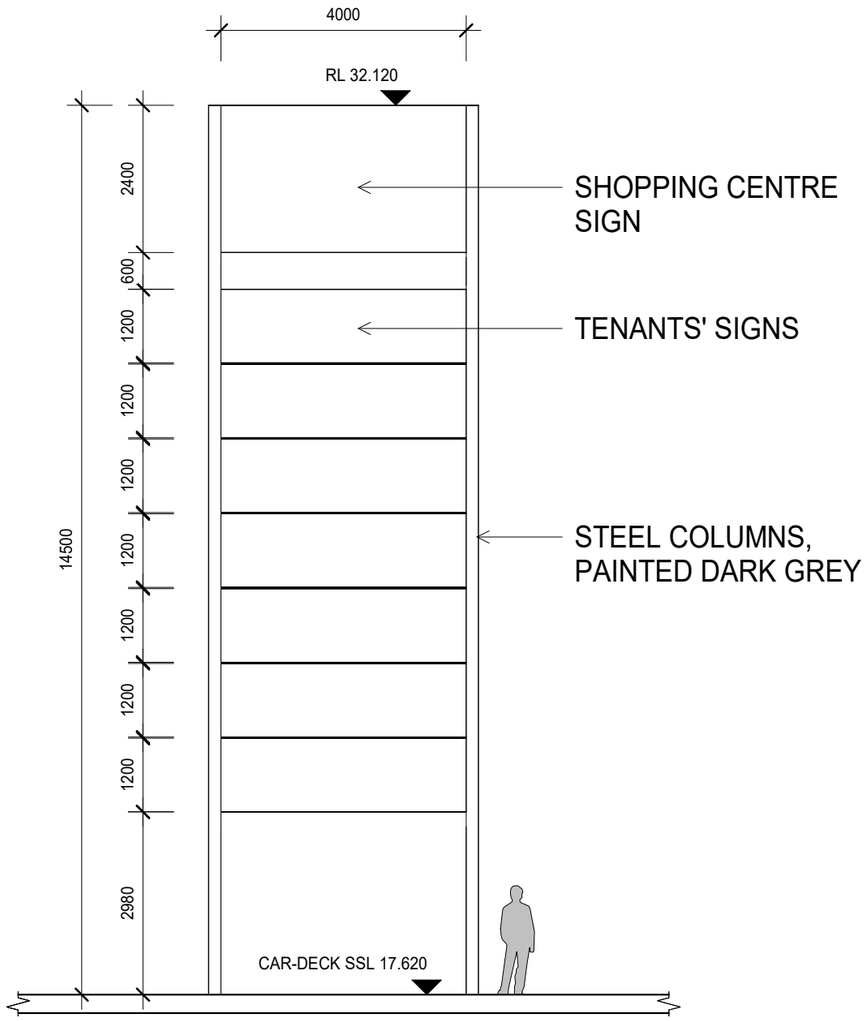
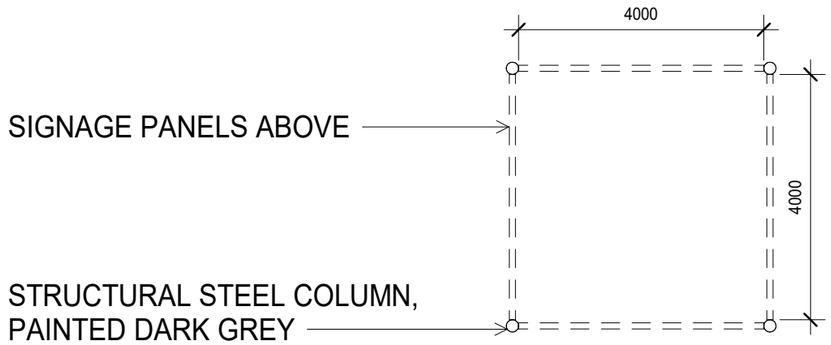


UNDERCROFT CAR-PARK BELOW

PYLON ELEVATION

SCALE 1 : 100



PYLON FLOOR PLAN

SCALE 1 : 100

Rev.	Date	Description	Iss.	Appr.
A	06/04/2023	ISSUED FOR DEVELOPMENT APPROVAL	BUC	

Keyplan

ZONE 4	ZONE 3	ZONE 2	ZONE 1

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Project
EATON FAIR SHOPPING CENTRE
2 Recreation Drive
Eaton WA 6232

Project Number
21009

Status

Date Plotted 6/04/2023 1:50:36 PM

Date Issued

Scale 1 : 100 @A3

0 5 10 20 30 40M

Drawing Title
SIGNAGE PYLON DETAIL

Drawing Number
4002

Revision
A

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From: colin cresswell <colincresswell@live.com.au>
Sent: Wednesday, 24 May 2023 4:06 PM
To: Submissions Planning
Subject: Eaton fair expansion

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Hi, I live at 5 Culling grove and would like to submit my concerns regarding the Eaton fair expansion. I'm ok with the new developments and future town houses behind my property,but I have some issues. I feel we are loosing a lot of privacy due to the expansion and an increase of noise,safety,and extra light is a concern. In return for our loss of lifestyle I propose that a new rear boundary fence be considered by the developer.It needs to be of limestone or similar and at least 2100mm high with the addition of a noise and light screen on top of the fence. This is a fair proposal considering the impact the expansion will have on our property. Also when it comes to selling it will give future Byers piece of mind .Once finished I fear we will be subject to increased chances of crime,increased noise,and light .The new boundary fence will keep us feeling safe,as well as some noise and light protection.Also I propose the townhouses behind us be only single story to keep privacy to our back yards most importantly and also to not block out the sun to our back yards,as I have a pool and this is important to me and the valve of my property.I don't think this is to much to ask for and would appreciate your feedback on this .Many thanks Colin Cresswell.5 Culling grove Eaton.

Sent from my iPad

From: Martin Hughes <Martin.Hughes@dplh.wa.gov.au>
Sent: Thursday, 18 May 2023 4:12 PM
To: Cecilia Muller
Cc: Susan Oosthuizen; Neil Fraser
Subject: RE: Development Assessment Panel Application for the expansion of the Eaton Fair Shopping Centre

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Hi Cecilia,

Thanks for your email.

It is understood that the proposal is an expansion of the Eaton Fair Shopping Centre, comprising new retail and entertainment tenancies, 26 residential dwellings, new entertainment, and leisure precinct, and altered access arrangements. Please find our advice below:

The proposed development is located on land zoned 'Urban' under the Greater Bunbury Region Scheme.

The application has been assessed in accordance with the provisions of the Greater Bunbury Region Scheme (GBRS) with particular reference to the Notice of Resolution (RES2014/03) made under Clause 27, Schedule 1, Clause 9.

Schedule 1 outlines development on zoned land which require development approval under the GBRS.

> *9. Development in Activity Centres*
> *Development in an activity centre relating to a building or extension/s to an existing building for shop-retail purposes where the development proposed constitutes a Major Development under the Activity Centres for Greater Bunbury Policy.*
>
> *Exceptions Development generally in accordance with WAPC endorsed Activity Centre Structure Plans.*

The Activity Centres for Greater Bunbury Policy define Major Development as:

> *Development of any building or extension/s to an existing building where the building or extensions are used or proposed to be used for shop/retail purposes and where the shop/retail nla of the:*
> - *Proposed building is more than10,000m2; or*
> - *extension/s is more than 5000m2.*

Resolution 2014/03 define 'Shop Retail' as *the land use activities included in "Planning land use category 5: Shop/Retail" as defined by the Commission's South West Land Use and Employment Survey (as amended from time-to-time).*

The proposal seeks to expand the shopping centre with 8,441m^2 floor space of new retail and entertainment space, with the overall centre now comprising of 40,549m^2. The proposal therefore constitutes Major Development and the development is considered 'shop-retail' purposes.

The Eaton Activity Centre Plan (Activity Centre Plan) was endorsed by the Western Australian Planning Commission (WAPC) in 2017. A modification to the Activity Centre Plan was endorsed by the WAPC in July 2020. The modified Activity Centre Plan provides for the extension of the Eaton Fair Shopping Centre to the north and east of the existing Shopping Centre to facilitate the expansion of retail and non-retail uses.

The proposed development appears generally in accordance with the WAPC endorsed Eaton Fair Activity Centre Plan, and as such, the Department is of the view that no GBRS development application is required, based on Paragraph 9 within Schedule 1 of RES2014/03.

General Advice

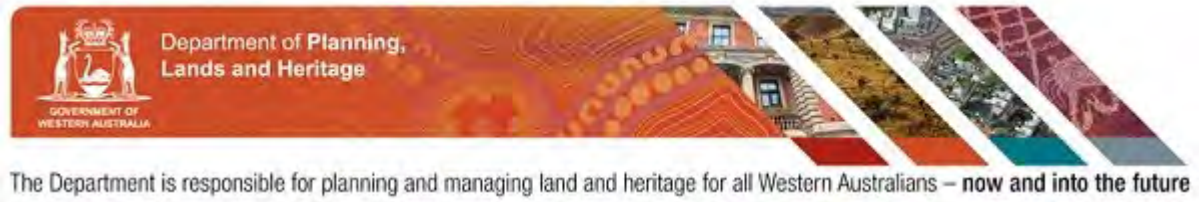
The Greater Bunbury Region Scheme (GBRS), Resolution 2014/03 and Delegation 2014/01 detail the situations where a GBRS application will be required, and whether that decision is delegated to the local government. If after referral and assessment the local government believes a GBRS application is required to be determined by the Western Australian Planning Commission, or has any other queries relating to the GBRS, please contact the office to discuss on 9791 0577.

If you have any questions, please do not hesitate to contact me on 9791 0572,

Kind Regards,

Martin

Martin Hughes
Senior Planner | Land Use Planning
Department of Planning, Lands and Heritage
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230
wa.gov.au/dplh | 9791 0572 | |



The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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(Attachment 3) (Appendix ORD: 12.2.7B)

28th May 2023.
3 Culling Grove
Eaton
6232.

The Chief Executive Officer
Shire of Dardanup
Mr Andre' Schönfeldt

Dear Sir,

Re: **Proposed Expansion of the Eaton Fair Shopping Centre re Lot 1110 Recreation Dve and Lot 601, Lots 606 and 607 Council Dve and Road Reserve Eaton.**

With regard to the proposed Expansion to the Eaton Fair Shopping Precinct I would like to make comments on the following Items:

Landscaping

With regard to the Landscaping component of the Project the retaining of and protection of the existing Native Trees within the Project boundaries is of the utmost importance as they are currently home to many varieties of native Birdlife and native Fauna and part of the natural biodiversity of the ever decreasing Tree canopy in the immediate area.

I request that a comprehensive Survey of the Tree types and Location Survey be required to be undertaken by the Developer as part of the Approvals process. This Approval would also ideally include consideration be given of including and retaining Trees within the Car Parking areas and Verges with some realignment of the Car Parks , Islands etc to allow for the inclusion of these Trees.

Typically on Dwg / Page 8 the Tree Retention Plan, could consider a slight realignment of the Road to retain the existing Trees. This could also be applied the existing Trees to the south of the Future Town House Development without too much readjustment of the overall concept.

Any new Trees to be planted should be a min of 1000 litre Pots or similar size to give a mature outlook to the Project.

Proposed Access Road to Eaton Drive

Consideration to be to be included in the Approvals process for a number of Traffic Calming Devices or Speed Humps (with long ramps) to slow Traffic entering and exiting on to Eaton Drive to the Shopping Centre Precinct and Carpark areas.

Proposed Future Town House Development

With regard to the Future Town House Development I would like to propose that within the current Development Approval consideration be given to include a more attractive Screening Fence to the properties on Culling Groves, this could be Brick or Blockwork construction with a suitable Security and Noise Screen to the top of the Boundary Fence.

This would also improve the outlook from the Shopping Centre and new Apartments including the future proposed Town House development and more accepting to the Residents along Culling Grove.

Regarding any future development of the proposed Town Houses consideration be given to keeping them to only Single Storey with suitable Tree Screening to the rear Boundary. Orientation of the proposed Town Houses to be considered also to eliminate overshadowing and visibility in to the Culling Grove properties. This would be more in keeping with the present outlook of the existing and surrounding properties. Carports should be accessed from the proposed new Access Road.

Yours Faithfully,

Graham Teede OAM FAIB FNZIOB
Chartered Building Professional

From: Shane Visher <svisher@hotmail.com>
Sent: Monday, 29 May 2023 9:03 PM
To: Submissions Planning
Subject: Eaton Fair Expansion comment

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Hi,

I would like to provide feedback for the proposed expansion of Eaton Fair.

My comments are based around the glare and light pollution that the LED lights produce. Over the last couple of months I have been dealing with Nathan Ryder(Manager Infrastructure Planning & Design at Shire of Dardanup), Western Power and the Energy Ombudsman about the recent upgrade to the street lights on Eaton drive. I do know that I have not been the only one to complain but getting anything changed is like pulling teeth. Hence why I composed this email.

Currently I get glare in my house and yard from the existing LED lights that light up the roof car park and the large carpark floodlights along Recreation drive. I would like to see that any new fittings that can be seen from public areas to preferably be warm white (3000K) to prevent the harshness and/or shrouds fitted to prevent excess light pollution and glare.

I would also like to see similar restrictions in place for advertisement signage.

Regards

Shane Visher

(Attachment 3) **(Appendix ORD: 12.2.7B)**

Oren & Corinne White
402 Collie River Road
BUREKUP WA 6227

Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

submissions@dardanup.wa.gov.au

30th May 2023

RE: Application for Development Approval – JDAP Expansion of the Eaton Fair Shopping Centre

Dear Sir / Madam,

As the owners of a property impacted by the development, we request the following be considered.

We have no issue with the proposed development other than the increased traffic (both pedestrian and vehicular) on Council Drive and the intersection with Recreation Drive.
With the recent realignment of Council Drive, the road now intersects Recreation Drive directly opposite our house. This has left the house very exposed to vehicular traffic light penetration into the house and also greatly increases the risk of potential damage from a vehicle that fails to negotiate the intersection.

Further to the traffic concerns, in the past few months we have received damage to the house and garage roller door from pedestrians moving along Recreation Drive at night.

As the road and environment surrounding our house has been modified by Council and the developer, we request that Councils fencing laws also be modified to protect resident's amenity, security, privacy and safety.

We would like to put a low (2 course) limestone wall with an aluminium open fence on top to address the issues above, but under current laws this is not allowed. The current laws were passed long before Eaton Fair development and the Road realignment was proposed.

We request that in reviewing the Application for Development Council considers the above and reviews its fencing policy for the houses that are directly impacted by the recent and proposed developments.

Yours faithfully

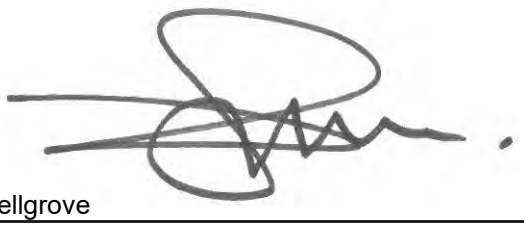
Oren & Corinne White

(Attachment 4) **(Appendix ORD: 12.2.7B)**

Design Review Report

Eaton Fair Shopping Centre: DR 03

May 2023

Design Review Report		
Subject	**Eaton Fair Shopping Centre – Design Review 03**	
Date	2023-05-22	
Time	10am	
Location	Desk Top Review	
Design Reviewers	Name Dominic Snellgrove Damien Pericles Munira MacKay	 Chair Panel Member Panel Member
Proponent	Michael Prosser	Citygate
Project Team	Andre Jones Marchelino Ritchie James Hodgins Ross Underwood	Buchan Group Epcad Epcad Planning Solutions
Planning Authority	Shire of Dardanup	
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities Project Team	Susan Oosthuizen Andre Schonfeld	
Other RA attendees	NA	
Design Review Report endorsement		
Reviewer's signature	 (Name) Dominic Snellgrove	

Introductory Comments		
Design quality evaluation		
		Supported
		Pending further attention
		Not yet supported
		Yet to be addressed
Strengths of the Proposal		**Design Review 03** • The project continues to incorporate the strengths already identified in DRP 02 with additional improvements including: • The confirmed 6m separation between the apartment building and the Shire's Offices at Level 1. This increased gap will improve the legibility of the Town Square for pedestrians and create more comfortable internal spaces and outlook for occupants from the openings of both buildings next to the gap. • The sightlines and legibility to and from the Town Square from the pedestrian entry has improved with the faceting of the northern building's upper-level form, together with the continuation of the ground floor facade aesthetic. • A coordinated landscape plan including a pathway that acknowledges the Council Building town square entry. • A developed design associated with the play space. • Landscape greening to the western side will help to foil what is a very long and inactive façade. • An independent and legible ground level entry has been introduced from the Town Centre and now provides access, and an entry threshold, to the upper-level apartments on the northern side of the Town Square (ELP). • Main Street now has pavement treatment to lift the pedestrian experience and help with wayfinding adjacent to the Council building. • The realignment of Building Levels 1 and 2 on the western side of the Town Square now enables more expansive views out to the open space from the central apartments. • The site for the northern apartment block is now in a more regular shape with the removal of the intrusive runs of car bays on the western side. • The relocation of the stores for the northern apartments to the northern boundary with the car park now enables the communal open area to be more expansive and legible from the apartment front entry area. • The addition of a new roof top communal open space and canopy will add amenity for the residents in the northern apartments. • The two apartments in the south-eastern corner of the northern residential building have been altered to include habitable rooms (bedrooms) and openings to face this corner (and not bathrooms), and they will provide opportunities for passive surveillance. • The southern apartment building includes a communal open area with views east of the Town Square. • The use of profiled pre-cast façade panels to mitigate the built form and scale of the cinema box. **Design Review 02** • The project continues to incorporate the strengths already identified in DRP 01 with additional improvements including: • An instructive presentation that incorporates enhanced information describing the broader urban context with accompanying pedestrian connectivity diagrams.

		• Graphic integration of the Shire Offices and Library ground plane interface. • Individual apartment separation from access walkways. • Adjustable privacy screens to apartment balconies along with a balance of solid and glass. • The appointment of an ESD professional with accompanying sustainable design concept. • Existing tree analysis and retention diagram. • Pedestrian shared zone incorporated on Council Drive between the Town Square, Shire Offices and the Recreation Centre. • A town square landscape plan that begins to engage with the Shire Office entry. • A simplified and consolidated town square landscape proposal. • Deliberate and illustrated cross-car park pedestrian connections • Illustrated future development to the south-east corner • Highly detailed, colourful and visually interesting facade screening that has the capacity to reinforce the design narrative. • Extended trading, supported by the new cinemas and food & beverage offering, and additional residential units will provide for enhanced passive surveillance and activity within the centre. **Design Review 01** • Early engagement with the Design Review Panel. • An experienced and capable design team including architect and landscape design professional. • A well maintained, naturally lit and well considered existing shopping centre representing the heart of the Eaton community. • An existing internal mall structure that includes in-ground planting and landscape. • A concept design proposal that seeks to extrapolate a contextual narrative that mediates between the historical timber industry and the natural biodiversity of the region bridging the rural and urban characteristics of the area. • An existing centre that has set a unique and high-quality precedent for open air Main Street retail and including the integration of multi residential units. • A large-scale and ambitious proposed extension to the existing centre incorporating a mix of additional uses including a cinema and additional multi-residential units in a build-to-rent format. • The creation of an outdoor town square and public space coincident with and adjoining the new Shire offices and Library. • The proposed town square incorporates appropriate cross-sectional dimensions allowing for the successful occupation of the space across multiple activities. • A proposed town square actively edged with ground floor retail, alfresco seating and F&B tenancies. • A town square incorporating a mix of uses including upper-level residential rental apartments with private outdoor space that has the capacity to overlook and engage with the public space is strongly supported. • A town square capable of hosting deep soil planting and landscape including medium and large tree canopy. • A town square hard and soft landscape proposal incorporating multiple activities including child play areas and an event space. • High quality landscape verge treatments adjacent to main carriage ways including street furniture and shade trees. • Dual aspect and cross ventilated apartment design typology. • The prevalence of roof top car parking allowing the opportunity for better ground plane engagement. • Predominantly native landscape species selection. • The height and mass associated with the cinema buildings is located centrally within the site thereby mitigating its scale and presence in relation to the public

		domain.
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		a) Whilst the proposed façade screen presents in an engaging and attractive way it will result in an inactive edge providing little or no passive surveillance over the public realm. b) The prevalence of inactive, 'screened' facades and un-sleeved (with active uses) on-grade car parking addressing Eaton Drive, Recreation Drive and Council Drive will result in a negative impact on the public realm. c) The proposed new and un-sleeved (with active uses) loading dock facility at the northeast corner will impact in a negative way on the public domain and footpath, including an extensive vehicular cross-over. d) Whilst significant improvements in soft landscape and paved finishes have been adopted, Council Drive from the north of the site to the Shire Offices on the east side of the proposal presents as a 'service access' road. This road is an extremely important carriageway as it provides access to the sports and community centre to the east, the Town Square and the Shire Offices and Library. e) The footpath on the west side of this carriageway is discontinuous at the intersection with the north car park and it is significantly disrupted at the loading bay entry to the north of the Town Square. f) It remains unclear what, if any, future master-planning has been considered for the north car park.
Recommendations		**1. Allow for a wider and continuous footpath to the west of Council Drive that links the proposed footpath at the north car park all the way to the Shire Office and beyond.** **2. Where vehicle crossovers occur, such as the loading dock and car park entries, consider raising the level of the crossover and changing the paving to signal pedestrian priority over vehicular access.** **3. The extent to which the ground floor tenancy that emerges from the Town Square onto Council Drive can be extended north is encouraged. Any extension of the active shop front onto Council Drive is welcome. This may include a show window.** **4. Consider and illustrate the master plan thinking around future stages, including the north car park as a way of mitigating concern over streetscape activation.**
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a) Landscape design continues to have the capacity to generate a narrative around the importance of water, water management and pre-settlement history. b) Council Drive from the north of the site to the Shire Offices on the east side of the proposal presents as a 'service access' road with 90-degree bumper-to-pavement parking and a narrow footpath. This pavement is an extremely important pedestrian pathway as it provides access to the sports and community centre to the east, the Town Square and the Shire Offices and Library. c) The footpath on the west side of this carriageway is discontinuous at the intersection with the north car park and it is significantly disrupted at the loading bay entry to the north of the Town Square. d) Many existing trees are being removed, along with limited tree planting in the Town Square (ELP) and limited deep soil on-site throughout the extent of the project. e) Whilst a generous frame of trees and planting is proposed off-site and

		around the perimeter, on-site tree canopy remains minimal along with deep soil planting zones. f) Whilst alfresco space is indicated on the south portion of the Town Square (ELP) there does not appear to be any allocation on the north side
Recommendations		**1. Consider further landscape and design strategies to enhance the width and generosity of the footpath from the north to the civic building and ELP.** **2. Consider incorporating more tree canopy within the ELP and identify further areas for deep soil landscape on site.** **3. Consider illustrating and locating alfresco seating space on the north side of the ELP**
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a) The scale and height of the proposed shopping centre addition is considered appropriate. b) The location of the cinema built-form in the centre of the plan minimizes the impact of large scale built-form on the public domain.
Recommendations		**1. None**
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a) The planning is generally functional and well arranged. b) Service access and provision have been considered. c) Materiality has been well considered, including articulation of individual shop fronts. d) However, the drawings plans remain high level and diagrammatic, including the cinema layout and the roof plans whilst sections appear to be absent. e) However, it is noted, and supported, that the residential roof plan indicates the location of AC condensers which appear to be screened. f) It is not clear if shade is being provided to the upper deck parking, including the residential bays. g) It is noted that in the apartment plan layouts access to the bathroom/WC is directly off the dining/living area raising concerns about user privacy and separation.
Recommendations		**1. Generally, consider submitting more detailed and elaborated general arrangement plans and sections that include, for example, the arrangement of amenities, cinema seating, back-of-house areas and catering areas etc.** **2. Consider and submit developed plans of the cinema level and roof plans as well as sections describing cinema plant location and screening.** **3. Consider providing, and illustrating, shade structures for the residential parking areas.** **4. Consider arranging the bathroom/WC entry in the typical unit to have some visual and physical separation from the living/dining area.**
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. The appointment of an ESD professional with accompanying sustainable design concept is supported. b. However, the ESD submission remains at a high level and lacks detail or measurable commitments. c. For example, there is no indication of roof mounted solar PV's on drawings.
Recommendations		**1. With Buchan being a signatory to Architects Declare there is an expectation of a more considered, coherent and comprehensive sustainable design narrative including life cycle costing and whole life carbon modelling.**

		2. The architect is encouraged to develop a comprehensive ESD strategy that responds to some or all the 10 Principles that the architect has signed up and committed to with Architects Declare. **3. Develop a more detailed ESD strategy and narrative that sets a benchmark for sustainable mixed-use retail, entertainment and residential design.** **4. Adopt a recognised sustainable design tool, such as Green Star or equivalent, that can target and measure outcomes and be used to demonstrate leadership in ESD thinking and provide an outcome the community can recognize and be proud of.** **5. Consider the urban heat island effect when selecting cladding colours. Dark grey metal façade cladding for the cinema boxes may be inappropriate.** **6. Consider using 'Surf Mist' which is currently considered the best practice for mitigation of the urban heat island effect, or a mid-grey.** **7. Illustrate the extent of roof mounted solar PV's and consider roof mounted PV's over car bays.** **8. Consider and demonstrate an approach to structure and materiality that seeks to minimise embodied and whole of life carbon.**
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a) The proposal has the capacity to offer high levels of both internal and external amenity for customers, service providers, visitors and residents b) The apartment typology offers dual aspect cross ventilated layouts which optimise solar access and cross ventilation.
Recommendations		**1. None**
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a. The Panel supports the Proponent commitment to a minimum 6-meter separation of the residential from the Shire Offices at level 1. b. Further 3D imagery indicates the view corridor towards, and out of, the Town Square (ELP) has been optimized with the further set back to the level 1 apartments. c. Whilst the shared zone on Council Drive is welcome and supported it does not extend far enough north of the Town Square entry to fully engage beyond the Town Square entry portal. d. The Proponent is commended for incorporating a dedicated entry lobby to the north residential building at the Town Square (ELP). e. However, the south residential building remains remote from the lobby arrival point being separated by the cinema lobby and requires occupants to traverse a significant and circuitous distance across the car park. f. Some improvements have been implemented in the dedicated pedestrian access ways from the north car park and from the west, which are welcome. This includes indicative soffit treatments which will assist with way finding and improving the amenity of the space. g. However, the pedestrian entries to the Shopping Centre remain small, unarticulated apertures that do not appear safe for pedestrians to use. The pedestrian routes in the under-croft carpark remain as narrow paths next to blank walls and without the benefit of natural light.
Recommendations		**1. In addition to the north residential building consider a dedicated entry lobby and lift for the south residential building from the Town Square (ELP).** **2. Consider extending the hard landscape pedestrian paving on Council Drive further north to create a generous pedestrian focused threshold to the Town Square.**

		3. Allow for a wider and continuous footpath to the west of Council Drive that links the proposed footpath at the north car park all the way to the Shire Office and beyond. **4. Consider enlarging the entry apertures from the north and west to be visually more dominant.** **5. For the pedestrian accessways from the north car park and the west consider the opportunity to incorporate natural light from above and to consider wall treatments that signal an internalised pedestrian mall rather than a footpath adjacent to a car park. It may include pockets of natural light with landscape climbers.**
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a. The Town Square has the capacity to offer high levels of passive surveillance on the ground and above ground. b. However, there are multiple locations on Eaton Drive, Council Drive and Recreation Drive as well as the south-east corner of the ELP that will require careful consideration in relation to CEPTED compliance.
Recommendations		**1. Consider CPTED principles for all internal and external streetscapes.** **2. Review the southeast corner of the Town Square in relation to entrapment and sight lines and consider fencing this 'dead-end' location.** **3. Ensure that wheel stops are provided in all locations where cars park 90 degrees to pedestrian footpaths.**
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a) Eaton Fair is a well maintained and designed shopping centre that provides high levels of community focused activities. b) Eaton Fair currently provides exemplary amenity to the broader community. This amenity will be further enhanced with the proposed addition of a Town Square, more residential apartments and a cinema. c) The proposed expansion will build on this success with additional uses including rental apartments, a cinema and a Town Square with the Shire Offices and a Community Library. d) The Town Square is too important as a generous community and civic gesture to conceal behind a narrow entry way from Council Drive. e) The four place pillars expressed by the Proponent are strongly supported.
Recommendations		**1. None**
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a) Whilst the design proposal is at an early stage the emerging architectural language, materials palette and landscape design promise to be of a high quality. b) The 3D imagery submitted helps to build confidence that the final detail design will deliver an articulated and layered façade that projects high levels of materiality, texture and colour within a landscape framework. c) The final detail design of the façade screens and the soffits to the undercroft entry will be extremely important. d) It is disappointing that an artwork strategy has not been incorporated at this stage of the design process as it could assist with further mitigating blank inactive facades.
Recommendations		**1. Consider the engagement of an artist at this stage to assist with the façade screen narrative.** **2. Consider incorporating back and front lighting that has the capacity to change and move across the façade and create a dynamic and ever-**

		changing presence on the street and illustrate with 3D imagery. **3. Consider 'shop windows' within the screen and inactive facades to give the impression of transparency and passive surveillance.** **4. Noting the successful use of profiled pre-cast panels on part of the cinema box structure to mitigate built form and scale it may be worth extending this treatment to more of the cinema box form to address views from the east.**

Concluding Remarks

The Panel thank the Proponent for their response to previous commentary in Design Review 02 including:

- Conformation of a 6-meter separation between the residential & retail building and the new Civic Building resulting in enhanced legibility and connectivity with the Town Square and Entertainment and Leisure Precinct (ELP).
- The incorporation of an independent and legible ground level entry lobby from the Town Centre (ELP) which now provides access to the upper-level apartments on the northern side of the Town Square.
- The addition of a new roof top resident communal open space and canopy that will add amenity for the residents in the northern apartments.
- The southern apartment building which now includes a communal open area with views east to the Town Square (ELP).
- The relocation of the stores for the northern apartments to the northern boundary.
- The two apartments in the south-eastern corner of the northern residential building which have been altered to include habitable rooms
- The inclusion of higher quality 3D images illustrating the proposed materiality, texture and colour associated with various façade elements.
- The allocation of screened plant space on the residential roof to house AC condenser units.
- The application of aesthetic soffit treatments to the west pedestrian undercroft access way and the indication of pedestrian focused paving and pathways.
- Additional landscape framework to the western boundary condition.
- Improved coordination between landscape pathways and the entry to the Civic Building from the Town Square (ELP).

The project promises to be a high-quality proposition with the capacity to make a significant and positive contribution to the Eaton community and the broader region. However, there are several gaps in the submission which would benefit from clarification including:

- In general, consider submitting more detailed and elaborated general arrangement plans and sections that include, for example, the arrangement of amenities, cinema seating, back-of-house areas and catering areas etc.
- Demonstrate a more generous provision of footpath from the north to the Town Centre point of entry.
- Where vehicle crossovers are located on the footpath from the north to the ELP, signal pedestrian priority with pedestrian paving and/or raised levels.
- Demonstrate how the inactive and screened facades will present toward the public domain in the evening when the centre will still be in operation. This might include back and front lighting and/or illuminated shop windows.
- Incorporate a legible and independent Town Square entry for the south apartment building in accordance with SPP 7.3 guidelines to enhance apartment entry legibility and amenity, to the same quality as the north block.
- Develop and articulate in a report an ambitious and measurable ESD strategy including PV's and water management strategies and in a way that is consistent with Buchan's status as a signatory to Architects Declare.
- Provide more detailed roof plans and building sections that fully describe the allocation of HVAC equipment and PV's.
- Consider shade canopy for the residential parking. This might include PV's.
- Continue to develop the north and west pedestrian access points through the undercroft car park. Consider wall treatments, footpath widths and any opportunity for natural light from the car park level above.
- Illustrate the interface between alfresco seating, retail shop fronts and the landscape within the Town Square for the north portion of the space.

Design Review progress			
	Supported		
	Pending further attention		
	Not yet supported		
	Yet to be addressed		
	DR1	*DR2*	*DR3*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

ELEMENT 2.2	BUILDING HEIGHT	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	Pursuant to Table 2.1 of the R-Codes, the maximum building height for the AC-1 code is nine stories. The residential component of the development extends across the second and third storeys of the expanded Eaton Fair Shopping Centre. Further, the total height of the development (including cinemas) is less than the indicative 30m building height for nine storeys as set out in Table 2.2 of the R-Codes. The proposed building heights are appropriate and response to the desired future scale of the locality.	**Objective Achieved** Due regard has also been given to Schedule 7 of draft LPS9, prescribes a maximum building height of 30m upon land zoned 'District Centre'. **Block A Residential** The proposal achieves a maximum building height of 25.9m, compliant with the requirements of the Shire's draft LPS9. A 'Roof Deck Canopy' protrudes the roof line, measuring 27.5m, below the maximum 30m building height requirement. **Block B Residential** The proposal achieves a maximum building height of 25.4m, compliant with the requirements of the Shire's draft LPS9.
O2.2.2 – The height of buildings within a development responds to changes in topography.	The site is generally flat.	**Objective Achieved** The topography of the land is mostly flat.
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	The apartment component of the development comprises a flat roof which comprises services as well as a roof deck garden. All services are hidden from street view.	**Objective Achieved** **Block A Residential** The roof design is flat and comprises a communal open space area. A 'roof deck canopy' rises above the roof line to provide weather protection to residents. The canopy is flat and unobtrusive from the streetscape. **Block B Residential** The roof design is flat. Communal open space has been provided at Level 1, rather than the roof.
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	The development area is situated south of neighbouring residential developments. Notwithstanding, an overshadowing diagram is provided within the Design Report. Refer **Appendix 7**.	**Objective Achieved** The siting of the two Residential Buildings is such that appropriate solar access is achieved to dwellings and areas of communal open space and public open space. Refer to **Element 4.1 Solar and Daylight Access** for additional comments.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) *refer 2.2*	2	3	3	4	4	5	3	6	7	9	

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Schedule 7 – Additional Site and Development Requirements, Draft LPS9: • Maximum 30-metre building height.

ELEMENT 2.3	STREET SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	The apartments are proposed to be setback nil from the shared access way, as is required by the Activity Centre Plan. The proposed setbacks respond to the emerging urban character of the locality, whilst providing an appropriate transition to lower scale residential development surrounding the subject site. The street setback areas comprise a mix of parking and landscaping.	**Objective Achieved** The nil setback to the Shared Access Way acts to appropriately activate the public realm, as required by the Eaton Fair Activity Centre Plan. Adequate distance is provided between buildings to allow free movement of pedestrians to and through the subject site.
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The setback area in the vicinity of the apartments comprise the entertainment and leisure precinct, the Shire's proposed civic and administration building, and the shared access way. As the dwellings are situated on the upper storeys, there is a clear delineation between the public and private realm.	**Objective Achieved** The nil setback to the Shared Access Way provides a hard edge, clearly delineating between the public and private realms.

O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The development does not propose any ground floor apartments fronting the street and achieves privacy through elevation above street level.	**Objective Achieved** No apartments are located on the ground floor, thereby privacy is achieved through distance above the public realm, where views into apartments are not achievable.
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The apartments are located to offer an outlook to the adjoining public and semi-private realms. This allows for passive surveillance from the dwellings to the street, limiting opportunities for crime and antisocial behaviour in accordance with safer places by design principles.	**Objective Achieved** The siting and orientation of the proposed residential buildings have clearly been designed to overlook areas of the public realm to maximise instances of passive surveillance.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Minimum primary and secondary street setbacks *refer 2.3*	4m [4]	2m	2m		2m		2m or Nil [5]	2m or Nil [5]	2m or Nil [5]		

(4) Minimum secondary street setback 1.5m

(5) Nil setback applicable if commercial use at ground floor

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Clause 3.3.3(c), Eaton Fair Activity Centre Plan: • A nil setback to all development fronting the shared access way on the north-eastern edge of the Core Precinct. A greater setback may be considered on individual merit.

ELEMENT 2.4	SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	The R-Codes sets a nil side/rear setback for the development. The apartments are situated within the expanded Shopping Centre and do not comprise a side or rear boundary.	**Objective Achieved** There is adequate separation between the two residential blocks (i.e., Block A and Block B) and also between other adjacent buildings. Refer to **Element 2.7 Building Separation** and **Element 3.5 Visual Privacy** for further comments.
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character**.**		**Objective Achieved** The proposal, particularly **Block A Residential**, follows the same building line of the future Shire of Dardanup Building fronting the Shared Access Way.
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.		**Objective Achieved** A combination of hard and soft landscaping elements have been incorporated throughout the proposal. Refer to **Element 3.3 Tree Canopy and Deep Soil Areas** and **Element 4.12 Landscape Design** for further comments.
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.		**Objective Achieved** Residential development is contained above the ground floor, providing a suitable transition between different land uses.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: **a)** modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR** **b)** a greater setback is required to address *3.5 Visual privacy*. *(Excerpt from table 2.1)*		

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Boundary wall height (storeys)[1,2] *refer 2.4*	1 [3]		1 [3]	2 [3]	2 [3]		2	3	4		
Minimum side setbacks[6] *refer 2.4*	2m	3m	3m		3m		Nil				
Minimum rear setback *refer 2.4*	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m *refer 2.4*	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		

(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions

(2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code

(3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.

(6) Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.

A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access*.

ELEMENT 2.5	**PLOT RATIO**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The scale of the apartment development is appropriate for its context being the intended civic and cultural heart of the Shire. The apartments are centrally located on the site such as not to detract from the lower- scale residential areas to the north and west of the subject site. Notwithstanding, the overall	**Objective Achieved** Pursuant to the definitions and statement of intent contained within the R-Codes, **plot ratio** refers to *all* buildings on a development site (i.e., including commercial spaces), not just the residential component.

	development has a residential plot ratio of 0.015.	A conservative plot ratio calculation for the proposed development is therefore better reflected as 0.24, based on – • Development Area: 43,350m^2 • Retail/Entertainment Floorspace: 8,441.2m^2 • Residential Plot Ratio Area: 2,019m^2 The proposal therefore sits well within the anticipated plot ratio for high density urban centres with a coding of R-AC1 (i.e. 3.0), allowing for further expansion to occur in the future.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Plot ratio [7] *refer 2.5*	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(6) Refer to Definitions for calculation of plot ratio

ELEMENT 2.6	BUILDING DEPTH	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	A variety of articulations and window placements ensure sufficient daylight to habitable rooms. Furthermore, all dwellings feature large floor to ceiling double glazed doors onto outdoor living areas that maximise good solar access and natural ventilation. All apartments are dual access (100%) having openings facing more than one direction enabling cross- ventilation through the living areas of the dwelling.	**Objective Achieved** **Block A Residential** The proposal achieves a maximum building depth of 14.5m. **Block B Residential** The proposal achieves a maximum building depth of 18m. Across both residential buildings, apartment layouts have been consciously designed so that master bedrooms and

	All dwellings achieve a depth of less than 20m, and have been designed to maximise the northern aspect with 16 dwellings having private open space and living rooms which obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. An additional six apartments achieve 2 hours of sunlight between 8am – 4pm, resulting in 84% of the total number of dwellings. All dwellings have high ceilings enabling a greater sense of space and better opportunities for sunlight being received within the apartments.	main living spaces benefit from major openings which optimise solar access and natural ventilation. Refer to **Element 4.1 Solar and Daylight Access** and **Element 4.2 Natural Ventilation**.
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.		**Objective Achieved** Across both residential buildings, apartments are designed with windows at two different external walls, thereby optimising solar access.
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.		**Objective Achieved** Generous 3.5m high ceilings are proposed (in lieu of the nominal 3m). Whilst some room depths for **Block A** and **B Residential** (marginally) exceed three times the length of the ceiling (i.e., 10.5m), master bedrooms and main living areas benefit from major openings which optimise solar access and natural ventilation.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.		
ELEMENT 2.7	**BUILDING SEPARATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	The northern apartments are integrated into the expanded shopping centre and are setback 6m from the Shire's proposed civic centre, 38.1m from the administration building, and 38.1m from the existing southern apartment group. The central apartments are situated 21m from the existing southern apartments. The land opposite the subject site comprises the Glen Huon Reserve and will not be developed for urban purposes. The 6m setback between the Shire's proposed civic and administration building provide sufficient space to allow ventilation, private open space, and solar access, whilst not	**Objective Achieved** The proposal supports the intended vision for the Core Precinct; to provide for the main retail functions of the Eaton Fair Activity Centre.
O2.7.2 – Building separation is in proportion to building height.		**Objective Achieved** On the advice of the Design Review Panel, a 6m separation is provided between the Block A residential building and the Shire offices on the adjoining site, which is deemed appropriate for the building height proposed.

O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	impacting privacy. The apartments have specifically been designed to orient openings away from the edge of the civic and administration building so that there is no conflict with the use of the civic and administration building. Refer also the Design Report at Appendix 5 for detailed consideration of the separation.	**Objective Achieved** Each of the proposed residential buildings achieve acceptable levels of internal amenity and are considered to meet the objectives of **Element 3.5 Visual Privacy, Element 4.1 Solar and Daylight Access** and **Element 4.2 Natural Ventilation**.
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	The residential buildings are sufficiently setback from each other to provide adequate sunlight and ventilation. The development proposes three dedicated communal spaces for use for the apartments. Two within the northern group (including a roof deck), and one in the centre group. Each space comprises seating and plantings.	**Objective Achieved** All apartments are provided with sufficient private open space and achieve the objectives of **Element 4.4 Private Open Space and Balconies, Element 4.12 Landscape Design** and **Element 3.3 Tree Canopy and Deep Soil Areas**.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.7.1 – Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

ELEMENT 3.2	**ORIENTATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	The development achieves A3.2.1 by orienting the building to address two street frontages and the adjacent public open space by incorporated active commercial uses on the ground floor, a legible and attractive pedestrian entrance, landscaping, and the orientation of dwellings towards street	**Objective Achieved** The development is oriented to face the public realm, with clearly defined entry points and articulation to the Entertainment Leisure Precinct.

	frontages.	Balconies from each of the residential buildings provide passive surveillance to all public spaces. The built form, with limited overhangs/awnings, is considered to maximise the ability for solar access to enter common areas and habitable rooms.
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	The northern and central apartments are situated within the northern portion of the expanded Eaton Fair Shopping Centre and are set back 38.1m and 21m from the existing southern apartment group, respectively. This ensures minimal overshadowing.	**Objective Achieved** The Shadow Study, provided as part of the submitted Design Report (**Appendix 7** of the application package), indicates the building form and siting facilitates an outcome where overshadowing is primarily contained within the subject site, with the most notable impact on the central plaza.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.		
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.		
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – adjoining properties coded R25 and lower – 25% of the site area[1] – adjoining properties coded R30 – R40 - 35% of the site area[1] – adjoining properties coded R50 – R60 – 50% of the site area[1] – adjoining properties coded R80 or higher – Nil requirements. (1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)		
A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.		
ELEMENT 3.3	**TREE CANOPY AND DEEP SOIL AREAS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate trees and protects the viability of adjoining trees.	The development proposes the retention of a significant number of trees, which along with the proposed trees, result in 133 trees over the development area.	**Objective Achieved** Pursuant to the Landscape Masterplan, provided as **Appendix 6** of the Applicant's Planning Report, the proposal seeks to retain a significant number of trees along Eaton Drive and to plant several new trees to further enhance the streetscape and Entertainment Leisure Precinct.

O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	The development proposes 4,665m^2 of landscaping, including the provision of 3,900m^2 deep soil areas, 483m^2 shallow soil landscaping, as well as 282m^2 on-structure planting. Combined, the landscaping creates a significant greenscape response, enhancing the public realm and internal amenity. For more details on the species and location of the trees, please refer Appendix 6 (Landscaping Plans) and section 4.12 of this assessment.	**Objective Achieved** As evidenced under **Appendix 6** of the Applicant's Planning Report, the proposal seeks to significantly improve the existing tree canopy across the entire subject site, particularly along Eaton Drive; thereby improving the pre-development condition of the site. Refer to **Element 4.12 Landscape Design** for additional comments.
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	The acceptable outcomes anticipate a 10% deep soil area which is achieved at 3,900m^2. The significant amount of deep soil area provides opportunities for substantial tree growth, including along street edges. The proposed deep soil areas and planters will have sufficient area to sustain long term healthy plant and tree growth. Importantly, the proposed landscaping on all levels of the development will enhance the amenity of the building for future occupants.	**Objective Achieved** The proposal includes a total of 3,900m^2 deep soil areas, across both the residential and non-residential elements of the development. This, combined with 483m^2 shallow soil areas and 282m^2 of on-structure planting is proposed, results in a suitable greenscape response which is able to sustain healthy plant and tree growth. The town square is capable of hosting additional deep soil planting and landscaping, which may be explored through the amended Landscaping Plan as conditioned.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.3.1 – Retention of existing trees on the site that meet the following criteria:

- healthy specimens with ongoing viability **AND**
- species is not included on a State or local area weed register **AND**
- height of at least 4m **AND/OR**
- trunk diameter of at least 160mm, measured 1m from the ground **AND/OR**
- average canopy diameter of at least 4m.

A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.

A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees [1]
Less than 700m²	10% OR 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700 – 1,000m²		2 medium trees **OR** 1 large tree and small trees to suit area
› 1,000m²		1 large tree and 1 medium tree for each additional 400m² in excess of 1000m² **OR** 1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area

[1] Minimum requirement for trees includes retained or new trees Refer Table 3.3b for tree sizes

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided[1] (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m²	3m	2m (DSA) + 1m (RSZ)	200L
Large	›9m	›12m	64m²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

ELEMENT 3.4	COMMUNAL OPEN SPACE

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	The development proposes three dedicated communal spaces for use for the apartments. Two within the northern group (including a roof deck), and one in the centre group. Each space comprises seating and plantings, and overlook the entertainment and leisure precinct below.	**Objective Achieved** In addition to the communal open space areas provided within the residential buildings themselves, it is recognised that residents will directly benefit from landscaped areas within the adjoining Entertainment Leisure Precinct. **Block A Residential** The proposal satisfies the Acceptable Outcomes requirement through the provision of two communal open space areas located at Level 1 and the Roof. These areas deliver a combined communal open space of 617m^2; thereby exceeding the Acceptable Outcomes requirements (i.e., 144m^2). All outdoor communal open space areas are co-located with on-structure planting and landscaping to enhance resident amenity. **Block B Residential** The proposal satisfies the Acceptable Outcomes requirement through the provision of 180m^2 communal open space area located at Level 1. This exceeds the Acceptable Outcomes requirements (i.e., nil). All outdoor communal open space areas are co-located with on-structure planting and landscaping to enhance resident amenity.
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.		
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.		**Objective Achieved** With more 'active' open space areas provided within the Entertainment Leisure Precinct, it is reasonable to expect that communal open space areas within each of the residential buildings will likely be used by residents for more passive activities; thereby minimising impacts on habitable space and private open space. **Block A Residential** The primary communal open space is provided on the Roof, which will have limited impact on residents. Further, the secondary communal open space area, located on Level 1, is behind any cone of vision from Unit 1.

		Block B Residential A walled garden bed with shrub planting is proposed at Level 1, providing adequate separation between private and communal open space areas.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.4.1 – Developments include communal open space in accordance with Table 3.4

Table 3.4 Provision of communal open space

Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m² per dwelling up to maximum 300m²	At least 2m² per dwelling up to 100m²	4m

A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.

A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.

A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.

A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.

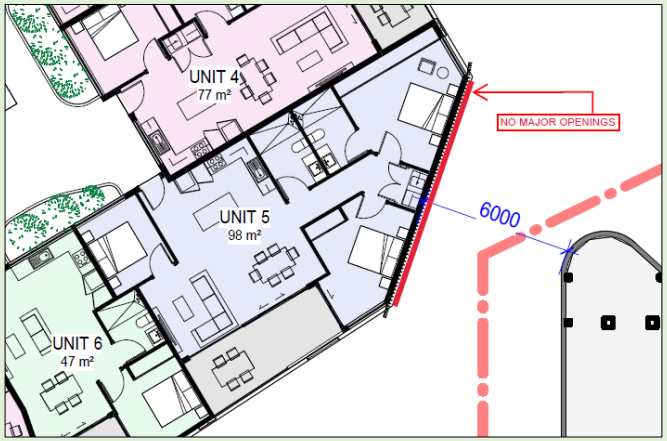
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.

A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.

ELEMENT 3.5	**VISUAL PRIVACY**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	The apartments are bound by the existing Shopping Centre / new entertainment and leisure precinct and the Shire's proposed civic and entertainment precinct to the south and public open space to the east allowing A3.5.1 and A3.5.4 to be achieved for all dwellings.	**Objective Achieved** Master bedrooms and other habitable areas have been sited to optimise solar access and natural ventilation, and to maximise opportunities for passive surveillance of the adjoining Entertainment Leisure Precinct. **Block A Residential**

The proposal has been designed so that apartments do not directly front one another to maintain visual privacy.

Whilst Unit 5 and 14 have a building separation distance of 6m to the future Shire of Dardanup Offices, the apartment layout has been designed so that there are no major openings from bedrooms along the wall immediately adjacent the building (below excerpt refers).



ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).

A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.

A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents. **O3.6.2** – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The apartments are situated within the upper floors on the eastern portion of the expanded Shopping Centre. The apartments front the entertainment and leisure precinct and the Shire's proposed civic and administration building, as well as the adjacent public open space. The materiality comprises both contemporary elements whilst referencing surrounding natural and built heritage, including the existing Shopping Centre and the Shire's proposed civic and administration building. This includes the use of clear glazing, dark grey metal, rendered walls, timber louvres, perforated metal screening, and profiled concrete panels. These elements are articulated creating both vertical and horizontal parts, creating visual interest. Apartments and their accompanying open space have been deliberately positioned above the entertainment and leisure precinct helping to provide a true urban centre, as well as providing diverse housing options for the locality. Overlooking provides both activation and passive surveillance to the spaces below, with the 'L' shaped form juxtaposing the Shire's proposed civic and administration building. Whilst mixed, the is appropriate separation between the residential and commercial uses, including entrances, bin stores, and parking areas.	**Objective Achieved** Sitting above the ground floor retail component, the residential apartments are situated on the first and second floors to enhance the privacy and safety of residents, whilst still having the opportunity to interact with and overlook the central entertainment and leisure precinct (noting this is a private space that will otherwise function as part of the public domain). A dedicated residential lobby is provided for the larger Block A Residential building, which provides access directly from the town square. It is expected the lobby will include appropriate security measures to maintain resident safety (to be further considered at the detailed design stage). The orientation of the residential apartment buildings to overlook the town square assists in enhancing the safety of the public domain through passive surveillance, with the intended siting also providing shade to this space. This is also the case for the north-eastern Block A apartments which overlook the shared accessway along the north-eastern boundary of the site.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.		
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).		
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.		
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.		
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.		
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.		

A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.		
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.		
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.[1] (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.		
ELEMENT 3.7	**PEDESTRIAN ACCESS AND ENTRIES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors. **O3.7.2** – Entries to the development connect to and address the public domain with an attractive street presence.	Pedestrian access has been carefully considered in the design with the apartments having direct access from the dedicated parking area as well as to the entertainment and leisure precinct/shared access way. Pedestrian entries are protected from the weather as per A3.7.1. Additionally: • The ground floor pedestrian entrances will be well-lit and are not recessed (they do not provide opportunities for concealment). • Bins are located within the respective first floor residential parking area and are not situated near any pedestrian entry. • Deep soil areas around the entrances of the residential lobby and the commercial tenancies provide space for trees that when grown to maturity, will provide a shaded canopy and attractive building entrances.	**Objective Achieved** Communal pathways providing access to residential apartments are universally accessible and provide direct access to apartments from car parking areas, making them easy to identify and safe for residents and visitors. Block A apartments are provided with a dedicated lobby from central town square, connecting to the public domain with an attractive and distinctive interface. Whilst the Block B apartments do not have a similar lobby, this is considered justified given the small number of apartments it would service, and given private/public interface in this part of the town square is of less prominence.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		
A3.7.2 – Pedestrian entries are protected from the weather.		
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.		
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.		

A3.7.6 – Bins are not located at the primary pedestrian entry.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3, Eaton Fair Activity Centre Plan: (f) All buildings, streets, access ways, paths and car parking areas shall be well lit to encourage safe use after hours with no light spill into adjoining residential areas. (g) Security bollards shall not conflict with pedestrian flow and security shutters upon all buildings (if required) shall be retractable. (h) All internal thoroughfares should be appropriately designed so as to sustain high levels of pedestrian movement and permeability. (i) Crime prevention through environmental design principles shall be incorporated into all development.

ELEMENT 3.8	VEHICLE ACCESS

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles. **O3.8.2** – Vehicle access points are designed and located to reduce visual impact on the streetscape.	Vehicle access to the apartments is via the decked carpark on the upper level of the Shopping Centre, with gated access to resident parking. Visitors can park in Shopping Centre carparks.	**Objective Achieved** Vehicle access to the residential parking areas is provided through the broader shopping centre decked carpark. By providing shared access via the decked carpark, this reduces the visual impact of vehicle access points on the street, with a single access point from Eaton Drive providing access to both the shopping centre and residents. This layout also minimises the potential for conflict with pedestrians, cyclists and other vehicles by reducing the number of crossovers to the building.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.

A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.

A3.8.3 – Vehicle entries have adequate separation from street intersections.

A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.

A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.

A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:

- the driveway serves more than 10 dwellings
- the distance from an on-site car parking to the street is 15m or more **OR**
- the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.

A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).

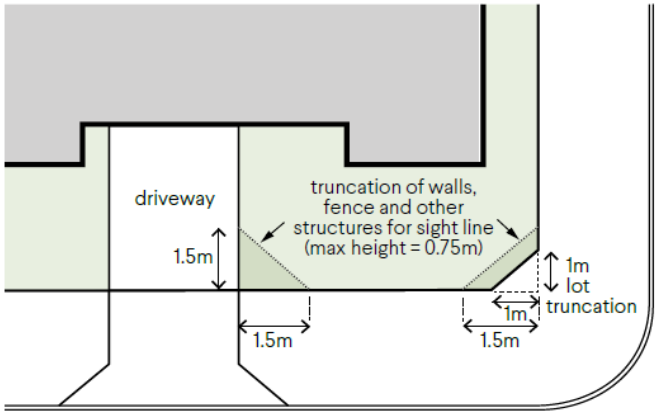
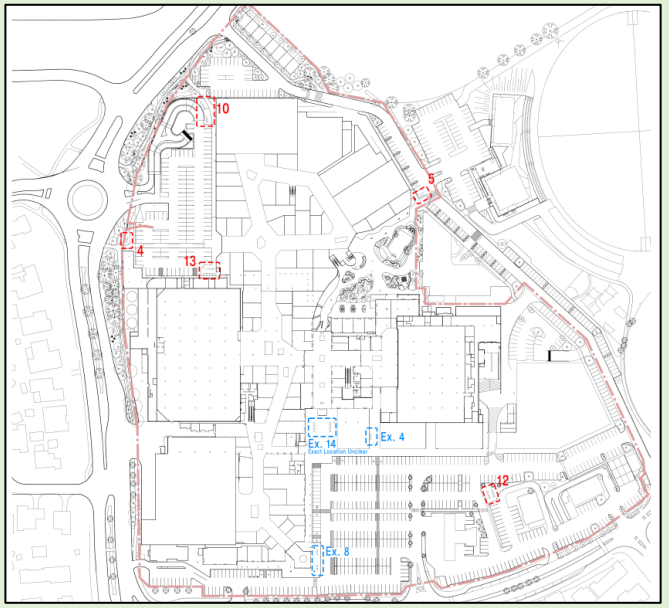


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

ELEMENT 3.9	CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	**Bicycle Parking** Parking and facilities for cyclists are provided within the development as follows: • 26 existing bicycle bays. • 88 proposed bicycle bays (including 10 within proximity to the residential entry within the town square). Whilst no dedicated residential bays are provided, residents have use of storerooms for the storage of bikes. The apartments are located in close proximity to timed bus stops on Recreation Drive, with TransBunbury services providing direct access to the Bunbury city centre.	**Objective Achieved** The subject site is located within Location A (within the defined boundaries of an Activity Centre), and is recognised to benefit from proximity to range of amenities and services within walking distance. Pursuant to the Acceptable Outcomes, the proposal is expected to provide the following – • **Block A Residential –** nine bicycle parking bays for residents, and one bay for visitors. • **Block B Residential –** four bicycle parking bays for residents. As outlined in the applicant's Planning Report, the subject site already has 26 bicycle parking bays. An additional 44 new racks are provided throughout the subject site, accommodating 88 bicycles (assuming each rack can hold a

		bicycle on each side); generally in the locations as shown in the below excerpt.  10 bicycle parking bays (5 racks) are proposed to be provided proximate the proposed **Block A** residential building. The applicant proposes that bicycle storage for residents can be accommodated within storage areas. Refer to **Element 4.6 Storage** for additional comments.
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	As part of the internal parking structure, two dedicated residential parking areas are proposed on the first floor, adjacent to each respective apartment group. The northern apartment parking area will comprise 18 bays, with the central apartment parking area comprising eight bays. Each area is accessed via a locked gate. **Residential** The subject site is classified as 'Location A'. The development satisfies this objective for residential parking by providing 26 parking bays for the 26 residential, consistent with A3.9.2/Table 2.9. **Visitors** Visitors can park in the Shopping Centre carparks.	**Objective Achieved** The proposal satisfies the expected car parking requirements for residents, providing 18 and eight car parking bays for **Block A** and **B** respectively. To ensure that these car parking bays are reserved exclusively for residents, the applicant has indicated that the residential car parking areas will be secured. In respect to visitor car parking, the proposal seeks to accommodate these requirements within the adjacent shopping centre car park. This is consistent with the objectives of the Eaton Fair Activity Centre Plan, which encourages the reciprocal (shared) use of car parking across the subject site. A parking demand assessment has been completed in support of the proposal, as detailed in **Appendix 7** of the

		applicant's Planning Report. Notably, the assessment concludes: "*It is suggested that the proposed car parking provision for the centre should be sufficient to cater for the additional traffic generated by the proposed redevelopment, while still accommodating potential future growth within the centre*."
O3.9.3 – Car parking is designed to be safe and accessible.	All proposed car parking on site is designed to safe and accessible and will comply with AS2890.1 (as amended) including clear signposting from the vehicle access points.	**Objective Achieved, with Conditions** An appropriate condition of approval is recommended to be imposed to ensure all car parking bays are provided and constructed pursuant to the requirements of the relevant standard. In addition, a Road Audit is also a recommended condition.
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	The proposed carparking area for the apartments is situated internally, reducing the visual impact to the public realm.	**Objective Achieved** Car parking areas are largely concealed behind each of the residential buildings, protecting the amenity of the adjoining Entertainment Leisure Precinct and through pedestrian movement areas.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.

Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking[1]	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking[1]	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking[2]	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		

[1] Calculations of parking ratios shall be rounded up to the next whole number.
[2] For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9

A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.

A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.

A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.

A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.

A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.

A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.

A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3, Eaton Fair Activity Centre Plan: (l) The car parking standards in **Table 1** shall apply to the Core Precinct. **Table 1 – Car Parking standards applicable to the Core, Frame, and Civic and Community Precincts.**

Land Use	Minimum car parking required
Shop	1 bay for every 20m² NLA
Restaurant, Fast Food Outlet, Lunch Bar, Eating House and Small Bar	1 bay for every 20m² NLA or 1 bay for every 4 seats or 1 bay per 4 persons the building is designed to accommodate or 1 bay per 4m² seating area, whichever is the lesser.
Showroom and warehouse	4 bays for the first 200m² NLA and 1 bay per 100m NLA thereafter (excluding storage, sanitary and all other publicly inaccessible areas).
All other uses	As per Town Planning Scheme No.3

(m) The reciprocal (shared) use of all parking spaces within the Core Precinct, Frame Precinct, Civic and Community Precinct, and adjoining road reserves is encouraged, subject to the applicant adequately demonstrating the potential of land uses and car parking bays to provide for reciprocal (shared) use.

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	The development is located within climate zone 5. The apartments have been designed to maximise northern orientation with 16 dwellings having private open space and living rooms which obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. An additional six apartments achieve 2 hours of sunlight between 8am – 4pm, resulting in 84% of the total number of dwellings.	**Objective Achieved** **Block A Residential** 72 per cent of the apartments in Block A achieve at least 2-hours of direct sunlight between 9:00am and 3:00pm. **Block B Residential** 37.5 per cent of the apartments in Block B achieve at least 2-hours of direct sunlight between 9:00am and 3:00pm. However, 62.5 per cent achieve at least 2-hours between 9:00am and 4:00pm. Notably, all apartments achieve some level of direct sunlight between 9:00am and 3:00pm. Thereby, the proposal is considered to achieve the element objectives.
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	The floorplan includes multiple examples of windows specifically oriented to provide daylight access to interior rooms. The development does not use any light wells or corridors for light.	**Objective Achieved** Apartments have generally been designed so that main living areas and master bedrooms benefit from major openings to the balcony, thereby optimising solar access to habitable rooms.
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 **AND** – year-round in climate zones 1 and 3.	The apartments incorporate double glazing, covered balconies, and vegetation.	**Objective Achieved** Balconies are covered by the above storey to provide shading and weather protection. For **Block A**, adjustable timber sliding panels to balconies will also help to minimise any instances of glare, in addition to providing some visual privacy for residents.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.1.1 – In climate zones 4, 5 and 6 only:

a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June **AND**

b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.

A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.

A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A4.1.4 – The building is oriented and incorporates external shading devices in order to:

- minimise direct sunlight to habitable rooms:
  - between late September and early March in climate zones 4, 5 and 6 only **AND**

- in all seasons in climate zones 1 and 3

– permit winter sun to habitable rooms in accordance with A 4.1.1 (a).

ELEMENT 4.2	NATURAL VENTILATION		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*		**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.2.1 – Development maximises the number of apartments with natural ventilation.		All apartments within the proposed development are designed to maximise natural ventilation and contain openings in two different orientations. This has been achieved by a single loading corridor. Ultimately, all of the proposed apartments achieve cross ventilation, exceeding the 60% minimum. All apartments are less than 20m in depth and don't receive ventilation from lightwells, consistent with the Acceptable Outcomes.	**Objective Achieved** Apartments are generally sited so openings are oriented between 45 – 90 degrees of the prevailing wind directions; thereby maximising the number of apartments with natural ventilation. Refer to **Element 2.6 Building Depth** for additional comments.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		The development has been designed with biophilic principles throughout, including sustainable materials and fixtures, large and open spaces, extensive and water wise greenery, PV cells, double glazing, maximising cross ventilation and solar access. No dwelling relies on lightwells for the primary source of fresh air.	**Objective Achieved** Apartments have generally been designed so that main living areas and master bedrooms benefit from major openings to the balcony, thereby optimising natural ventilation to habitable rooms.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.			**Objective Achieved** See response to **O4.2.1** above.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.

A4.2.2 –

(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building

(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:

- ventilation openings oriented between 45º – 90º of the prevailing cooling wind direction **AND**
- room depth no greater than 3 × ceiling height

(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	The apartments room layouts are functional, accessible and provide a high standard of amenity for residents. The size of all apartments and bedrooms/living rooms meets the minimum sizes as set out in the 'Acceptable Outcomes' for this element. The proposed development includes a mix of 1-, 2-, and 3-bed dwellings, with both apartment and townhouse typologies. This mixture provides a variety of typologies for future residents, including the potential for families within the three-bedroom configurations.	**Objective Achieved** **Block A Residential** All dwellings are of an appropriate size and layout to allow functionality and flexibility appropriate to the expected number of occupants, as demonstrated below: • **1-bedroom** dwellings achieve a minimum internal size of 47m^2; satisfying the Acceptable Outcomes (i.e., 47m^2). • **2-bedroom** dwellings achieve a minimum internal size of 77m^2; satisfying the Acceptable Outcomes (i.e., 72m^2). • **3-bedroom** dwellings achieve a minimum internal size of 98m^2; satisfying the Acceptable Outcomes (i.e., 95m^2). • **Master- and other bedrooms** achieve a minimum internal size of 10m^2 and 9m^2 respectively; satisfying the Acceptable Outcomes (i.e., 10m^2 and 9m^2 respectively). • **Living rooms** achieve a minimum dimension of 4m; satisfying the Acceptable Outcomes. **Block B Residential** Whilst acknowledging that not all dwellings are universally accessible, all dwellings are of an appropriate size and layout to allow functionality and flexibility appropriate to the expected number of occupants, as demonstrated below: • **2-bedroom** dwellings achieve a minimum internal size of 75m^2; satisfying the Acceptable Outcomes (i.e., 75m^2). • **Master- and other bedrooms** achieve a minimum internal size of 10m^2 and 9m^2 respectively; satisfying the Acceptable Outcomes (i.e., 10m^2 and 9m^2 respectively). • **Living rooms** achieve a minimum dimension of 4m; satisfying the Acceptable Outcomes.
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	Minimum floor to ceiling heights of at least 3.6m are achieved for all dwellings, consistent with the Acceptable Outcomes. All rooms are well-proportioned and benefit from cross ventilation and sunlight access as outlined above.	**Objective Achieved** Apartments achieve a floor-to-floor height of 3.6m. Apartments have generally been designed so that main living areas and master bedrooms benefit from major openings to the balcony, thereby optimising solar access and natural

		ventilation to habitable rooms.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m²
1 bed	47m²
2 bed × 1 bath[1]	67m²
3 bed × 1 bath[1]	90m²
[1]An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.	

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m²	3m
Other bedrooms	9m²	3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
[1]Excluding robes		

A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms – 2.7m
- Non-habitable rooms – 2.4m
- All other ceilings meet or exceed the requirements of the NCC.

A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	Each dwelling has private open space accessed directly from a habitable room. All dwellings exceed the minimum dimensions as per the Acceptable Outcomes Table 4.4. The size of balconies range from approximately 8m² to 20m², exceeding the minimum area requirements.	**Objective Achieved** **Block A Residential** All balconies are of an appropriate size and layout to enhance resident amenity, as demonstrated below: • **1-bedroom** dwellings achieve a minimum balcony size of 8m^2; satisfying the Acceptable Outcomes (i.e., 8m^2). • **2-bedroom** dwellings achieve a minimum balcony size of 10m^2; satisfying the Acceptable Outcomes (i.e., 10m^2). • **3-bedroom** dwellings achieve a minimum balcony size of 14m^2; satisfying the Acceptable Outcomes (i.e., 12m^2). **Block B Residential** All balconies are of an appropriate size and layout to enhance resident amenity, as demonstrated below: • **2-bedroom** dwellings achieve a minimum balcony size of 14m^2; satisfying the Acceptable Outcomes (i.e., 10m^2).
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	Private open spaces are sited, orientated, and designed to enhance liveability. This is achieved by maximising solar access and prevailing winds, where possible, generous sizes, as well as on-structure planting. All apartments overlook the proposed entertainment and leisure precinct and the shared access way. Clothes drying areas/facilities are not provided within balconies, rather, each dwelling is to be fitted with a mechanical dryer. The facility will include solar panels, which offsets the energy consumption of mechanical dryers.	**Objective Achieved, with Conditions** All private open spaces are located, oriented and designed to enhance liveability for residents, and all are accessible via habitable rooms within the dwellings. Whilst noting the proponent intends on fitting mechanical dryers in each dwelling, it is recommended by way of condition that each balcony be provided with a clothes drying area/cabinet which is appropriately screened from public view. This allows residents to utilise balconies for air drying washing without impacting on the appearance of the development from the public realm.
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	Balconies have been carefully integrated into the overall architectural form of the building, and are not treated as individual elements. The materials and treatments are consistent with the remainder of the design.	**Objective Achieved** All balconies are adequately integrated into the architectural form and detail of the building.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.

Table 4.4 Private open space requirements

Dwelling type	Minimum Area[1]	Minimum Dimension[1]
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m

[1] Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.

A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.

A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

ELEMENT 4.5 **CIRCULATION AND COMMON SPACES**

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors. **O4.5.2** – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The proposed northern apartments are accessed via a dedicated residential lobby adjacent to the entertainment and leisure precinct, as well as directly from the first floor parking area. The central apartments are accessed via the parking area, linking to the northern apartment entrance. Open corridors are provided to both levels, served by stairs and a lift to the northern group. The north group has nine dwellings per floor, with the central group comprising four. All circulation corridors exceed the minimum width of 1.5 metres and are designed for universal access, consistent with the Acceptable Outcomes. All circulation spaces are generous in area, providing	**Objectives Achieved, with Conditions** **Block A Residential** Apartments are accessed via a pedestrian corridor along the entry to all dwellings on Levels 01 and 02. The corridor is of an adequate size and capacity to provide safe and convenient access for all residents and visitors, directly from the residential parking area (or visitor parking in the shopping centre). Universal access to all apartments is provided. The 'L' shape of the internal circulation space supports opportunities for social interaction between residents, passive surveillance, and avoids opportunities for concealment. A number of bedrooms on Level 01 have major openings to

	opportunities for informal social interactions and passive surveillance. The communal open space on the roof provides further amenity for residents and their visitors or carers. No bedroom windows or major openings to living rooms open directly onto circulation or common spaces. As such, no dwelling is impacted by light spill. Future townhouses on the northern portion of the site are proposed have direct pedestrian and vehicle access from the shared access way.	the circulation pathway, noting these are partially separated by way of 1.5m wide garden beds. It is recommended these garden beds include appropriate landscaping to reduce the impacts of light spill and noise intrusion, and to enhance visual privacy. **Block B Residential** Block B Residential incorporates similar common spaces to Block A, however the small number of apartments are serviced by a single, straight corridor. The design and width of the corridor provides opportunities for passive surveillance, and is designed for universal access (noting Level 02 apartments are accessible via lift). Similar to Block A, there are some habitable rooms and bedrooms with major openings overlooking the corridor, and it is recommended the separating garden beds are appropriate landscaped to minimise any potential negative impacts.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.		
A4.5.2 – Circulation and common spaces are designed for universal access.		
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.		
ELEMENT 4.6	**STORAGE**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	The development proposes a dedicated storage area per dwelling, summarised as follows: • 18 stores for the northern apartment group, on the first floor. • Eight stores for the central apartment group, on the first floor. All stores have a minimum dimension of 1.5m and a minimum internal height of at least 2.1m in accordance with Acceptable	**Objective Achieved** Each dwelling is provided with a separate storage area. On the advice of the Design Review Panel, the stores for the northern Block A apartments were relocated to the northern boundary to enable the communal open area to be more expansive and legible from the apartment front entry area. Block B Residential stores are located on the southern side of the apartments, directly accessible from the residential parking area.

	Outcome A4.6.1. Stores have a minimum area of 4m². Space for bulk rubbish is provided in the northern bin store on the first floor. These storage areas not visible from the public domain and located within an area accessible only to building occupants.	Each store is able to achieve the minimum dimension, internal height and area required. Separate bulk store bin areas are provided for each residential building in convenient, safe, well-lit and secure areas.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.

Table 4.6 Storage requirements

Dwelling type	Storage area[1]	Minimum dimension[1]	Minimum height[1]
Studio dwelling	3m²	1.5m	2.1m
1 bedroom dwelling	3m²		
2 bedroom dwellings	4m²		
3 bedroom dwellings	5m²		
[1] Dimensions exclusive of services and plant.			

A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.

A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space[1], is integrated into the design of the building or open space and is not readily visible from the public domain.

(1) Storage on/adjacent to private open space is additional to required open space area and dimensions.

ELEMENT 4.7	**MANAGING THE IMPACT OF NOISE**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	An ENA for the development considers noise from the use / impact of service / delivery vehicles, and noise from the entertainment and leisure precinct, and makes recommendations on the management measures to achieve	**Condition Recommended** Given the mixed-use nature of the proposed development, apartments are likely to receive noise associated with both the

O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	compliance with applicable regulations and standards.	entertainment and leisure precinct, as well as back-of-house functions associated with the shopping centre loading docks. The development application is supported by an Acoustic Report which contains various recommendations and management measures to achieve the necessary noise levels for the proposed apartments however excludes a number of noise sources considered applicable to a development of this nature. A condition of approval is recommended, requiring an updated Acoustic Report and Noise Management Plan which demonstrates how new noise sensitive developments are designed to achieve the required noise levels.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.		
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		
ELEMENT 4.8	**DWELLING MIX**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	The proposed development includes 26 dwellings in total, being a mix of one-, two-, and three-bed dwellings in a compact, standard and luxury configuration. In total the development includes • Eight x 2-bed apartments forming the central apartment group. • Four x 1-bed, 12 x 2-bed, and two x 2-bed apartments forming the northern apartment group. The dwelling mix achieves A4.8.1 and A4.8.2 by providing 50% of apartments with differing bedroom numbers on each floor. Provision is made for eight townhouses to be developed on the site, further diversifying dwelling mix (the townhouses will be subject to a future development application).	**Objective Achieved** **Block A Residential** The proposal provides 33% dwelling diversity throughout the building, comprising a mix of one-, two- and three-bedroom dwellings. **Block B Residential** As the proposal includes less than 10 dwellings, diversity is not required to be provided. Notwithstanding, it is acknowledged that **Block A** exceeds the Acceptable Outcomes.
O4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		**Objective Achieved** A mix of one-, two- and three- bedroom dwellings are provided across each Level of **Block A**.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		
ELEMENT 4.9	**UNIVERSAL DESIGN**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	The development has been designed to ensure universal access is provided to all dwellings. This includes sufficient corridor widths, the provision of widths, and appropriate gradients. Six dwellings meet the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).	**Objective Achieved** The proposal exceeds the minimum 20 per cent requirement of the Acceptable Outcomes. **Block A Residential** 28 per cent of the apartments in Block A achieve Silver Level Requirements. **Block B Residential** 25 per cent of the apartments in Block B achieve Silver Level Requirements.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.9.1 – **a)** 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR** **b)** 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).		
ELEMENT 4.10	**FAÇADE DESIGN**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	The proposed development has been designed in a site-responsive and contextual manner, responding to the existing centre and surrounding built and natural environment. This is	**Objectives Achieved, with Conditions** The Block A and Block B Residential buildings incorporate a

O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	achieved through the building mass, articulation, materiality, and landscaping. The development responds to the site prominent location, cementing the Eaton Fair Shopping Centre as the heart of the growing community. The development has the following key design and sustainability attributes: • Foremost, the development has been designed to reinforce its role as the heart of the community through the provision of the new entertainment and leisure precinct, expanded and diverse uses and activities, and relationship to the surrounding locality. This includes a new cinema and gym. Ultimately, the space has been curated to be diverse, active, and vibrant, as well as a landmark for the growing Greater Bunbury region. • Whilst the majority of the development comprises the expansion of a shopping centre, the design philosophy breaks away from traditional thinking and forms through deliberate interventions such as the opening up of ground floor tenancies to the new entertainment and leisure precinct, provision of new dining and entertainment uses beyond general retail, as well as the inclusion of residential uses. • Furthermore, the development internalises the majority of parking, reducing urban blight and providing a more urban streetscape response. • The relationship to the street has been prioritised through extensive landscaping, as well as an articulated form and chosen materiality. This ensures that the development engages the street, whilst acting as an appropriate transition to neighbouring uses. Whilst major, the development is still sensitive to its surrounds, reaching a maximum height of 26.2m, with site responsive setbacks. Further, the building mass is centred within the site, away from lower density residential land to the north and west. • The materiality comprises both contemporary elements whilst referencing surrounding natural and built heritage, including the existing Shopping Centre and the Shire's proposed civic and administration building. This includes the use of clear glazing, dark grey metal, rendered walls, timber louvres, perforated metal screening, and profiled concrete panels. These elements are articulated creating both vertical and horizontal parts, creating visual interest as well as a sense of arrival along Eaton	mix of materials and colours reflective and responsive to the local context. Whilst forming part of the broader shopping centre expansion, the use of distinctive materials and design elements to the residential façades expresses the differing nature of uses and internal functions, as well as providing visual interest when viewed from the public realm. Enhanced articulation and detailing to the residential façades offset and juxtapose the simple façade treatments to the larger shopping centre components, particularly the cinema. A condition of approval is recommended, requiring an external finishes schedule or elevations for each side of the approved buildings, detailing all external colours and cladding materials and where they will be used on the building. The plans are also required to show the location, materials and construction for screening of all proposed external building plant.

	Drive. • Apartments and their accompanying open space have been deliberately positioned above the entertainment and leisure precinct helping to provide a true urban centre, as well as providing diverse housing options for the locality. Overlooking provides both activation and passive surveillance to the spaces below, with the 'L' shaped form juxtaposing the Shire's proposed civic and administration building. • A mixture of 1-, 2-, and 3-bed apartments provide a true diverse mix of housing options. All apartments achieve required privacy, depth, site area, and overshowing requirements, as well as provide storerooms and generous private and communal open space. Whilst mixed, the is appropriate separation between the residential and commercial uses, including entrances, bin stores, and parking areas. Refer **Appendix 5** for a copy of the 10 Principles of Design Report.	

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3(d), Eaton Fair Activity Centre Plan: • Loading, servicing, bin and material storage areas, including air conditioners, compressors and other similar machinery, shall be screened from view from streets and public areas by an enclosure in the style and material of the associated building.

	Addressed through recommended conditions.

ELEMENT 4.11	ROOF DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	The proposed apartments feature a flat roof for use of services as well as a roof deck on the northern group. The roof is integrated into the overall architecture of the expanded centre.	**Objective Achieved, with Conditions** The proposal incorporates a concealed roof, with rooftop services appropriately screened and setback from the building edge. More detailed roof plans are required as a recommended condition of approval.
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.		**Objective Achieved/Condition Recommended** A communal rooftop deck is proposed atop the southern portion of the Block A apartments. Comprising an area of 385m^2, the space will be partially covered and provide added amenity for residents. Further consideration of potential sustainability measures, such as opportunities for solar energy generation, is recommended through detailed design stage.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.		
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.		
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3(e), Eaton Fair Activity Centre Plan: • Roof mounted mechanical equipment and air conditioners, if required, shall generally be screened from view by the roof form or through the use of parapet walls. Addressed through recommended conditions.	

ELEMENT 4.12	LANDSCAPE DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	The development proposes 4,665m2 of landscaping, including the provision of 3,900m2 deep soil areas, 483m2 shallow soil landscaping, as well as 282m2 on-structure planting. Combined, the landscaping creates a significant greenscape response, enhancing the public realm and internal amenity. The proposed landscaping comprises: • The provision of an entertainment and leisure precinct. • Significant enhancements to the Eaton Drive streetscape. Specifically, the retention of existing marri trees and provision of substantial additional vegetation. Overall, the space provides an appropriate interface and transition between the centre and neighbouring land use. The space will include a concrete pedestrian path to create a bushland walk. • These treatments continue along the shared access way, which has been designed in an urban streetscape typology. This includes seating and clear pedestrian paths and entrances. • Three apartment public communal spaces are proposed. These spaces will comprise plantings, seated areas, and turf. • Vegetation includes a number of native and exotic plantings, specific to the needs of the site. Overall, species have been chosen for functionality, as well as its integration into the overall architecture of the development. Overall, the development proposes the retention of a significant number of trees, which along with the proposed trees result in 133 trees over the development area. No amendments to the existing landscaping on the southern portion of the subject site is proposed. Refer **Appendix 6**, landscaping plan and report.	**Objective Achieved** Whilst not specifically associated with the residential component of the development, the proposal incorporates an appropriate landscape design to enhance the visual appeal and amenity of the entertainment and leisure precinct, which will also provide an attractive outlook from the overlooking apartments. The apartment communal spaces will also be appropriately landscaped with a selection of hardy/drought-tolerant species capable of withstanding exposed situations, whilst also enhancing resident amenity.
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.		**Objective Achieved, with Conditions** The submitted landscape masterplan proposes a diverse planting palette. Final plant selection will be determined in consultation with the Shire, ensuring species are appropriate to the orientation, exposure and site conditions.
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.		**Objective Achieved** Planting areas are proposed to be irrigated via drop-systems (utilizing best practice irrigation guidelines) from either a mains-water supply or bore. There may be opportunity to explore water harvesting or water re-use technologies through detailed design.
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.		**Objective Achieved** As outlined in the submitted landscape masterplan, the landscape for the site aims to respond to the architectural, layout and aesthetic of the built form, providing pragmatic green spaces that address the spatial use and the user requirements. The landscape design is integrated with the overall design proposal, and focusses on key functional areas and achieving an attractive outlook for residents and visitors.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		

Table 4.12 Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m × 2m
Shrubs	--	--	500-600mm	--
Ground cover	--	--	300-450mm	--
Turf	--	--	200mm	--

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3, Eaton Fair Activity Centre Plan: (a) A minimum 8% landscaping being provided, comprising both 'hard' brick paved pedestrian access and 'soft' landscaped areas, with the calculation including the adjoining road reserve (verge) areas. (b) All existing vegetation within Eaton Drive road reserve shall be retained.

ELEMENT 4.14	MIXED USE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	The overall development comprises the coordinated expansion of the Eaton Fair Shopping Centre, with the residential component comprising 26 apartments within the expanded Centre. A full summary and planning assessment of the commercial and civic portion of the development is provided within the planning report. The apartments are appropriately separated from the commercial portion of the development, with dedicated entrances. The spaces are not visible from any habitable residential space. Appropriate noise attenuation measures	**Objective Achieved, with Conditions** As a whole, the development is expected to enhance the streetscape and become a landmark feature in the Eaton locality. Activation and streetscape enhancements are focused around the entertainment and leisure precinct, however, façade treatments are proposed to ensure the surrounding streets are appropriately addressed. A condition of approval is recommended to further enhance the streetscape along the shared access way, requiring additional design features to the ground level immediately fronting the accessway.

O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	have been incorporated to ensure the protection of amenity. Separate residential and commercial parking is proposed. Refer **Appendix 9** for a copy of the Waste Management Plan, **Appendix 8** for a copy of the Environmental Noise Assessment, and **Appendix 8** for a copy of the Transport Impact Assessment.	**Objective Achieved, with Conditions** The application is supported by a range of technical inputs to demonstrate how the impacts of non-residential uses will be managed appropriately to ensure a safe and secure living environment for residents. Conditions of approval are recommended to further detail how noise, light and waste will be considered in the context of the residential apartments.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.		
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.		
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.		
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements		
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.		
\ELEMENT 4.15	**ENERGY EFFICIENCY**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	Sustainability has been integrated into the design of the development. Specifically: • Maximising access to light and ventilation to reduce overall energy use. The development exceeds the minimum solar access and cross ventilation requirements. • Provision of solar screening and double glazing to reduce solar access, where required. • Use of sustainable materials. • Extensive, low-water landscaping. • EV charging bays. • Embedded networks.	**Objective Achieved, with Conditions** Reduced energy consumption and greenhouse gas emissions are able to be achieved through the measures outlined by the applicant, noting most of these are not specifically detailed in the submitted development plans and may be subject to staging. A condition of approval is recommended which requires life cycle costing and whole of life carbon modelling to demonstrate how carbon emissions associated with the design will be minimised over the entire life cycle of the buildings.

	• The provision for future solar PV cells on the roof, which will help reduce the development reliance on the existing power network.	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.15.1 –

a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) **OR**

b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.[1]

Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.

ELEMENT 4.16	**WATER MANAGEMENT AND CONSERVATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.16.1 – Minimise potable water consumption throughout the development.	Where possible, water consumption will be minimised through the use of efficient appliances and fittings. Waterwise landscaping and irrigation systems will further minimise consumption.	**Objectives Achieved, with Conditions** Detailed design considerations such as efficient appliances and fittings, irrigation systems and stormwater management and final site plan with ground levels to be conditions of development approval.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	Stormwater runoff from small rainfall events is to be managed on site consistent with element objectives with details to be determined at the detailed design stage.	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Pavement will be graded away from the buildings and orientated towards landscaped areas with suitable drainage mechanisms integrated into the design.	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.16.1 – Dwellings are individually metered for water usage.

A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.

A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes; Cl. 3.3.3(j), Eaton Fair Activity Centre Plan:

	• All drainage shall be restricted to pre-development flows. Should the proponent wish to increase the rate of outflow from the site the Shire's stormwater network shall be upgraded at the proponent's cost.

ELEMENT 4.17	**WASTE MANAGEMENT**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	Two dedicated bin stores are proposed on the first floor parking area to service the northern and central apartments, respectively. The bin stores provide general waste and recycling bins. Space for bulk waste is also provided. Waste will be collected via the private collection service. Refer **Appendix 9**, Waste Management Plan. Swept paths are provided within the TIA, refer **Appendix 7**. Detail on commercial waste arrangements are provided within the planning report.	**Objective Achieved** Waste storage facilities are appropriately located to avoid any impacts on the streetscape, building entries and the amenity of residents.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.		**Objective Achieved, with Conditions** As outlined, waste storage facilities are appropriately located with convenient and safe access for residents. A condition of approval is recommended, requiring an updated Waste Management Plan which considers the serviceability of the existing and proposed residential refuse collections, including collection times.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Appendix 4A (or equivalent local government requirements).		
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		

ELEMENT 4.18	**UTILITIES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and	The subject site is serviced with all necessary urban services, fit for purpose and capable of meeting the needs of residents.	**Objective Achieved**

telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	This includes power, water, telecommunications, and fire services.	The site has access to all necessary services.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All utilities are located in accessible locations for maintenance and do not restrict safe movement of vehicles or pedestrians.	**Objective Achieved** Utilities are appropriately located. Further detail to be provided at building permit stage.
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	All such utilities are to be integrated into the building design and/or landscaping and are not visually obtrusive (e.g. screened roof air-conditioning condenser area and concealed basement plant areas).	**Objective Achieved** Utilities are appropriately located. Further detail to be provided at building permit stage.
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Air conditioning units are located in a screened enclosure on the rooftop and will not impact the amenity of the apartments, or the surrounding properties.	**Objective Achieved, with Conditions** Utilities are appropriately located with a condition recommended regarding screening.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.		