



Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Tuesday, 15 August 2023; 9.30am
Meeting Number: MOJDAP/264
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/85823287791>

To connect to the meeting via teleconference dial the following phone number -
+61 8 6119 3900

Insert Meeting ID followed by the hash (#) key when prompted - 858 2328 7791

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Gene Koltasz (Presiding Member)
Karen Hyde (Deputy Presiding Member)
John Syme (A/Third Specialist Member)
Mayor Rhys Williams (Local Government Member, City of Mandurah)
Cr Peter Rogers (Local Government Member, City of Mandurah)

Officers in attendance

Aaron Lucas (City of Mandurah)

Minute Secretary

Stephen Haimes (DAP Secretariat)
Claire Ortlepp (DAP Secretariat)

Applicants and Submitters

Tim Parker (Hatch RobertsDay)
Andrew Brodie (Hatch RobertsDay)
Craig Wallace (Lavan)
Bill Watkins (Peet Ltd)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

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

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Jason Hick (Third Specialist Member)
Cr Caroline Knight (Local Government Member, City of Mandurah)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).



5. Declarations of Due Consideration

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

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

- 7.1 Tim Parker (Hatch RobertsDay) presenting in support of the recommendation for the application at Item 10.1. The presentation will address support for the recommendation of the RAR.

The City of Mandurah may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

10.1 Lot 9124 Cobaki Brace, Lakelands

Development Description: Proposed Bulky Goods Showroom
Summary of Modifications: Signage feature on western portion of the building increased to 14m in height
Applicant: Hatch Roberts Day
Owner: Peet Limited
Responsible Authority: City of Mandurah
DAP File No: DAP/22/02394

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02346 DR47/2023	City of Joondalup	8 Elcar Lane, Joondalup	Two Storey Mixed Used Development	17/03/2022
DAP/22/02394 DR69/2023	City of Mandurah	Lot 9124 Cobaki Brace, Lakelands	Proposed Bulky Goods Showroom	28/04/2023
DAP/22/02379 DR98/2023	City of Swan	Lot 31 (No.1487) Neaves Road, Bullsbrook	Proposed roadhouse	16/06/2023



11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Tim Parker
Company (if applicable)	Hatch RobertsDay
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	MOJDAP/264
Meeting Date	15/08/2023
DAP Application Number	DAP/22/02394
Property Location	Lot 9124 Cobaki Brace, Lakelands
Agenda Item Number	10.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	YES ☒
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT ☒ AGAINST ☐
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will the presentation require power-point facilities?	YES ☐ NO ☒ If yes, please attach



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	<i>The presentation will address:</i> Support for the Recommendation of the RAR
--	--

In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

Following the JDAP's deferred decision on 21 July 2023, we are happy to confirm the design study accurately represents the reality of the site in regard to vegetation and the significant setback to Mandurah Road. We are pleased that on this basis, and following their own investigation of the site, the City have affirmed their recommendation that the JDAP reconsider its original decision and modify the approval to allow 10m and 14m signage elements.

It is noted that the design study prepared by the City overestimates the height of the signage as it does not take into account the distance of the development from Mandurah Road and uses an incorrect streetlight to reference the height of the development. We have attached further information to demonstrate the visual impact of the sign is less than shown by the City (Attachment 2). Notwithstanding, the City has affirmed its recommendation that the JDAP vary its original decision and allow two signage elements at 10m and 14m high.

The two signage features have always been designed and located in response to two constraints of the site, being a large drainage basin being located on the north-west corner of the site and the Lakelands Activity Centre Plan requirement of no pylon signage being permitted in the Lakelands Town Centre. These factors result in the signage needing to be set back approximately 35m from Mandurah Road and incorporated into the development.

As conditioned in the existing approval, the signage is not visible from Mandurah Road due to the setback to Mandurah Road, and it being significantly obscured by vegetation in the drainage basin. Additionally, the 10m height does not allow for signage to be placed on the south-facing portion of the signage feature. This is demonstrated in the design study contained in the RAR.

Following State Administrative Tribunal mediation, the JDAP has been invited to modify its original decision and amend the signage to 10m and 14m high. On review, the City's administration have also recommended that the JDAP modify their decision and approve the revised signage feature heights.

The key reasons the reconsideration should be approved are as follows:

- The proposed signage represents an approximately 59% reduction in the amount of signage on the tower elements compared to the alternate proposal.



- The design study demonstrates that as conditioned, the westernmost signage element would not be visible from Mandurah Road. As approved at 10m in height, the signage is almost entirely obscured by vegetation in the drainage basin, and vegetation in the median of Mandurah Road. From the southern side, at 10m there is no room for signage to be located on this face.
- The design study further demonstrates the signage is not visible from adjoining residential development to the south, and therefore has no impact on the amenity of surrounding residents.
- Any visibility of the signage feature from residential areas to the west of Mandurah road is not considered to negatively impact the amenity of these areas due to only the 'thin' side of the signage feature being visible, no signage being located on this face, and the prominence existing built form of the Lakelands Shopping Centre development to the north.
- The amended signage meets both the objectives, and assessment criteria of the City's LPP No.2 – Signage (Attachment 1)

Additionally, we request that the recommendation be modified as follows:

Metro Outer Development Assessment Panel, pursuant to section 31 of the State Administrative Tribunal Act 2004 in respect of SAT application DR 69 of 2023, resolves to:

Reconsider its decision dated 22 March 2023 and VARY its decision for DAP Application reference DAP/22/02394 by approving the accompanying plans (2951571 dated 14 June 2023) and amending condition 2(a) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of the City of Mandurah Local Planning Scheme No. 12.

Alternatively, we would also be amenable for the JDAP to approve the variation to condition 2(a) to the Existing Approval by replacing the reference to "10m" with "14m", insofar as it relates to the western-most signage element. Furthermore, it is requested that the proposed advice note to the City's recommendation in the RAR be amended to reference condition 2(a), as opposed to condition 2(b), for correctness.

We thank both the City and members of the MOJDAP for their time as part of the SAT mediation, and for the JDAP meetings. We thank the City for its efforts in assessing the proposal and affirming its recommendation that the JDAP vary its original decision.

We look forward to the JDAP's favourable determination. We have representatives from the landowner, and the project architect, Buchan, to answer any questions the Panel may have.

Extract of council's document

The lights are at a standard height of 12.5m (yellow)

Red is an estimate of what 14m might look like



3D Model overlay



Correct 12.5 streetlight reference



ATTACHMENT 2 - CITY OF MANDURAH LOCAL PLANNING POLICY NO. 2 – SIGNAGE ASSESSMENT

The City's LPP2 – Signage sets out where approval is required for signage. The signage proposed is not included within the exempt signage in the Policy, and thus requires development approval.

Clause 3.2 of LPP2 notes that where approval is required for signage, the proposal will be assessed against a series of assessment criteria. An assessment of the requested amended signage against these criteria is provided below.

Table 1: LPP 2 Objectives

Requirement	Response
<i>Ensure that advertisements are appropriately sized and sited for their location;</i>	The signage elements are incorporated into the design of the building and are (as amended) considered to be appropriately sized in the context of the approved built form. The amended height is appropriate for the location in that it provides tenants with exposure to Mandurah Road, but does not impact on the amenity of the adjacent residential area.
<i>Require advertisements to maintain and enhance the amenity of the immediate area, including areas of historical or environmental significance;</i>	The attached design study demonstrates the proposed amendment will not result in any impact on the amenity of the residential development to the south as a result of the proposed amendment and that it is not visible from the residential area to the south of the proposed development.
<i>Discourage the ineffective, visually intrusive and proliferation of excessive advertisements; and</i>	The proposed amendment results in approximately 59% reduction in the amount of signage on the tower elements compared to the original proposal. Signage elements are not visually intrusive and are not visible from adjacent residential areas.

Table 2: LPP 2 Assessment Criteria

Requirement	Response
<i>The scale and design of the proposed signage is compatible with the character of the locality and the general land use of the area.</i>	The proposed signage is typical of a bulky goods retail development. Thus, is consistent with the land use of the locality with the site being zoned 'District Centre: Mixed Business' under the Lakelands Town Centre Precinct Structure Plan. The 14m high signage is lower than the 18m high signage that is present at the Lakelands Shopping Centre, providing transition to the surrounding residential development. The signage provides a wayfinding feature that identifies the location of the development, and identifies the individual tenancies to passing traffic.
<i>The scale and design of the proposed signage is in keeping with the scale and design of the building and does not obscure architectural features.</i>	The signage has been designed to read as part of the building through the use of consistent materiality and a continuation of the roof-line.
<i>The proposed signage does not block views, does not interfere with the safe movement of pedestrian traffic, or affect the amenity of adjoining properties.</i>	The attached design study demonstrates the proposed amendment will not result in any impact on the amenity of the residential development to the south as a result of the proposed amendment. No signage is visible from the residential development to the west of Mandurah Road, and while the 'thin' side of the signage feature is visible from this area, taking into account the development in the Lakelands Shopping Centre, the proposed signage is not considered to affect the amenity of these properties.
<i>The proposed signage represents a cohesive and attractive visual statement.</i>	The use of consistent materiality and architectural features ensures the signage elements read as part of the building.
<i>The proposed signage ensures that visual surveillance of the street is maintained or enhanced.</i>	No change to window signage treatment (as per condition 18 of the approval) is proposed.

Addendum to RAR for DA-10291 Cobaki Brace Lakelands

Reference is made to the Metro Outer JDAP meeting held Friday 21st of July where the application was deferred to allow the applicant and City to visit the site and provide further imagery in order to clarify the size and extent of vegetation that exists within the adjacent drainage reserve.

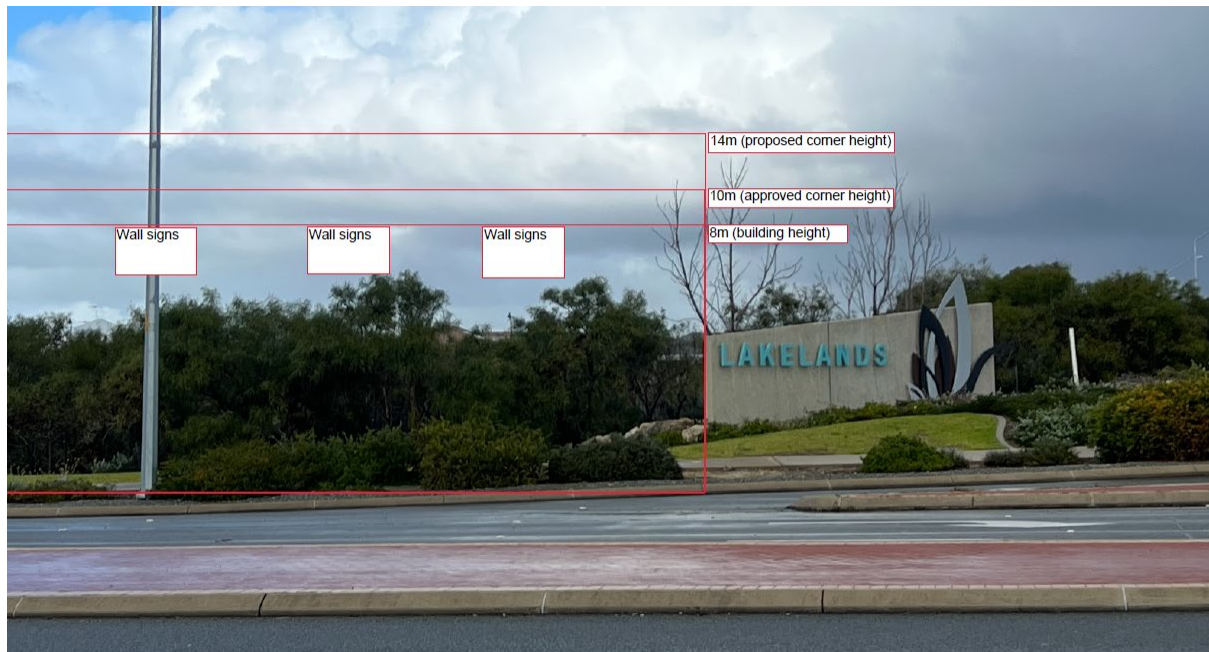
The applicant has provided a site analysis and contend the imagery is accurate in terms of the perspective point and the size and scale of existing vegetation that it is believed provides screening of the proposed development.

The City attended the site on two occasions and also provides imagery which illustrates the height of the sign proposed at 14m. The City believes the standard heights of the street lighting in the Main Roads reserve to be 12.5m and due to the distance from the site and to demonstrate the height from these adjacent areas, approximations of the heights are made.

The City also attended the site and launched a drone above the site footprint to a height of 14m, 10m and 8m to illustrate the visibility of the development. It is noted the vegetation that is within the adjacent reserve is predominantly Acacia and officers suggest this is unlikely to grow any higher than it currently is.

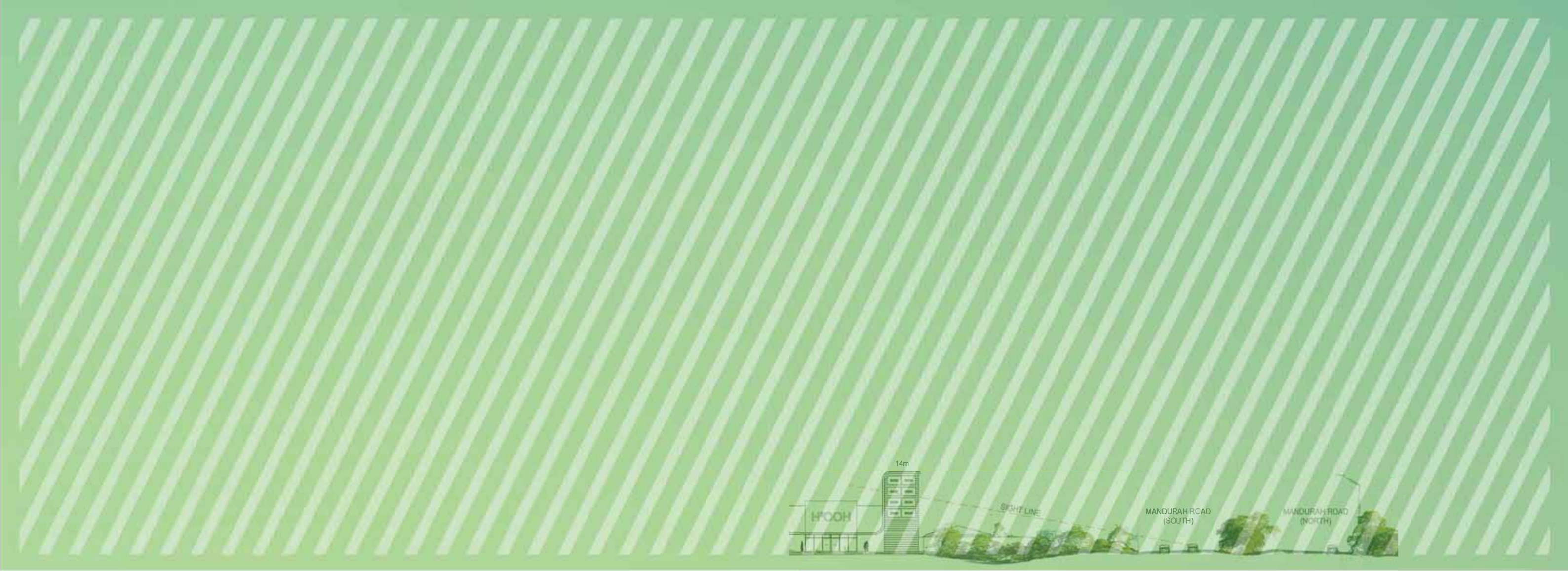
While the City remains concerned and is confident signage on the site would be visible at a lower height, the recommendation within the RAR remains.

City of Mandurah illustration showing heights against ta drone flown to the named altitudes.



City imagery showing the heights based on using the street lights as a datum of 12.5m when viewed from nearby residential to the west and from the intersection.





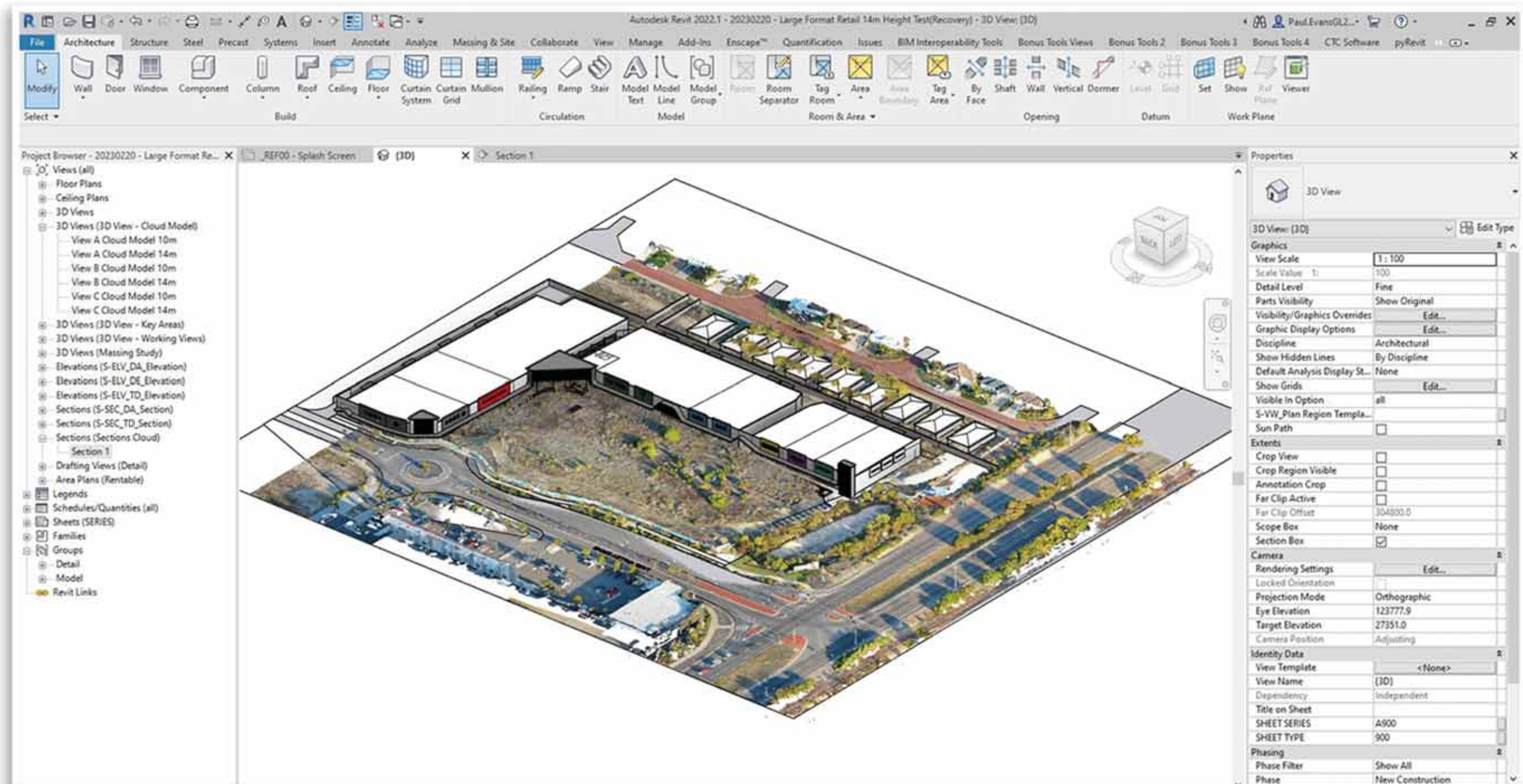
Lakelands Bulky Goods/ 10m-14m Sign Analysis

Method/

3D Photogrammetry Model

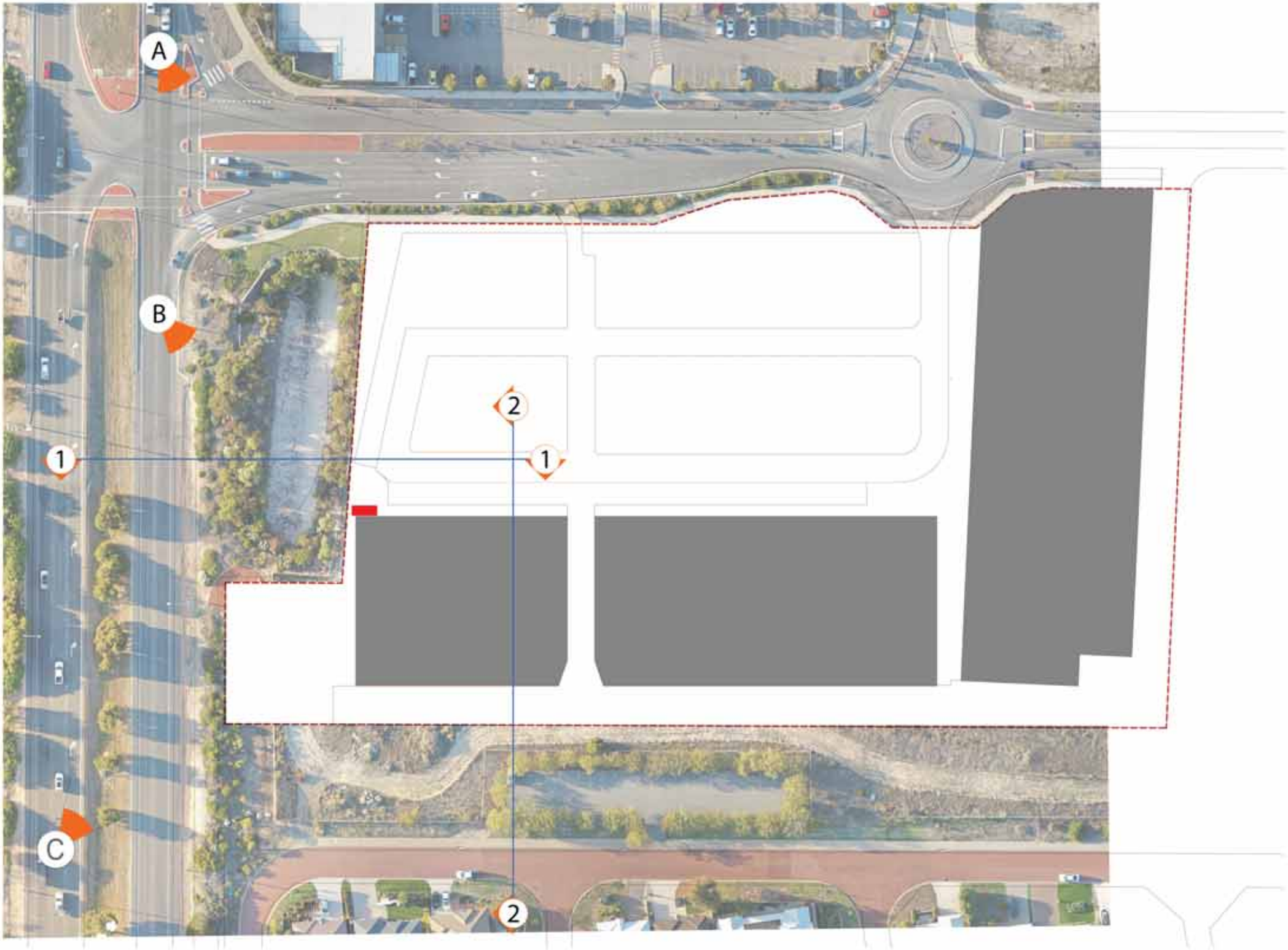
Generated with a Drone Survey

Inserted into 3D BIM Model

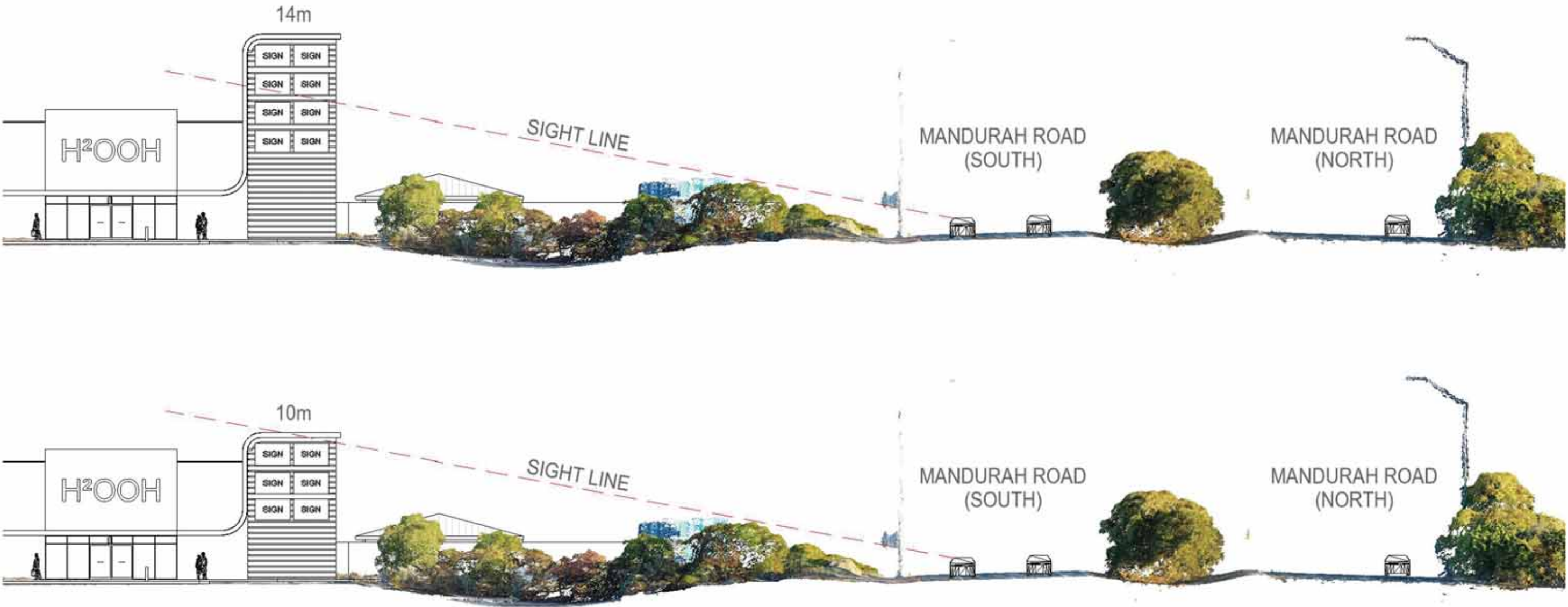


Keyplan/

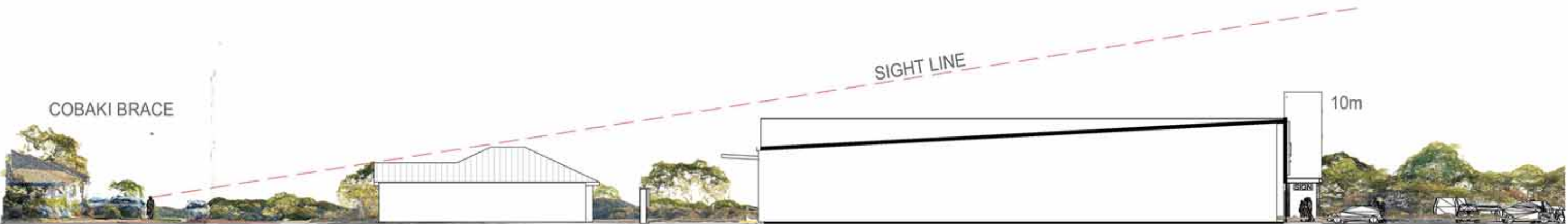
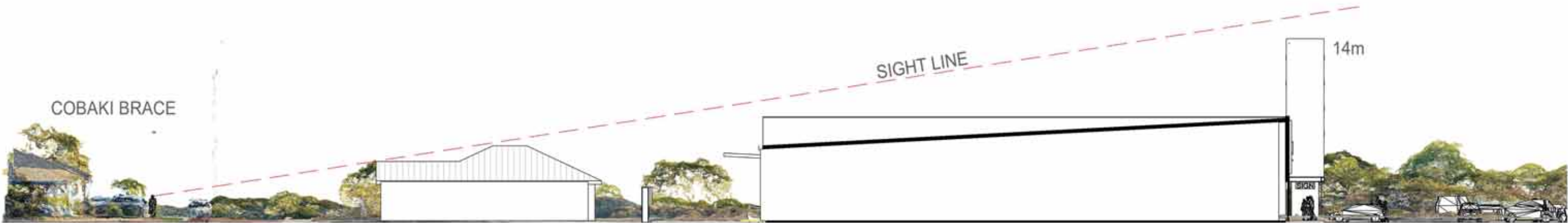
Critical Views



Comparative Sections through Mandurah Road



Comparative Sections through Cobaki Brace Residential



View A



View A



View A



View A



View B



View B



View B



View C



View C



View C





State Administrative Tribunal Reconsideration: Responsible Authority Report

(Regulation 12)

Notes for Author

This template is provided to assist in the formulation of a Responsible Authority Report (RAR) where the Development Assessment Panel (DAP) has been invited by the State Administrative Tribunal (SAT) to reconsider a previous decision.

This template contains guidance to assist the author prepare a report that is comprehensive, succinct and addresses the key issues required for a decision to be made under the relevant Local Planning Scheme and Region Scheme (where applicable). The guidance notes should be deleted once the RAR is prepared and do not form part of the report.

The RAR template also provides for some sections to be deleted if they are not required. Where other sections are not relevant to a particular report and there are no specific notes, please insert either “not relevant” or “not applicable” under those headings.

Where the RAR template is submitted to a Council meeting, please note:

- The officer’s recommendation may be placed either first or last in accordance with the usual requirements of the Council meeting.
- For the submission of the RAR to the DAP Secretariat, the heading “Responsible Authority Recommendation” must contain the Council’s recommendation.
- If the officer recommendation is different from the Council recommendation, this should be shown under the heading “Officer Recommendation”.
- The “Reasons for Responsible Authority Recommendation” section should be completed after the Council meeting and should reflect why the recommendation differs from the reasons as shown in the minutes of the Council meeting.
- Where local government officers have delegation to provide the RAR to the DAP secretariat, only the “Responsible Authority Recommendation” should be completed and the “Officer Recommendation” section can be deleted.

LOT 9124 COBAKI BRACE, LAKELANDS – PROPOSED BULKY GOODS SHOWROOM

State Administrative Tribunal Reconsideration – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Outer JDAP	
Local Government Area:	City of Mandurah	
Summary of Modifications:	Signage feature on western portion of the building increased to 14m in height	
Applicant:	Hatch Roberts Day	
Owner:	Peet Limited	
Value of Development:	\$15 million	
Responsible Authority:	City of Mandurah	
Authorising Officer:	Brendan Ingle Executive Manager Development and Compliance	
LG Reference:	DA10291	
DAP File No:	DAP/22/02394	
SAT File No (DR reference):	DR69 of 2023	
Date of Decision under Review:	22 March 2023	
Application for Review Lodgement Date:	28 April 2023	
Attachment(s):	1. Site Plan 2. Building Elevations Sheet 1 3. Building Elevations Sheet 2	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☒ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Outer Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR69 of 2023, resolves to:

Reconsider its decision dated 22 March 2023 and **VARY its** decision for DAP Application reference DAP/22/02394 and accompanying plans (2951571 (14 June 2023)) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Mandurah Local Planning Scheme No. 12.

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Advice Notes

1. The above reconsideration relates only to the condition 2(b) of the approval; decision made by the Metro Outer Development Assessment Panel on March 22, 2023, and all other conditions of that approval shall be applied to the amended approval.

Details: outline of development application

Region Scheme	Peel Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No 12
Local Planning Scheme - Zone/Reserve	District Centre
Structure Plan/Precinct Plan	Lakelands Activity Centre Structure Plan
Structure Plan/Precinct Plan - Land Use Designation	Mixed Business and Residential R40
Use Class and permissibility:	Bulky Goods Showroom: P Restaurant/Café: I
Lot Size:	4.28 ha
Existing Land Use:	Vacant land
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposed Land Use	Bulky Goods Showroom, Restaurant/Café
Proposed Net Lettable Area	9,783m ²
Proposed No. Storeys	1
Proposed No. Dwellings	NA

Background:History of Application

The proposed development of Bulky Goods Showrooms was approved by the Metro Outer Development Assessment Panel on March 22, 2023 with the support of the Local Authority.

Application to the State Administrative Tribunal

Application was made to the State Administrative Tribunal 28 April 2023 for review of conditions relating to the proposal.

The State Administrative Tribunal (SAT) has made orders inviting the decision-maker, under Section 31 of the *State Administrative Tribunal Act 2004* (SAT Act) to reconsider its decision. The decision-maker may:

- affirm the previous decision,
- vary the decision, or
- set aside the decision and substitute a new decision.

Legislation and Policy:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Local Planning Scheme No 12

State Government Policies

State Planning Policy 7 - Design of the Built Environment

Structure Plans/Activity Centre Plans

Lakelands Town Centre Precinct Structure

Local Policies

Local Planning Policy No 2 - Signage

Consultation:

Public Consultation

The proposal was not advertised.

Planning Assessment:

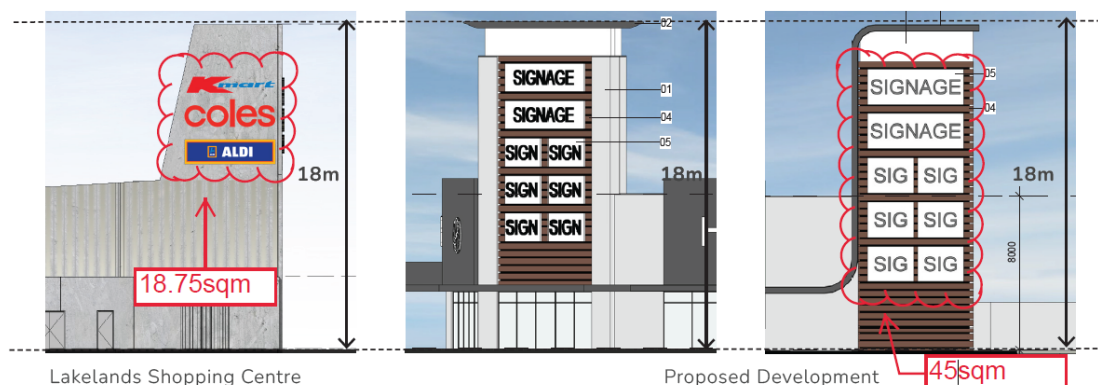
The following provides specific reference to the subject of the condition being reviewed which called for the reduction in the corner feature signs on the development being reduced from 18 metres in height to 10 metres in height.

In the Responsible Authority Report, the City provided the following discussion which related to the subject signage:

Corner Feature Signage

The proposal includes two signage corner features, measuring 18m in height. These corner features will be more than double the height of the main building and will dominate the development and the streetscape. The applicant's justification for the signage is that they are consistent with the height of the Lakelands Shopping Centre. These two sites are considered to be incomparable for the following reasons:

- 1. The Lakelands Shopping Centre is a District Centre and a significantly larger development, with a retail floor area of approximately 20,000sqm. The proposed development is half the size, with a GLA of approximately 10,000sqm. Therefore, the signage should reflect this hierarchy.*
- 2. Even if the height was considered appropriate, the proposal has significantly larger signage areas on the corner features when compared to the Lakelands Shopping Centre. As an example, the northern face of the corner element on Building C has a total sign area of 45sqm, compared to the Lakelands Shopping Centre with 19sqm.*



Given the above, the City recommends that the height of the corner features be reduced to 10m, measured from the finished floor level. By way of comparison, the height of the pylon sign for the Halls Head bulky goods precinct is 6.5m. A 10m high pylon is larger than would normally be permitted under LPP2, however the additional height has been considered appropriate as it has been designed into the building.

In summary, the extent of signage is contrary to LPP2 and would result in unnecessary clutter of the streetscape. The City recommends that the plans be amended via condition of approval and considers the amended signage to be more than sufficient given the prominence of the site.

It is acknowledged the revised proposal that has been presented by the applicant reduces the height of one of the features, (easternmost) to 10 metres, consistent with the condition of approval. The proposal seeks to gain approval for the feature adjacent to Mandurah Road at a height of 14 metres.

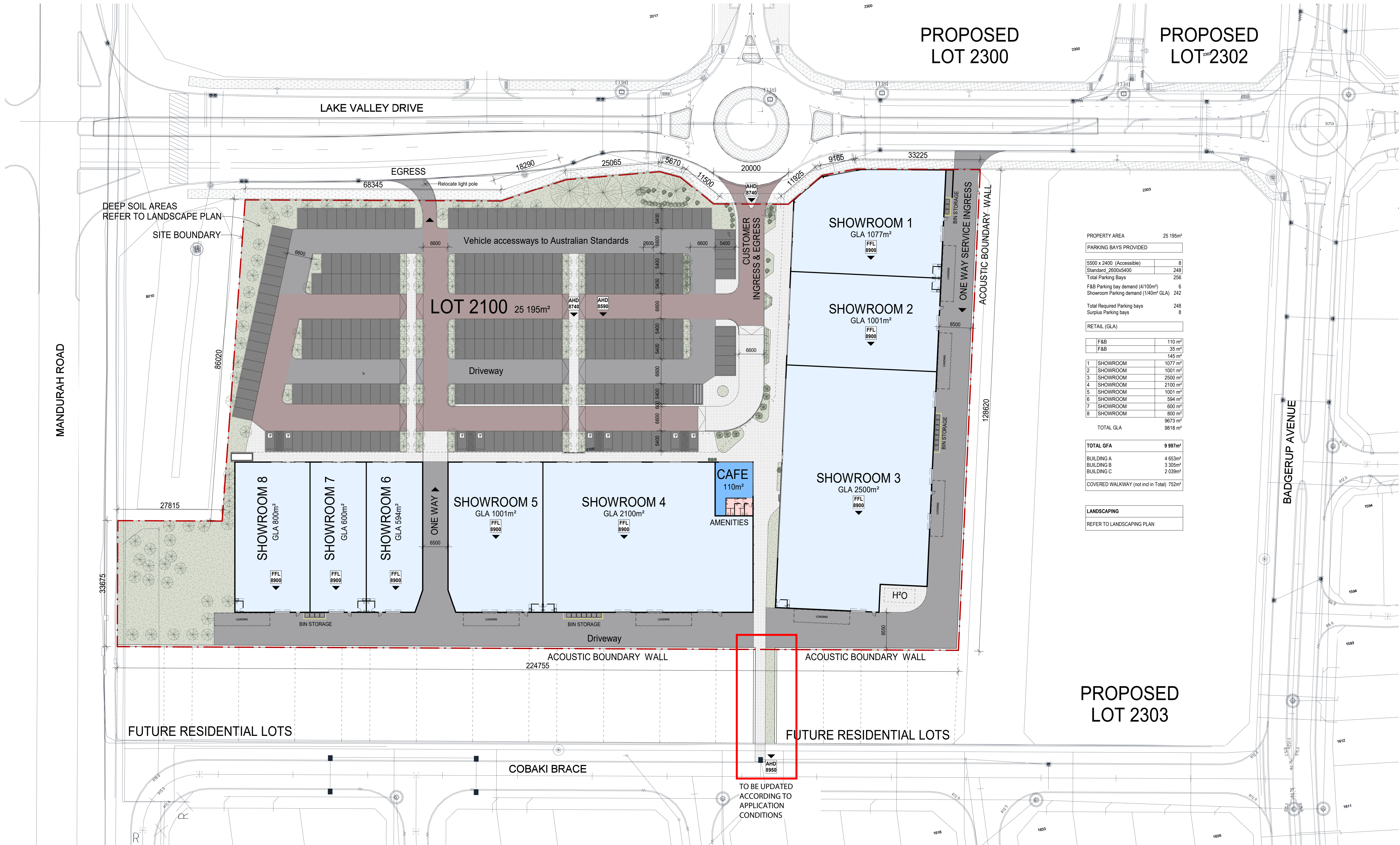
Consideration of additional height

In considering the proposed 14 metre high signage feature, the City notes the following:

- The City's concerns and commentary above that raises concern with the scale of the Lakelands Shopping Centre signage and the scale of that site when compared to the much lower scale of the Bulky Goods Showroom development are somewhat addressed through the reduced signage from two, 18 metre high signs to one 10 metre high sign and one 14 metre sign.
- It is acknowledged the higher of the two feature signs, which is the subject of this report, is located at the farthest point from any existing or future residential land uses and as such its impact is considered less.
- The applicant has successfully demonstrated the landscaped area between the subject site and Mandurah Road may grow and gradually become more of a screen to the built form. With this in mind, the increase in height could be justified.
- While the City still has some concerns relating to the sign face area, it is acknowledged the reduction in the heights has a similar reducing effect of the size of the sign face.
- With the bulk and scale of the built form to the immediate north with the Lakelands Shopping Centre, it is acknowledged the impact of the feature signs will be partially reduced.

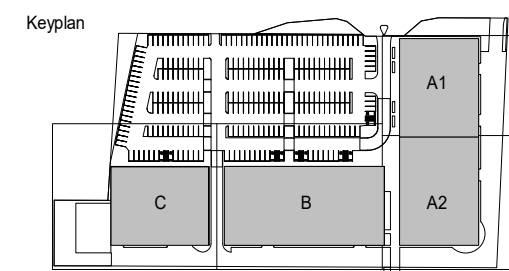
Conclusion:

The proposed signage features are still significantly beyond what would normally be approved in terms of signage; however, it is acknowledged that the context does provide justification to consider the increase in size. While the City still holds some concern with the signage that is proposed, it does accept the proposal to increase to 14 metres for the sign feature closest to Mandurah Road.



PROPERTY AREA	25 195m²
PARKING BAYS PROVIDED	
5500 x 2400 (Accessible)	8
Standard 2600x5400	248
Total Parking Bays	256
F&B Parking bay demand (4/100m²)	6
Showroom Parking demand (1/140m² GLA)	242
Total Required Parking bays	248
Surplus Parking bays	8
RETAIL (GLA)	
F&B	110 m²
F&B	35 m²
F&B	145 m²
1 SHOWROOM	1077 m²
2 SHOWROOM	1001 m²
3 SHOWROOM	2500 m²
4 SHOWROOM	2100 m²
5 SHOWROOM	1001 m²
6 SHOWROOM	594 m²
7 SHOWROOM	600 m²
8 SHOWROOM	800 m²
TOTAL GLA	9673 m²
TOTAL GLA	9818 m²
TOTAL GFA	9 997m²
BUILDING A	4 653m²
BUILDING B	3 305m²
BUILDING C	2 039m²
COVERED WALKWAY (not incl in Total)	752m²
LANDSCAPING	
REFER TO LANDSCAPING PLAN	

Rev.	Date	Description	Iss.	Appr.
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File
C:\SCR\2022\0905 - Large Format Retail v2_Paul Evans\GL2A2.rvt

Project
LAKELANDS BULKY GOODS
LAKE VALLEY DRIVE, LAKELANDS, WA 6180

Project Number
18028

Status

Date Plotted 04/11/2022 10:29:44

Date Issued

Scale 1 : 500 @A1

0 5 10 20 30M

Drawing Title
SITE PLAN

Drawing Number
DA101

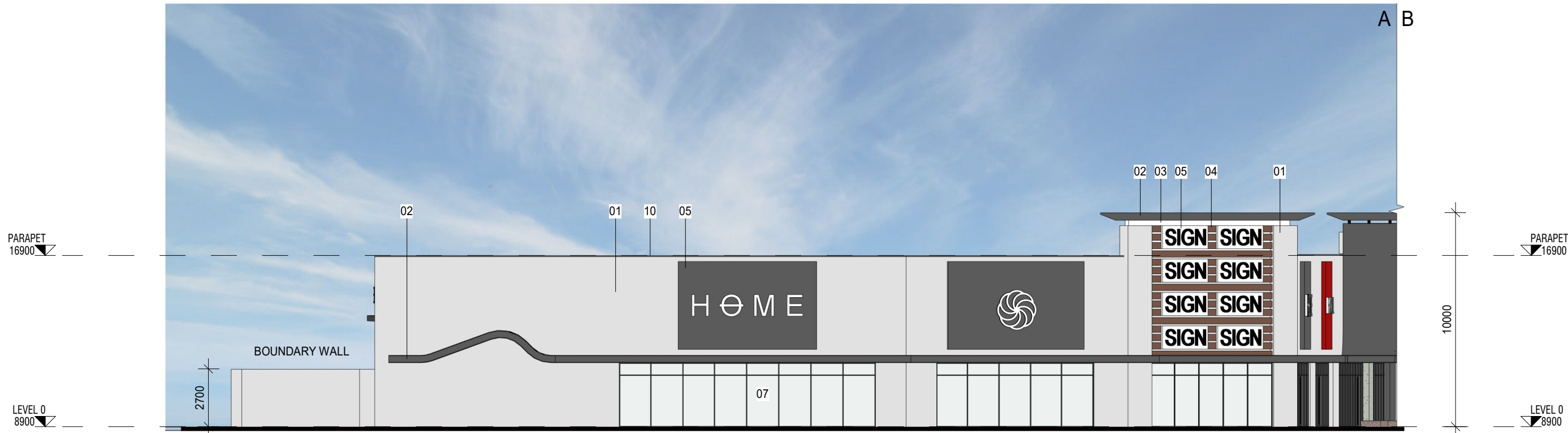
Revision

BUCHAN

Perth Studio
+ 61 8 9211 9898 / buchangroup.com.au

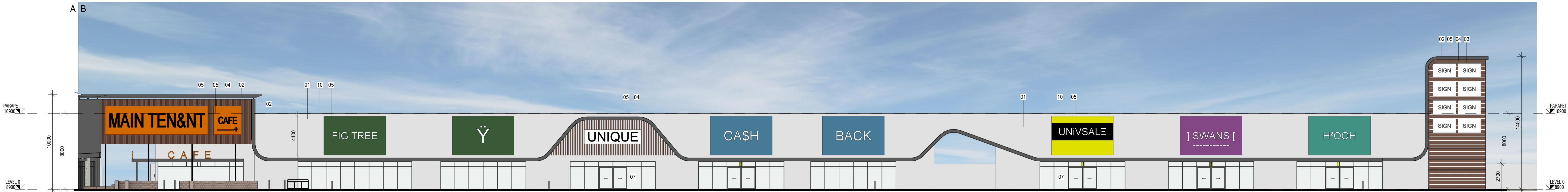
FINISHES

- 01 PAINT TO TILT-UP CONCRETE. COLOR: SOUTHERLY
- 02 COLORBOND SHEETING. COLOUR: MONUMENT
- 03 WHITE TRANSLUCENT POLYCARBONATE
- 04 WOOD LOOK CFC
- 05 SIGN BY TENANT. FINAL DESIGN TBC
- 07 POWDERCOATED SHOPFRONT WITH CLEAR GLAZING
- 08 ROLLER SHUTTER. COLOUR: SURFMIST
- 09 COLORBOND SHEETING. COLOUR: SOUTHERLY
- 10 COLORBOND ROOF TRIM. COLOUR: MONUMENT
- 11 PRECAST CONCRETE WEATHER SEALED



2 BUILDING A NORTH ELEVATION

DA201 SCALE 1 : 200



4 BUILDING B & C NORTH ELEVATION

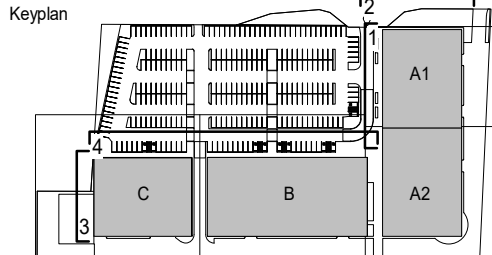
DA201 SCALE 1 : 200



3 BUILDING C WEST ELEVATION

DA201 SCALE 1 : 200

Rev.	Date	Description	Iss.	Appr.
A	2023.06.06	REVISED ELEVATIONS FOR RECONSIDERATION		



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File
W:\Projects\2018\18028 Lakelands Bulky Goods\Revit\20230220
- Large Format Retail 14m Height Test v2.rvt

Project
LAKELANDS BULKY GOODS
LAKE VALLEY DRIVE, LAKELANDS, WA 6180

Project Number
18028

Status
Date Plotted 6/06/2023 1:10:37 PM
Date Issued
Scale 1 : 200 @A1
0 2 4 8 12M

Drawing Title
BUILDING ELEVATIONS SHEET 1

Drawing Number
DA401

Revision
A

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FINISHES

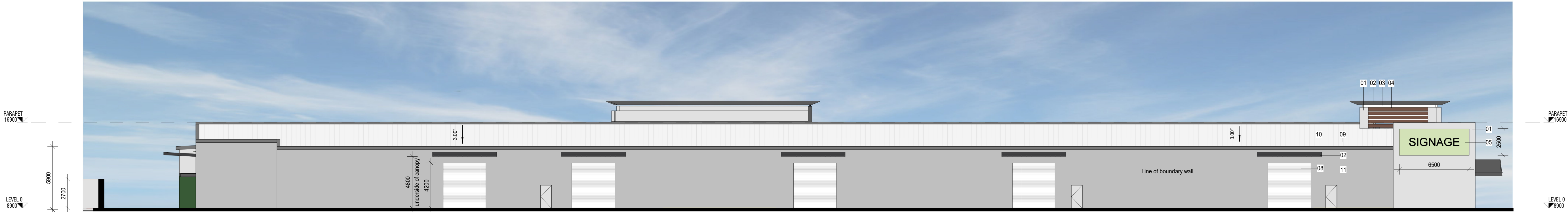
- 01 PAINT TO TILT-UP CONCRETE. COLOR: SOUTHERLY
- 02 COLORBOND SHEETING. COLOUR: MONUMENT
- 03 WHITE TRANSLUCENT POLYCARBONATE
- 04 WOOD LOOK CFC
- 05 SIGN BY TENANT. FINAL DESIGN TBC
- 07 POWDERCOATED SHOPFRONT WITH CLEAR GLAZING
- 08 ROLLER SHUTTER. COLOUR: SURFMIST
- 09 COLORBOND SHEETING. COLOUR: SOUTHERLY
- 10 COLORBOND ROOF TRIM. COLOUR: MONUMENT
- 11 PRECAST CONCRETE WEATHER SEALED



2 BUILDING B & C SOUTH ELEVATION
DA201 SCALE 1 : 200

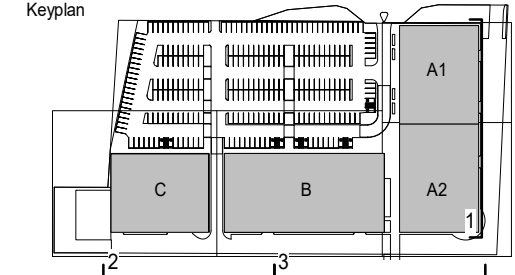


3 BUILDING A & B SOUTH ELEVATION
DA201 SCALE 1 : 200



1 BUILDING A EAST ELEVATION
DA201 SCALE 1 : 200

Rev.	Date	Description	Iss.	Appr.
A	2023.06.06	REVISED ELEVATIONS FOR RECONSIDERATION		



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File
W:\Projects\2018\18028 Lakelands Bulky Goods\Revit\20230220
- Large Format Retail 14m Height Test v2.rvt

Project
LAKELANDS BULKY GOODS
LAKE VALLEY DRIVE, LAKELANDS, WA 6180

Project Number
18028

Status
Date Plotted 6/06/2023 1:10:52 PM
Date Issued
Scale 1 : 200 @A1
0 2 4 8 12M

Drawing Title
BUILDING ELEVATIONS SHEET 2

Drawing Number
DA402

Revision
A

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