



SECRET HARBOUR SQUARE



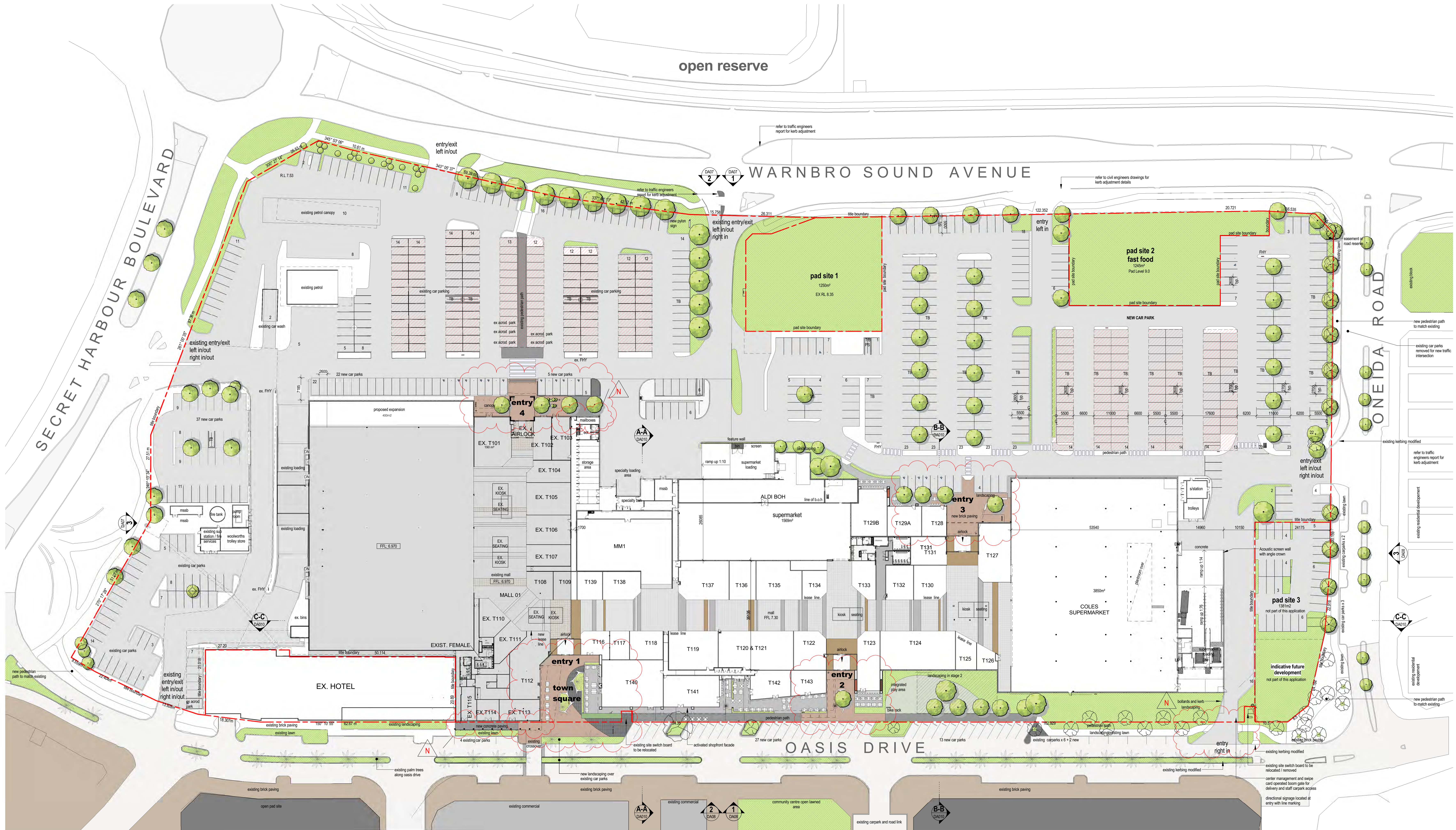
OASIS DRIVE - SCRET HARBOUR WA

<u>DRAWING LIST - DA</u>	
<u>No.</u>	<u>DRAWING NAME</u>
DA00	COVER SHEET
DA01	SITE CONTEXT PLAN
DA02	SITE PLAN
DA02.2	SITE PLAN - SHADE SAILS
DA03	ENTRY 1 PLAN - TOWNHALL SQUARE
DA04	ENTRY 2 PLAN
DA04.1	ENTRY 3 PLAN
DA05	ENTRY 4 PLAN
DA06	ROOF PLAN
DA07	ELEVATIONS
DA08	ELEVATIONS
DA010	SECTIONS + VIEWS
DA011	SIGNAGE PLAN EXTERNAL
DA012	SIGNAGE EXTERNAL
DA013	SIGNAGE EXTERNAL



LEGEND

- Subject Site
- Significant Roads
- District Centre/Community/Schools
- Multi Residential Mixed Use Area
- Business Area
- Public Park + Open Area
- Existing Residential
- Pad Site
- Pedestrian Line
- Principle Pedestrian Line



Ground Floor 1:500

NOTE:
REV 'N' AMENDMENTS
1) COLUMNS RE-INSTALLED IN FRONT OF EX. T114;
2) REVISIT MAINTENANCE ACCESS ADJACENT TO ENTRY 4;
3) PROPOSED SCREEN SIGNAGE ZONE BEHIND CENTRAL SUPERMARKET LOADING;
4) REVISIT KERB ALIGNMENT TO SOUTH WEST CARPARK ACCESS.

NOTE:
REV 'O' AMENDMENTS
1) SURFACE PAVING AND SOFT LANDSCAPE CHANGES - REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL.

C1 This is a sample comment
REVISION MARKER

no.	date	ISSUE / revision	by
1	10.10.14	CA ISSUE	RM
2	10.10.14	CA ISSUE	RM
3	10.11.14	CA ISSUE	RM
4	10.11.14	CA ISSUE	RM
5	10.11.14	CA ISSUE	RM
6	10.11.14	CA ISSUE	RM
7	10.11.14	CA ISSUE	RM
8	10.11.14	CA ISSUE	RM
9	10.11.14	CA ISSUE	RM
10	10.11.14	CA ISSUE	RM
11	10.11.14	CA ISSUE	RM
12	10.11.14	CA ISSUE	RM
13	10.11.14	CA ISSUE	RM
14	10.11.14	CA ISSUE	RM
15	10.11.14	CA ISSUE	RM
16	10.11.14	CA ISSUE	RM
17	10.11.14	CA ISSUE	RM
18	10.11.14	CA ISSUE	RM
19	10.11.14	CA ISSUE	RM
20	10.11.14	CA ISSUE	RM



project - address
Secret Harbour Expansion
420 Secret Harbour Boulevard,
Secret Harbour, W.A 6173

drawing title
SITE PLAN

D.A. ISSUE

2013-074

DA02

As indicated

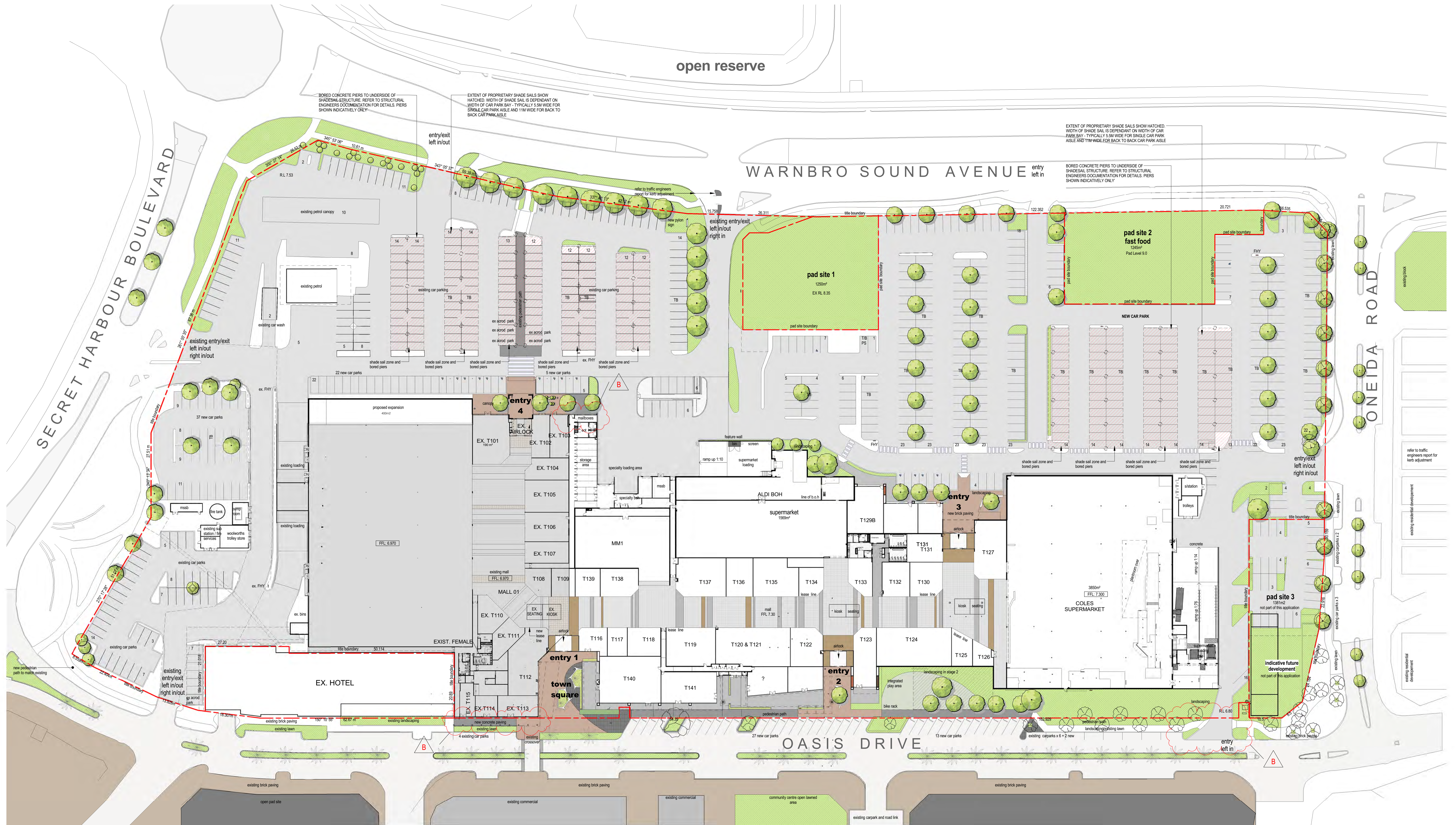
RM

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SYDNEY
PERTH

1800 422 533



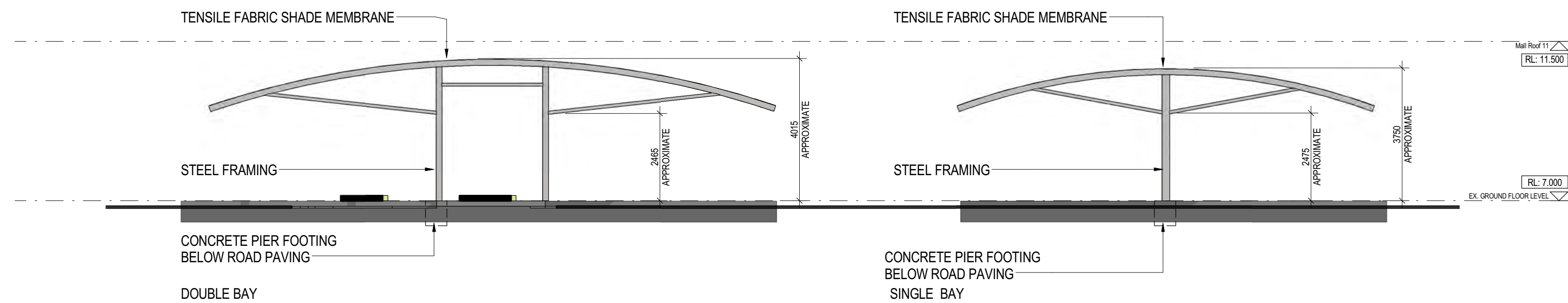
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Site Plan Car Park Shade Sails 1:500

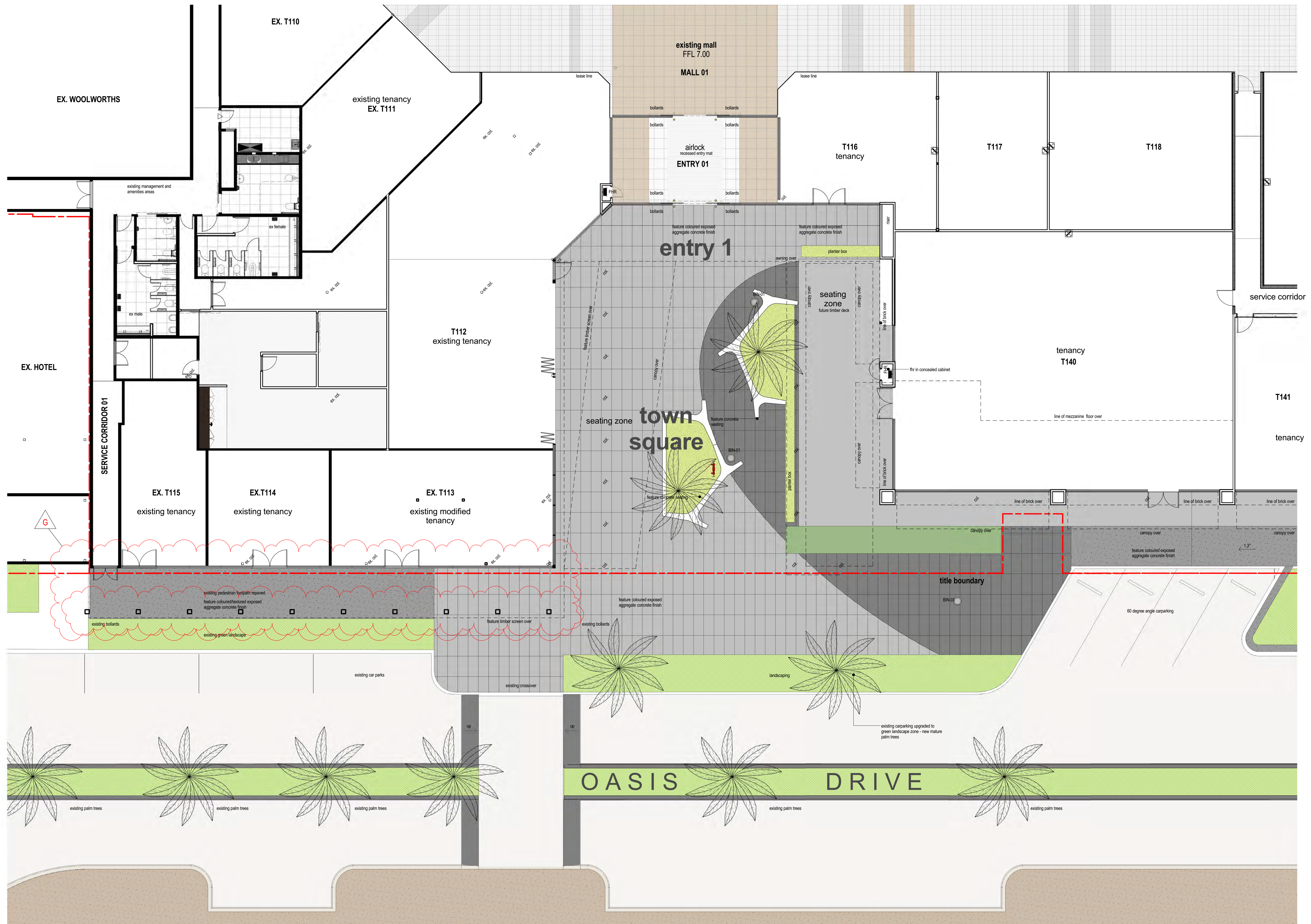
NOTE:
REV N AMENDMENTS
1) COLUMNS RE-INSTALLED IN FRONT OF EX T114
2) REVISED MAILBOX ACCESS ADJACENT TO ENTRY 4
3) PROPOSED SCREEN SIGNAGE ZONE BEHIND CENTRAL SUPERMARKET LOADING
4) REVISED KERB ALIGNMENT TO SOUTH WEST CARPARK ACCESS

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SHADE SAIL LEGEND

SHADE SAIL LOCATION



NOTE:
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SUPERMARKET LOADING;
4) REVISED KERB ALIGNMENT TO SOUTH WEST CARPARK
ACCESS.

PROPOSED TOWN SQUARE

 This is a sample comment
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D.A. ISSUE

job no. 2013-074
drawing no. DA03
H
As indicated RM

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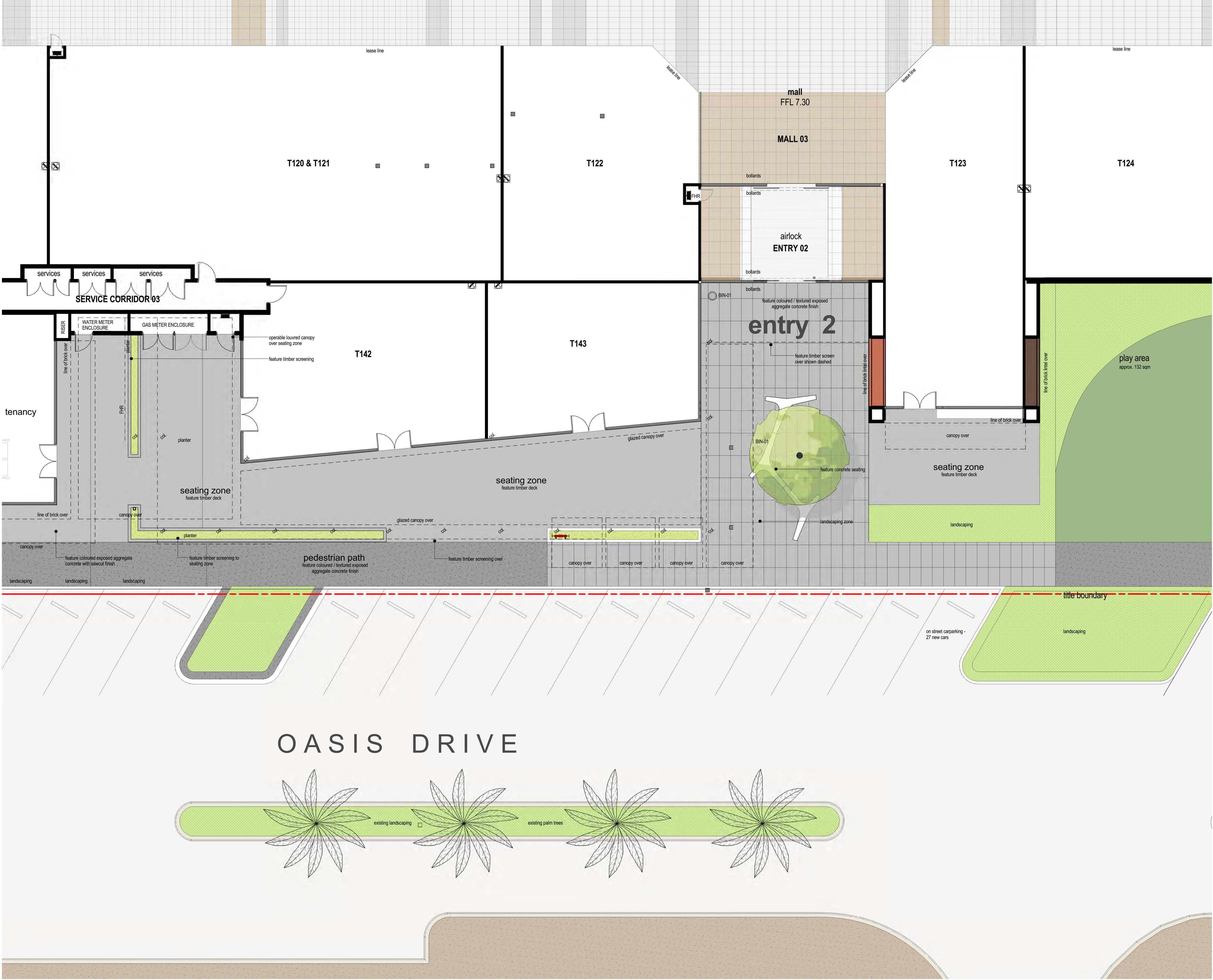
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Charter
Hall

project - address
Secret Harbour Expansion
420 Secret Harbour Boulevard,
Secret Harbour, W.A 6173

drawing title
ENTRY 1 PLAN - TOWNHALL
SQUARE



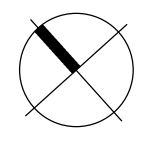
ENTRY TWO



D.A. ISSUE

job no.	drawing no.	issue
2013-074	DA04.1	A
author	DA04.1	Author
1:100		

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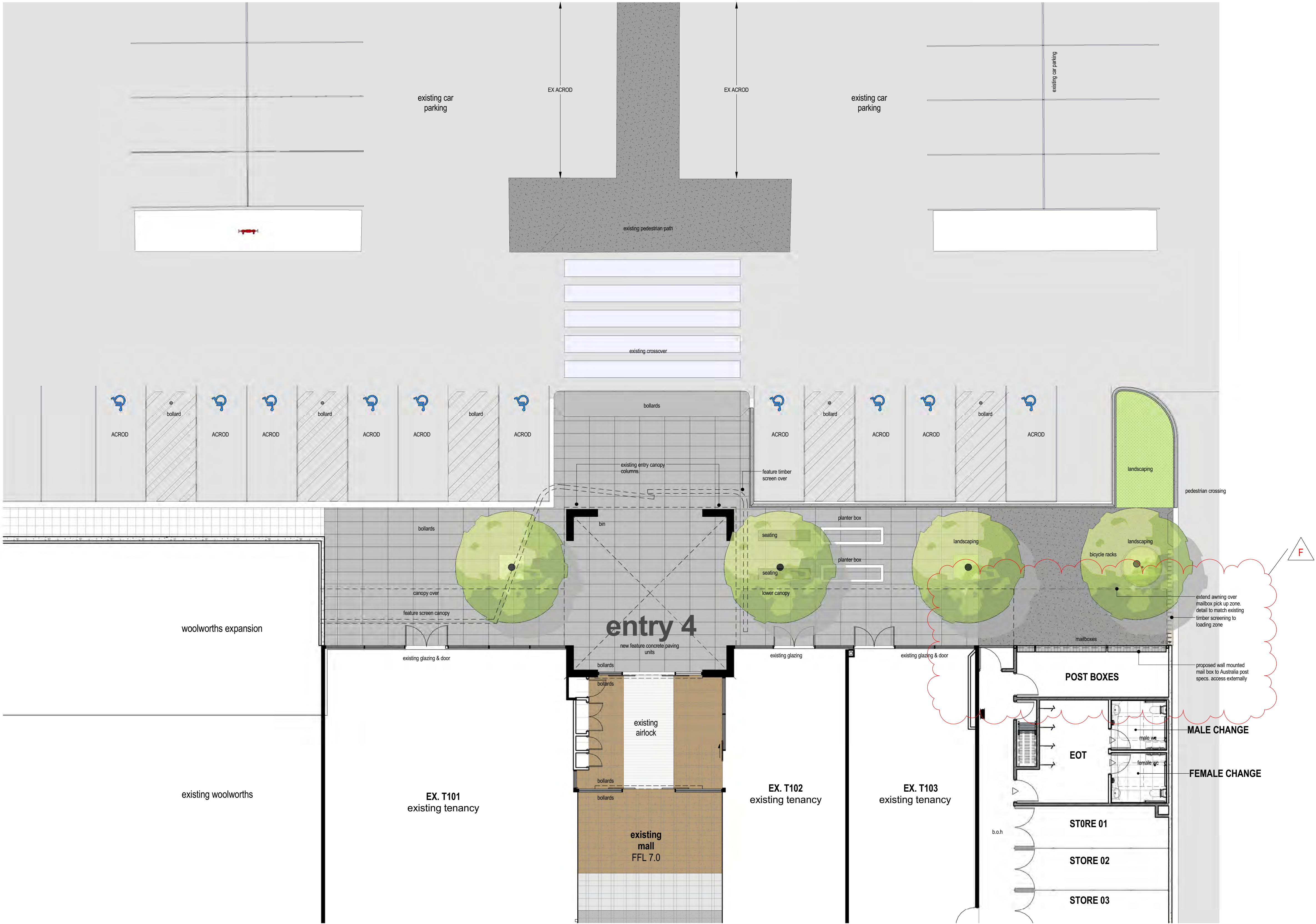
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420 Secret Harbour Boulevard,
Secret Harbour, W.A 6173

ENTRY 3 PLAN

no.	date	issue / revision	by
1	13/11/16	DA04.1	DA04.1



PROPOSED ENTRY FOUR

C1 This is a sample comment
: REVISION MARKER

NOTE:
REV 'N' AMENDMENTS
1) COLUMNS RE-INSTATED IN FRONT OF EX T114.
2) REVISED MAILBOX ACCESS ADJACENT TO ENTRY 4.
3) PROPOSED SCREEN SIGNAGE ZONE BEHIND CENTRAL SUPERMARKET LOADING.
4) REVISED KERB ALIGNMENT TO SOUTH WEST CARPARK ACCESS.

D.A. ISSUE

job no.	drawing no.	issue
2013-074	DA05	G
	As indicated	RM

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no.	date	issue / revision	by
A	03.04.14	CA ISSUE	RM
B	03.04.14	CA ISSUE REVIEW	RM
C	03.04.14	CA ISSUE REVIEW	RM
D	03.04.14	CA ISSUE	RM
E	03.04.14	CA ISSUE	RM
F	03.04.14	CA ISSUE	RM
G	03.04.14	CA ISSUE	RM



project - address
Secret Harbour Expansion
420 Secret Harbour Boulevard,
Secret Harbour, W.A 6173

drawing title
ENTRY 4 PLAN

job no.
2013-074

drawing no.
DA05

issue
G

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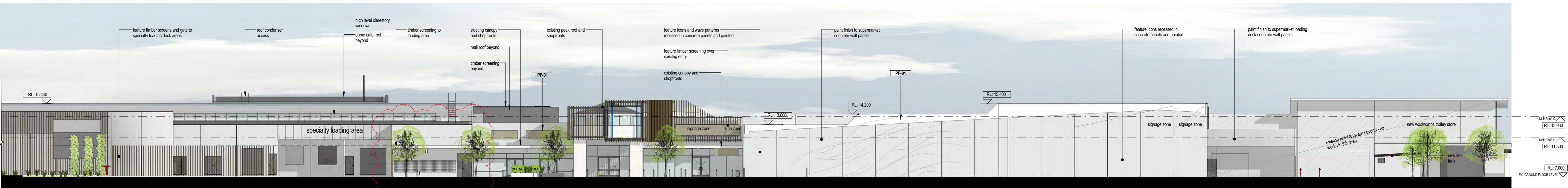
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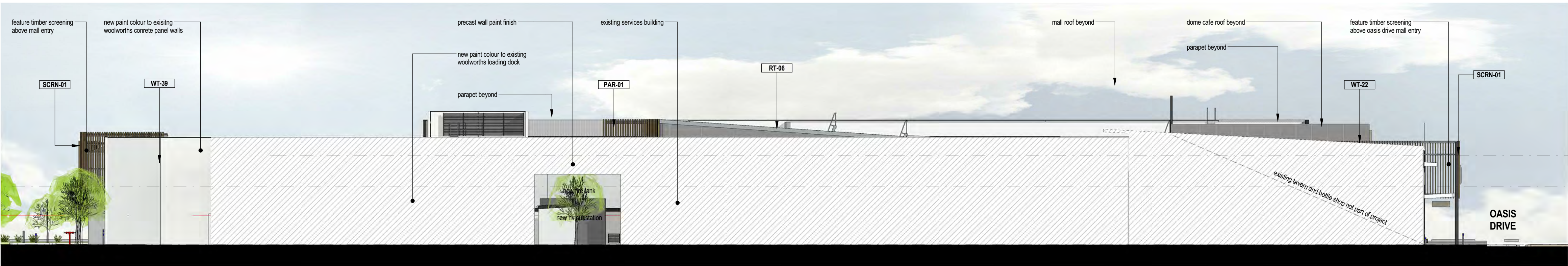
MATERIAL/COLOUR PALETTE



WARNBRO SOUND AVENUE - NORTH ELEVATION - A 1 : 200



WARNBRO SOUND AVENUE - NORTH ELEVATION - B 1 : 200



SECRET HARBOUR BOULEVARD - WEST ELEVATION 1 : 200

C1 This is a sample comment
: REVISION MARKER

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REV N AMENDMENTS
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D.A. ISSUE

job no. 2013-074 drawing no. DA07 issue H

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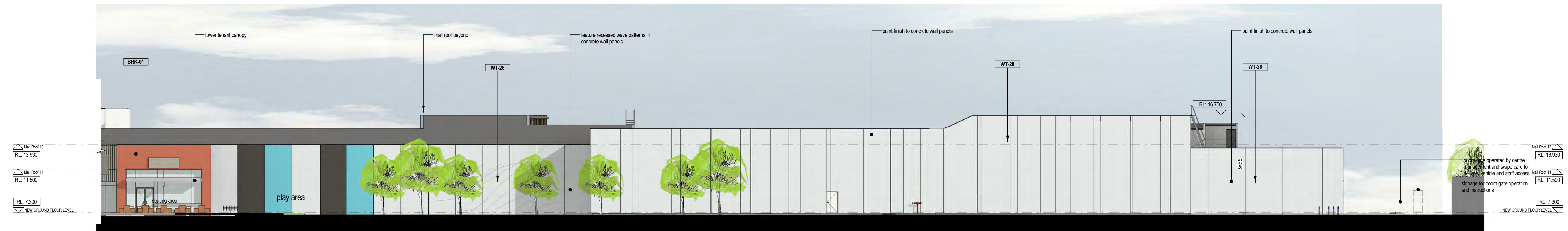
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MATERIAL/COLOUR PALETTE



OASIS DRIVE - SOUTH ELEVATION - A 1:200

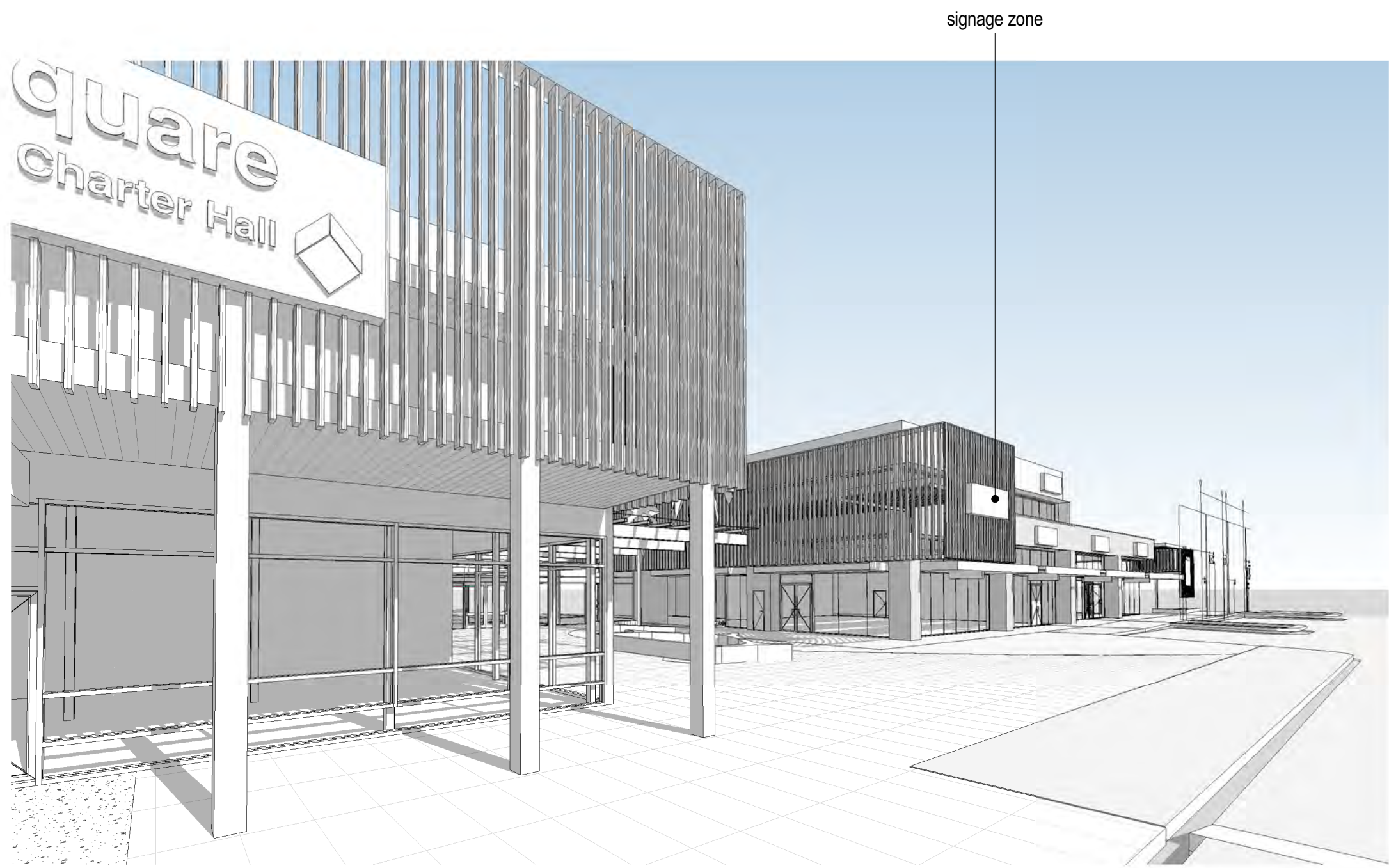


OASIS DRIVE - SOUTH ELEVATION - B 1:200

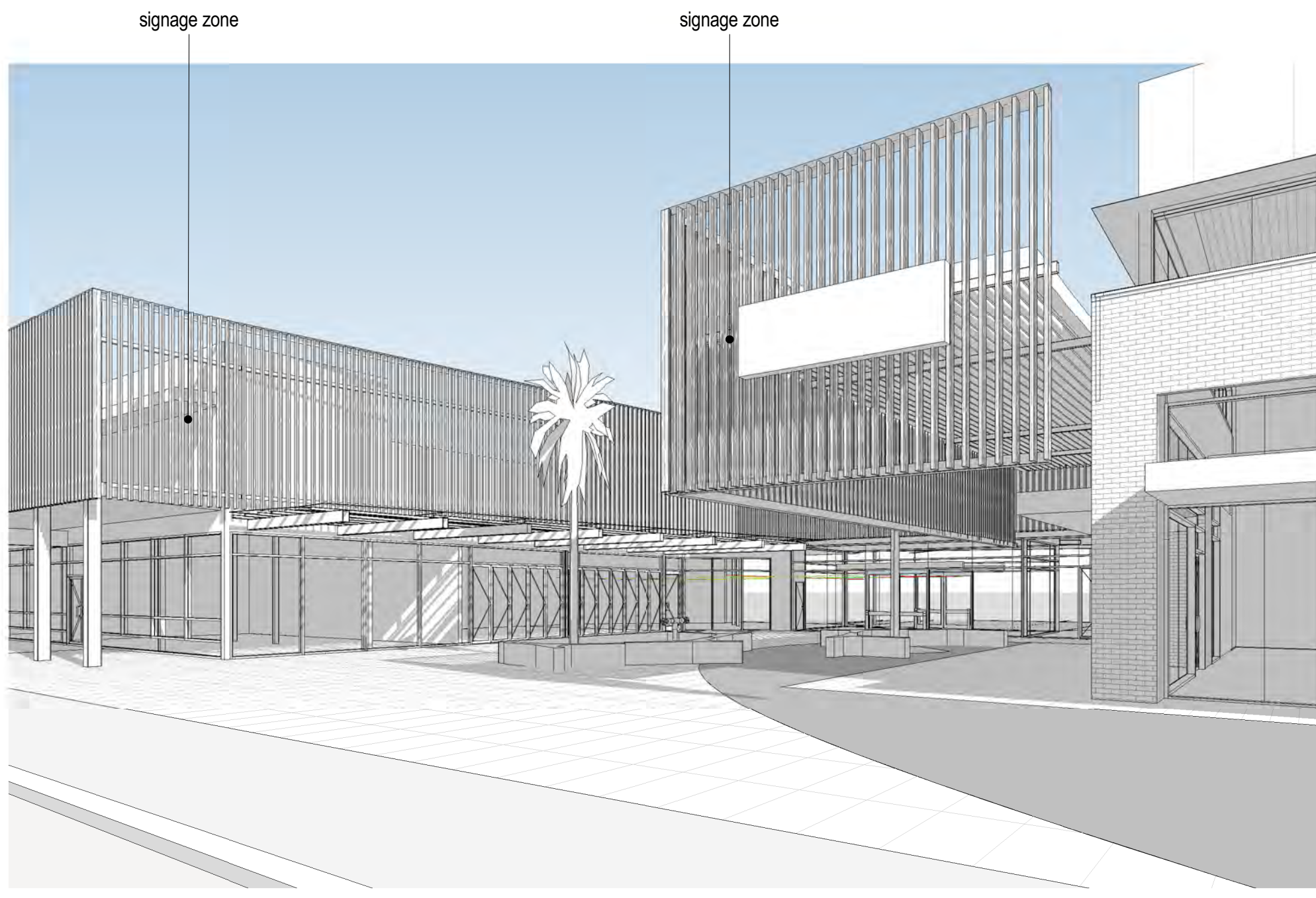


ONEIDA ROAD - EAST ELEVATION 1:200

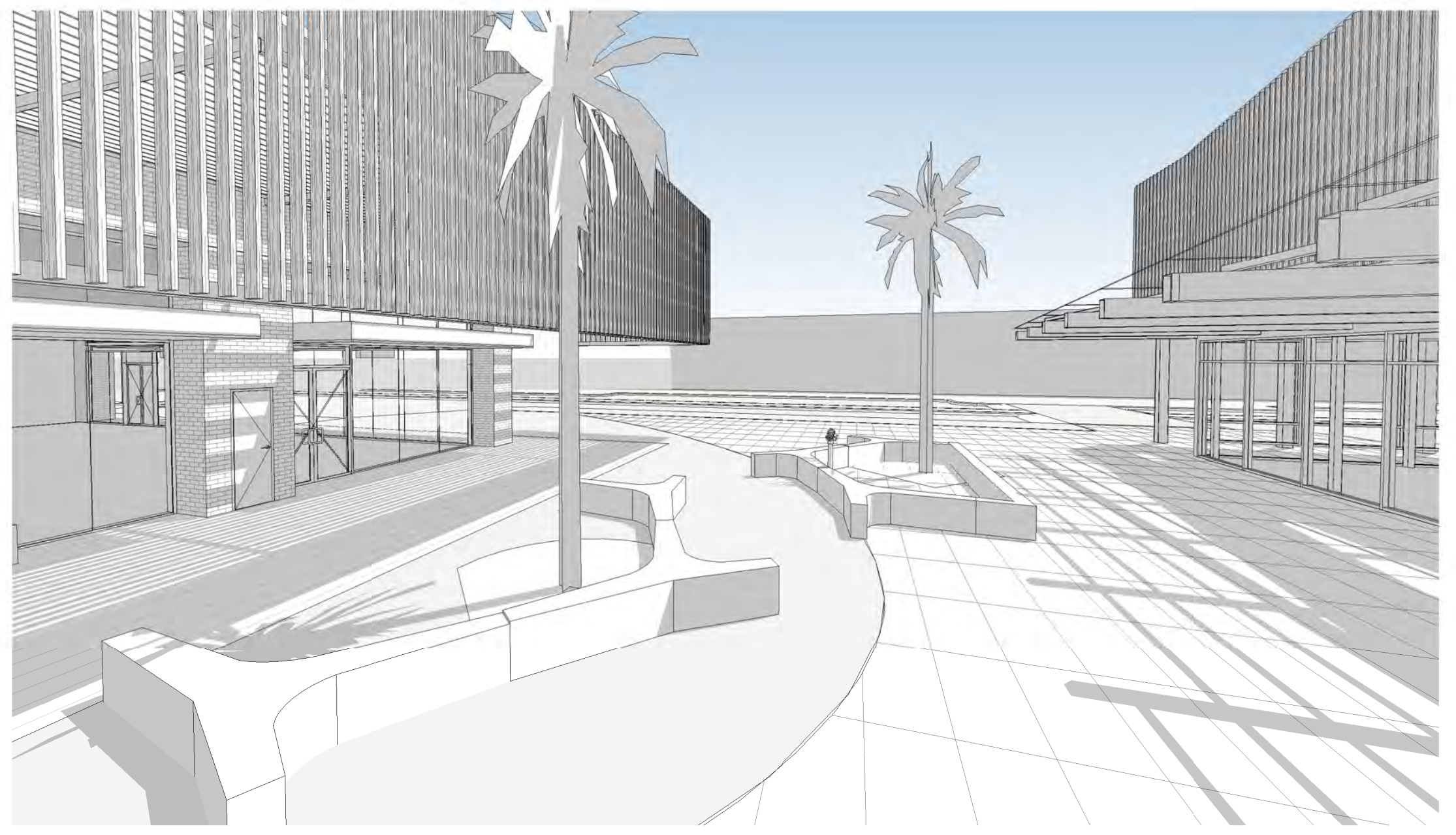
NOTE:
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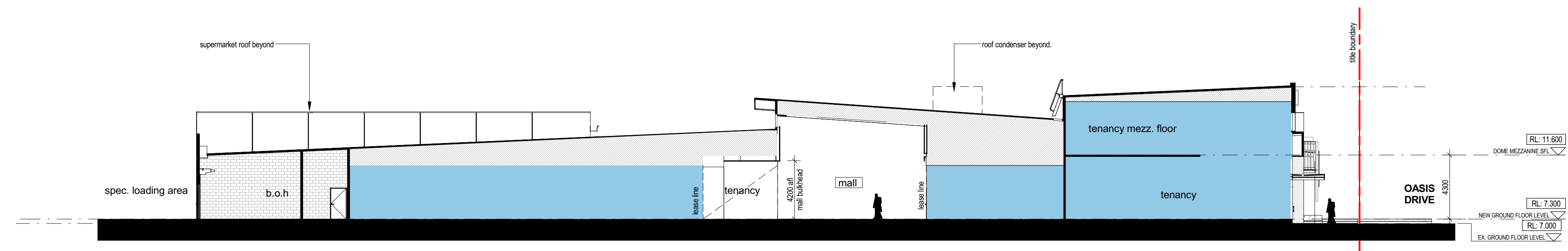
OASIS DRIVE - STREET VIEW



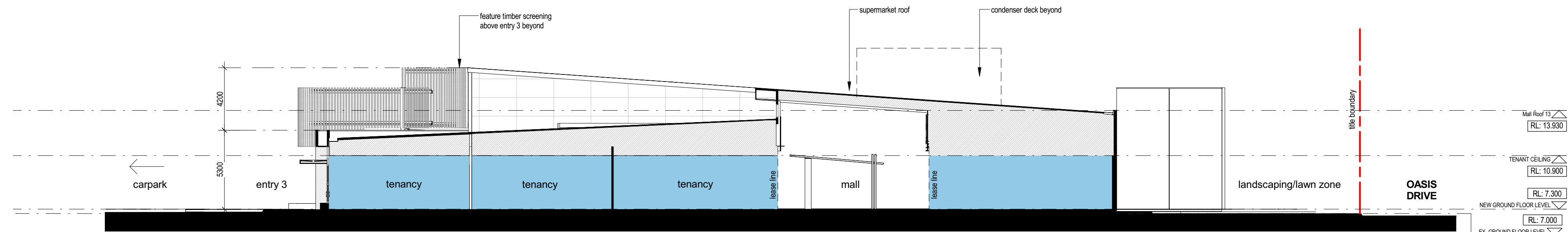
OASIS DRIVE - ENTRY 1 - Hidden Line



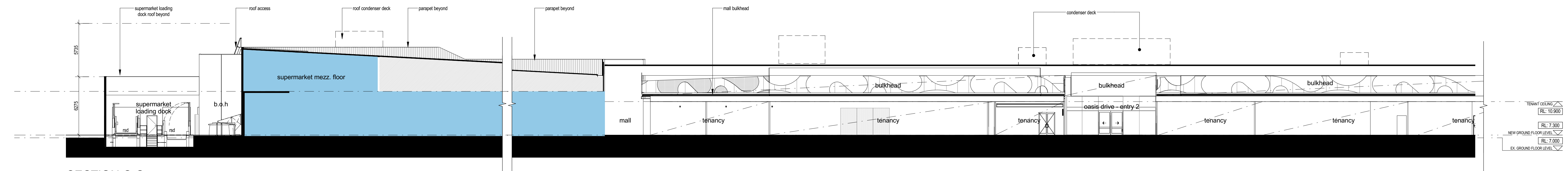
TOWN SQUARE - 12.30PM WINTER



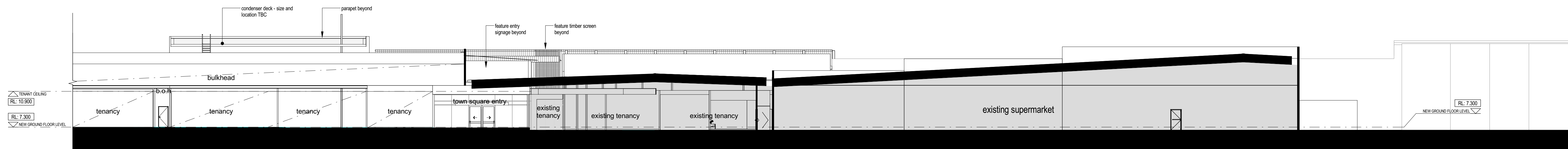
SECTION A-A



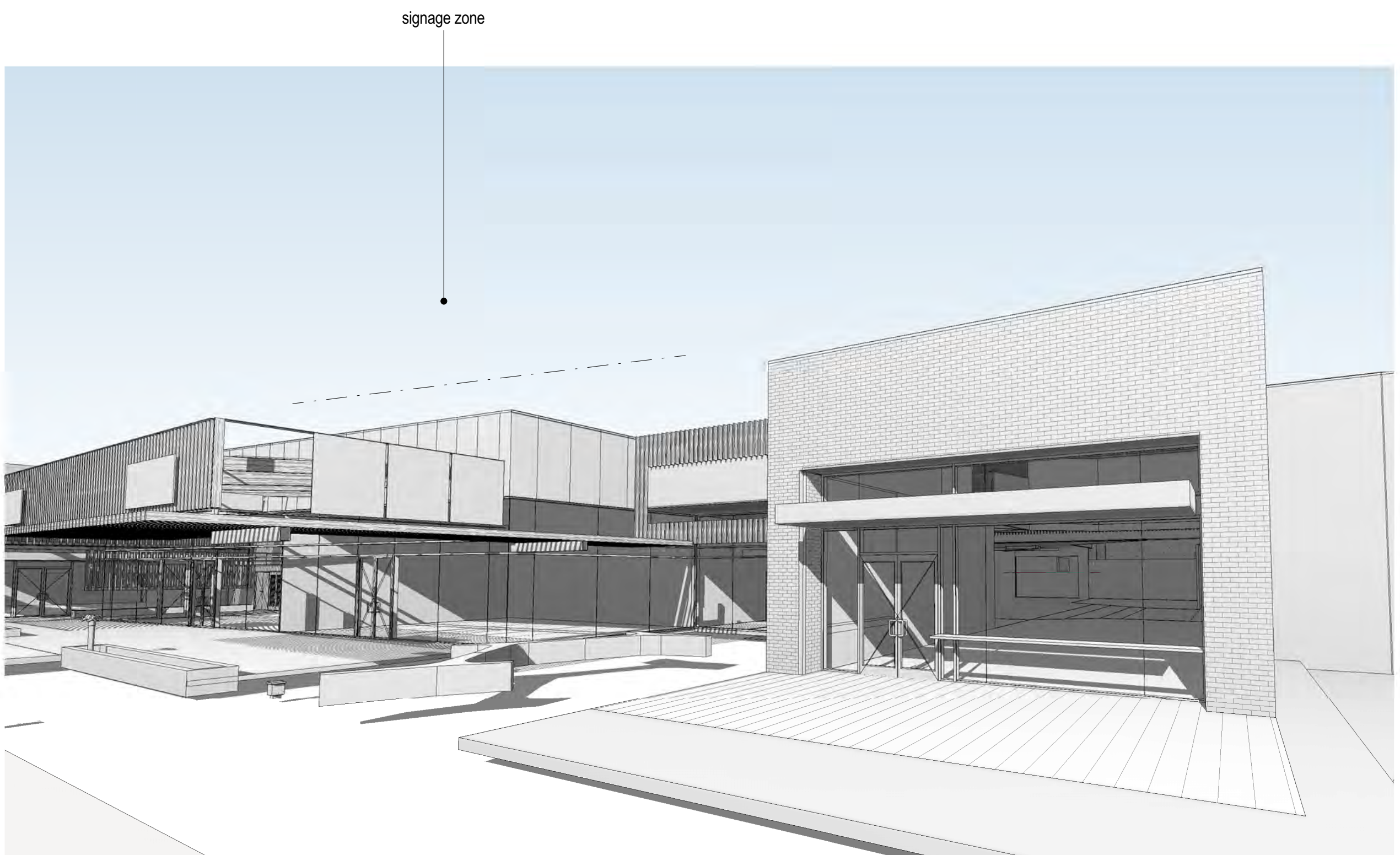
SECTION B-B



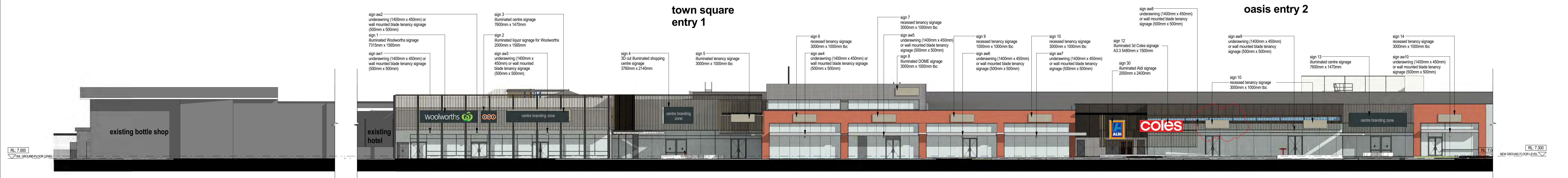
SECTION C-C



SECTION C-C cont



OASIS DRIVE - ENTRY 2



OASIS DRIVE - SOUTH ELEVATION - A SIGNAGE 1 : 200



OASIS DRIVE - SOUTH ELEVATION - B SIGNAGE 1 : 200



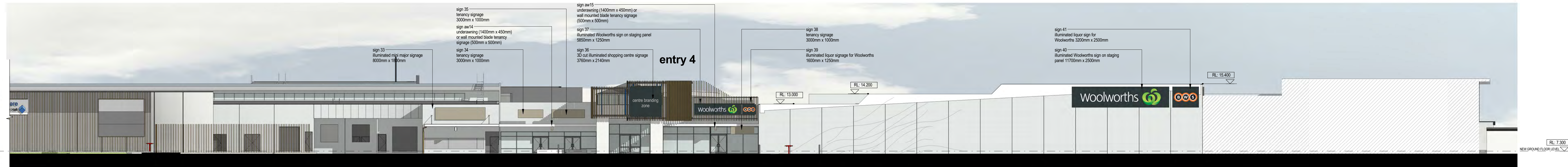
OASIS DRIVE - MAIN ENTRY ELEVATION - SIGNAGE 1 : 200



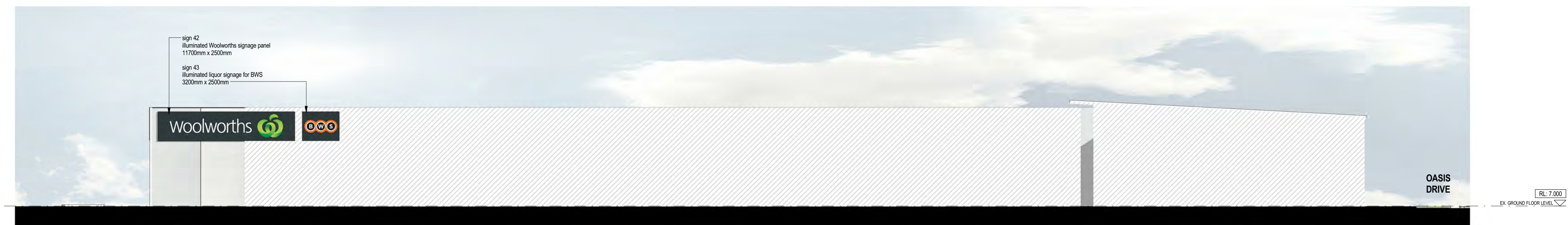
ONEIDA ROAD - EAST ELEVATION SIGNAGE 1 : 200



WARNBRO SOUND AVENUE - NORTH ELEVATION - A SIGNAGE



WARNBRO SOUND AVENUE - NORTH ELEVATION - B SIGNAGE



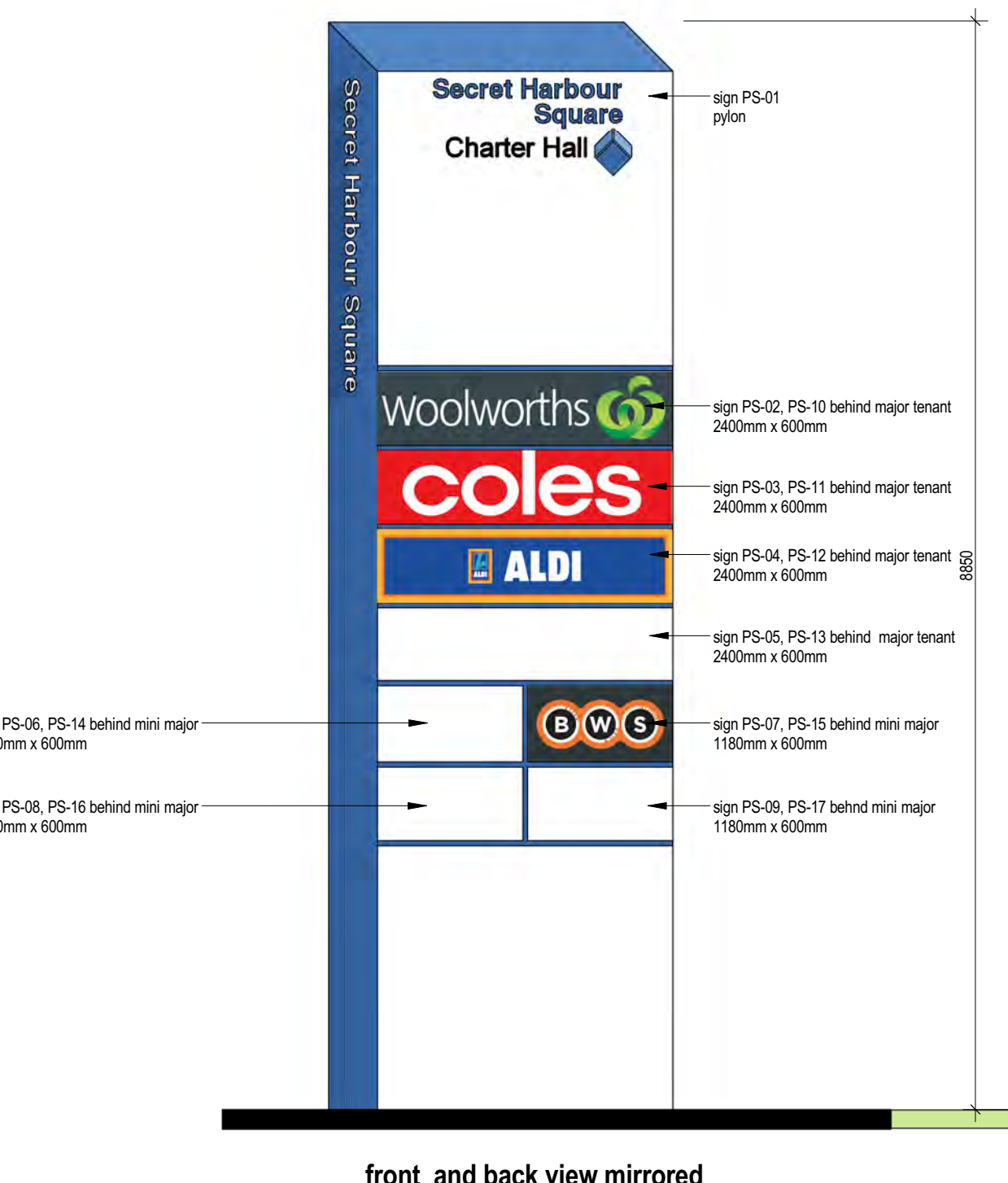
SECRET HARBOUR BOULEVARD - WEST ELEVATION SIGNAGE

EXTERNAL SIGNAGE SCHEDULE

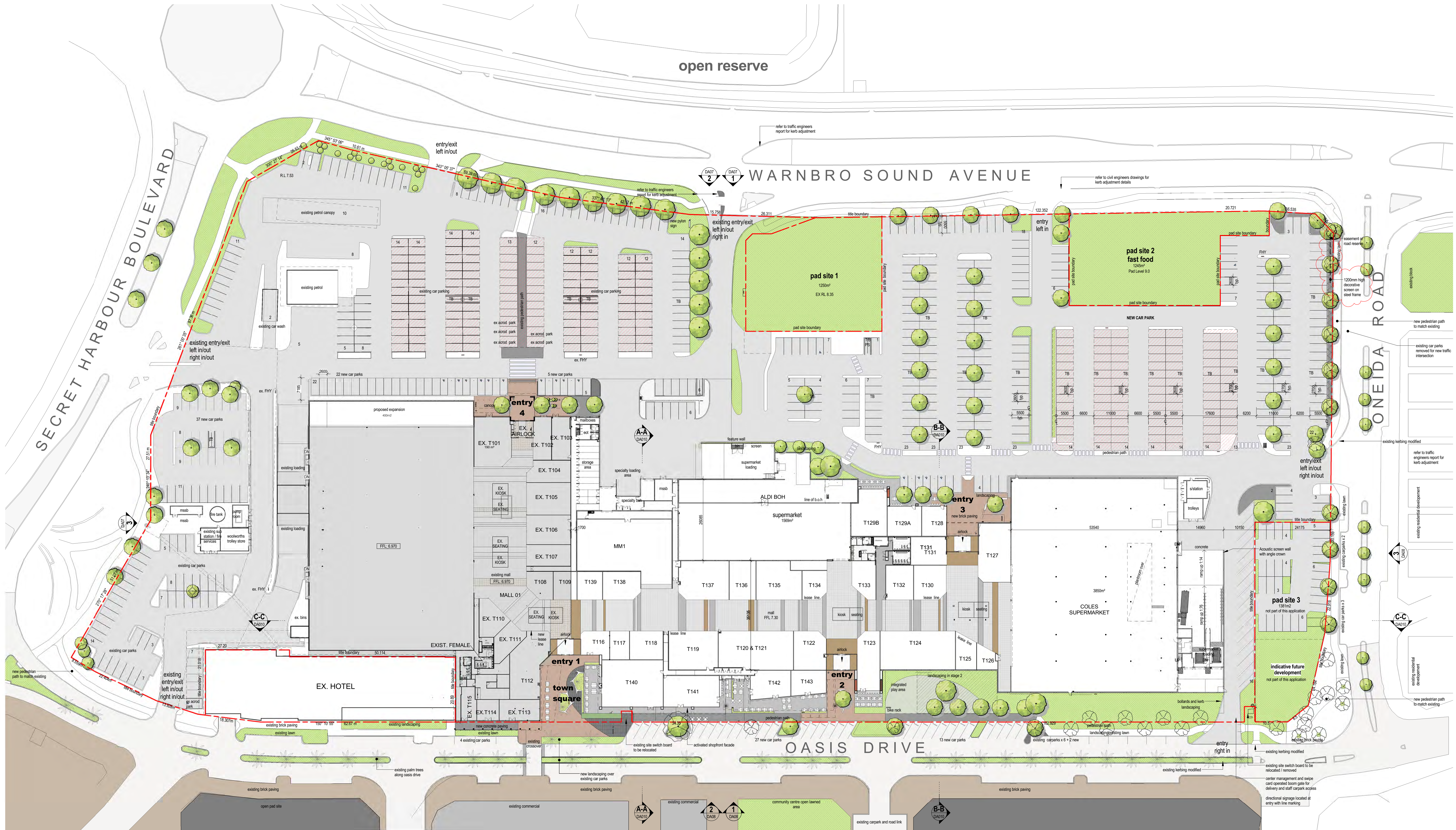
SECRET HARBOUR EXTERNAL FACADE SIGNAGE				
SIGN type	Sign #	DESCRIPTION	TYPE	TOTAL
Secret Harbour Square Charter Hall	S-03 S-13 S-25	7800w x 1470h (9.5m) S3 - 3D LETTERS EXTERNAL IDENTIFICATION WITH WHITE STAGE PANEL	INTERNALLY ILLUMINATED, 3D CUT LETTERS EXTERNALLY	3
	S-04 S-36	3760w x 2140h (8m) S3 - 3D LETTERS EXTERNAL IDENTIFICATION WITH WHITE STAGE PANEL	INTERNALLY ILLUMINATED, 3D CUT LETTERS EXTERNALLY	2
SECRET HARBOUR SQUARE	S-24 S-31	EXTERNAL IDENTIFICATION INDIVIDUAL LETTERS	INTERNALLY ILLUMINATED 3D CUT LETTERS	2
woolworths	S-40 S-42	11700w x 2500 (28.75m) ICON 2000mm WOOLWORTHS	INTERNALLY ILLUMINATED	2
woolworths	S-01	7315w x 1565 (11.4m) ICON - 1000mm WOOLWORTHS	INTERNALLY ILLUMINATED	1
woolworths	S-37	9850w x 1250 (7.3m) ICON - 1000mm WOOLWORTHS	INTERNALLY ILLUMINATED	1
ALDI	S-29 S-30 S-32	2000w x 2400h (4.8m) BHEX - ALDI SHOPFRONT ALDI	INTERNALLY ILLUMINATED	3
ALDI	S-11	5480w x 1500h (8.22m) BHEX - ALDI SHOPFRONT ALDI	INTERNALLY ILLUMINATED	1
coles	S-10 S-19 S-22	8600w x 2600h (24.7m) A3.6 - ICON COLES	INTERNALLY ILLUMINATED LIGHT BOX	3
coles	S-12	5480w x 1500h (13.95m) A3.3 - ICON COLES	INTERNALLY ILLUMINATED LIGHT BOX	1
coles	S-16 S-20 S-23	2600w 2600h (6.7m) A7.5 - 1800mm ICON LIQUORLAND	INTERNALLY ILLUMINATED FLEX FACE LIGHT BOX	3
COLE	S-08	EXTERNAL IDENTIFICATION INDIVIDUAL LETTERS TBC	INTERNALLY ILLUMINATED 3D CUT LETTERS	1

SECRET HARBOUR EXTERNAL FACADE SIGNAGE CONTINUED				
SIGN type	sign #	DESCRIPTION	TYPE	TOTAL
woolworths	S-41 S-43	3200w 2500h (8m) ICON - 2000mm BWS	INTERNALLY ILLUMINATED	2
woolworths	S-02	2000w 1565h (3.13m) ICON - 1250mm BWS	INTERNALLY ILLUMINATED	1
woolworths	S-39	1600w 1200h (2m) ICON - 1000mm BWS	INTERNALLY ILLUMINATED	1
	S-21 S-33	8000w x 1800h (11.8m) MINI MAJOR ICON	INTERNALLY ILLUMINATED	1
	S-44	6000w x 1500h (9m) MINI MAJOR ICON	INTERNALLY ILLUMINATED	1
	S-05 S-06 S-07 S-08 S-09 S-10 S-13 S-14 S-38	3000w x 1000h (3m) TENANCY SHOPFRONT TENANCY SHOPFRONT TENANCY SHOPFRONT TENANCY SHOPFRONT TENANCY SHOPFRONT TENANCY SHOPFRONT TENANCY SHOPFRONT TENANCY SHOPFRONT TENANCY SHOPFRONT	INTERNALLY ILLUMINATED	12
	Aw-01 to Aw-15	UNDER AWNING (1400mm x 450mm) OR WALL MOUNTED BLADE TENANCY SIGNAGE (500mm x 500mm)	INTERNALLY ILLUMINATED LIGHT BOX	15
	S-17	450w x 450h SIGN TENANCY SHOPFRONT	INTERNALLY ILLUMINATED	2
	S-18	6300w x 1500h TENANCY SHOPFRONT	INTERNALLY ILLUMINATED	1
		400w x 600h (1.4m) T81 - SINGLE SIDED TROLLEY BAY SIGN ON POST	NON ILLUMINATED COLOR AND IMAGE DIGITAL PRINTED	

PYLON SIGN DOUBLE SIDED BLADE SIGN - STAND ALONE - WANBRO SOUND AVENUE				
SIGN type	SIGN #	DESCRIPTION	TYPE	TOTAL
woolworths	PS-02 PS-10	2400w x 600h (1.4m) B11-4000mm ICON WOOLWORTHS	INTERNALLY ILLUMINATED	2
coles	PS-03 PS-11	2400w x 600h (1.4m) A3.4 - 1500mm ICON COLES	INTERNALLY ILLUMINATED	2
ALDI	PS-04 PS-12	2400w x 600h (1.4m) BHEX - ALDI LOGO ALDI	INTERNALLY ILLUMINATED	2
	PS-05 PS-13	2400w x 600h (1.4m) (GRAPHICS TBC) per site 1	INTERNALLY ILLUMINATED	2
	PS-06 PS-14	1180w x 600h (0.7m) LIQUORLAND LOGO COLES	INTERNALLY ILLUMINATED	2
MINI MAJOR SIGN	PS-07 PS-15	1180w x 600h (0.7m) B11 - LIQUOR LOGO WOOLWORTHS	INTERNALLY ILLUMINATED	2
MINI MAJOR SIGN	PS-08 PS-16	1180w x 600h (0.7m) ICON LOGO	INTERNALLY ILLUMINATED	2
MINI MAJOR SIGN	PS-09 PS-17	1180w x 600h (0.7m) ICON LOGO	INTERNALLY ILLUMINATED	2
Secret Harbour Square Charter Hall	PS-01	2400w x 1000h S3 - 3D LETTERS EXTERNAL IDENTIFICATION WITH WHITE STAGE PANEL	INTERNALLY ILLUMINATED, 3D CUT LETTERS EXTERNALLY	1



PYLON SIGNAGE



hatch denotes no works in existing area

Ground Floor

1:500

- NOTE:
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- NOTE:
REV 'O' AMENDMENTS
1) SURFACE PAVING AND SOFT LANDSCAPE CHANGES - REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL.

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: REVISION MARKER

no.	date	ISSUE / revision	by
G	14.11.14	DA ISSUE	RM
H	26.11.14	DA ISSUE	RM
I	15.01.15	DA REVIEW ISSUE	RM
J	13.07.15	DA ISSUE	RM
K	02.09.15	DA REVIEW ISSUE - carpark update	RM
L	09.09.15	REVISED DA	RM
M	14.09.15	DA ISSUE - Boom gate	RM
N	16.09.15	AMENDED DA SUBMISSION	RM
O	30.09.15	AMENDED DA SUBMISSION	RM
P	03.10.15	DA AMENDMENTS	RM
Q	27.10.15	DA AMENDMENTS	RM

C:\Users\kctt\OneDrive\Business\KCTT - Business\K000000 Current Projects\K00258 01 WSA Oneida Signalised Intersection Concept Design\Output\Drawings\K00258 010 C300 22.12.2015 15:08:05 Dusan - PC



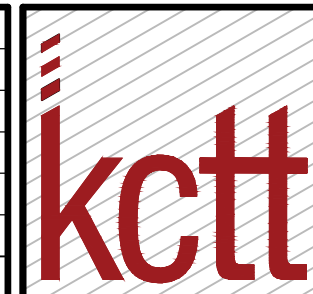
WARNING
BEWARE OF UNDERGROUND SERVICES.

The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

REV No.	DATE	DRAFTING CHECK	DESIGN REVIEW	REV'D P.MGR	APP'D P.DIR	AMENDMENT
A	22/12/15	CK	CK			ISSUED FOR INFORMATION.

REV No.	DATE	DRAFTING CHECK	DESIGN REVIEW	REV'D P.MGR	APP'D P.DIR	AMENDMENT

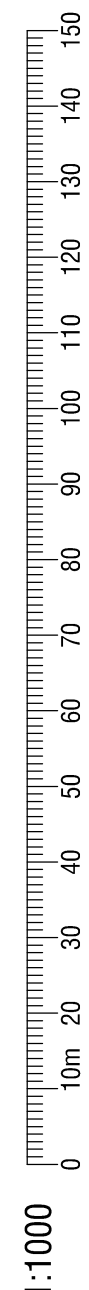


KC Traffic and Transport Pty Ltd
ABN 35 148 970 727
830B Beaufort Street, Inglewood WA 6052
Phone: 9272 7770
Website: www.kctt.com.au

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CLIENT	CHARTER HALL / APP CORPORATION		
PROJECT	INTERSECTION DESIGN CONCEPT		
DRAFTER	D. MRAOVIC	DRAFTING CHECK	C. KLEYWEG
DESIGNED	D. MRAOVIC	DESIGN REVIEW	C. KLEYWEG
REVIEWED	PROJECT MANAGER		APPROVED PROJECT DIRECTOR

TITLE				
INTERSECTION CONCEPT WARNBRO SOUND AVENUE AND ONEIDA ROAD				
SHEET	DATUM	WAPC No.	PROJECT No.	DRAWING No.
A1	PCG94	SCALE 1:1000	KC00258.010	C300
				REVISION
				A





16.02.2016

KC00258.102 L01 Secret Harbour Shopping Centre

Attn: Mr Christopher Forde
APP Corporation Pty Limited
Level 4, 181 Adelaide Terrace,
East Perth 6004

**RE: Secret Harbour Shopping Centre - Traffic Engineering Advice
Modelling for Intersection of Warnbro Sound Avenue / Oneida Road Design**

Christopher,

In accordance with our discussions with Mr Ian Daniels of the City of Rockingham, KCTT have commenced a short exercise to model the performance of the intersection of Warnbro Sound Avenue (WSA) and Oneida Road based on the existing intersection configuration (Option 1) and the provision of an upgraded intersection configuration inclusive of left turn deceleration lane in Oneida Road and right turn acceleration lane in WSA south of Oneida Road, (Option 2).

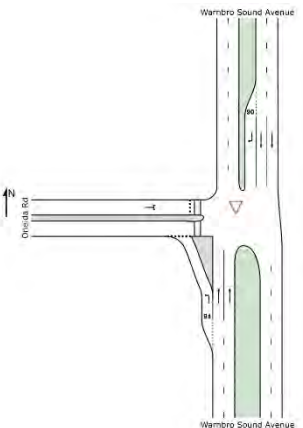
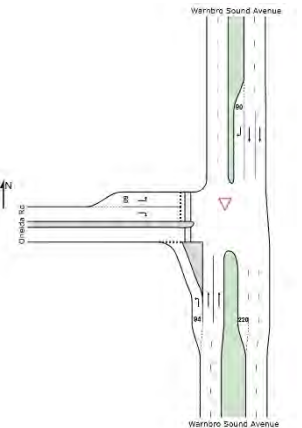
The amended intersection design is required because Main Roads WA have rejected the signalisation of this intersection due to the intersection not meeting their internal warrants for signalisation and Main Roads WA have a current policy where they require all other forms of intersection intervention to be modelled prior to a formal request for signals being given. The modelling for this intersection is shown in Section A of this letter.

In this report, KCTT have not reviewed the performance of a roundabout, as there is insufficient area within the road reservation to provide a geometrically correct roundabout for the road environment. The provision of a roundabout would impact the Bush Forever landholdings to the east of WSA, as well as existing residential properties on the south-western corner.

On Thursday 11th February 2016, KCTT conducted additional surveys to confirm the volume of right turn movements at the intersection of WSA and Oasis Drive. This information is required due to the design requirements for Option 2 for the length of the acceleration lane in WSA. This information will be provided in Section B of this report.

A. Comparative Analysis of SIDRA Modelling for Options A and B

KCTT have completed a comparative review of the performance of the intersection of WSA / Oneida Road, based on minor modifications to the approved trip attraction toward Oneida Road from the Shopping Centre and the Secret Harbour Town Centre.

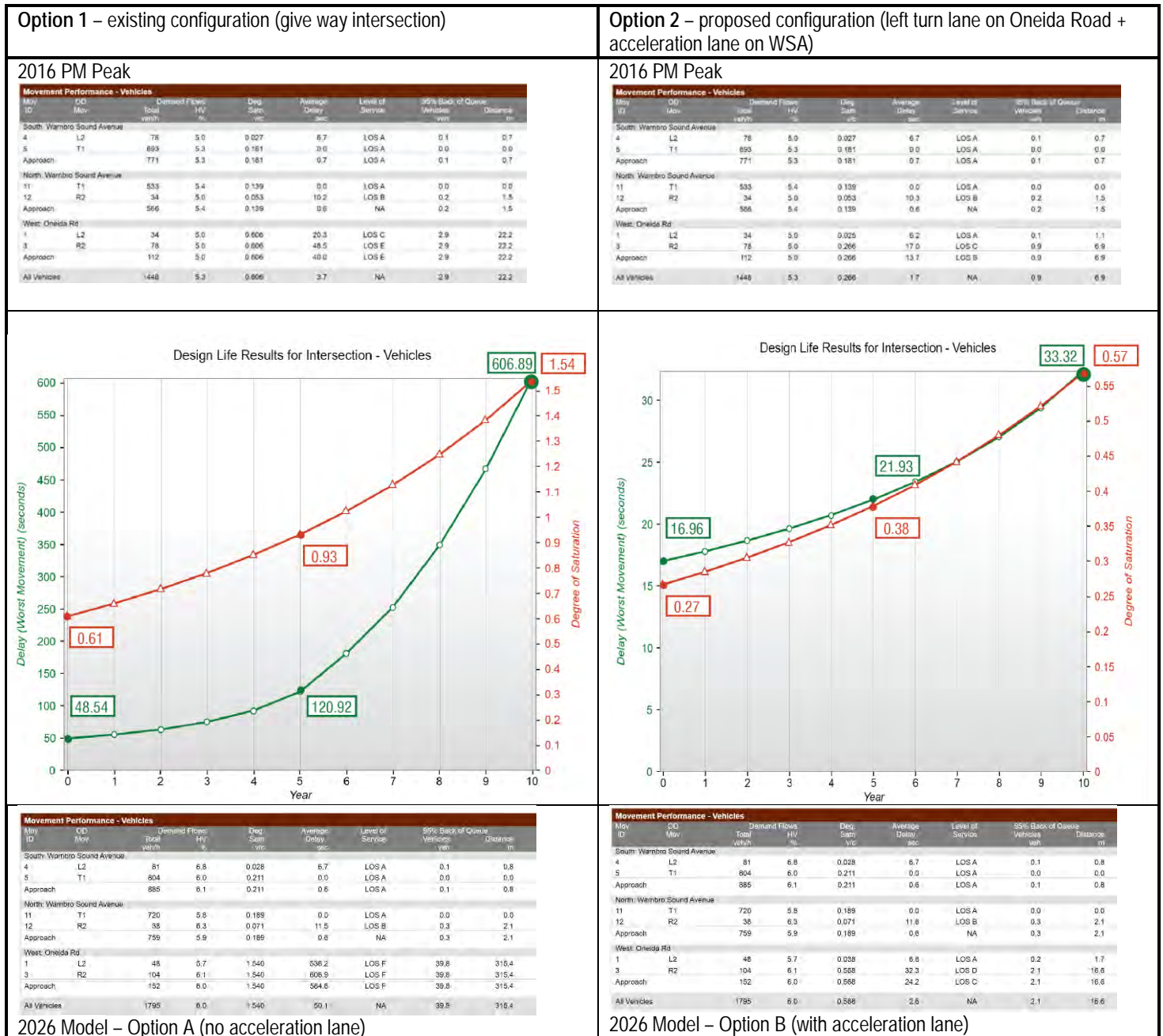
Option 1 – the existing give way intersection	Option 2 – the proposed give way intersection (inclusive of left turn deceleration lane on Oneida Road and acceleration lane on WSA)
	

*Please note that SIDRA graphic is for information purposes only and is not representative of actual road geometry.

Key notes are provided below: -

- Estimated traffic volumes are the same for both options. Estimated traffic impact of the shopping centre is based upon KCTT's approved reporting on SHSC.
- The traffic going through WSA has been deconstructed in following manner: passing traffic + existing shopping centre + proposed expansion of the shopping centre. KCTT have conducted on-site traffic survey – this data contains the existing shopping centre traffic.
- All modelling is completed for a theoretical Thursday night traffic. It is deemed this would make the greatest impact on the network since the peak operation of the proposed facility and the current PM peak on the surrounding network will coincide.
- Our surveys of the intersection of Oneida Road and WSA (conducted in 2014) and the intersection of Oasis Drive and WSA (conducted in 2016) show that at the moment northbound and southbound traffic on WSA is relatively evenly spread in the PM peak period. The on-site collected data shows that southbound traffic comprises approximately 51% of all traffic counted on WSA in PM peak time, while northbound traffic comprises approximately 49% of all traffic recorded on WSA between the intersections of WSA / Oneida Road and WSA / Oasis Drive.
- City of Rockingham requested modelling to be completed on the following assumptions:-
 - passing traffic will grow by 3.6% in future and that predominantly new developments will occur south from the subject site.
 - 60% of all traffic growth will be attracted to / from the south, while 40% will be attracted to / from the north.
- Assumption is that Shopping centre will operate immediately at full capacity, which we believe is conservative.

The table below shows comparison between the modelling results of two intersection configuration options.



Provision of the proposed upgrade (left turn lane on Oneida Road, acceleration lane on WSA in the southbound lane) will cater for all estimated traffic growth in next 10 years (fully operational shopping centre and 3.6% growth per annum of passing traffic). While the current configuration will become oversaturated (Degree of Saturation > 1) in 2022, the proposed upgrade will enable the intersection to function to a satisfying level beyond 2026 with sufficient spare capacity.

The expected delay in 2026 is 32.3 seconds (LOS D) for the right turn movement on Oneida Road. In 2026 it is expected that this movement operate with 45% spare capacity if the proposed upgrade is implemented.



In summary, the provision of an acceleration lane will delay the warrant for further upgrade of the intersection for at least 10 years. The performance exiting Oneida Road is significantly improved with the provision of the acceleration lane when compared with the performance with no acceleration lane.

B. Survey Results – Warnbro Sound Avenue / Oasis Drive Intersection Thursday 11th February 2016

On Thursday 11th February 2016, KCTT conducted a two hour survey of intersection of WSA and Oasis Drive. The intersection was surveyed during PM peak traffic (16:00 – 18:00). During that period 1,885 vehicles utilised the intersection. While a vast majority of vehicles was travelling along WSA simply traversing the intersection in north – south direction, two (2) vehicles were recorded turning right from WSA southbound onto Oasis Drive westbound. The number of right turning vehicles into Oasis Drive from WSA therefore represented 0.1% of the total traffic which used this intersection during the survey period.

We therefore believe that there will be minimal impact on traffic by closing the right turn in at the intersection of WSA and Oasis Drive.

We trust that the provided information is suitable and confirms that the safety and effectiveness of the design have been strongly considered.

If you have any further queries please don't hesitate to contact us.

Regards,

A handwritten signature in black ink, appearing to read 'Colin Kleyweg'.

Colin Kleyweg

Director / Executive Engineer

address: 830B Beaufort Street, Inglewood WA 6052

email: ckleyweg@kctt.com.au

phone: 08 9272 7770

mobile: 0402 381 135

website: <http://www.kctt.com.au>

A handwritten signature in black ink, appearing to read 'Marina Kleyweg'.

Marina Kleyweg

Director / Principal Traffic Consultant

address: 830B Beaufort Street, Inglewood WA 6052

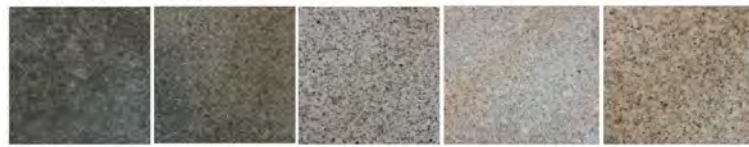
email: mkleyweg@kctt.com.au

phone: 9272 7770

mobile: 0425 696 643

website: <http://www.kctt.com.au>

GRANITE PAVING MIX (1)



BLACK SILVER GREY EMPIRE BLUE BRONZE GOLDFIELDS

EXPOSED AGGREGATE CONCRETE



TUART (3A) BOAB (3B) SPINIFEX (2)

INSITU CONCRETE (4)



GREY CONCRETE

KEY FEATURES AND SURFACING TREATMENTS:

- ENTRANCE FEATURE PAVING. BLEND OF GRANITE PAVERS THAT REFLECT THE MIXTURE OF EXISTING SURFACING TREATMENTS FOUND IN THE AREA. THE WARMER GRANITES ARE USED UNDER AND AROUND THE PLAY FEATURES
- SPINIFEX EXPOSED AGGREGATE PROVIDES A QUALITY SURFACE OUTSIDE KEY TENNANTS. THE SPINIFEX MIX IS A WARM BLEND THAT REFLECTS THE COASTAL SETTING.
- TUART AND BOAB EXPOSED AGGREGATES ARE USED OUTSIDE THE EATERIES/RESTAURANTS AND PROVIDES A POINT OF DIFFERENCE IN SURFACING. THE CONCRETE MIX PICKS UP ON THE COLOURS USED IN THE GRANITE PAVING MIX.
- INSITU GREY CONCRETE SURFACING TO MATCH EXISTING FOUND IN THE AREA.
- INFORMAL CHILDRENS PLAY AREAS, FEATURING DYNAMIC AND CHALLENGING PLAY FEATURES THAT UTILISE PLAY VALUES OF DIFFERENT AGE GROUPS. LOW, COLOURFUL AND ROBUST ITEMS.
- GARDEN BEDS USING A PALLETTE OF NATIVE, COASTAL AND ARCHITECTURAL PLANTING WITH SEASONAL INTEREST.
- HEDGING WITH CONTEMPORARY STEEL POSTS THAT PROVIDE A VEHICULAR BARRIER.
- CONTEMPORARY SEATING BENCHES
- TURF AREA



SECRET HARBOUR SHOPPING CENTRE
PREPARED FOR CHARTER HALL

LANDSCAPE CONCEPT PLAN

JOB NO. 14053-02 C1.101
NOT TO SCALE

JUNE 2016



LANDSCAPE ARCHITECTS
414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au
LANDSPACE PTY LTD ACN 056 538 679

GRANITE PAVING MIX (1)



BLACK
SILVER GREY
BRONZE
GOLDFIELDS
SURFACING TREATMENTS

EXPOSED AGGREGATE CONCRETE



TUART
BOAB
SPINIFEX



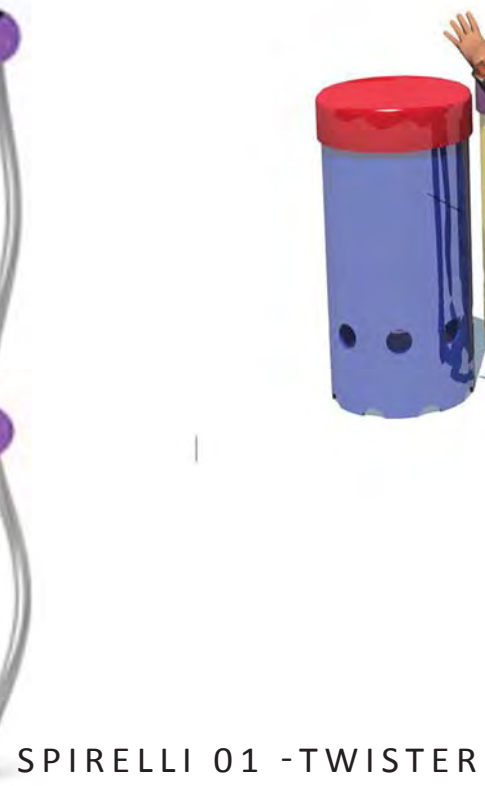
CHAMPIGNONS - HOP SCOTCH



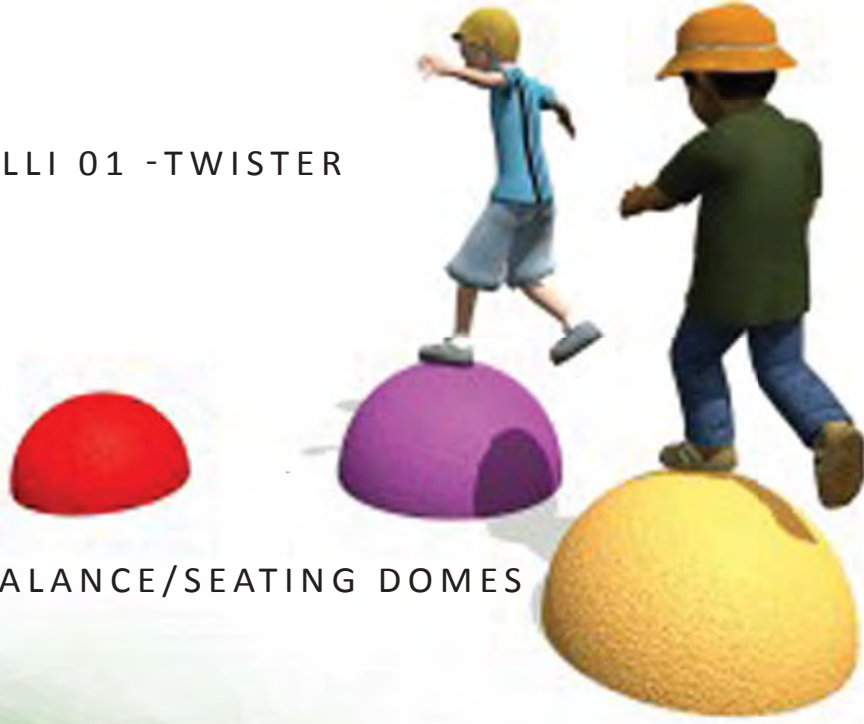
OUTDOOR DRUMS



METAL TUBE SLINKY TUNNELS



SPIRELLI 01 -TWISTER



BALANCE/SEATING DOMES

INFORMAL CHILDRENS PLAY AREAS. FEATURING DYNAMIC AND CHALLENGING PLAY FEATURES THAT UTILISE PLAY VALUES OF DIFFERENT AGE GROUPS LOW, COLORFUL AND ROBUST ITEMS.

ENTRY TWO

TUART AND BOAB EXPOSED AGGREGATES ARE USED OUTSIDE THE EATERIES/RESTAURANTS AND PROVIDES A POINT OF DIFFERENCE IN SURFACING. THE CONCRETE MIX PICKS UP ON THE COLOURS USED IN THE GRANITE PAVING MIX.

TURF AREA.

FH

GARDEN BEDS USING A PALLETE OF NATIVE, COASTAL AND ARCHITECTURAL PLANTING WITH SEASONAL INTEREST.

SPINIFEX EXPOSED AGGREGATE PROVIDES A QUALITY SURFACE OUTSIDE KEY TENNANTS. THE SPINIFEX MIX IS A WARM BLEND THAT REFLECTS THE COASTAL SETTING.

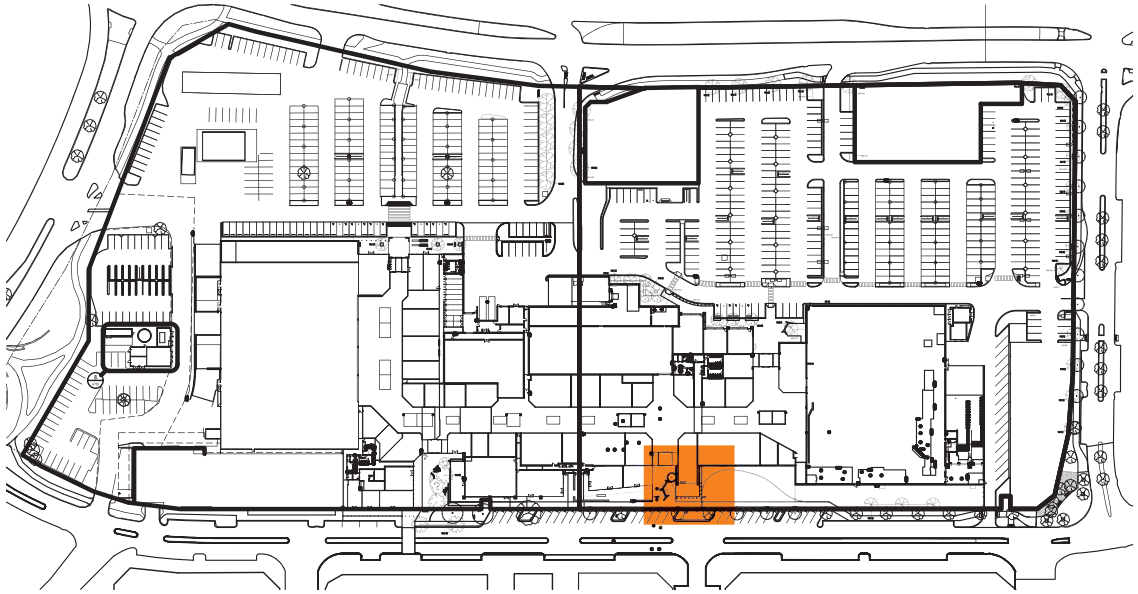
HEDGING WITH CONTEMPORARY STEEL POSTS THAT PROVIDE A VEHICULAR BARRIER.

CONTEMPORARY SEATING BENCHES

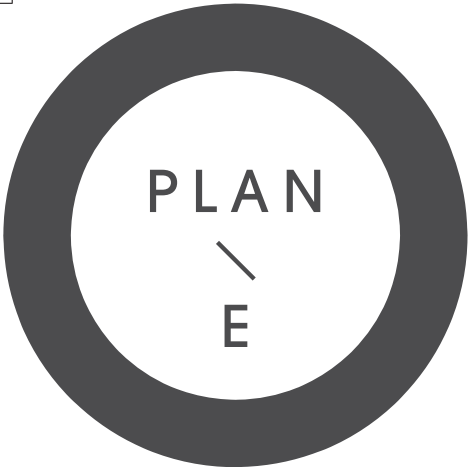
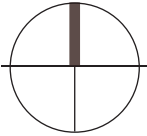
ENTRANCE FEATURE PAVING. BLEND OF GRANITE PAVERS THAT REFLECT THE MIXTURE OF EXISTING SURFACING TREATMENTS FOUND IN THE AREA. THE WARMER GRANITES ARE USED UNDER AND AROUND THE PLAY FEATURES.

LOCAL SURF CLUB LIFE SAVING BOAT REMODELLED AS PUBLIC SEATING.

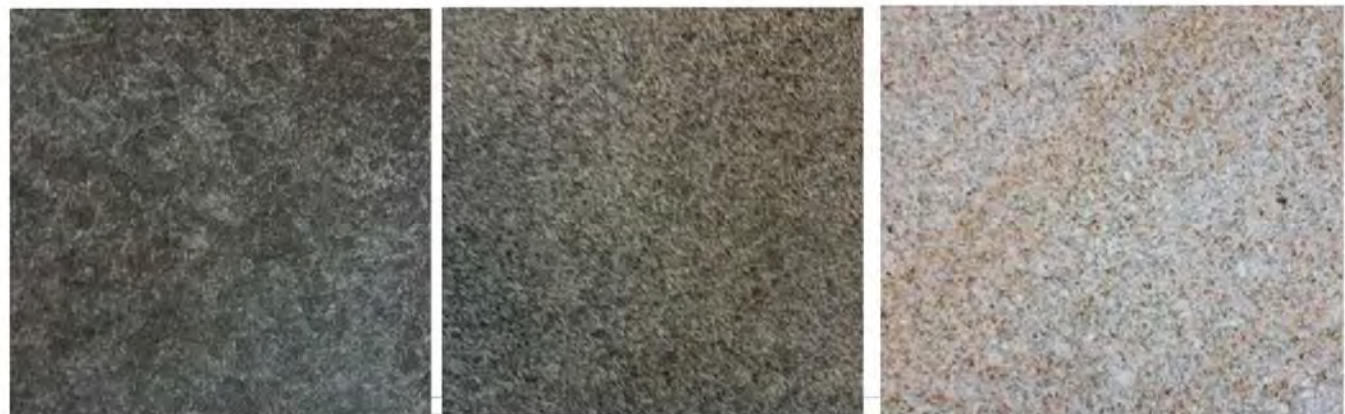
EXISTING ELMS TO BE RELOCATED.



LOCATION PLAN



GRANITE PAVING MIX (1)



BLACK
SILVER GREY
BRONZE
SURFACING TREATMENTS

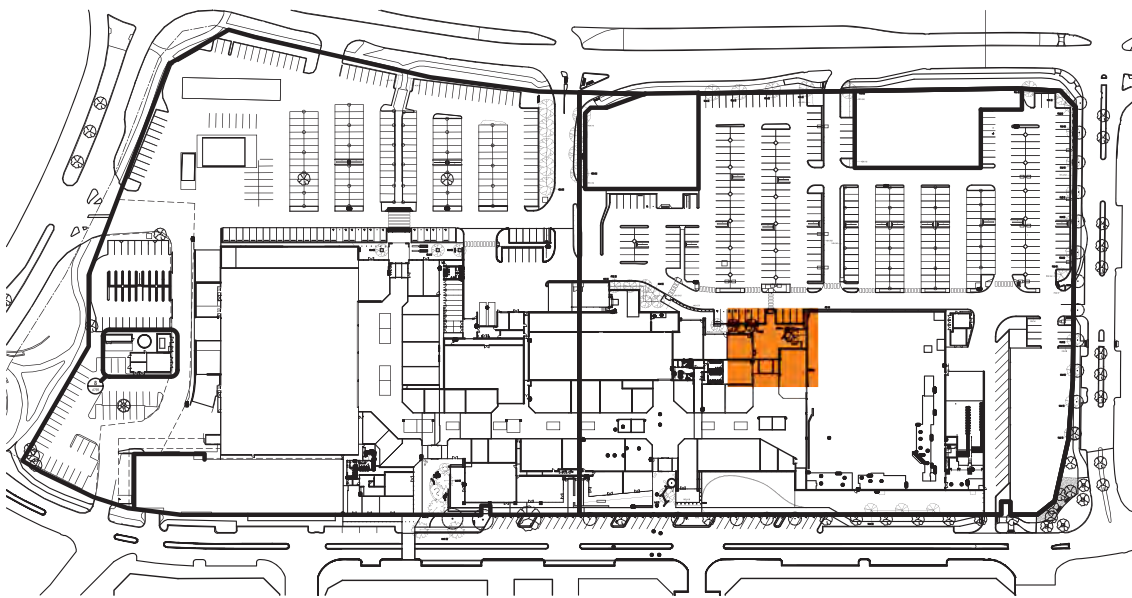
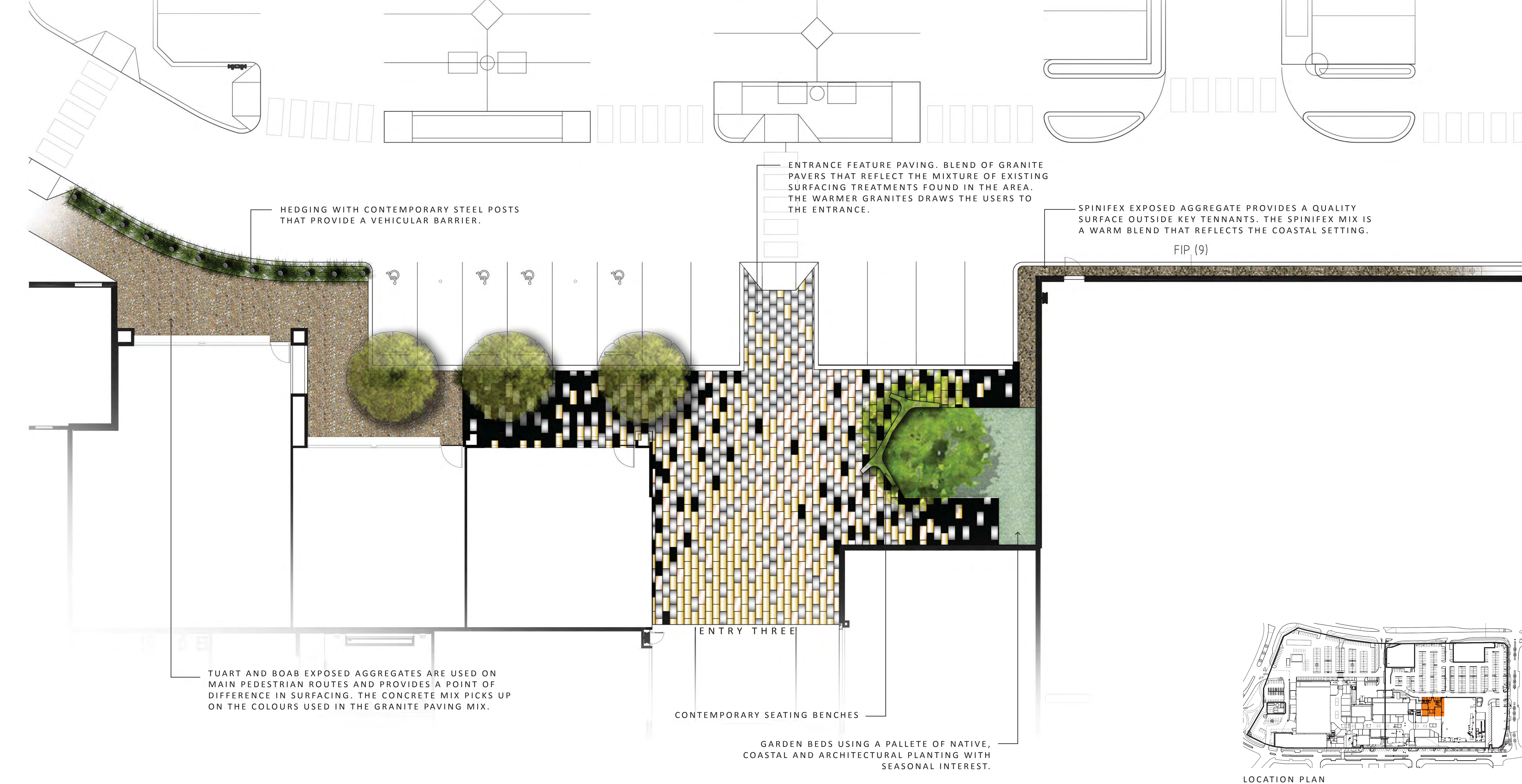
EXPOSED AGGREGATE CONCRETE



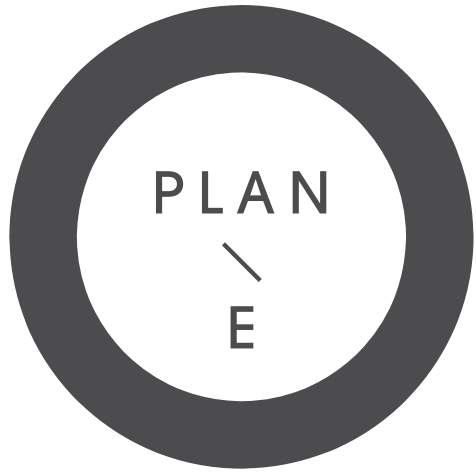
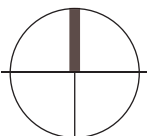
TUART
BOAB
SPINIFEX

SECRET HARBOUR SHOPPING CENTRE - ENTRY 3
PREPARED FOR CHARTER HALL

DATE: 14/08/2016 REV: 01 DESCRIPTION: ENTRY 3 LANDSCAPE CONCEPT PLAN BY: JAC



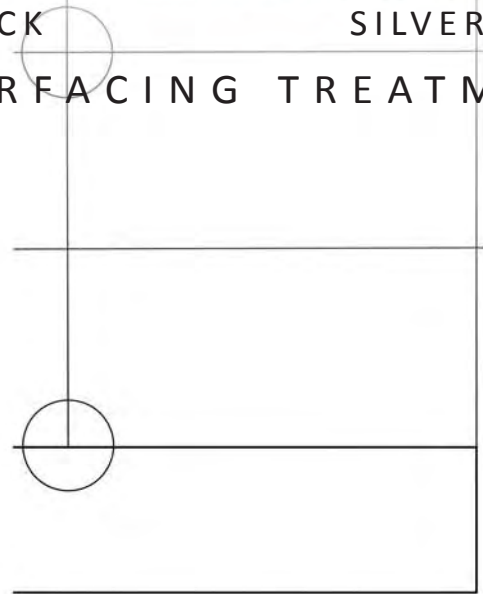
LOCATION PLAN



GRANITE PAVING MIX (1)



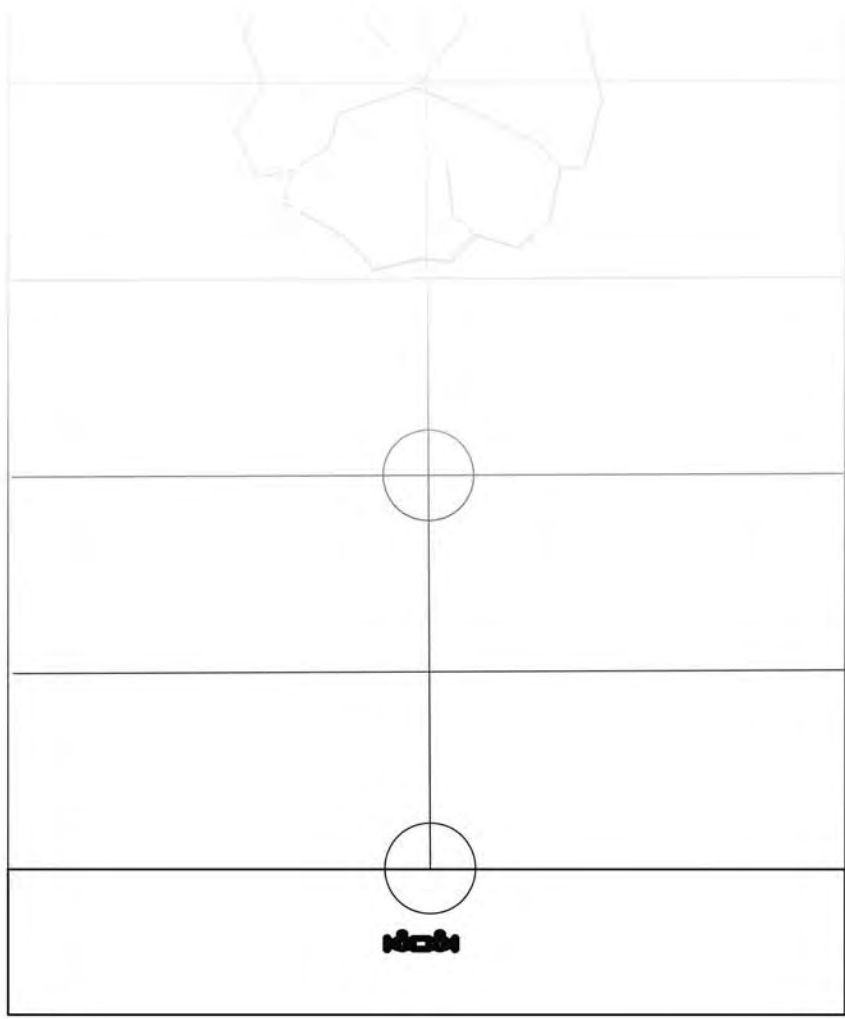
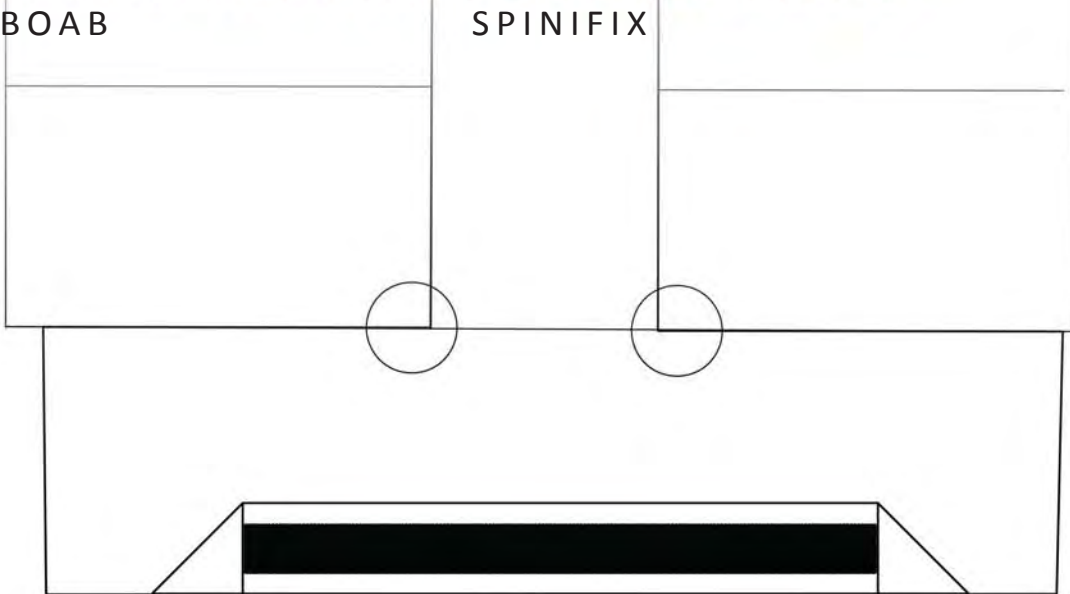
BLACK
SILVER GREY
SURFACING TREATMENTS



EXPOSED AGGREGATE CONCRETE



TUART
BOAB
SPINIFEX



SECRET HARBOUR
This is a preliminary design and is not to be used for construction purposes without the approval of the client. All dimensions are in millimetres unless otherwise stated. All dimensions are to the face of the work unless otherwise stated. All dimensions are to the face of the work unless otherwise stated. All dimensions are to the face of the work unless otherwise stated.

DATE	REV	DESCRIPTION	BY	AP

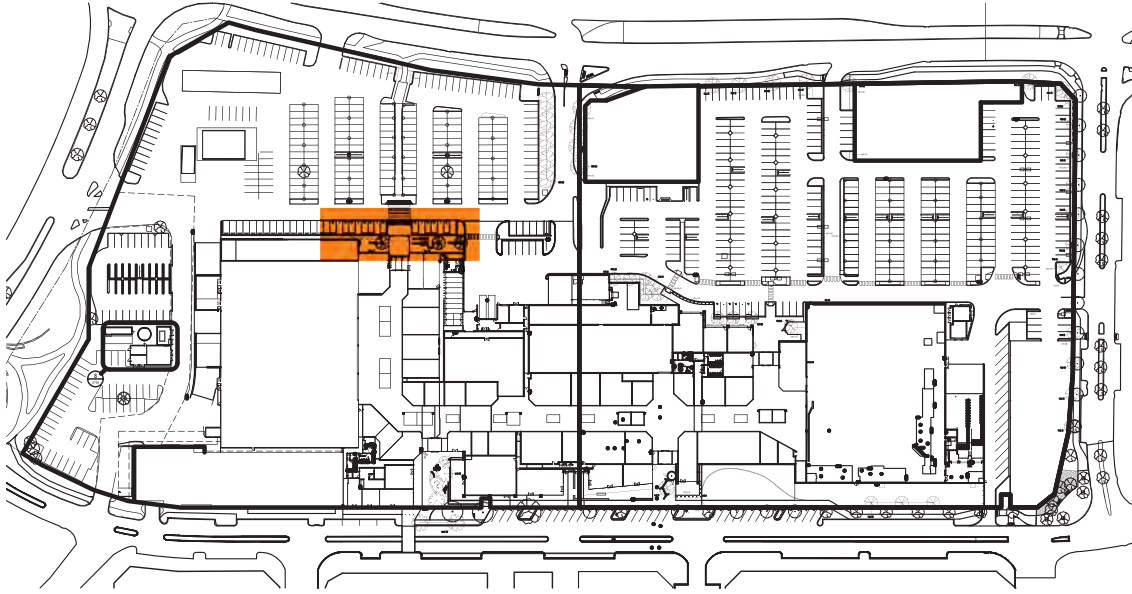
ENTRANCE FEATURE PAVING. BLEND OF GRANITE PAVERS THAT REFLECT THE MIXTURE OF EXISTING SURFACING TREATMENTS FOUND IN THE AREA. THE WARMER GRANITES DRAWS THE SHOPPERS TO THE ENTRANCE.

RAISED GARDEN BED PLANTERS.

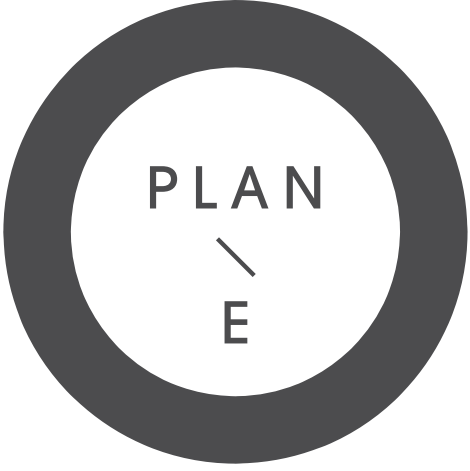
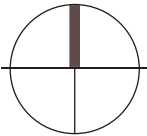
SPINIFEX EXPOSED AGGREGATE PROVIDES A QUALITY SURFACE OUTSIDE KEY TENNANTS. THE SPINIFEX MIX IS A WARM BLEND THAT REFLECTS THE COASTAL SETTING.

TUART AND BOAB EXPOSED AGGREGATES ARE USED ON THE MAIN PEDESTRIAN ROUTES AND PROVIDES A POINT OF DIFFERENCE IN SURFACING. THE CONCRETE MIX PICKS UP ON THE COLOURS USED IN THE GRANITE PAVING MIX.

ENTRY FOUR



LOCATION PLAN





Government of Western Australia
Department of Planning

Planning Services
City of Rockingham
PO Box 2142
Rockingham DC WA 6967

Your ref: 20.2015.319.1

Our ref: DP/10/00551

Enquiries: Simon Luscombe (Ph: 6551 9307)

27 September 2016

Attention: Kevin Keyes

CITY OF ROCKINGHAM	
RECORDED CORRESPONDENCE	
RECEIVED	
03 OCT 2016	
RECORDS OFFICE	
FILE	A/CARD
OFFICER	COPY

Dear Kevin,

Re: Proposed amendment to JDAP Planning Approval for Additions and Alterations to Secret Harbour Shopping Centre – Lot 2003 Secret Harbour Boulevard and Lots 2010 and 2013 Oneida Road, Secret Harbour

I refer to your letter dated 16 September 2016 regarding the above. The City has received a request by the landowner to prepare a DAP Form 2 Application which seeks to amend Conditions 4, 14 and 16 of the current planning approval. Condition 14 relates to provision of a Landscaping Plan. Condition 16 relates to car parking along Oasis Drive and retention of trees.

Condition 4 states that *'Prior to occupation of the proposed development, engineering drawings and specifications are to be prepared for the upgrading of the intersection of Oneida Road and Warnbro Sound Avenue to a signalised intersection, in accordance with Main Roads WA specifications and to the satisfaction of the City of Rockingham'*.

The submitted letter states that signalisation of the subject intersection is not supported by Main Roads WA: 'Given that Main Roads WA is the sole decision making authority in relation to the installation of traffic signals, the applicant is not able to comply with this condition'.

Recommendation

The Department of Planning has no objection to the modification of Condition 4 as outlined above and notes the following elements of the proposal:

- Upgrading of the Oneida Road and Warnbro Sound Avenue intersection is to incorporate a left turn deceleration lane on Oneida Road and an acceleration lane on Warnbro Sound Avenue. Submitted SIDRA analysis shows acceptable performance of this configuration to 2026 (Give Way controlled intersection, refer to Option B).
- The reference to signalisation within Condition 4 is to be removed as per Main Roads WA advice.

- The right-in movement from Warnbro Sound Avenue to Oasis Drive is to be decommissioned.

Yours sincerely

S. D. Huswale

Simon Luscombe
Principal Planning Officer
Perth and Peel Planning

Noted
manuttages
27/9/16



mainroads
WESTERN AUSTRALIA

Enquiries: Lynne Wrigglesworth on 9323 4544
Our Ref: 16/7767 (D16#613795)
Your Ref: 20.2016.319.1 - AD16/49425

28 September 2016

Chief Executive Officer
City of Rockingham
PO Box 2142
ROCKINGHAM DC WA 6967

ATTENTION: KEVIN KEYES

CITY OF ROCKINGHAM	
RECORDED	RESPONSE
RECEIVED	
03 OCT 2016	
RECORDS OFFICE	
FILE	ACCORD
OFFICER	COPY

Dear Kevin

SECRET HARBOUR SHOPPING CENTRE

Thank you for your letter of 16 September 2016 inviting Main Roads comments on a proposal to amend the JDAP conditions for the above site.

Of the three conditions proposed to be amended only one of them relates to Main Roads – that being condition 4 referring to a signalised intersection at Oneida Road and Warnbro Sound Avenue.

Council will be aware that an 'Agreement in Principle' was prepared for this intersection in January 2015, in which six (6) design requirements were to be met. Design item c required double right turn lanes to be provided from Oneida Road onto Warnbro Sound Avenue. To date none of these conditions have been met.

Main Roads would be prepared to support a modified condition 4 as follows:

Prior to occupation of the proposed development, engineering drawings and specifications are to be prepared for the modification of the intersection of Oneida Road and Warnbro Sound Avenue generally as proposed by KCTT plan C300 Rev A dated 22/12/15, provided that they are not for a traffic signalised intersection, in accordance with Main Roads WA specifications and to the satisfaction of the City of Rockingham.

Should you require any further information, please contact Metropolitan Traffic Services Manager Colin Ward on 9323 4721 or Planning Information Officer Lynne Wrigglesworth on 9323 4544.

Yours sincerely

Lang Fong
PLANNING INFORMATION MANAGER



ABN: 50 860 676 021

Our Ref: 05/1292-02 (D15#712892)
Your Ref:

2 February, 2016

Chief Executive Officer
City of Rockingham
PO Box 2142
ROCKINGHAM WA DC 6967

Attention: Ian Daniels

Dear Ian

RE: INTERSECTION OF WARNBRO SOUND AVENUE AND ONEIDA BLVD

As you are aware, congestion has been one of the major issues that have influenced Main Roads' planning in the Metropolitan area. In addressing these concerns, Main Roads endeavours to find the best solutions that will reduce congestion for all road users.

One of the measures Main Roads is implementing to manage traffic congestion involves a change in the way we process and implement traffic control measures at intersections. Main Roads has adopted the general policy that roundabout treatments will be preferred over traffic signalisation, as they provide significant road safety benefits and in most cases, assist with reducing congestion. In addition to improved traffic flow, roundabouts are considered more cost effective, as they are cheaper to operate and require minimal long term maintenance.

In view of the above, please note that traffic signalisation will only be considered once all other alternative treatment options have been fully explored and discounted and while Main Roads recognises the importance of past planning and in-principle agreements, however, please note that previous structure plans or existing agreements will no longer be simply taken as a justification for traffic signals.

Notwithstanding every situation will be assessed on individual merit and proponents wishing to seek approval for the modification and or installation of new traffic signals must provide a compelling argument in favour of the proposal.

In this instance Main Roads has assessed and reviewed the information provided and after further discussion at a meeting between Main Roads and Council Officers it was concluded that the installation of traffic signals at this location cannot be supported at this stage.

CITY OF ROCKINGHAM	
RECORDED CORRESPONDENCE	
RECEIVED	
- 5 FEB 2016	
RECORDS OFFICE	
FILE	A/CARD
OFFICER	COPY

Main Roads will continue to liaise with Council regarding the installation of an acceleration lane on Wambro Sound Avenue, as a possible interim treatment to address congestion during peak periods.

I trust the this is satisfactory however if you wish to discuss this matter further please feel free to contact Vinder Singh on 93234405 .

Yours sincerely

A handwritten signature in black ink that reads "Brad Lenton". The signature is written in a cursive, flowing style.

BRAD LENTON
Metropolitan Traffic Services Manager