Enterprise Park
Design Guidelines
ACKNOWLEDGEMENTS

This text is published by LandCorp to provide information on Enterprise Park Industrial Estate. The information is provided in good faith, however, neither LandCorp nor its Directors, employees or agents give any warranty or accept any liability arising as a result of reliance upon the information contained herein. This disclaimer is subject to any contrary legislative provisions.
Preface

Enterprise Park demonstrates LandCorp’s commitment to delivering quality industrial land.

Since launching in 1989, Enterprise Park in Wangara has become one of Perth’s most successful and innovative industrial estates.

Enterprise Park is strategically located in Perth’s growing northern corridor, alongside both the north-south arterial access (off Wanneroo Road and close to Mitchell Freeway) and east-west access (via Gnangara and Ocean Reef Roads).

Situated approximately 25 minutes from Perth’s CBD and 8 minutes from Joondalup city centre, the estate has easy access to both the international and domestic airports.

Diversity of lot sizes and access to major transport routes have been a driving force for many businesses moving into the estate. It is now home to around 160 businesses, supporting employment within the City of Wanneroo, one of the nation’s fastest growing areas.
Introduction

LandCorp is committed to achieving greater sustainability throughout its developments. These guidelines and development checklists are provided to assist the purchaser and their chosen designers to achieve a more energy, water and resource efficient development.

The Enterprise Park development design guidelines have been formulated to provide developers with a user-friendly set of planning criteria and to ensure the further development of the Industrial Estate has a consistent high standard of development and visual amenity.

The blend of well designed buildings and quality landscaping has contributed to current success of Enterprise Park. These guidelines will ensure that this is maintained through to the final stages of development, providing an advantage to all industries and businesses that choose to locate within Enterprise Park.

Key Objectives

The key objectives addressed by the Industrial Park guidelines are as follows:

- To achieve an attractive unified development which acknowledges the goal of complementing the existing built form, whilst allowing for individuality and a well presented corporate or market image;
- To avoid unsightly and poorly planned development and thus enhance and protect the investment of all owners within the estate and the investment of others in the region;
- To achieve greater sustainability in the built form within the estate, which provides a high performance building that reduces energy and water use; and
- To increase the future value of industrial property within the estate.
Development Approvals

Prior to the commencement on site of any building works, plans and specifications describing the proposed works in respect of that lot are to be submitted to LandCorp for approval before being submitted to the City of Wanneroo (see Appendix 1).

It should be noted that the purchaser will be required to fulfil the mandatory requirements of these design guidelines in accordance with the Contract of Sale.

Development Checklist and Best Practice Criteria

The development checklist at the end of these guidelines provide an easy assessment of the objectives, mandatory criteria and voluntary ‘best practice’ options that will achieve a unique industrial estate in WA.

The development checklists include:

• Compliance objectives, which will ensure an attractive and unified development;
• Mandatory criteria, which are consistent with the Key Objectives of this Industrial Park; and
• Voluntary ‘best practice’ options, which will ensure this estate achieves a greater level of sustainability throughout.

By including the ‘best practice’ options the purchaser will be saving longer term recurrent operating costs by reducing their energy and water consumption, which also helps the environment.
Site Layout and Building Orientation

‘Best Practice’ Options

When planning for the highest and best use of a lot, the sensible orientation of buildings to take advantage of passive solar values and prevailing winds should be considered.

These simple and logical design factors can significantly reduce everyday running costs of buildings with little or no additional building cost.

A simple guide to passive solar building design is:

- Orientation and openings to maximise the north and south exposure;
- Orientation and openings to maximise natural cross flow ventilation, e.g., cooling south-westerly summer breezes;
- Orientation and openings to maximise natural lighting;
- Minimise east and west facing walls, openings and windows, or provide adequate shading; and
- Well considered landscaping to provide valuable shade throughout summer and the use of winter sun.

Figure 1
Development Area – Site Coverage

Mandatory requirement
The approved development area must have a minimum Development Area of 20% of the total site area excluding car parking and hardstand.

Building Setback and Location

Mandatory requirement
Setbacks should be established giving consideration to:
- The general streetscape;
- Adjoining properties and buildings; and
- The bulk of the development.

Front boundary
In accordance with the City of Wanneroo District Planning Scheme 2, buildings shall be setback a minimum of 6 metres from the front boundary.

Secondary street boundaries
For corner lots, the Council shall designate the front boundary and may approve buildings three metres from the other street boundaries.

Side and rear boundaries
Setbacks shall comply with Building Code of Australia.

External Service and Storage Area

Mandatory requirement
Service and storage areas shall be behind the front building line and shall be screened from the street. Landscaping and obscure fencing can be utilised to screen these areas.

Car Parking

Mandatory requirement
Carparks and internal roadway design are to comply with the requirements of the City of Wanneroo District Planning Scheme, which is one bay per 50m² of GFA. Parking can be placed between the landscape setback and the building line. Bay sizes, driveway widths and turning circles are to be in accordance with the requirements of the City of Wanneroo.
EXAMPLE 1
SMALL SCALE DEVELOPMENT
Incorporates various principles of site planning, ie;
1. Landscape buffer
2. Visitor parking, product display
3. Service areas, outbuildings
4. Possible zero setback

EXAMPLE 2
MEDIUM SCALE DEVELOPMENT
Incorporates various principles of site planning, ie;
1. Landscape buffer
2. Visitor parking, staff parking, product display administration & sales
3. Service areas, outbuildings & storage areas
**Mandatory requirement continued:**

Roadways and parking within a development must be planned to achieve the following:

- Separation of service/hauling vehicles from visitor and staff parking areas;
- The number and locations of vehicle crossovers must consider criteria such as traffic safety, ease of vehicle movement and the location of existing and proposed vegetation;
- Siting of parking areas adjacent to areas of buildings that are commonly accessed;
- Provide suitable species of shade trees at a ratio of 1 per 4 car-bays, evenly throughout parking areas;
- Provide clear paths for pedestrian movement separate from areas of frequent vehicular movement; and
- Consider the visitor parking areas as an extension of the corporate/market image in terms of its presentation.

**‘Best practice’ option**

Bicycle storage and facilities are encouraged to be provided in conjunction with shower and change rooms to reduce the dependency on vehicles.

**Fencing**

**Mandatory requirement**

Security fencing will be permitted along side and rear boundaries; front fencing to any street frontage should be limited to a minimum and be within the theme of the estate and the proposed built form.

Where security fencing is required to a street frontage, the fence line is preferably to be set back to the building line and must be set behind the required landscape buffer strip.

The minimum standard for fencing is black PVC coated galvanised link mesh with black support members.

**Note:** Electrical fencing shall be assessed at LandCorp’s discretion.

**Construction Management**

**‘Best practice’ option**

Site construction should be undertaken to minimise resource waste to land fill by engaging a waste management company with proven recycling strategies.

**Energy Management**

To support sustainability, by reducing unnecessary energy use, proposed designs should consider the use of the following which are complementary to the passive design criteria included under “Site Layout and Building Orientation,” are inexpensive to install, will help save electricity costs and reduce greenhouse gas emissions:
External Lighting - Mandatory requirements
The following requirements are mandatory and must be incorporated within any proposed development:
• No glare or light spill shall adversely impact adjoining properties; and
• No glare or light spill shall impact passing motorists.

Internal Lighting - ‘Best practice’ options
• Use of natural lighting to reduce energy usage;
• High efficiency light systems;
• Ultrasonic ambient light/motion sensors; and
• Lighting management systems.

External Lighting - ‘Best practice’ options
• High efficiency light systems (e.g. T5 Triphosphor Fluorescent);
• Time clock and/or photo sensitive cells to control operation hours; and
• Motion detectors where appropriate.

Note: Where Air-conditioning is to be installed, it is to be located in shaded areas to reduce heat loading.

Water Heating
‘Best practice’ option
It is recommended that developments incorporate high efficiency solar or gas water heating systems.

Water Management
The supply of potable water in Western Australia is a critical issue. The following options are consistent with the Water Corporation's waterwise program:

Building fitout - Mandatory requirement
• AAA rated shower heads;
• AAA rated tap ware and flow regulators; and
• AAA dual flush toilets. (4.5/3 Ltr)

Landscape Areas (water reticulation) - Mandatory requirement
• Low flow trickle dripper systems, or coarse sprays where necessary; and
• Programmable controller/timer system.

Stormwater Management
Mandatory requirement
All stormwater is to be managed on site to ensure no runoff from the lots onto roads will occur.
Landscaping

To enhance the subdivision, the purchaser will be required to design, develop and maintain the landscaping of the entire road verge to the satisfaction of LandCorp.

Mandatory requirements:
The following mandatory requirements must be addressed by purchasers and included as part of the Development Application for assessment/approval by LandCorp:

- A landscaping plan is required to be submitted to LandCorp with the development application. This plan will include proposed treatments of the verge areas;
- Verge areas will be landscaped and maintained by property owners;
- An area not less than 10% of the total area of the lot must be landscaped, comprising of the development site and verge area. A minimum landscaping strip of three metres is to be provided in the front setback;
- A minimum of one shade tree per ten metres of front boundary and one shade tree per four car parking bays provided on the site;
- For corner lots, the absolute minimum landscape strip width is three metres to both roads;
- No more than 5% of the total lot area is permitted to be turfed within the lot boundaries; and
- The provision of plant species is to be in accordance with the requirements of the City of Wanneroo.
'Best practice' option:

- Trees are planted at 6 metre staggered intervals within two rows;
- Nutrient management/reduction measures are encouraged to minimise the leaching into the ground water. Measures include:
  - Selecting turf which has a low requirement for nutrients;
  - Restricting nutrient application to levels which maintain growth only;
  - Using measures of application which ensure maximum turf utilisation; and
  - Increasing the capacity for the soil to retain nutrients.
Design to incorporate an ‘entry statement’ rather than ‘blank’ facades addressing the street.

**Planning prototypes**

1. **Street Elevation**
2. **Street Elevation**
3. **Main Road Elevation**
Built Form Character and Detail

Mandatory requirement
Buildings should be designed to address the street, with consideration given to impression from the street and at a point of entry. The main entrance to the building should be clearly visible or ‘signalled’ in the design.

The following principles are a guide to the development of an appropriate architectural character and aim to achieve a good standard of building design throughout the estate.

Building frontage and entry
• The front elevation should be designed to address the street, to provide passive surveillance and to provide a corporate image and an inviting entrance.
• Generally, architectural form and character should avoid large unrelieved expanses of wall or roof.
• Where more than one building is planned for a site, their design should result in the creation of a group of integrated buildings presenting a harmonious image.
• The main entrance is to be on the front elevation or close to the front of the building, clearly visible from the street.
• Entrance points to buildings are to be designed as focus points and shall provide protection for pedestrians by means of a substantial integrated building element such as a verandah, canopy or colonnade.

Materials, Finishes and Colour

Mandatory requirement
Broad facades of uniform material are to be broken down into sections to create variety and interest. The aim is to give an impression of top (middle) and bottom by girding, colour contrast, material variation or use of bracing, roller doors etc. The finished material and colours are not to detract from the existing visual aesthetics of the estate.

Signage – Display Areas

Mandatory requirement
All display areas can be incorporated into the forward areas of the site. Approval is required for any loose or permanent displays and will be at the discretion of LandCorp and the City of Wanneroo.

Signs attached to the buildings shall be designed to be an integrated part of the building, e.g. recessed into the facade, fascia or awning.

Plant and Equipment

Mandatory requirement
All plant and equipment should be screened or remote from public areas, particularly from the street. The exception to this may be where stacks or ductwork that is necessary is used as a ‘design element’.
Objectives:

These criteria ensure the theme of the estate is achieved throughout and shall be assessed at LandCorp’s discretion.

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Owner Checklist</th>
<th>LandCorp Assessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development application provided to LandCorp supports the vision and objectives of the estate including:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• An attractive unified development which acknowledges the goal of complementing the existing built form.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Contributes to the long term aesthetic presentation and property values within the estate.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Provides a high performance building that reduces energy and water use.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Has quality and well planned site layout, building and landscaping.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Mandatory Criteria:

These criteria ensure consistency throughout the estate:

<table>
<thead>
<tr>
<th>Mandatory Requirement</th>
<th>Owner Checklist</th>
<th>LandCorp Assessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Layout and Design</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A minimum of 20% of the total site area is achieved.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Front and secondary boundary setback complies with City of Wanneroo District Planning Scheme 2;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Side and rear boundary setback complies with Building Codes of Australia;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Setback consider the general streetscape, adjoining properties and buildings and the bulk of the development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mandatory Requirement</td>
<td>Owner Checklist</td>
<td>LandCorp Assessor</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-----------------</td>
<td>-------------------</td>
</tr>
<tr>
<td><strong>External service and storage areas</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All service and storage areas are set back behind the front building line and are screened.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Car Parking</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadways and Parking must achieve the following:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Must comply with the requirements of the City of Wanneroo;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Separation of service / haulage vehicles;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Consideration of crossover locations;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Siting of parking areas to commonly accessed areas;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Shade trees 1 per 4 car-bays evenly spaced;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Clear paths for pedestrian movement;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Presentable visitor parking areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fencing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum standard of fencing achieved (black PVC link mesh);</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Fencing has appropriate setbacks in accordance with the design guidelines;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All fencing is in keeping with the theme of the estate and complements the proposed built form.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>External Lighting</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No glare or light spill impacts on:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Adjoining properties; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Passing motorists.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mandatory Requirement</td>
<td>Owner Checklist</td>
<td>LandCorp Assessor</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>-----------------</td>
<td>-------------------</td>
</tr>
<tr>
<td><strong>Water Management</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Fitout</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• AAA Shower heads,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• AAA Tap ware,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• AAA Dual flush toilets (4.5/3 Ltr).</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Waterwise Reticulation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Letter of compliance from landscaper;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimal water usage irrigation, such as trickle irrigation, drippers, and coarse drop sprays;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Controlled irrigation, such as Programmed controllers or Tap timers.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Stormwater Management</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All stormwater is to be managed on site to ensure no runoff occurs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landscape Plan</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A landscape plan has been submitted with the development application.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Plant species selection</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• The provision of plant species is in accordance with the requirements of the City of Wanneroo.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landscape Area</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• An area of not less than 10% of the total area of the lot is to be landscaped;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Verge areas shall be reticulated and maintained by property owners.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A minimum landscaping strip of three metres is to be provided in the front setback.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum tree planting to be provided is one (1) per 10 metres of front boundary and one (1) tree per four (4) car parking bays provided on the site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• No more than 5% of the total lot area is turfed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Corner Lots – Minimum three metre wide landscape strip to both frontages.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Built Form Character and Detail

**Building frontage and entry**
- The front elevation is designed to address the street;
- Architectural form and character avoids large unrelieved expanses of wall or roof;
- Building design and layout presents as a harmonious and integrated group;
- The main entrance is on the front elevation or close to the front of the building and is clearly visible from the street;
- Entrance points to buildings are to be designed as focus points and shall provide protection for pedestrians by means of a substantial integrated building element such as a verandah, canopy or colonnade.

**Materials, finishes and colour**
- Broad facades of uniform material are to be broken down into sections to create variety and interest.

**Signage**
- Signs attached to the buildings are designed to be an integral part of the building, eg recessed into the facade, fascia or awning.

**Plant and Equipment**
- All plant and equipment are screened or remote from public access areas including the street.
Voluntary ‘Best Practice’ Options

By including these options the purchaser will ensure the estate achieves a greater level of sustainability throughout and they will reduce their energy and water consumption, which also helps the environment.

<table>
<thead>
<tr>
<th>Sustainability Initiative</th>
<th>Owner Checklist</th>
<th>LandCorp Assessor</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Design and Fitout</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Passive design strategies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Orientation of openings to support winter solar access;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Maximise natural lighting;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimal east and west openings;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Natural cross-flow ventilation;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Appropriate landscaping for shade.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Energy management strategies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Majority (&gt;90%) of lighting fixtures/lamps (internal and external) are high efficiency (eg: tri phosphor, compact fluorescent or similar).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Majority (&gt;90%) of internal lighting to be controlled by lighting management system (eg: photo sensitive cells, ultrasonic ambient/motion sensors or similar).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Majority (&gt;90%) of external (and security) lighting to be controlled by motion sensor and/or timer controls or integrated with lighting management system.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Air-conditioning units located in shaded areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water heating</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Solar with gas boosters; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• High efficiency system, e.g. instantaneous gas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sustainability Initiative</td>
<td>Owner Checklist</td>
<td>LandCorp Assessor</td>
</tr>
<tr>
<td>---------------------------</td>
<td>----------------</td>
<td>------------------</td>
</tr>
<tr>
<td><strong>Construction Management</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Materials reuse and recycling</strong></td>
<td>All site construction has been undertaken to minimise resource waste to landfill. Specifically, a waste management company with proven recycling strategies has been engaged throughout the construction process.</td>
<td></td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landscaped Area</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Trees are planted at 6m staggered intervals within two rows;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Selection of a turf species which has low requirements for nutrients;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Restricting nutrient application;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Increasing capacity of the soil to retain nutrients.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Layout and Design</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Car Parking</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle storage and facilities provided.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix 1 - LandCorp Approval Procedure

Purchase of Property

LandCorp Approval

Mandatory

LandCorp Approval
Assessment of plans against Design Guidelines for Enterprise Park.

City of Wanneroo Approval
City of Wanneroo Assesses Purchasers Application.

Best Practice (Non Mandatory)

Sustainability Consultation
Free one-hour session with LandCorp’s sustainability consultant.
Approval Procedure

Prior to the commencement of any building or site works, information describing the proposed works in respect of that lot are to be submitted to LandCorp for approval before being submitted to the Local Authority.

Each submission needs to include the following:

1. Brief Statement detailing the proposed operations;
2. Sketch Plans (2 copies of each of the following):
   • Site Plan with existing and proposed contours, floor level(s), building location, siting, arrangement and dimensions of parking areas, bin areas, loading and unloading areas, display areas, pedestrian/vehicular circulation and fencing locations;
   • Building layout showing internal arrangement of buildings specifying floor space usage and areas, and the location of openings;
   • Elevations, sections and perspectives of the proposed buildings sufficient to describe the character of the proposal including external details and signage concepts, plus a guide to anticipated use of materials, colours and finishes.
   • Landscape Concept Plan showing indicative earthworks, ground treatment, existing trees and proposed planting and reticulation.
3. Evidence that the Mandatory Criteria listed in the Design Guidelines has been satisfied; and
4. Evidence that the purchaser intends to implement ‘Best Practice’ options into the proposed development (Optional). Purchaser may benefit through future corporate advertising by implementing such initiatives.

Submissions are to be addressed to LandCorp in the following manner:

Attention: Project Manager
RE: Enterprise Park Wangara Plan Approval
LandCorp
Level 3 Wesfarmers House
40 The Esplanade
PERTH WA 6000

The information submitted will be checked promptly by LandCorp to ascertain whether the concept adheres to the intent of the Design Guidelines. Adjustments may be required if the intent of the Guidelines is not observed.

When the concept is approved, LandCorp’s approval stamp will be affixed to one copy of the plans and returned to the purchasers to submit to the Local Authority for planning approval.
Appendix 2 - Notes