

ENVIRONMENTALLY SUSTAINABLE BUILDINGS IN THE CITY OF JOONDALUP

STATUS: *City Policy - A policy that is developed for administrative and operational imperatives and has an internal focus.*

Developed by the Policy Committee and/or the administration and adopted by Council.

RESPONSIBLE: Director Planning and Development

OBJECTIVE: To encourage the integration of environmentally sustainable design principles into the siting, design and construction of both new and redeveloped residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup. Environmentally sustainable design considers the environmental impact of a building for the entire life of the asset.

POLICY AREA

This policy shall apply to the construction and redevelopment of residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

STATEMENT

In pursuance of its commitment to sustainability, the City seeks to encourage the integration of environmentally sustainable design principles into the construction and redevelopment of residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) within the City of Joondalup.

To this end, the City will seek to prioritise the assessment of planning applications and associated subsequent building applications that demonstrate the development has been designed and assessed against a national recognised rating tool.

The incorporation of the following design principles is encouraged:

- Designing and constructing buildings to preserve the natural features of the site.
- Designing and constructing buildings to include passive solar design.
- Increasing the energy efficiency of buildings by using low energy technologies for lighting, heating and cooling, appliances and equipment.
- Using renewable energy technologies.
- Increasing water efficiency and encouraging water reuse and water recycling for buildings and landscaping.
- Selecting sustainable building materials, such as locally sourced and recycled content.
- Reducing the amount of waste that is created through the construction process by implementing waste management practices on site.
- Encouraging adaptability in the design and construction to ensure longevity of the building;
- Increasing the indoor air quality of buildings by using low allergic and low volatile organic compound (VOC) fittings, furniture, paints and adhesives.
- Utilising water wise and native gardening techniques.

OTHER

City of Joondalup — Environmentally Sustainable Design Checklist:

Applications for planning approval for residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) must be accompanied by a completed *City of Joondalup - Environmentally Sustainable Design Checklist*.

Amendments: CJ041-03/11,
Related documentation: *Local Government Act 1995*
Joondalup City Centre Structure Plan
Joondalup City Centre - Environmentally Sustainable
Design Checklist
Policy - Sustainability
Issued: 15 March 2011