



## **Metro North West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** Friday 4 May 2012, 2:00pm  
**Meeting Number:** 6  
**Meeting Venue:** Conference Room 1  
City of Joondalup  
Boas Avenue  
Joondalup

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Liam Gobbert (City of Joondalup Local Government Member)  
Cr Mike Norman (City of Joondalup Local Government Member)

#### **Officers in attendance**

Ms Sue Burrows (Department of Planning)  
Ms Noelene Jennings (Department of Planning)  
Mr Mark Thormber (City of Joondalup)  
Mr Jaime Parry (City of Joondalup)  
Ms Melinda Bell (City of Joondalup)  
Mr Brad Silence (City of Joondalup)

#### **Local Government Minute Secretary**

Mr Tim Hegney (City of Joondalup)

### **1. Declaration of Opening**

The Presiding Member, declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

### **2. Apologies**

Nil

### **3. Members on Leave of Absence**

### **4. Noting of Minutes**

Minutes of the Metro North West JDAP meeting 5 held on the 14 March 2012.

**5. Disclosure of Interests**

Nil

**6. 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.

**7. Deputations and Presentations**

Nil

**8. Responsible Authority Reports**

|            |                        |  |
|------------|------------------------|--|
| <b>8.1</b> | Application Details:   | Proposed five storey student services building at Edith Cowan University |
|            | Property Location:     | Lot 504 (No.270) Joondalup Drive, Joondalup                              |
|            | Applicant:             | Jones Coulter Young Architects and Urban Designers                       |
|            | Owner:                 | Edith Cowan University   |
|            | Responsible authority: | City of Joondalup  |
|            | Report date:           | 27 April 2012  |
|            | DoP File No:           | DP/12/00320  |

**9. Amending or cancelling DAP development approval**

Nil.

**10. Appeals to the State Administrative Tribunal**

For Noting: State Administrative Tribunal application for 57 Liege Street, Woodlands – Mixed Use Development.

**11. Meeting Closure**



## Minutes of the Metropolitan North-West - Joint Development Assessment Panel (JDAP)

**Meeting Date and Time:** Wednesday, 14 March 2012, 2.30pm  
**Meeting Number:** NWJDAP/5  
**Meeting Venue:** City of Wanneroo Leschenaultia Room, 23 Dundobar Road, Wanneroo

### 1. Attendance

#### Members

|                      |  |
|----------------------|--|
| Ms Karen Hyde        | Presiding Member                         |
| Mr Paul Dreschler    | Deputy Presiding Member                  |
| Mr Fred Zuideveld    | Specialist Member                        |
| Mayor Tracey Roberts | City of Wanneroo Local Government Member |
| Cr Laura Gray        | City of Wanneroo Local Government Member |

#### In attendance

|                       |   |
|-----------------------|---|
| Mr Pas Bracone        | Manager Planning Implementation, City of Wanneroo |
| Mr Jay Naidoo         | Planning Officer, City of Wanneroo                |
| Mrs Tonya de Villiers | Administration Officer, City of Wanneroo          |
| Mrs Noelene Jennings  | Department of Planning                            |
| Ms Sue Burrows        | Department of Planning                            |

#### Observers

|                  |                                  |
|------------------|----------------------------------|
| Cr Frank Cvitan  | - to 3.10pm                      |
| Mrs Linda Easson | Administration Officer           |
| Mr Ryan Bailey   | Compliance Officer – from 2.40pm |

#### Applicants and Members of the Public

|                         |                    |
|-------------------------|--------------------|
| Mr Ben Doyle            | Planning Solutions |
| Mr John Wilson          | Landowner          |
| 6 Members of the Public |                    |

#### Minute Taker

Mrs Sandy Bruyn, City of Wanneroo

### 2. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 2.31pm on Wednesday, 14 March 2012 and introduced and welcomed the DAP members.

The Presiding Member announced that, in accordance with Section 5.14 of the Standing Orders 2011 (No Record of Meeting) 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of a DAP meeting unless the Presiding Member has given permission to do so', and that she had granted permission for the electronic recording of the meeting for the purposes of recording the minutes only.

### 3. Apologies

Nil.



#### 4. Leave of Absence

Nil

#### 5. Noting of Minutes

The Presiding Member advised that the minutes of the Metropolitan North-West - Joint Development Assessment Panel (JDAP) meeting held on 7 March 2012 are currently being drafted and once confirmed and endorsed will be published on the City of Wanneroo and Department of Planning websites.

#### 6. Disclosure of Interests

Nil

#### 7. Deputations and Presentations

Mr Ben Doyle of Planning Solutions addressed the DAP in support of the proposed development and referred to a Briefing Note which he had circulated to Panel Members prior to the meeting that addressed issues identified in the report. The Briefing Note detailed proposed amendments to several proposed conditions in the report.

In accordance with Regulation 40(3) of the DAP Regulations, the Presiding Member invited Mr Pas Bracone to provide clarification on the proposed application.

#### 8. Responsible Authority Reports

|                        |                                       |
|------------------------|---------------------------------------|
| Application Details:   | Proposed Neighbourhood Centre         |
| Property Location:     | Lot 9608 (No. 131) Pinjar Road, Ashby |
| Applicant:             | Planning Solutions                    |
| Owner:                 | Endeavour Properties Pty Ltd          |
| Responsible authority: | City of Wanneroo                      |
| Report date:           | 14 March 2011                         |
| DoP File No:           | DP/11/02691                           |

#### REPORT RECOMMENDATION:

Moved by: Paul Dreschler

Seconded by: Fred Zuideveld

That the Metropolitan North-West Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application LG reference DA2011/1208 and accompanying plans (Drawing No. P1.0, Rev H, Date 4 January 2012; Drawing No. P1.0, Rev J, Date 4 January 2012; Drawing No. P1.2, Rev G, Date November 2011; Drawing No. P1.3 to 1.5, Rev -, Date January 2012; Drawing No. P3.0 to 3.1, Rev G, Date November 2011; Drawing No. P3.2 to 3.5, Rev F, Date November 2011; Drawing No. P3.6, Rev -, Date January 2012; Drawing No. P3.7, Rev -, Date December 2012; Drawing No. P3.8, Rev A, Date January 2012) in accordance with the provisions of the City of Wanneroo's District Planning Scheme No. 2, subject to the following conditions being met to the satisfaction of the Manager, Planning Implementation:

##### Structure Plan Requirements:

1. Development shall not exceed more than 4,461.5sqm retail Net Lettable Area as per the provisions of Ashby Neighbourhood Centre Agreed Structure Plan 77 adopted by the Western Australian Planning Commission and the City of Wanneroo;
2. Development fronting the East-West Road shall be restricted to non-retail uses only.



3. Hollosy Way shall be widened in accordance with the Ashby Neighbourhood Centre Agreed Structure Plan No. 77 and the land required being dedicated as a public road, transferred to the Crown free of cost for the purpose of the road widening;
4. The (Unnamed) East-West Road shall be widened in accordance with the Ashby Neighbourhood Centre Agreed Structure Plan No. 77 and the land required being dedicated as a public road, transferred to the Crown free of cost for the purpose of the road widening;
5. Fomiatti Street (North-South Road) shall be widened in accordance with the Ashby Neighbourhood Centre Agreed Structure Plan No. 77 and the land required being dedicated as a public road, transferred to the Crown free of cost for the purpose of the road widening;
6. The buildings fronting Hollosy Way, Fomiatti Road (North-South Road) and (unnamed) East-West Road 'Main Streets' shall incorporate continuous awnings. The width of the awnings shall have a minimum of 2.0 metres projecting over the road reserve, with minimum 2.75 metres ground clearance;
7. The landowner shall enter into an easement in gross in favour of the public at large pursuant to Section 196 of the Land Administration Act. The easement shall cover areas generally identified as car parking, vehicle accessways and pedestrian paths. The easement shall be registered on the title of the subject land prior to the development first being occupied. All costs associated with the preparation of the easement shall be met by the landowner;
8. The applicant shall comply with any obligation which may arise pursuant to the *Aboriginal Heritage Act 1972 (WA)* in respect to archaeological or ethnographic heritage connected with the subject land;

Modifications to the Plans:

9. Revised plans being submitted that depict a reduced 'Signage Pylon' height in compliance with the City of Wanneroo's Signs Local Planning Policy or such other height to the satisfaction of the Manager Planning Implementation, as indicated on attached plan 'P3.0';
10. Revised plans being submitted that depict a reduced 'Signage Pylon' height in compliance with the City of Wanneroo's Signs Local Planning Policy or such other height to the satisfaction of the Manager Planning Implementation, as indicated on attached plan 'P3.0';
11. Revised plans being submitted that depict a revised design of the 'Tower', having regard to the height of the 'Tower' and its relationship with the building it forms part of, as indicated on attached plan 'P3.0';
12. Amended plan being submitted that shows the entrance to the undercroft car park being relocated in accordance with plan 'P1.0', as indicated on 'P1.3'.
13. The existing Hollosy Way median strip being extended in length as shown on attached plan 'P1.0' at the developer's cost;
14. The dual use path/cycleway as shown on the attached plan 'P1.0' being constructed by the applicant/owner;
15. Bin storage area accessible by a front loading refuse truck/heavy rigid vehicle being relocated a minimum of 3 metres from the adjoining residential zoned lot as indicated on attached plan 'P1.0';

*Karen Hyde*  
3 of 12



Cost Contributions:

16. The subdivider making a contribution to the Local Government for the provision of arterial roads, public open space and associated facilities (including administrative costs) to service the East Wanneroo Structure Planning Cell No. 1 in accordance with Part 10 of the City of Wanneroo District Planning Scheme No. 2 (East Wanneroo Planning and Developer Contributions Arrangements - Cells 1 to 8);

Car Parks:

17. Vehicle circulation plan demonstrating vehicle manoeuvring within the site shall be provided prior to the submission of a building licence application;
18. A minimum of 508 parking bays are to be provided. The 44 on-street parking bays proposed on the 'Main Streets' may be included in car parking calculations;
19. The proposed crossovers are to be constructed in concrete to commercial specifications;
20. Disabled car parking bays shall be provided at the rate required under the Australian Standard for Off Street Parking (AS 2890) and shall be distributed across the site in locations convenient to the building entrances;
21. Motorcycle/scooter/bicycle parking facilities must be provided to meet Australian Standard 2890. Details of the location of bicycle parking facilities and associated end of journey facilities for employees are to be provided for approval when application is made for a building licence;
22. Lighting shall be installed along all driveways and pedestrian pathways and in all common service areas prior to the development first being occupied;
23. Parking areas, driveways, and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Off-street Car Parking (AS 2890) and shall be drained, sealed and marked;
24. Car parking bays are to be 5.5 metres long and a minimum of 2.5 metres wide. End bays are to be 2.8 metres wide and end bays in a blind aisle are to be 3.5 metres wide;
25. No parking bays shall be obstructed in any way or used for the purposes of storage;
26. A dedicated taxi stand shall be provided within or immediately abutting the shopping centre, in the vicinity of the shopping centre entrance(s) prior to the development first being occupied;
27. Provision of at least one shopping trolley collection area for each two rows of car bays in a mid block location. The shopping trolley collection areas shall be designed sufficient to contain the trolleys, protect them from damage by vehicles and be sign posted for easy identification by shoppers;
28. All pedestrian pathways are to be connected into an existing or proposed path network and shall be constructed prior to the development first being occupied and where in private property, thereafter maintained to the satisfaction of the City;
29. The car parking areas shall be provided with one shade tree for every four bays prior to the development first being occupied. The trees shall be located within tree wells protected from damage by vehicles and maintained to the satisfaction of the City;
30. A on site stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development;



Other:

31. A schedule of material colours and finishes of all external faces of the development shall be submitted prior to construction commencing. Unless otherwise approved by the City, the building shall be in accordance with that schedule;
32. Waste Management Plan for the site detailing how waste is to be managed shall be provided prior to the submission of a building licence;
33. An acoustic consultant's report is to be provided for the City's approval, prior to the commencement of the development. This report is to indicate the anticipated sound level measurements for all types of noise associated with the development indicating plant and equipment noise as well as noise associated with operational activities. The report must also indicate any specific requirements that are needed to ensure noise emissions comply with the Environmental Protection (Noise) Regulation 1997. Upon approval of that report by the City, any modifications required to the development as a result of its recommendations, shall be made to the City's satisfaction. Upon completion of the development, a further report is required confirming that actual noise levels comply with the Regulations;
34. Bin storage areas are to be enclosed and screened from its immediate surrounds and any adjacent public street or road by a wall not less than 1.8m high constructed in brick, masonry or other approved material.
35. All services such as air conditioning plant and compressors shall be located away from public areas. All services and service yards shall be screened from view of streets and other public areas, including car parking areas to the City's satisfaction. Roof mounted equipment such as air conditioning plant and antennae shall also be screened from view of the street and other public areas, including car parking areas, to the City's satisfaction. Relative to this condition plans and specifications of all screening required and proposed shall be submitted to the City for approval and, upon approval, such screening installed prior to occupancy of the development;
36. An overall signage strategy for the development shall be submitted before any licences are issued;
37. Detailed landscaping and reticulation plans, for the subject site and adjacent road verges, shall be lodged for approval by the City when application is made for a building licence. Planting and installation shall be in accordance with the approved landscaping and reticulation plans, and thereafter maintained by the landowner to the City's satisfaction.
38. Where the angle of natural repose of the land cannot be maintained, retaining walls must be provided in accordance with plans that have been certified by a practising structural engineer for approval by the City; and
39. A non-sacrificial anti graffiti coating shall be applied to external shopping centre walls. In the event of any graffiti being applied to these areas, then steps are to be taken to remove it as soon as possible to the City's satisfaction;

#### FOOTNOTES

1. This is a planning approval only. Responsibility to comply with building, engineering and health requirements remains with the developer, and all plans submitted for further approval or licences must be consistent with the planning approval;
2. Application must be made for, and a licence to erect a sign obtained from the City, before any sign is erected;



3. Car bay grades are generally not to exceed 6% and disabled car bays are to have a maximum grade of 2.5%;
4. All mechanical extraction or ventilation services shall be designed to comply with the Health (Air Handling and Water Systems) Regulations 1994, Australian Standard 1668.2-1991 and Australian Standard 3666. Upon completion of installation of associated mechanical services, certification from a qualified Mechanical Services Engineer or Air Conditioner Installer is to be provided to the City's Health Services verifying that installation is in accordance with the required standards. An as constructed diagram is also to be provided upon completion of installation;
5. Prior to internal fit-out of any food premise tenancies, the Applicant/Builder/Owner is required to submit a Building Application to Council with relevant Food Premises fit-out details, illustrating compliance with the Health (Food Hygiene) Regulations 1993.
6. Given the function of a Neighbourhood Centre, pedestrian and cycle facilities must be well designed and clearly marked. Internal design should ensure that footpaths and pedestrian crossings actually lead to the front of buildings. The 'Planning and Designing for Pedestrians: Guidelines' are a helpful tool.
7. The proposed undercroft car parking shall be designed to comply with Australian Standard 1668.2 – 2002.
8. Applicant is to comply with the requirements of the *Food Act 2008* and the *Australian New Zealand Food Standards Code*.
9. Development shall comply with the Sewerage (Lighting, Ventilation and Construction) Regulations 1971.
10. Applicant is to ensure the design, construction and fit-out of the food premises complies with the requirements of Australian Standard 4674 – 2004.
11. Applicant is advised that the premise must be designed and constructed in accordance with the *Environmental Protection Act 1986* including the *Environmental Protection (Unauthorised Discharges) Regulations 2004* and the *Environmental Protection (Noise) Regulations 1997*.
12. Each of the tenancies are to have suitable access to a bin storage area in accordance with the City's Health Local Law 1999. Bin Storage Areas shall be provided with a concrete floor graded to a 100mm industrial floor waste gully connected to sewer. A hose cock is required to be provided within the Bin Storage Areas.
13. Prior to internal fit-out of the food premise, Applicant/Builder/Owner is required to submit a Building Application to Council with relevant Food Premises fit-out details, illustrating compliance with the *Food Act 2008* and the *Australian New Zealand Food Standards Code*.
14. Development shall comply with the *Health (Public Buildings) Regulations 1992*.
15. Prior to internal fit-out of the public building (Bar and Bistro), Applicant/Builder/Owner is required to submit a Building Application to Council with relevant public building fitout details, illustrating compliance with the *Health (Public Buildings) Regulations 1992*.
16. Applicant to submit plans and specifications to the Water Corporation (Industrial Waste Section) for approval.
17. The proposed car wash area is to be bunded to ensure car wash water does not enter the storm water drainage system.
18. A spill kit is to be provided on site in an accessible area.





19. Applicant to submit plans and specifications to the Department of Mines and Petroleum for approval.
  20. Applicant to be advised that a Section 39 and Section 40 will be required for the proposed Bar and Bistro in accordance with the Department of Racing, Gaming and Liquor legislation.
2. **Advise** the applicant and the City of Wanneroo of its decision accordingly.

**AMENDING MOTION:**

**Moved by: Mayor Tracey Roberts**

**Seconded by: Paul Dreschler**

**Reason: To further clarify the conditions.**

That:

- Condition 9 be modified by inserting the word "*Caltex*" *after the word "reduced"*;
- Condition 12 *be modified by deleting the words "in accordance with plan 'P.0, as indicated on 'P1.3"*;
- Condition 15 be modified by deleting the words "*as indicated on attached plan 'P1.0"*;
- Condition 17 be modified by inserting the words "*and approved*" after the word "*provided*";
- Condition 18 be modified by replacing the number "*508*" with "*462*";
- Condition 24 be deleted, with the remaining conditions being renumbered accordingly;
- Condition 27 be modified by replacing the word "*one*" with the word "*six*", changing the word "*area*" to "*areas*", deleting the words "*for each two rows of car bays*", deleting the word "*a*" preceding the word "*mid*" and changing the word "*location*" to "*locations*";
- Condition 30 be modified by deleting the words "*and the system shall be installed during the construction of the development*";
- Condition 32 be modified by inserting the words "*and approved*" after the word "*provided*";
- Footnote 3 be deleted, with the remaining footnotes being renumbered accordingly;
- An additional Footnote 21 to be added to read "*With reference to Condition 33, the acoustic report shall give particular attention to the bin storage area of the shopping centre and loading dock activities associated with the shopping centre*".

**Carried Unanimously**

The Report Recommendation incorporating the above amendments (as carried) became the "Primary Motion", as follows:

**PRIMARY MOTION (AS AMENDED)**

That the Metropolitan North-West Joint Development Assessment Panel resolves to:

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Drawing No. P3.0 to 3.1, Rev G, Date November 2011; Drawing No. P3.2 to 3.5, Rev F, Date November 2011; Drawing No. P3.6, Rev -, Date January 2012; Drawing No. P3.7, Rev -, Date December 2012; Drawing No. P3.8, Rev A, Date January 2012) in accordance with the provisions of the City of Wanneroo's District Planning Scheme No. 2, subject to the following conditions being met to the satisfaction of the Manager, Planning Implementation:

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Cost Contributions:

16. The subdivider making a contribution to the Local Government for the provision of arterial roads, public open space and associated facilities (including administrative costs) to service the East Wanneroo Structure Planning Cell No. 1 in accordance with Part 10 of the City of Wanneroo District Planning Scheme No. 2 (East Wanneroo Planning and Developer Contributions Arrangements - Cells 1 to 8);

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24. No parking bays shall be obstructed in any way or used for the purposes of storage;
25. A dedicated taxi stand shall be provided within or immediately abutting the shopping centre, in the vicinity of the shopping centre entrance(s) prior to the development first being occupied;
26. Provision of at least six shopping trolley collection areas in mid block locations. The shopping trolley collection areas shall be designed sufficient to contain the trolleys, protect them from damage by vehicles and be sign posted for easy identification by shoppers;
27. All pedestrian pathways are to be connected into an existing or proposed path network and shall be constructed prior to the development first being occupied and where in private property, thereafter maintained to the satisfaction of the City;



28. The car parking areas shall be provided with one shade tree for every four bays prior to the development first being occupied. The trees shall be located within tree wells protected from damage by vehicles and maintained to the satisfaction of the City;
29. A on site stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence;

Other:

30. A schedule of material colours and finishes of all external faces of the development shall be submitted prior to construction commencing. Unless otherwise approved by the City, the building shall be in accordance with that schedule;
31. Waste Management Plan for the site detailing how waste is to be managed shall be provided and approved prior to the submission of a building licence;
32. An acoustic consultant's report is to be provided for the City's approval, prior to the commencement of the development. This report is to indicate the anticipated sound level measurements for all types of noise associated with the development indicating plant and equipment noise as well as noise associated with operational activities. The report must also indicate any specific requirements that are needed to ensure noise emissions comply with the Environmental Protection (Noise) Regulation 1997. Upon approval of that report by the City, any modifications required to the development as a result of its recommendations, shall be made to the City's satisfaction. Upon completion of the development, a further report is required confirming that actual noise levels comply with the Regulations;
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37. Where the angle of natural repose of the land cannot be maintained, retaining walls must be provided in accordance with plans that have been certified by a practising structural engineer for approval by the City; and
38. A non-sacrificial anti graffiti coating shall be applied to external shopping centre walls. In the event of any graffiti being applied to these areas, then steps are to be taken to remove it as soon as possible to the City's satisfaction;



## FOOTNOTES

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4. Prior to internal fit-out of any food premise tenancies, the Applicant/Builder/Owner is required to submit a Building Application to Council with relevant Food Premises fit-out details, illustrating compliance with the Health (Food Hygiene) Regulations 1993.
5. Given the function of a Neighbourhood Centre, pedestrian and cycle facilities must be well designed and clearly marked. Internal design should ensure that footpaths and pedestrian crossings actually lead to the front of buildings. The 'Planning and Designing for Pedestrians: Guidelines' are a helpful tool.
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15. Applicant to submit plans and specifications to the Water Corporation (Industrial Waste Section) for approval.
  16. The proposed car wash area is to be bunded to ensure car wash water does not enter the storm water drainage system.
  17. A spill kit is to be provided on site in an accessible area.
  18. Applicant to submit plans and specifications to the Department of Mines and Petroleum for approval.
  19. Applicant to be advised that a Section 39 and Section 40 will be required for the proposed Bar and Bistro in accordance with the Department of Racing, Gaming and Liquor legislation.
  20. With reference to Condition 32, the acoustic report shall give particular attention to the bin storage area of the shopping centre and loading dock activities associated with the shopping centre.
2. **Advise** the applicant and the City of Wanneroo of its decision accordingly.

**Carried Unanimously**

**9. Amending or cancelling DAP Development Approval**

Nil

**10. Appeals**

Nil

**11. General Business**

Nil

**12. Meeting Close**

The Presiding Member advised that in accordance with Section 7.3 of the Standing Orders 2011 (Public Comment), only the Presiding Member may publicly comment on the operations or determinations of a DAP. However, the Presiding Member may nominate others such as a DAP member to speak on specific matters concerning the DAP.

There being no further business, the Presiding Member declared the meeting closed at 3.33pm.



## Responsible Authority Report

(Regulation 12, 17)

|                                    |   |
|------------------------------------|---|
| <b>Application Details:</b>        | Proposed five storey student services building at Edith Cowan University  |
| <b>Property Location:</b>          | Lot 504 (270) Joondalup Drive, Joondalup  |
| <b>DAP Name:</b>                   | Metro North-West JDAP   |
| <b>Applicant:</b>                  | Jones Coulter Young Architects and Urban Designers  |
| <b>Owner:</b>                      | Edith Cowan University  |
| <b>LG Reference:</b>               | DA12/0253   |
| <b>Responsible Authority:</b>      | City of Joondalup   |
| <b>Authorising Officer:</b>        | Dale Page<br>Director Planning and Development  |
| <b>Application No and File No:</b> | DP/12/00320   |
| <b>Report Date:</b>                | 27 April 2012   |
| <b>Application Receipt Date:</b>   | 9 March 2012  |
| <b>Application Process Days:</b>   | 33 working days   |
| <b>Attachment(s):</b>              | 1. Location Plan<br>2. Development Plans<br>3. Building Perspectives<br>4. City of Joondalup Environmentally Sustainable Design Checklist |

### Recommendation:

That the Metro North-West JDAP resolves to:

1. **Approve** DAP Application reference DP/12/00320 and accompanying plans (refer Attachment 2) in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

### Conditions

- a) This decision constitutes planning approval only and is valid for a period of two (2) years from the date of this decision letter. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
- b) A Construction Management Plan being submitted to and approved by the City prior to the commencement of construction. The management plan shall detail how it is proposed to manage:
  - All forward works for the site;
  - The delivery of materials and equipment to the site;
  - The storage of materials and equipment on the site;
  - The parking arrangements for the contractors and subcontractors; and
  - Other matters likely to impact on the surrounding properties and users of the campus.

- c) A Refuse Management Plan indicating the method of rubbish collection is to be submitted to, and approved by the City, prior to the commencement of construction.
- d) Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site, and shall:
- Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving;
  - Show spot levels and/or contours of the site;
  - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
- e) Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
- f) An onsite stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City. Plans showing the proposed stormwater drainage system are to be submitted to the City for approval, prior to the commencement of construction.
- g) The parking bays, driveways and access points to be designed in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004 as amended) and Off-street Parking for People with Disabilities (AS/NZS2890.6 2009 as amended). Such areas are to be constructed, drained and marked prior to the development first being occupied, and thereafter maintained, to the satisfaction of the City.
- h) Bicycle parking facilities shall be provided in accordance with the Australian Standard for Offstreet Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to the City for approval prior to the commencement of construction.

#### **Advice Notes**

- a) Further to condition a), where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
- b) Any external signage shall be subject of a separate development application.



## **2. Advises the applicant and the City of Joondalup of its decision accordingly.**

### **Background:**

|                       |   |
|-----------------------|---|
| Property Address:     | Lot 504 (270) Joondalup Drive, Joondalup              |
| Zoning                | MRS: Central City Area                                |
|                       | TPS: Centre   |
| Use Class:            | Educational Establishment                             |
| Strategy Policy:      | N/A   |
| Development Scheme:   | City of Joondalup District Planning Scheme No.2       |
| Lot Size:             | 19.05ha   |
| Existing Land Use:    | Educational Establishment<br>(Edith Cowan University) |
| Value of Development: | \$54,000,000  |

Edith Cowan University is located within the southern portion of the Joondalup Central City area. The subject site is bound by Kendrew Crescent to the north, Joondalup Drive to the south and Grand Boulevard to the west. The campus extends over the adjoining site to the east (Attachment 1 refers).

The site is zoned Central City Area under the Metropolitan Region Scheme, and Centre under the City's District Planning Scheme No.2 (DPS2). It is subject to the provisions of the Joondalup City Centre Development Plan and Manual, and the draft Joondalup City Centre Structure Plan.

Numerous development approvals have been issued by the City for various developments on the site. More recently this has included:

- Forward works for the development the subject of this application, including relocation of services and site preparation approved under delegated authority in April 2012;
- New recreation centre and soccer club, approved under delegated authority in September 2010;
- Car park additions and modification, approved under delegated authority in December 2009; and
- New computing, technology and engineering building approved under delegated authority in December 2009.

The location of the proposed development is currently defined by a steep embankment (approximately 4.5 – 5 metres) and is unused. Some car parking is also located in the vicinity, and will be lost as a result of the development.

Council at its meeting on 17 April 2012 adopted the revised draft Joondalup City Centre Structure Plan (JCCSP) for the purposes of public consultation. This structure plan is considered to be a 'seriously entertained planning document' and has been given due regard in the assessment of this application. Under the draft JCCSP the site is located within the 'City Fringe' Zone.

## **Details: outline of development application**

The proposed development is a new five storey student services building to be located between an existing lecture theatre and the campus library. Details of the development are below and development plans and building perspectives are provided in Attachments 2 and 3 of this report.

### Building design and sustainability

The building has been designed and planned in collaboration with an Environmentally Sustainable Design consultant. Whilst a formal green star energy rating tool has not been used, the building has been designed and will be built to the equivalent of 5 green stars. ECU design guidelines list environmental performance indicators that are applied to all of their design projects. The City's Environmentally Sustainable Design Checklist has also been completed and is included as Attachment 4 to this report.

The materials selected for the development have taken into consideration the durability and minimal need for maintenance whilst supporting the sustainable development of the project. This includes orientating the building to the north and south and locating the stairs and plant areas on the eastern and western sides, and the creation of high covered areas to allow a high level of natural indirect light.

In order to screen against solar heat gain, the external surface of the building will use perforated anodised gold sheets.

Some of the key features proposed surrounding the building are:

- A forum area incorporating an outdoor theatre and screen, terraced decking, open lawn area and shade trees;
- Open market place acting primarily as a gathering/circulation space as well as a market function at set times; and
- Various courtyard areas incorporated low seat walls and landscaping. These areas also provide a strong linkage between the existing and proposed buildings, as well as car parking to the west.

### Landscaping

A landscaping strategy has been developed to create a high quality soft urban environment and to integrate with the existing environment. New landscaping will be integrated with the building layout as well as external spaces, thus utilising these areas as a series of interaction spaces at various levels of the development. The design of the landscaping will typically feature upper canopy trees with low shrubs and landscaping to ensure that visibility and safety is maintained.

Significant native vegetation is proposed to be retained where practical. New species selected will seek to achieve a softening of the building around the perimeter with native species, whilst accentuating major entries and gathering spaces with exotics.

The plant species selected are proposed to be hardy and will require little watering and maintenance to minimise recurrent expenditure.

## Legislation & policy:

### Legislation

- Planning and Development Act 2005;
- Metropolitan Region Scheme; and
- City of Joondalup District Planning Scheme No.2.
  - Joondalup City Centre Development Plan and Manual; and
  - Draft Joondalup City Centre Structure Plan.

### State Government Policies

Nil.

### Local Policies

- Environmentally Sustainable Buildings in the City of Joondalup

### Consultation:

#### Public Consultation

Public consultation was not undertaken in relation to this proposal as the development is considered to meet the requirements of DPS2, and there is not considered to be a significant impact on the locality as a result of the development.

#### Consultation with other Agencies or Consultants

Nil.

### Planning assessment:

The proposal is for a five storey student service building located central to the site. The development has been assessed against the requirements of the DPS2 and is in compliance with these provisions as detailed in the table below:

| Provision  | Comment  | Complies |
|--|--|----------|
| Building setbacks<br>4.7.1 Building shall be setback as follows:   | Development is proposed to be setback as follows:  | Yes      |
| 9.0 metres from a street boundary  | Joondalup Drive (south):<br>154.5 metres   |          |
| 3.0 metres from a side boundary  | Eastern boundary:<br>Approximately 170 metres  |          |
| 6.0 metres from a rear boundary  | Kendrew Crescent (north):<br>250.5 metres  |          |
| 4.7.2 Where a lot has a boundary with more than one street, Council shall designate one such street as the frontage and the other street boundaries as side boundaries, it is it satisfied | Grand Boulevard (west):<br>126.7 metres<br><br>All setbacks are in excess of that required under DPS2. |          |

|   |  |  |
|---|--|--|
| that there will be no adverse effect on traffic safety or the amenity of the area.  |  |  |
| <p>Car parking</p> <p>4.8.2 The number of on-site car parking bays shall be in accordance with Table 2 of DPS2.</p>   | <p>The car parking for the development is calculated at a standard of one car bay per three students accommodated. The applicant has stated that there is no correlation between the proposal and an increase in student numbers.</p> <p>Whilst this is the case it is noted that based on the information provided there is estimated to be just over 8,000 full time equivalent students.</p> <p>There will be a total of 2709 bays provided on-site on completion of the development, which will allow for 8127 students.</p> | N/A as proposed development is not correlated with changes to student numbers. |
| <p>Landscaping</p> <p>4.12.1 A minimum of 8% of an area of a development site shall be designed, development and maintained as landscaping.</p>   | <p>Whilst an exact figure was unable to be calculated based on the information provided, it is considered that the landscaping for the site exceeds 8% (1.5 hectares of the site area).</p>  | Yes  |
| <p>Storage and Rubbish Accumulation</p> <p>4.14.1 All storage, including rubbish, shall be confined within a building, or a suitable enclosed area screened from view from its immediate surrounds.</p> | <p>Refuse storage is being contained internally to the site, and will not be visible from the street.</p>  | Yes  |

The revised draft Joondalup City Centre Structure Plan was adopted by Council at its meeting on 17 April 2012 for the purposes of public consultation. This document is considered to be a 'seriously entertained planning document', and therefore the development has also been assessed against the relevant development standards. The table below outlines the developments compliance with these standards:

| Provision  | Comment   | Complies         |
|--|---|------------------|
| <p>Bicycle parking</p> <p>2.2.2 Bicycle parking must be designed and constructed in accordance with Australian Standards</p>   | <p>Bicycle parking is proposed as part of the development, being 46 staff cycle spaces. 46 lockers and five showers are also proposed.</p>  | <p>Yes</p>       |
| <p><b>Entrances</b></p> <p><b>2.2.4 A minimum of one entrance to a building must be clearly visible and directly accessible from a street or a pedestrian mall.</b></p>  | <p><b>As the development is located internally to the site, there is no direct entrance provided from a street or pedestrian mall.</b></p> <p><b>All entrances to the building are visible from the internal pedestrian network.</b></p>  | <p><b>No</b></p> |
| <p>Servicing</p> <p>2.2.6 A storage area must be provided which is not visible from any street.</p> <p>Facilities must be provided on the land for the loading and unloading of service vehicles.</p>  | <p>Refuse storage is being contained internally to the site, and will not be visible from the street.</p> <p>The internal vehicle network provides a service area to the south of the building.</p>   | <p>Yes</p>       |
| <p>Material and finishes</p> <p>2.2.7 All external finishes of a building to be constructed or high quality materials.</p> <p>A window in an external wall of a building which faces north, east or west must be protected from direct summer sun.</p> | <p>The development incorporates a number of materials, including:</p> <ul style="list-style-type: none"> <li>• Glass;</li> <li>• Concrete;</li> <li>• Aluminium; and</li> <li>• Timber.</li> </ul> <p>External treatments and varied use of materials will provide visual interest to the building.</p> | <p>Yes</p>       |
| <p>Building Height</p> <p>4.2 (a) Buildings must be a minimum height of two storeys and a maximum height of 16</p>   | <p>Development is proposed to be five storeys.</p>  | <p>Yes</p>       |

|   |  |  |
|---|--|--|
| storeys.  |  |  |
| <b>Street setbacks</b>  |  |  |
| <b>4.2 (b) Building must have a maximum setback of three metres to the street.</b>  | <b>Building is setback 154.5 metres from Joondalup Drive and 126.7 metres from Grand Boulevard.</b>  | <b>No</b>  |
| Side setbacks   |  |  |
| 4.2(c) There is no minimum or maximum side setback required   | As set out above.  | Yes  |
| Ground floor facade   |  |  |
| 4.2(d) Not less than 50% of the area of the facade of the ground floor is to be glass windows or doors and must be a minimum of 75% of the width of the ground floor facade.<br><br>The sill of a ground floor window must not be higher than 500mm above the finished floor level. | Typically the facade refers to that side of the building fronting a street or public space. As the development is located internally with no street frontage, this requirement is not considered to be applicable to the development.<br><br>Notwithstanding, all sides of the building incorporate glazing with for the majority of the width of the building, with sill heights in most instances being nil. | Yes  |
| Pedestrian Shelter  |  |  |
| 4.2 (e) A pedestrian shelter must be provided to the entrance of a building   | Awnings are provided around the building with pedestrian shelter provided to entrances.  | Yes  |
| Floor levels  |  |  |
| 4.2 (f) The ground floor of a building to be at or near the level of the finished pedestrian paving. Any level differences to be addressed within the building.   | The building does not have a street frontage. However, it is noted that the building entrances match the level of the internal pedestrian network.   | Yes  |
| Car parking   |  |  |
| 4.2 Car parking to be provided in accordance with Table 2 of DPS2   | See DPS2 assessment above.   | N/A as proposed development is not correlated with changes to student numbers. |

As outlined above, the proposal does not achieve the maximum setback of three metres to the street and does not have an entrance clearly visible from a street or pedestrian mall.

In the context of the existing development on the site and in the immediate locality it is considered impractical to require these standards of the draft JCCSP to be met for the subject development. The development has been located and designed to forge pedestrian linkages within the subject site. This pedestrian network maintains a strong connection with the street, particularly to Kendrew Crescent. It is noted that key attractors for student and staff within the Joondalup City Centre are the train station, and developments to the north of the subject site, which is where the strongest linkages are provided.

The closest street frontages for the subject development are Joondalup Drive and Grand Boulevard, from which the proposed development is setback 154.5 metres and 126.7 metres respectively. Locating this development closer to these boundaries would result in disjointed development of the site, and loss in pedestrian connectivity. Furthermore, there is considered to be no direct link to external attractors outside of the site from the north east, and pedestrians would likely still seek to utilise the internal pedestrian network.

It is noted that should future development of the site progress such that development occurs closer to the street boundaries, consideration to the connectivity to the street by way of the development requirements under the draft JCCSP would be appropriate.

### **Conclusion:**

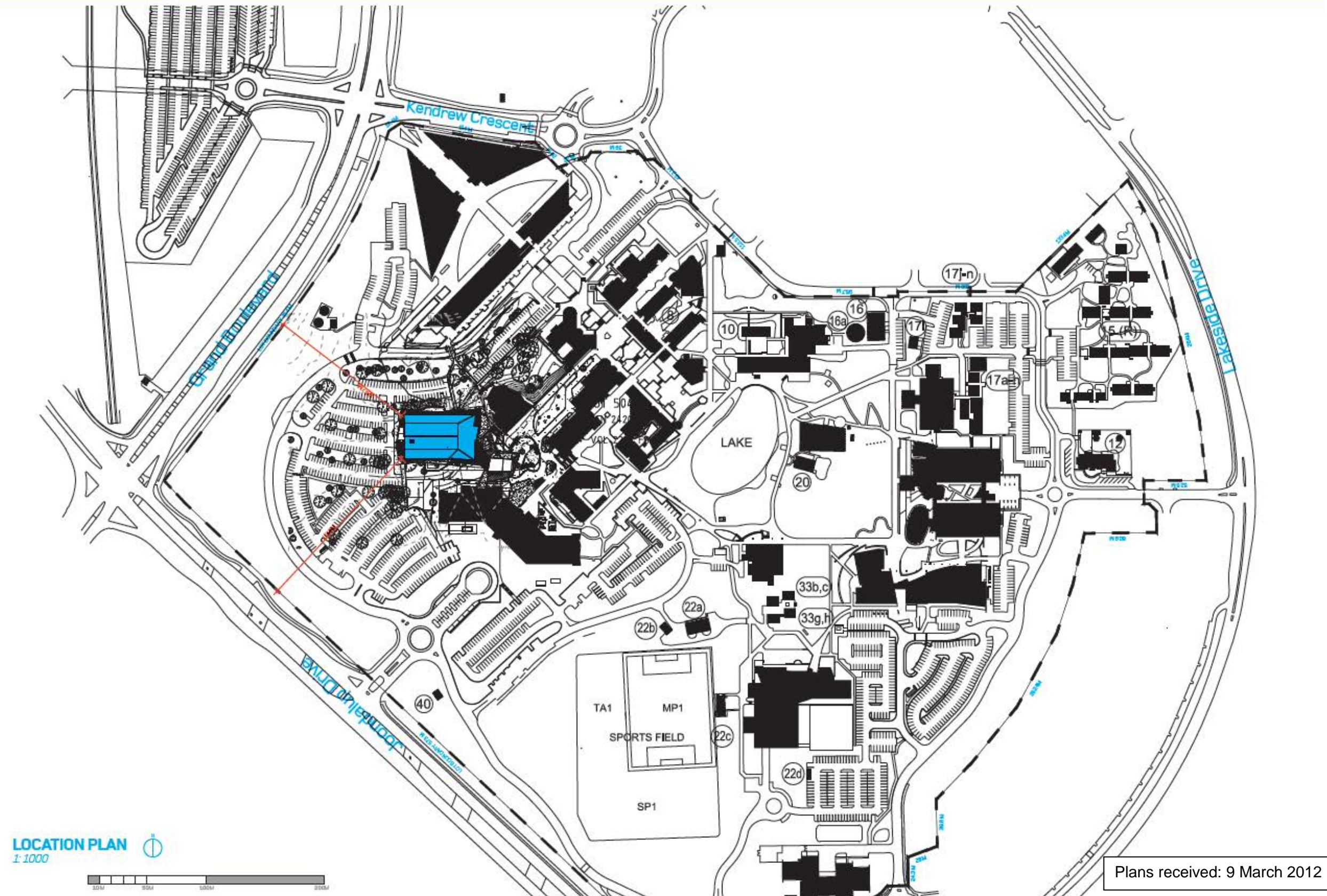
The proposed development complies with the requirements of DPS2 and the draft JCCSP with the exception of the matters discussed in this report. It is considered that the proposed development is of a high quality design and will be a positive addition to the campus and the Joondalup City Centre.

It is recommended that the application be approved subject to conditions.

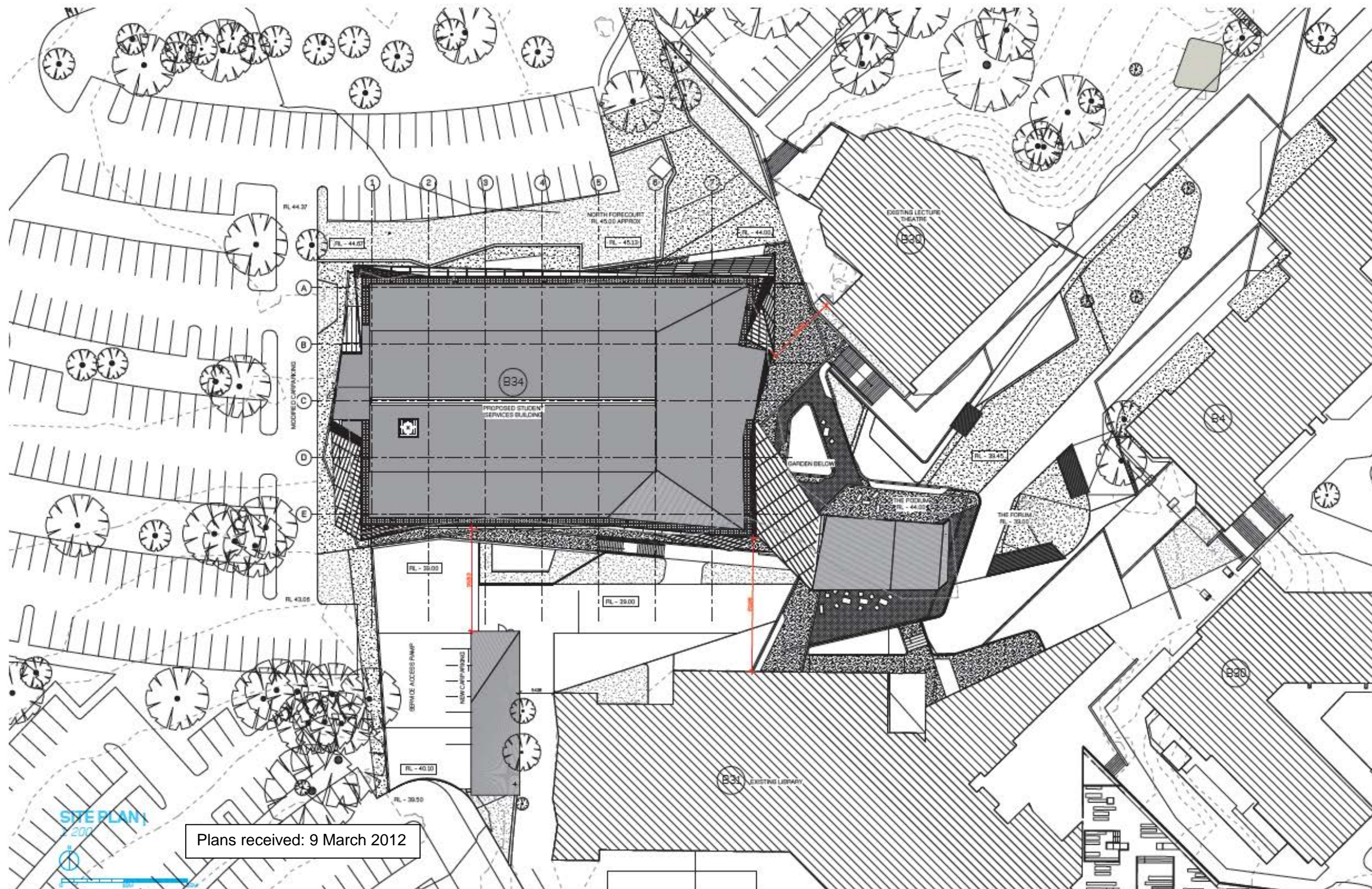




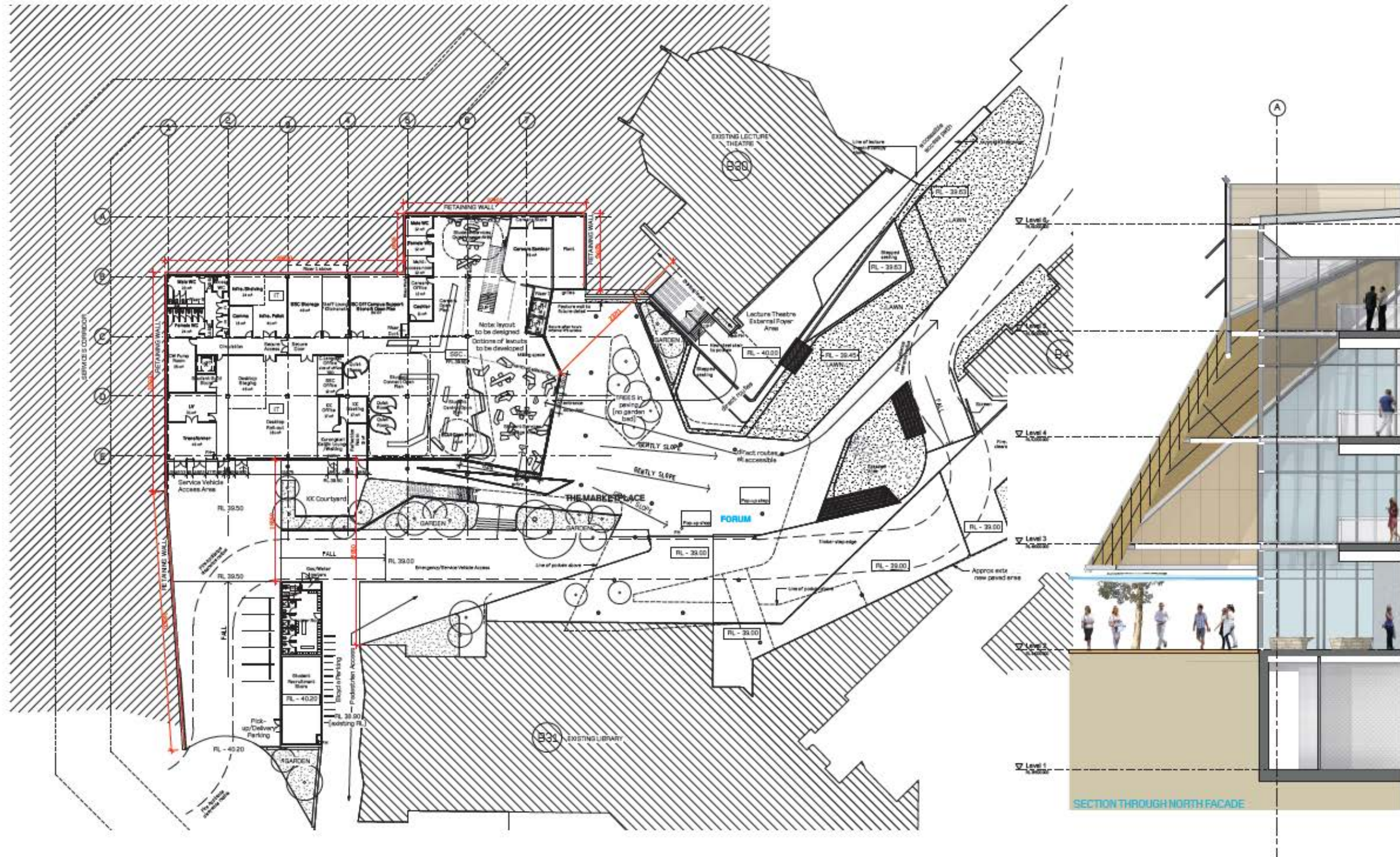












**LEVEL 1 PLAN |**  
1-200

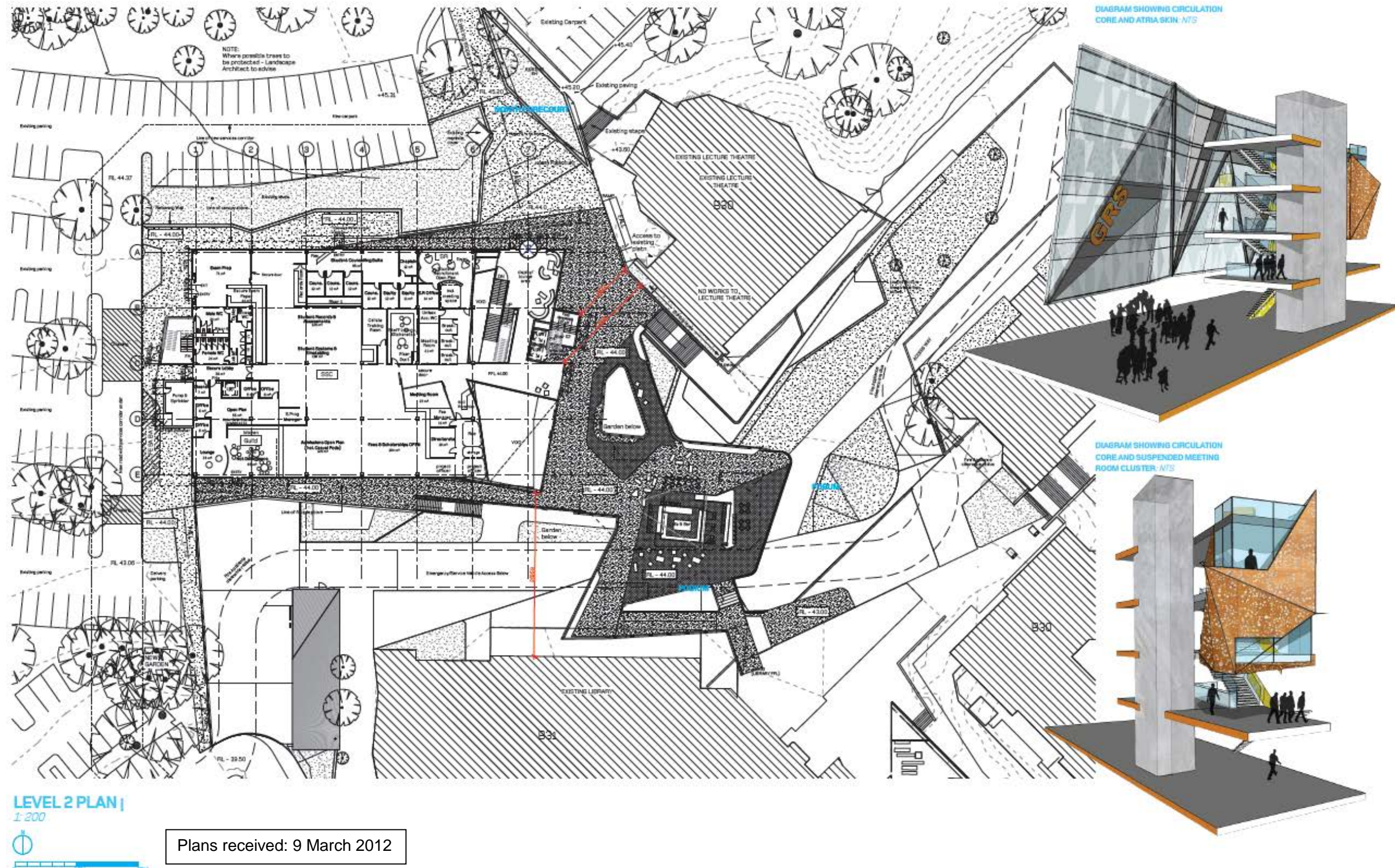
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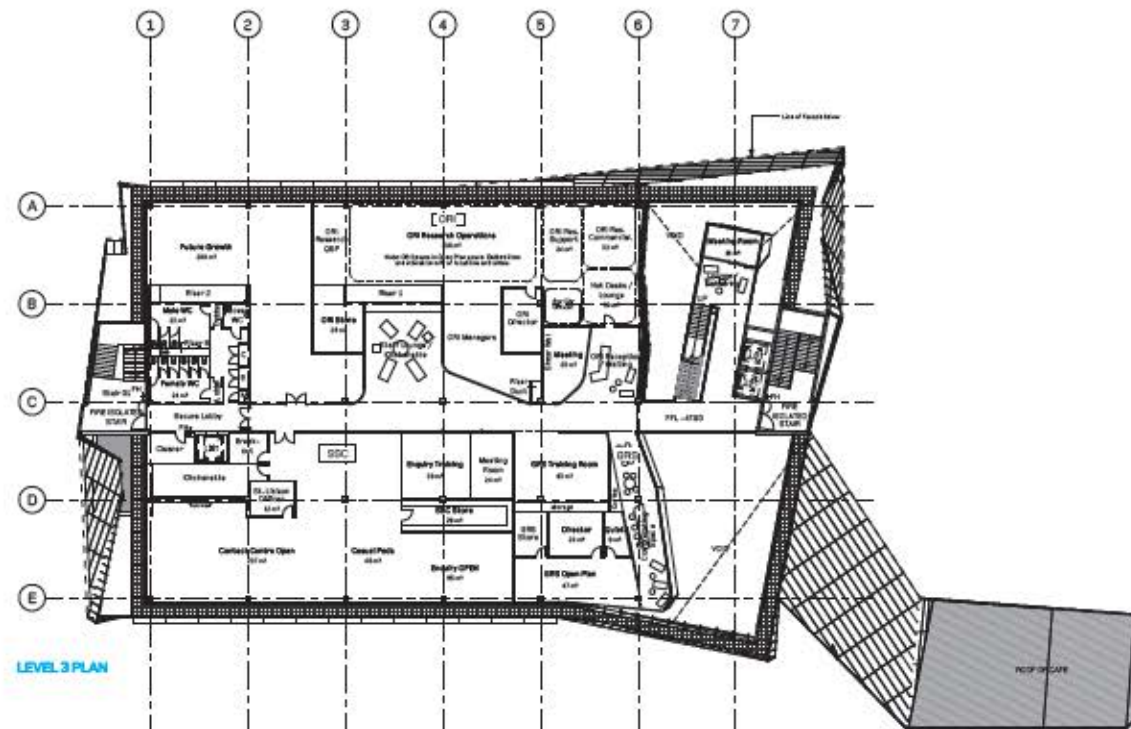
Subject of attaching seal



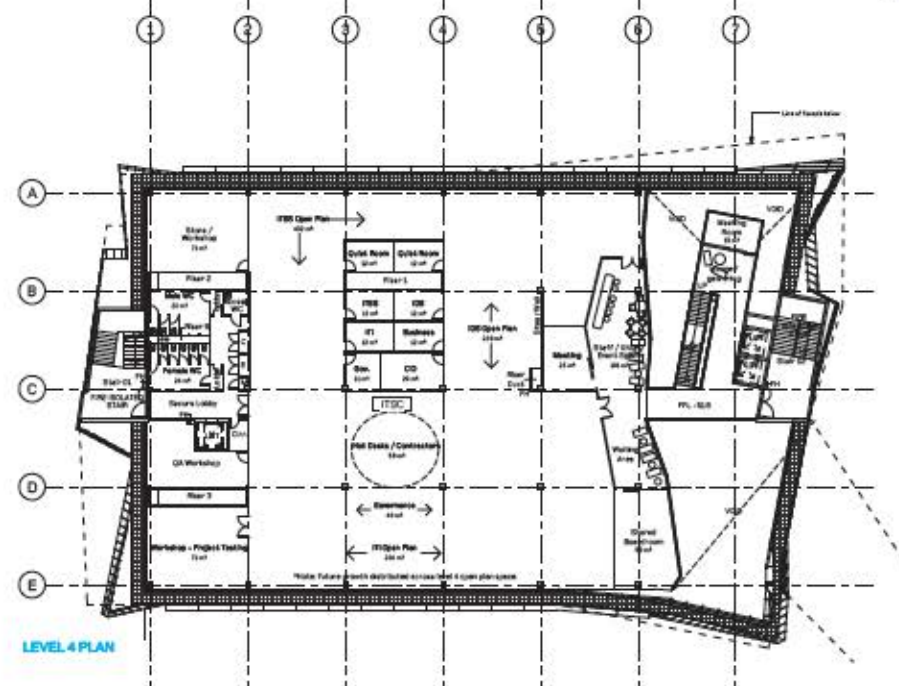




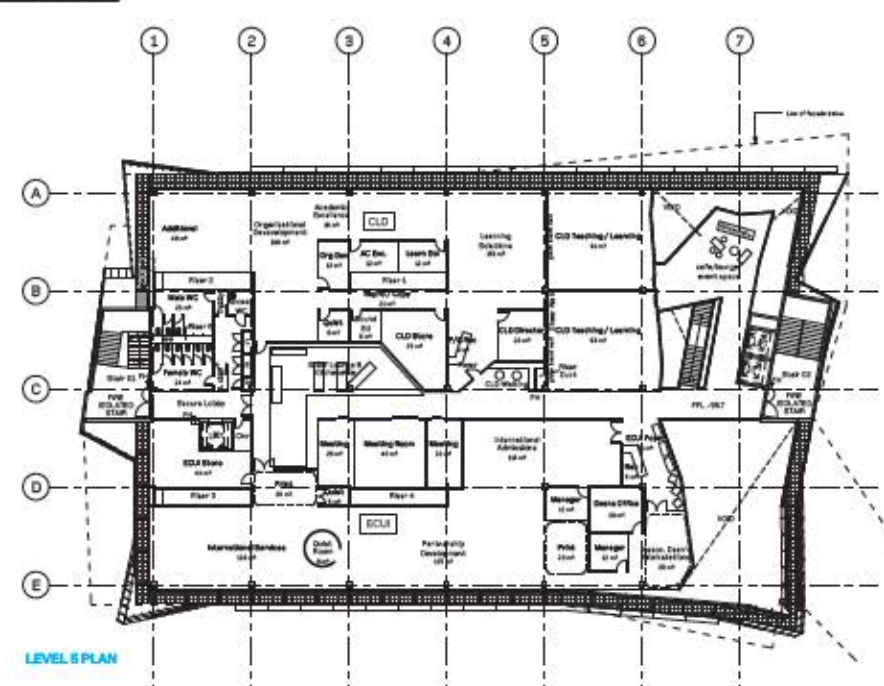
**PLANS |**  
1:200



### LEVEL 3 PLAN



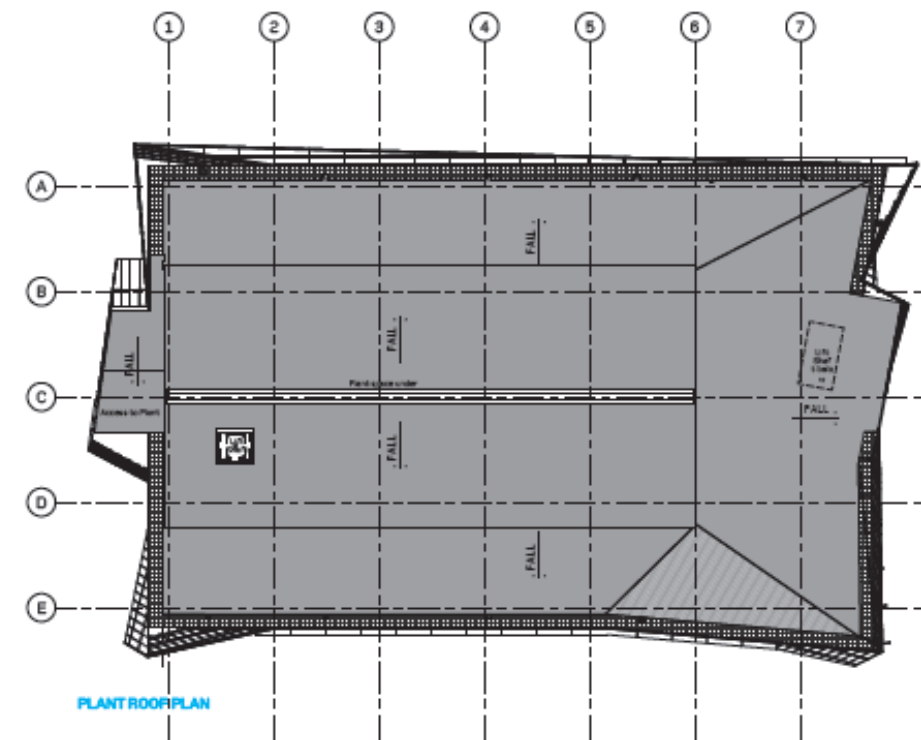
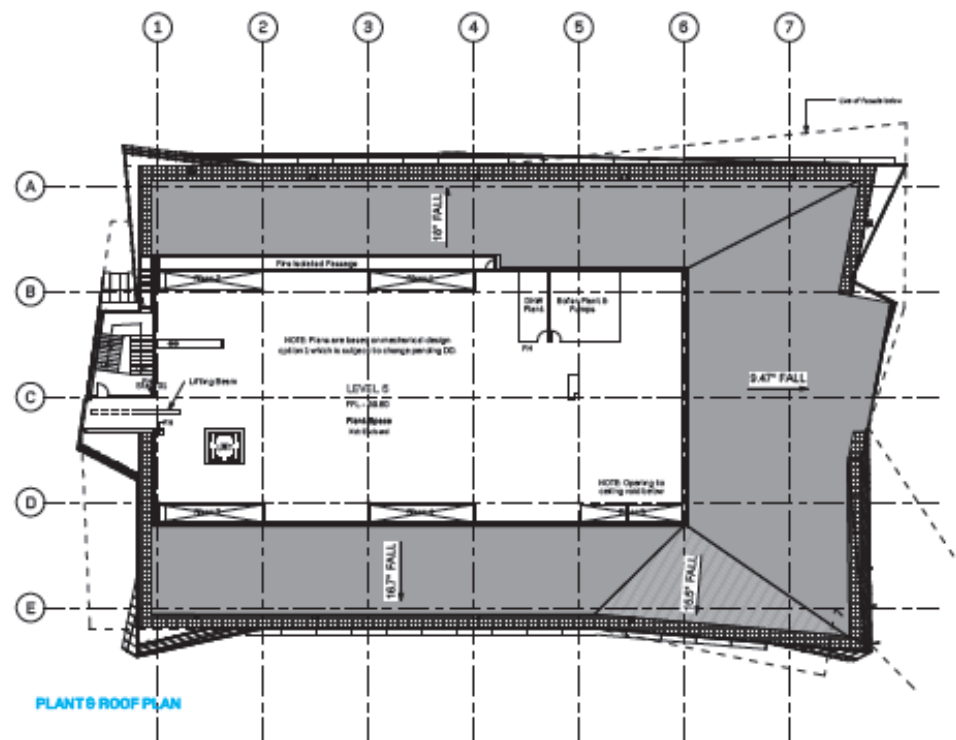
#### LEVEL 4 PLAN



### LEVEL 5 PLAN

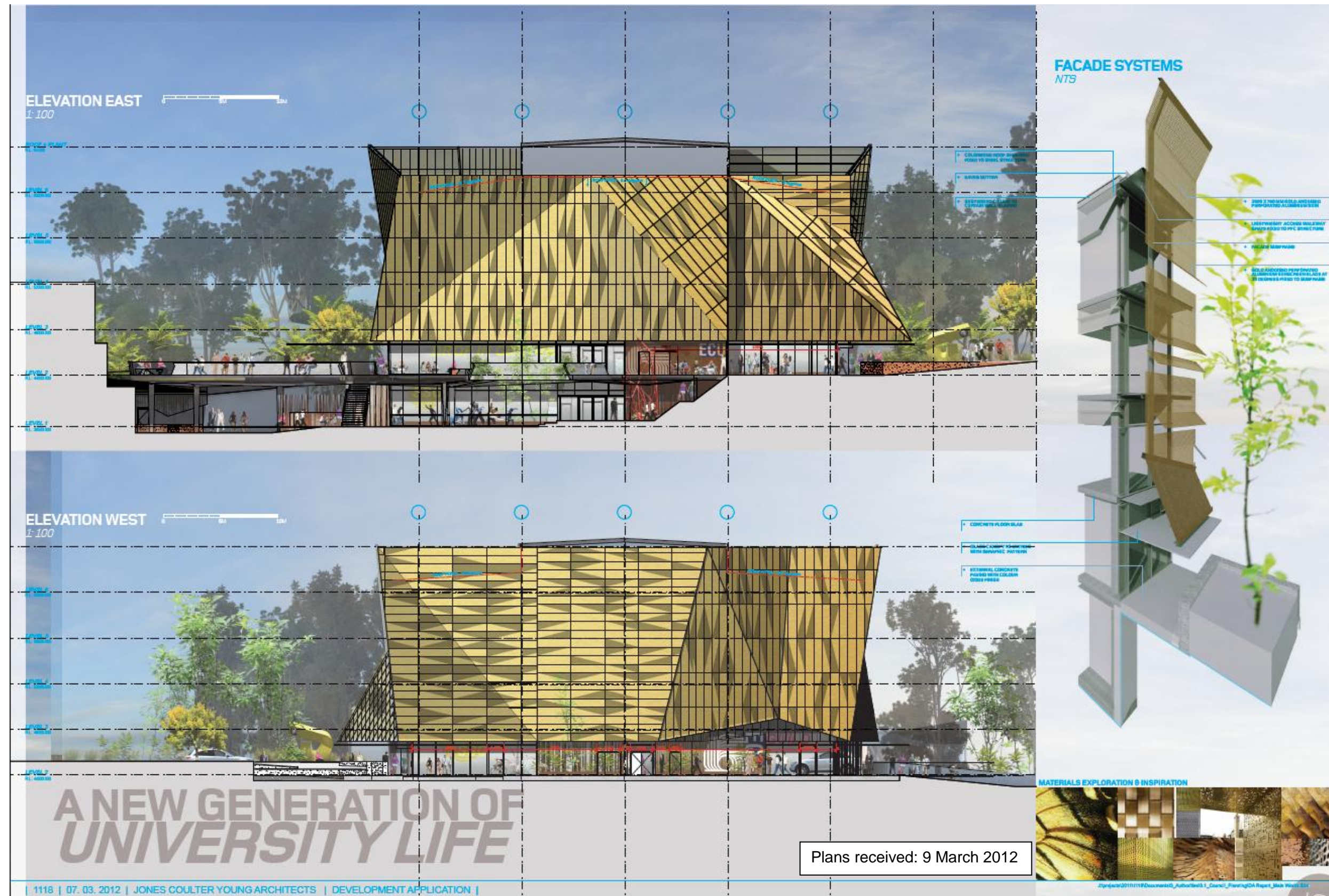
Plans received: 9 March 2012

PLANS |  
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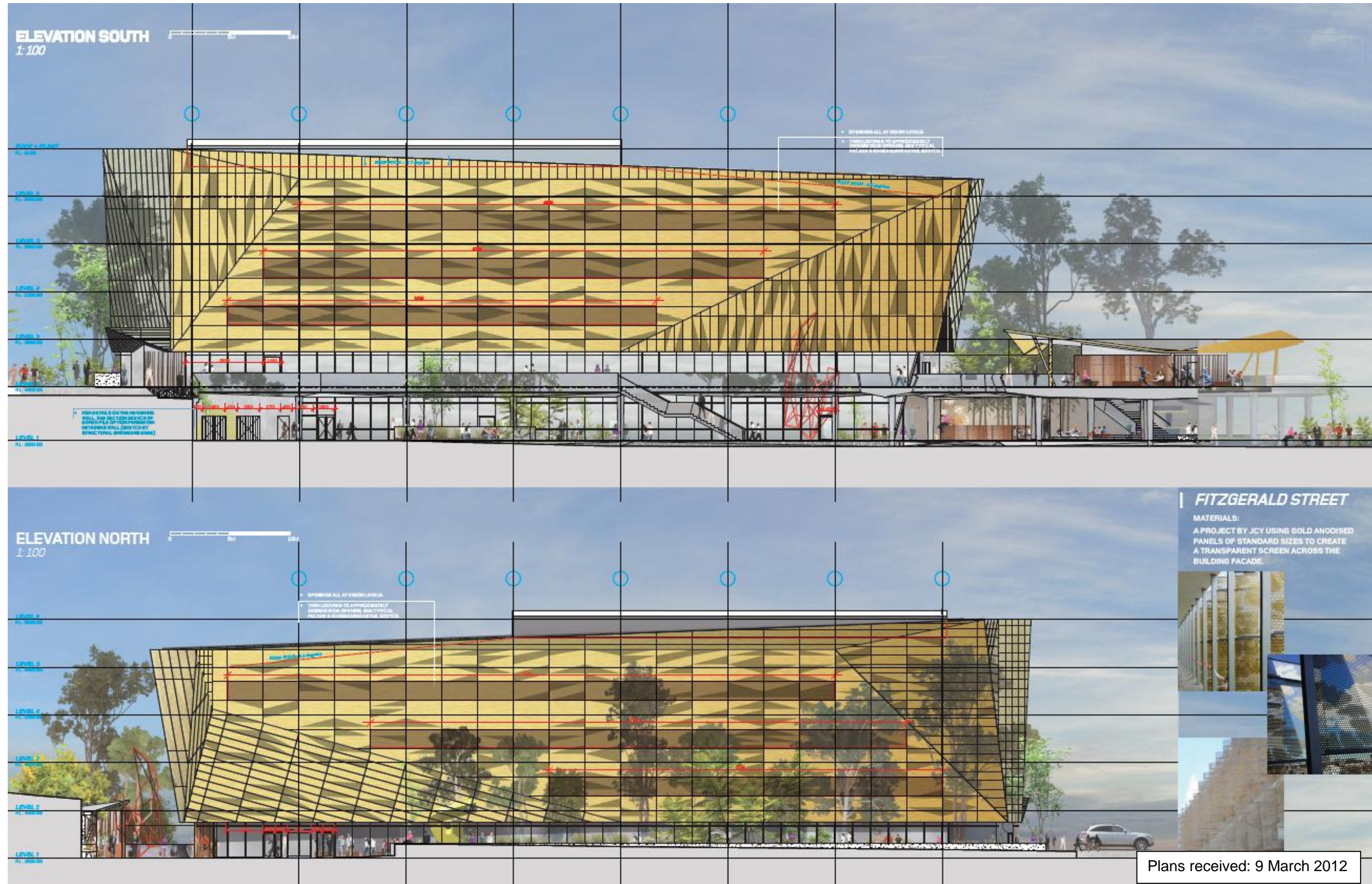


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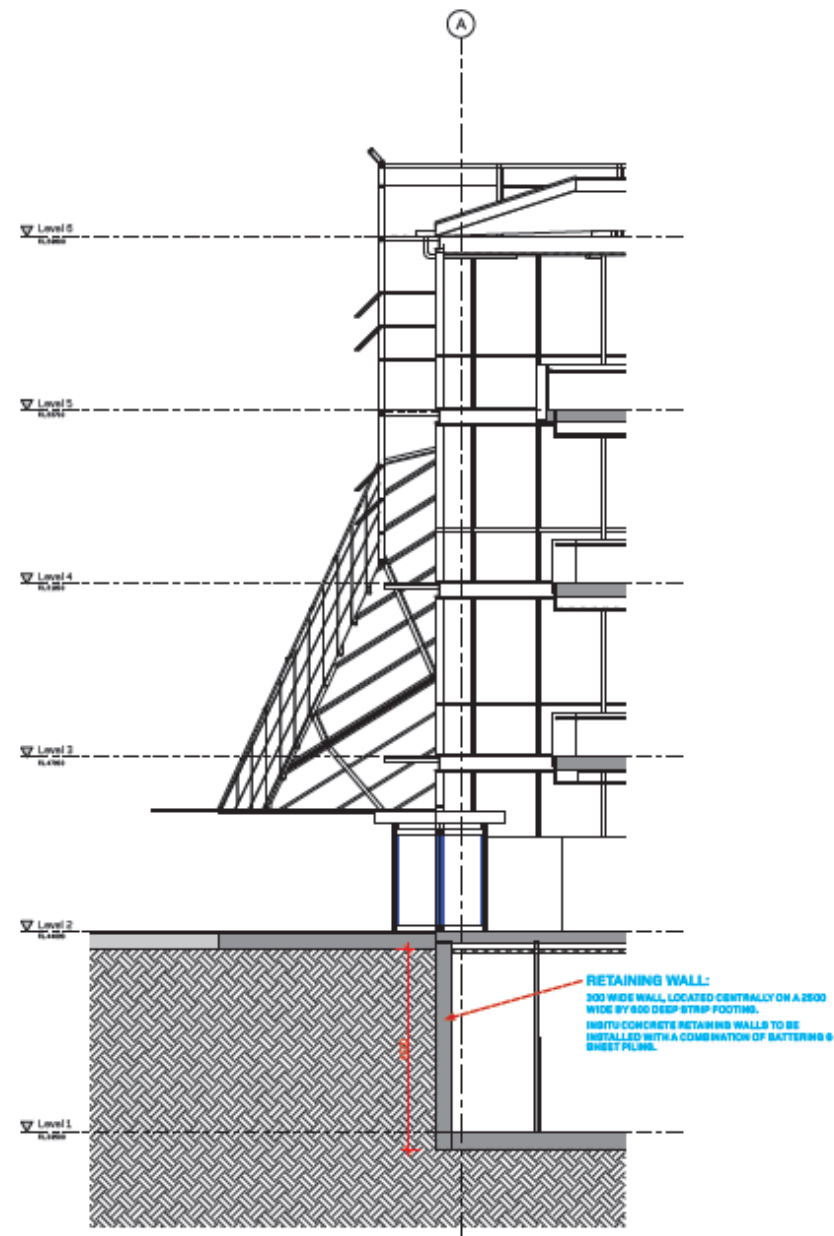




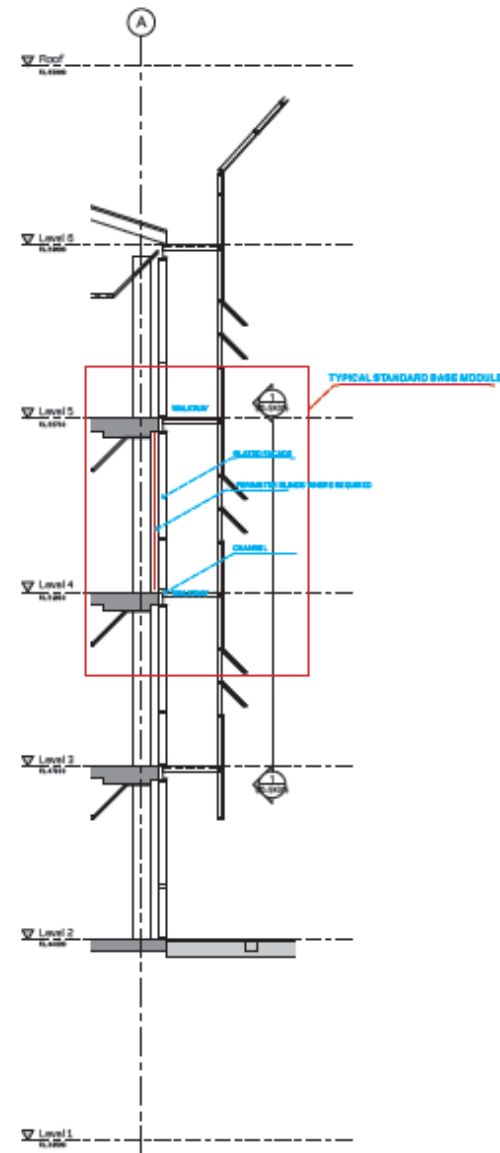
## ATTACHMENT 2



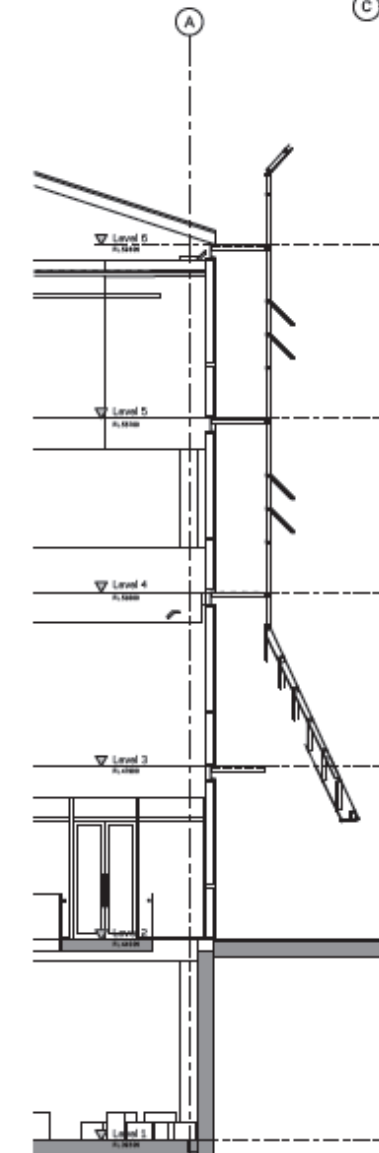




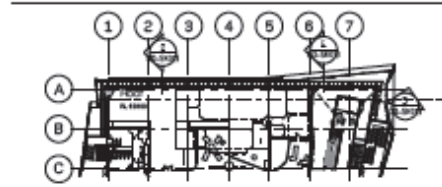
**North Section**  
Retaining Wall & Sunshading  
1:50



**Typical Section**  
Extent of Openings in Sunshading  
1:50



**Typical Section**  
Sunshading & Entry Canopies  
1:50



Plans received: 9 March 2012





South East Aerial





View from East of the Podium & Marketplace















View from Level 1 of Atria Skin





View from  
Eastern Level 2  
Entry to Atria



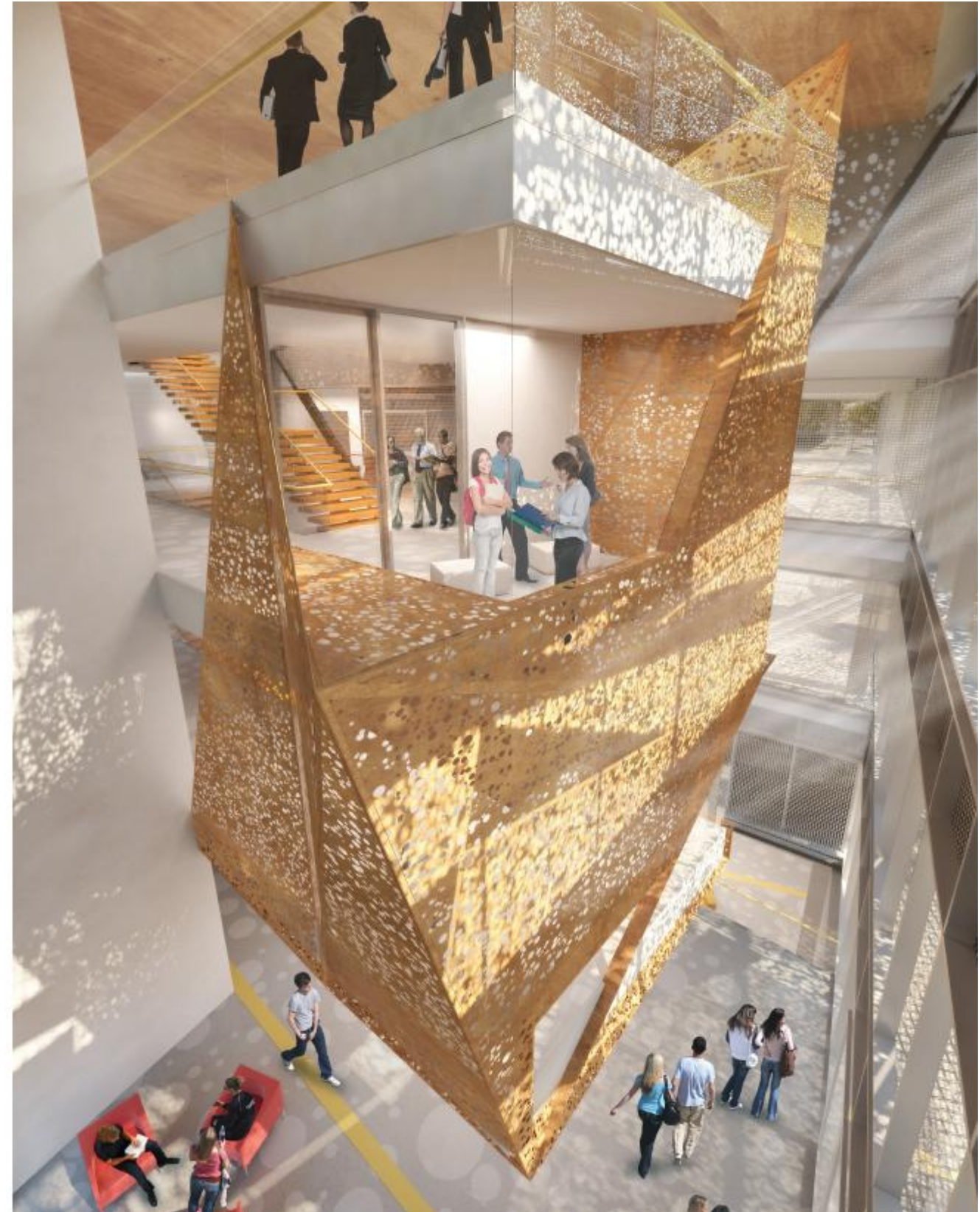


View from bridge to North Entry





View above North Entry to suspended Meeting Rooms





## Environmentally Sustainable Design – Checklist

Under the City's planning policy, *Environmentally Sustainable Design in the City of Joondalup*, the City encourages the integration of environmentally sustainable design principles into the construction of all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

Environmentally sustainable design is an approach that considers each building project from a 'whole-of-life' perspective, from the initial planning to eventual decommissioning. There are five fundamental principles of environmentally sustainable design, including: siting and structure design efficiency; energy efficiency; water efficiency; materials efficiency; and indoor air quality enhancement.

For detailed information on each of the items below, please refer to the *Your Home Technical Manual* at: [www.yourhome.gov.au](http://www.yourhome.gov.au), and *Energy Smart Homes* at: [www.clean.energy.wa.gov.au](http://www.clean.energy.wa.gov.au).

This checklist must be submitted with the planning application for all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

The City will seek to prioritise the assessment of your planning application and the associated building application if you can demonstrate that the development has been designed and assessed against a national recognised rating tool.

Please tick the boxes below that are applicable to your development.

### **Siting and structure design efficiency**

Environmentally sustainable design seeks to affect siting and structure design efficiency through site selection, and passive solar design.

Does your development retain:

- ☒ existing vegetation; and/or
- ☒ natural landforms and topography

Does your development include:

- ☒ northerly orientation of daytime living/working areas with large windows, and minimal windows to the east and west
- ☒ passive shading of glass
- ☒ sufficient thermal mass in building materials for storing heat
- ☒ insulation and draught sealing
- ☒ floor plan zoning based on water and heating needs and the supply of hot water; and/or
- ☒ advanced glazing solutions

ATTACHMENT 4

**Energy efficiency**

Environmentally sustainable design aims to reduce energy use through energy efficiency measures that can include the use of renewable energy and low energy technologies.

Do you intend to incorporate into your development:

- ☒ renewable energy technologies (e.g. photo-voltaic cells, wind generator system, etc); and/or
- ☒ low energy technologies (e.g. energy efficient lighting, energy efficient heating and cooling, etc); and/or  
\*Solar pre-heat to portions of the domestic hot water.
- ☒ natural and/or fan forced ventilation  
\*B34 has an extensive shading system that cuts solar glare.

**Water efficiency**

Environmentally sustainable design aims to reduce water use through effective water conservation measures and water recycling. This can include stormwater management, water reuse, rainwater tanks, and water efficient technologies.

Does your development include:

- ☒ water reuse system(s) (e.g. greywater reuse system); and/or
- ☒ rainwater tank(s)

Do you intend to incorporate into your development:

- ☒ water efficient technologies (e.g. dual-flush toilets, water efficient showerheads, etc)

**Materials efficiency**

Environmentally sustainable design aims to use materials efficiently in the construction of a building. Consideration is given to the lifecycle of materials and the processes adopted to extract, process and transport them to the site. Wherever possible, materials should be locally sourced and reused on-site.

Does your development make use of:

- ☒ recycled materials (e.g. recycled timber, recycled metal, etc)
- ☒ rapidly renewable materials (e.g. bamboo, cork, linoleum, etc); and/or
- ☒ recyclable materials (e.g. timber, glass, cork, etc)
- ☒ natural/living materials such as roof gardens and "green" or planted walls

**Indoor air quality enhancement**

Environmentally sustainable design aims to enhance the quality of air in buildings, by reducing volatile organic compounds (VOCs) and other air impurities such as microbial contaminants.

Do you intend to incorporate into your development:

- ☒ low-VOC products (e.g. paints, adhesives, carpet, etc)

**'Green' Rating**

Has your proposed development been designed and assessed against a nationally recognised "green" rating tool?

- ☐ Yes
- ☒ No \*Please see Consultants Report\_ESD: Umow Lai

If yes, please indicate which tool was used and what rating your building will achieve:

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If yes, please attach appropriate documentation to demonstrate this assessment.

ATTACHMENT 4



If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

*Whilst ECU have chosen not to formally gain a green star rating, this building will be designed and built to the equivalent of 5 Green Stars.*

*ECU's Design Guidelines state that, 'ECU does not apply for Green Star accreditation certificates but does aim to incorporate green star design features into its building design (2.3.1 Sustainable Design).*

*Building 34 is being designed and planned in collaboration with an ESD Consultant. The Architect, ESD Consultant (and other consultants) are all working towards the design of a sustainable building to the equivalent of 5 Green Stars.*

Is there anything else you wish to tell us about how you will be incorporating the principles of environmentally sustainable design into your development:


*ECU Design Guidelines list environmental performance indicators that are to be applied to all building projects. These include specific targets for thermal comfort, indoor air quality, materials intensity, operational energy consumption, greenhouse gas emissions and water consumption.*

*Please see the DA Sustainability Report produced by the ESD Consultant from Umow Lai as well as the ECU Design Guidelines Sustainability section.*

**When you have checked off your checklist, sign below to verify you have included all the information necessary to determine your application.**

**Thank you for completing this checklist to ensure your application is processed as quickly as possible.**

**Applicant's Full Name:** ELISABETTA GUJ - DIRECTOR **Contact Number:** 08 9481 1477  
JCY Architects & Urban Designers

**Applicant's Signature:**  **Date Submitted:** \_\_\_\_\_

**Accepting Officer's Signature:** \_\_\_\_\_