



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: Wednesday 27 March 2013; 10am
Meeting Number: 25
Meeting Venue: Department of Planning
Room 3.22
140 William Street
Perth

Attendance

DAP Members

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

Officers in attendance

Ms Melinda Bell (City of Joondalup)
Ms Sally Grebe (Department of Planning)

Applicant, Submitters and Members of the Public

Nil

DAP Secretariat Minute Secretary

Ms Zoe Hendry

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

Nil



4. Noting of Minutes

Note the minutes of the Metro North-West JDAP meeting No.24 held on the 18 March 2013 were not available at the time of agenda preparation.

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. Form 1 - Responsible Authority Reports and Presentations

7.1 Nil

7.2 Application Details: Proposed Shop Extension (Dan Murphy's Liquor Outlet) to the Carine Tavern and Associated Signage Additions
Property Location: Lot 12 (No.493) Beach Road, Duncraig
Applicant: MGA Town Planners
Owner: ALH Group Property Holdings Pty Ltd
Responsible authority: City of Joondalup
Report date: 27 March 2013
DoP File No: DP/12/00977

8. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

Nil

9. Appeals to the State Administrative Tribunal

The following State Administrative Tribunal Applications have been received:

- City of Stirling – 2 Sixteen Storey Office Building – Lot 212 (No.3) Tassels Place, Innaloo
- City of Stirling – 10 Storey Office Building – Lot 214 (No.7) Sunray Drive, Innaloo

10. Meeting Closure



Form 1 - Responsible Authority Report (Regulation 12)

Application Details:	PROPOSED SHOP EXTENSION (DAN MURPHY'S LIQUOR OUTLET) TO THE CARINE TAVERN, AND ASSOCIATED SIGNAGE ADDITIONS
Property Location:	Lot 12 (493) Beach Road, Duncraig
DAP Name:	Metro North-West JDAP
Applicant:	MGA Town Planners
Owner:	ALH Group Property Holdings Pty Ltd
LG Reference:	DA12/0676
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Application No and File No:	DP/12/00977
Report Date:	27 March 2013
Application Receipt Date:	5 March 2013 (amended plans)
Application Process Days:	11 working days
Attachment(s):	Attachment 1 - Location plan Attachment 2 - Development plans Attachment 3 – Environmentally Sustainable Design Checklist

Recommendation:

The Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004*, and as invited by the State Administrative Tribunal in respect of SAT application DR 381 of 2012, resolves to:

Reconsider its decision dated 17 October 2012 and **approve** DAP Application reference DP/12/0097, subject to the amended plans set out in Attachment 2 to this report dated 19 March 2013, and in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

Conditions

- 1. This decision constitutes planning approval only and is valid for 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.**
- 2. A Construction Management Plan being submitted and approved 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;

- other matters likely to impact on the surrounding properties;
3. 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.
 4. 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 the adjoining road verge(s), and shall:
 - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - 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.
 5. 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.
 6. The car parking shade trees as indicated on the approved plans shall be installed prior to the development first being occupied. The trees shall be located within tree wells and protected from damage by vehicles and maintained to the satisfaction of the City.
 7. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of construction.
 8. 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. The proposed stormwater drainage system is required to be shown on the Building Permit submission and be approved by the City prior to the commencement of construction.
 9. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities

(AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.

10. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off Street Car Parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided and approved by the City prior to the commencement of construction.
11. All external walls of the proposed building shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City;
12. The tavern, including all function room areas shall not exceed a maximum capacity of 569 persons at any given time.

Advice notes

1. In relation to condition 1 above, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.
2. In relation to condition 3, a refuse management plan is required which must consider the total amount of waste that would be expected, the number and type of bins proposed, the frequency of collection, method of collection and other issues affecting handling of waste.
3. In relation to condition 10 above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.
4. The City's Local Laws require all commercial developments to be provided with a bin storage area of sufficient size to accommodate the bins that will be used and incorporating wash-down facilities. Minimum specification is a suitably screened 1.5m x 1.5m concrete pad 100mm thick with a floor graded to a floor waste connected to sewer and a hose cock.
5. Kitchen and food related areas to be designed and built in accordance with the *Food Act 2008*. It is recommended that detailed plans of the kitchen area are submitted to the City's Health & Environmental Services section for assessment and comment prior to obtaining a Building Permit. Please contact Health & Environmental Services on 9400 4933 for further information.
6. A report is required from a qualified acoustic consultant showing that noise generated by plant and equipment in the proposed development will meet the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at the nearest noise sensitive premises. Report must also confirm if noise generated by bin servicing and deliveries to the proposed development prior to 7am or after 7pm Monday to Saturday and prior to 9am or after 7pm on Sunday and Public Holidays will meet

the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at the nearest noise sensitive premises.

Background:

Insert Property Address:	Lot 12 (493) Beach Road, Duncraig
Insert Zoning	MRS: Urban
	TPS: Commercial
Insert Use Class:	Tavern – Discretionary ‘D’ use Shop - Permitted ‘P’ use
Insert Strategy Policy:	N/A
Insert Development Scheme:	City of Joondalup District Planning Scheme No.2 (DPS2)
Insert Lot Size:	10,339m ²
Insert Existing Land Use:	Tavern Shop (drive through liquor outlet)
Value of Development:	\$3,400,000.00

This report is for the reconsideration of an application for extensions to the Carine Tavern at Lot 12 (493) Beach Road, Duncraig for the purposes of a Dan Murphy’s liquor outlet, and associated signage (refer Attachment 1). The proposed additions will be incorporated into the existing Carine Tavern, with a number of existing structures including the drive through liquor store, cool room and a part of the function rooms to be removed in order to facilitate the new development (Attachment 2 refers).

The subject site is part of the wider Carine Glades shopping complex with the surrounding land to the west and north also zoned Commercial under DPS2. In addition to this the subject site is adjoined by residential properties to the east and Beach Road immediately to the south of the subject site (see Attachment 1). The proposed shop addition is a permitted ‘P’ use within the Commercial zone under DPS2.

The North West Metropolitan JDAP previously considered an application for this development at its meeting held on 17 October 2012, and resolved to refuse the application. The applicant subsequently sought a review of this decision through the State Administrative Tribunal (SAT), and through that process has made revisions to the proposal, which are the subject to this report.

It should be noted that the previous report on the subject referred to the development as being for a new ‘Liquor Store’. However, although the proposal is essentially a liquor store in terms of the way it will operate, DPS2 defines Liquor Store as “*means any land or buildings the subject of a liquor store licence granted under the provisions of the Liquor Licensing Act 1988*”. As the applicant intends to incorporate these extensions under the existing Tavern Licence for the premises, and not obtain a separate Liquor Store Licence, the proposed additions cannot be treated as a Liquor Store in this instance. As such, the development is now described as an extension to the Carine Tavern, and the most appropriate land use associated with this extension for the purposes of DPS2 is Shop.

Details:

The proposed development includes:

- Demolition of some function room area, cool rooms, drive through liquor store and associated administrative buildings;
- Reconfiguration of the existing car park, with the addition of 29 parking bays at the rear of the site. A total of 199 bays are to be provided on site;
- Rebuilding the liquor store, with an additional 1,222m² proposed in the south eastern portion of the site;
- An enclosed lockable walkway running adjacent to the eastern boundary, providing access to car parking at the rear of the site; and
- Signage for the liquor store.

Legislation & policy:

Legislation

City of Joondalup District Planning Scheme No. 2

3.7 *The Commercial Zone*

3.7.1 *The Commercial Zone is intended to accommodate existing or proposed shopping and business centres where it is impractical to provide an Agreed Structure Plan in accordance with Part 9 of the Scheme.*

The objectives of the Commercial Zone are to:

- *make provision for existing or proposed retail and commercial areas that are not covered by an Agreed Structure Plan;*
- *provide for a wide range of uses within existing commercial areas, including retailing, entertainment, professional offices, business services and residential.*

3.7.2 *All land contained in the Commercial Zone shall specify a maximum retail net lettable area (NLA) which relates to retail floor area. The maximum NLA shall be included in Schedule 3 of this Scheme and shall bind the development of the land to no more than that area specified.*

3.7.3 *Notwithstanding the provisions of clause 3.7.2, the floorspace figures contained within Schedule 3 shall be adhered to except as otherwise varied by an Agreed Structure Plan for the centre locality as adopted by the Council and the Western Australian Planning Commission.*

4.8 *Car Parking Standards*

4.8.2 *The number of on-site car parking bays to be provided for specified development shall be in accordance with Table 2. Where development is not specified in Table 2 the Council shall determine the parking standard. The Council may also determine that a general car parking standard shall apply irrespective of the development proposed in cases where it considers this to be appropriate.*

6.8 *Matters to be considered by Council*

6.8.1 *The Council when considering an application for Planning Approval shall have due regard to the following:*

- (a) *interests of orderly and proper planning and the preservation of the amenity of the relevant locality;*
- (b) *any relevant submissions by the applicant;*
- (c) *any agreed Structure Plan prepared under the provisions of Part 9 of the Scheme;*
- (d) *any planning policy of the Council adopted under the provisions of clause 8.11*
- (e) *any other matter which under the provisions of the Scheme the Council is required to have due regard;*
- (f) *any policy of the Commission or its predecessors or successors or any planning policy adopted by the Government of the State of Western Australia;*
- (g) *any relevant proposed new town planning scheme of the Council or amendment or proposed Metropolitan Region Scheme Amendment insofar as they can be regarded as seriously entertained planning proposals;*
- (h) *the comments or wishes of any public or municipal authority received as part of the submission process;*
- (i) *the comments or wishes of any objectors to or supporters of the application;*
- (j) *any previous decision made by the Council in circumstances which are sufficiently similar for the previous decision to be relevant as a precedent, provided that the Council shall not be bound by such precedent; and*
- (k) *any other matter which in the opinion of the Council is relevant.*

State Government Policies

Nil

Local Policies

- Environmentally Sustainable Buildings in the City of Joondalup

Encouraging the integration of environmentally sustainable design principles rather than mandating them, the policy requires applicants to complete the City's Environmentally Sustainable Checklist demonstrating that the development has been designed and assessed against a nationally recognised rating tool. A copy of the applicant's checklist is provided as Attachment 3.

- Signs Policy

The policy outlines governing principles and guides the placement of signs in the City of Joondalup. The policy seeks to protect the quality of streetscapes and the amenity of adjoining and nearby properties by limiting the visual impact of signs whilst still supporting business activities in the City of Joondalup. The policy is intended to be read in conjunction with DPS2 and the City's Signs Local Law.

- Development Proposals before the State Administrative Tribunal Policy

The purpose of this policy is to ensure that development matters that are brought before the State Administrative Tribunal and involve the City of Joondalup, are dealt with in an open and accountable manner.

In accordance with the provisions of this Policy, the SAT Presiding Member has requested that the JDAP meeting at which this reconsideration will take place be open to the public to enable those submitters who previously attended the JDAP meeting the opportunity to again attend.

It is noted that the proposal was not re-advertised. Although this is also discussed in this policy, it was determined that readvertising is not necessary in this instance as the modifications to the proposal did not result in numerous physical changes to the development, and addressed the concerns previously raised by the City.

Consultation:

Public Consultation

As outlined in the City's previous Responsible Authority Report on the proposed development, consultation of the adjoining and nearby commercial landowners was undertaken prior to the report being finalised.

This consultation took place by way of letters to a total of 30 adjoining and nearby commercial land owners. The 21 day consultation period ended on 4 September 2012.

A total of five responses were received during the consultation period, all of which were objections. The objections as well as the City's response to the concerns raised are discussed in the planning assessment section of this report.

It is noted that the adjoining residential land owners to the east were not consulted in relation to this development. The reason for this being that the development fully satisfies the standards and requirements of DPS2 insofar as those properties will be affected. The commercial land owners were consulted due to the proposed shortfall in car parking.

Consultation with other Agencies or Consultants

Nil

Planning assessment:

This application is for extensions to the existing Carine Tavern for the purposes of a Dan Murphy's liquor outlet. The proposed addition is bounded by Carine Glades shopping centre to the west, a car park to the north, Beach Road to the south and residential properties to the east. The area of the proposed development currently contains a range of buildings including administrative buildings, cool room, drive though liquor store, loading docks and assorted storage areas.

Development of this land is guided by DPS2; specifically the requirements of the Commercial zone. The objectives of the Commercial zone are to:

- Make provision for existing or proposed retail and commercial areas that are not covered by an Agreed Structure Plan; and
- Provide for a wide range of uses within existing commercial areas, including retailing, entertainment, professional offices, business services and residential.

Land Use

The proposed land use “Shop” is a permitted land use under DPS2 and is complementary to the existing Tavern and Shopping Centre. It is noted that whilst the proposed development cannot technically be described as a “Liquor Store” for the purposes of DPS2, it will effectively operate as a liquor store, which is also a permitted use in the Commercial Zone.

Assessment against DPS2

The proposal has been assessed against Part 4 of DPS2 – General Development Requirements. An overview of the aspects considered in undertaking an assessment is included in the table below. Further detailed responses are canvassed in the sections following.

Requirement	Proposed - Lot 12 (493) Beach Road	Complies
4.7.1 Building setback for non residential buildings <ul style="list-style-type: none"> • 9 metres street boundary • 3 metres side boundary • 6 metres rear boundary 	Setbacks as proposed for additions <ul style="list-style-type: none"> • 22.3 metres from street boundary • 42.0 metres from western (side) boundary • 3.0 metres from eastern (side) boundary • 52.6 metres from rear boundary 	Yes Yes Yes Yes
4.8.2 The number of on-site car bays in accordance with Table 2 – 228 bays required based on a standard of 7 bays per 100m ² NLA for the shop, and 1 bay per four patrons for the tavern	199 bays provided. See car parking section below for details.	No
4.12.1 A minimum of 8% of the development site shall be designed, developed, maintained as landscaping	14.33% of the site is provided as landscaping.	Yes
4.12.2 When a proposed development includes a car parking area abutting a street, an area no less than 3.0 metres wide within the lot along the street boundaries shall be designed, developed and maintained as landscaping	An existing landscaping strip of 2.9m is provided along Beach Road. Proposed development does not alter this landscaping strip.	N/A
4.12.3 Landscaping shall be carried out	Landscaping provided in accordance with	Yes

<p>on all those areas of a development site which are not approved for buildings, accessways, storage purposes or car parking with the exception that shade trees shall be planted and maintained by the owners in car parking areas at the rate of one tree for every four (4) car parking bays to the Council's satisfaction.</p>	<p>DPS2.</p> <p>Shade trees provided for reconfigured car parking at rear of site. The rate of shade trees to new parking bays is compliant.</p>	
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Car Parking

Car parking for the site is calculated based on the individual land uses proposed in accordance with Table 2 in DPS2. The car parking standard applied for a shop less than 10,000m² of Net Lettable Area (NLA) is 7 bays per 100m² NLA.

Previously, in 2005 and 2006 Council applied a standard of 1 bay per 4 patrons for the existing tavern. The liquor store additions result in 123m² of function space being lost, which equates to a reduction of 61 patrons. As this part of the 'development' relates simply to the loss of floor area, and the proportionate reduction in the number of patrons, the amount of car parking required has also been reduced proportionately based on the standards previously utilised, albeit that these are not the standards set out in DPS2 for the land use 'Tavern'.

With this in mind the following table outlines the parking requirements for the site.

Land Use	Car parking Requirement of DPS2
<p>Carine Tavern 1 per 4 patrons</p>	<p>Patronage reduced to a maximum of 569 (previously 630) = 143 bays</p>
<p>Liquor store addition 7 bays per 100m² of NLA</p>	<p>1,222m² NLA = 86 bays</p>
<p>Overall bays required</p>	<p>228</p>
<p>Overall bays provided</p>	<p>199</p>

The table above outlines that a parking shortfall of 29 bays exists across the site, this equates to 12.7% of the overall requirement for the site.

In its previous recommendation to the JDAP the following issues were outlined in relation to car parking:

- A total parking shortfall of 38 bays (17%) exists over the site;
- The main entrance to the liquor store is accessed via Beach Road, whilst the majority of car parking is located at the rear of the site with no clear method for pedestrians and patrons to safely access the liquor store; and
- Given the location of car parking at the rear of the site, patrons to the liquor store would likely utilise parking facilities on adjoining commercial properties

in closer proximity to the entry of the liquor store, with no reciprocal parking arrangements in place between the adjoining and subject site.

In addressing the City's concerns the applicant's proposal has been modified to include an enclosed lockable walkway within the proposed liquor store, providing a pedestrian thoroughfare from the rear of the site to the store entry. The pedestrian thoroughfare has been designed with windows incorporated into the walkway section enabling light to permeate the passage. Additionally, decorative screening is proposed to prevent pedestrian access to the landscaping area between the pedestrian passageway and the property boundary. In addition to this the applicant has indicated that shelving associated with the liquor store is to be at waist height only to allow for passive surveillance through the pedestrian passageway and vice versa. The addition of an enclosed walkway enables safe pedestrian access from the car park at the rear of the site to the liquor store.

An additional entrance to the tavern has also been created at the rear, to encourage tavern patrons to also utilise rear car parking, rather than spilling over onto the adjoining site. Furthermore, there are approximately nine more car bays proposed as part of the modified plans, than were indicated on the original (refused) proposal.

Finally, in respect to car parking on site, attention is drawn to parking standards outlined within proposed Omnibus Scheme Amendment 65 to DPS2. The amendment seeks to correct minor deficiencies and anomalies in the current scheme and align the scheme with the Model Scheme Text (MST). The standard proposed in this amendment, which has been adopted by Council for the purposes of advertising, is 5 bays per 100m² NLA, to align with SPP4.2. This standard has also been applied at other centres where appropriate. In the instance that this parking standard were to applied to this site, the parking requirements would be as follows

Land Use	As proposed under Amendment 65
Carine Tavern 1 per 4 patrons	Patronage reduced to a maximum of 569 = 143 bays
Liquor store addition 5 bays per 100m² of NLA	1,222m ² NLA = 62 bays
Overall bays required	205
Overall bays provided	199

Under the standard of 5 bays per 100m² of NLA a total car parking shortfall of 6 bays over the site would exist. This equates to a shortfall of 2.9%. In respect to its appropriateness it is considered that the shortfall is relatively minor, with the applicant identifying options in its car parking configuration that could provide the additional parking bays required.

However it is noted that as part of the alternate car parking configuration, modifications to access points between the subject site and also the adjoining commercial properties would be required resulting in a loss of access between the two sites. It is considered that the loss of access between the two sites, whilst possibly resulting in the provision of seven additional bays, would have an overall

detrimental impact on the use of both sites by customers, and the circulation of vehicles throughout this precinct.

Landscaping

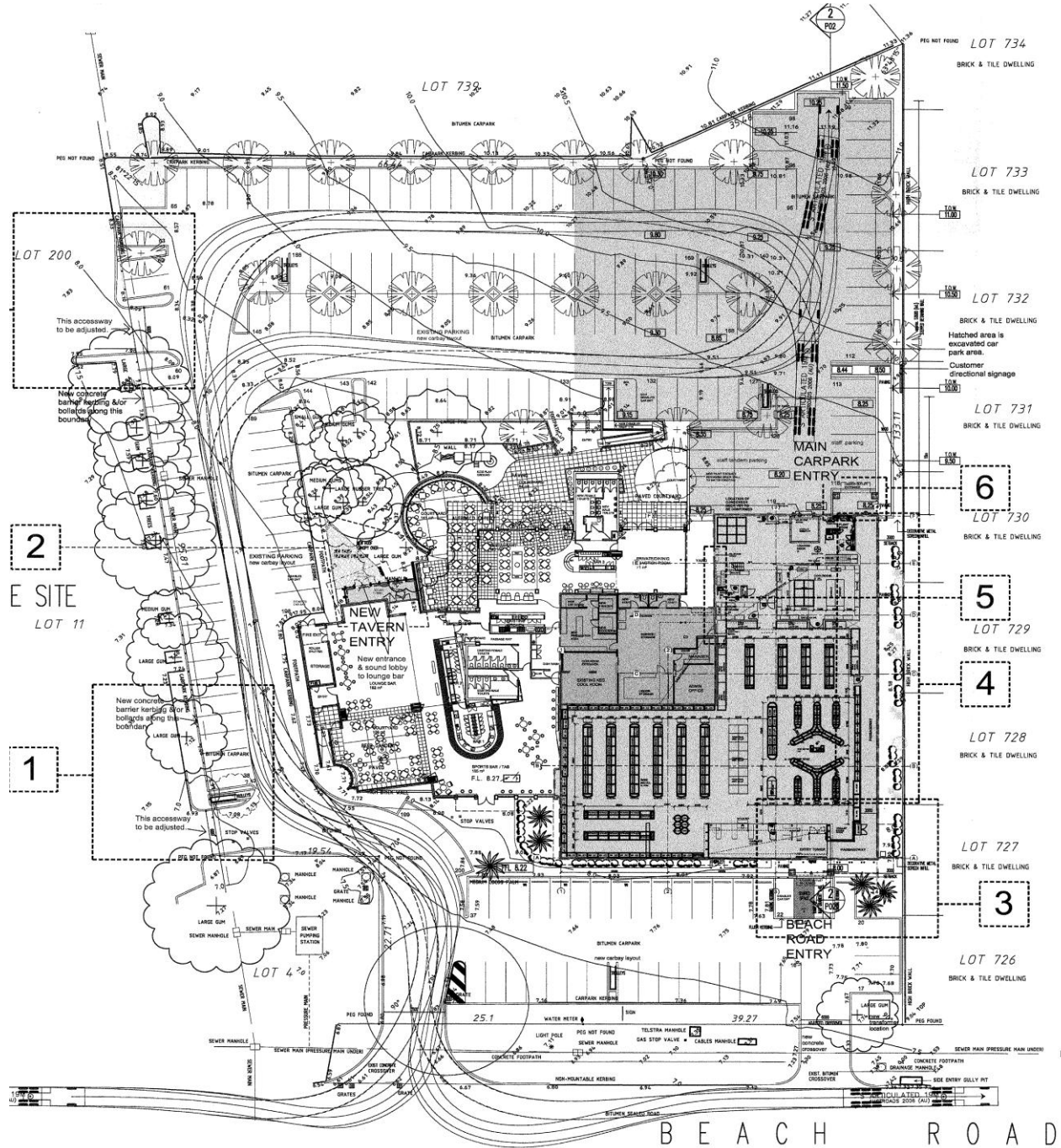
The applicant's landscaping plan for the site indicates all areas proposed to be landscaped. The landscaping requirements of DPS2 require a portion no smaller than 8% of the site to be landscaped. A total of 1,493m² of the site or approximately 14% of the site is proposed to be landscaped under this proposal, exceeding the requirements of DPS2.

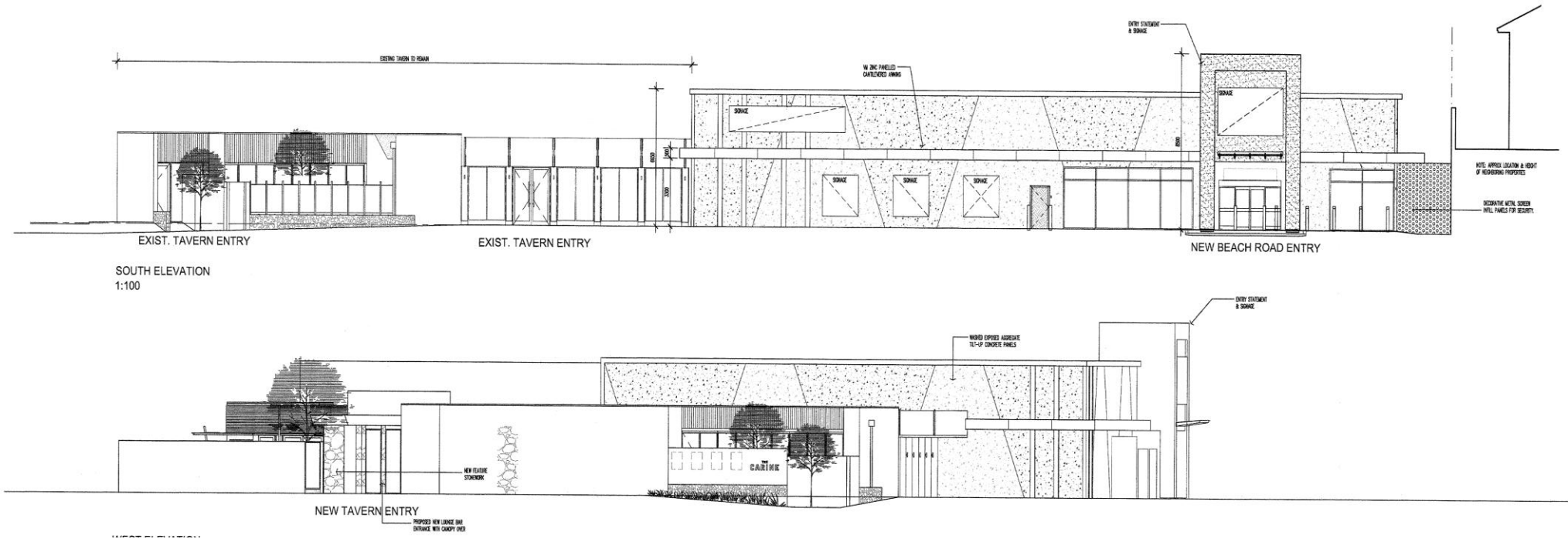
Conclusion:

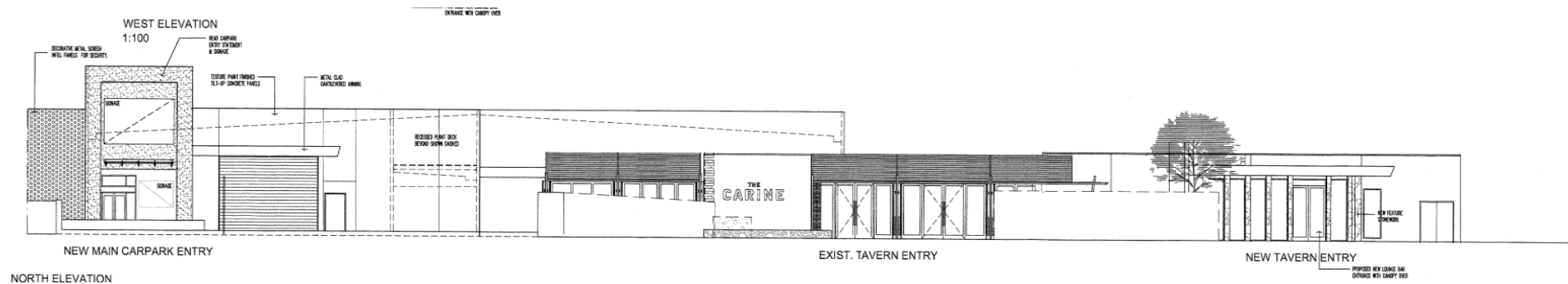
The modified proposal is generally compliant with the City's requirements under DPS2, however it is acknowledged that a car parking shortfall of 29 bays or 12.7% exists on the site. The applicant has provided modifications to the proposal from its original form which have sufficiently addressed the City's concerns as previously noted.

It is therefore recommended that pursuant to the invitation from the SAT for the JDAP to reconsider its decision in relation to this application, that the application be approved subject to conditions.

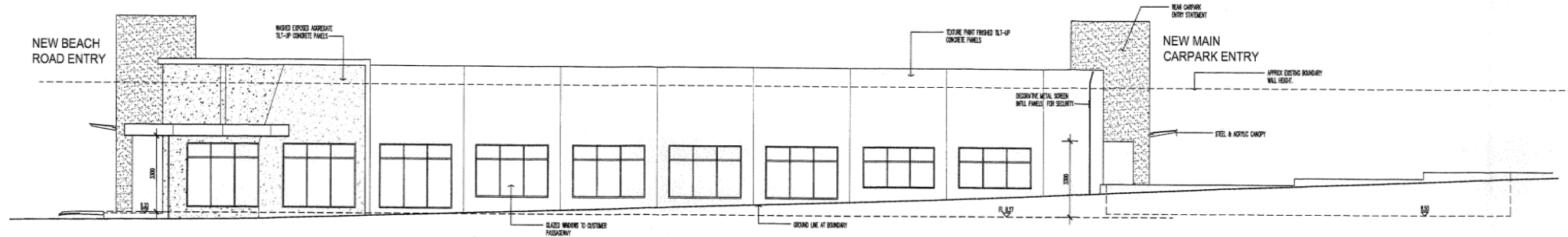




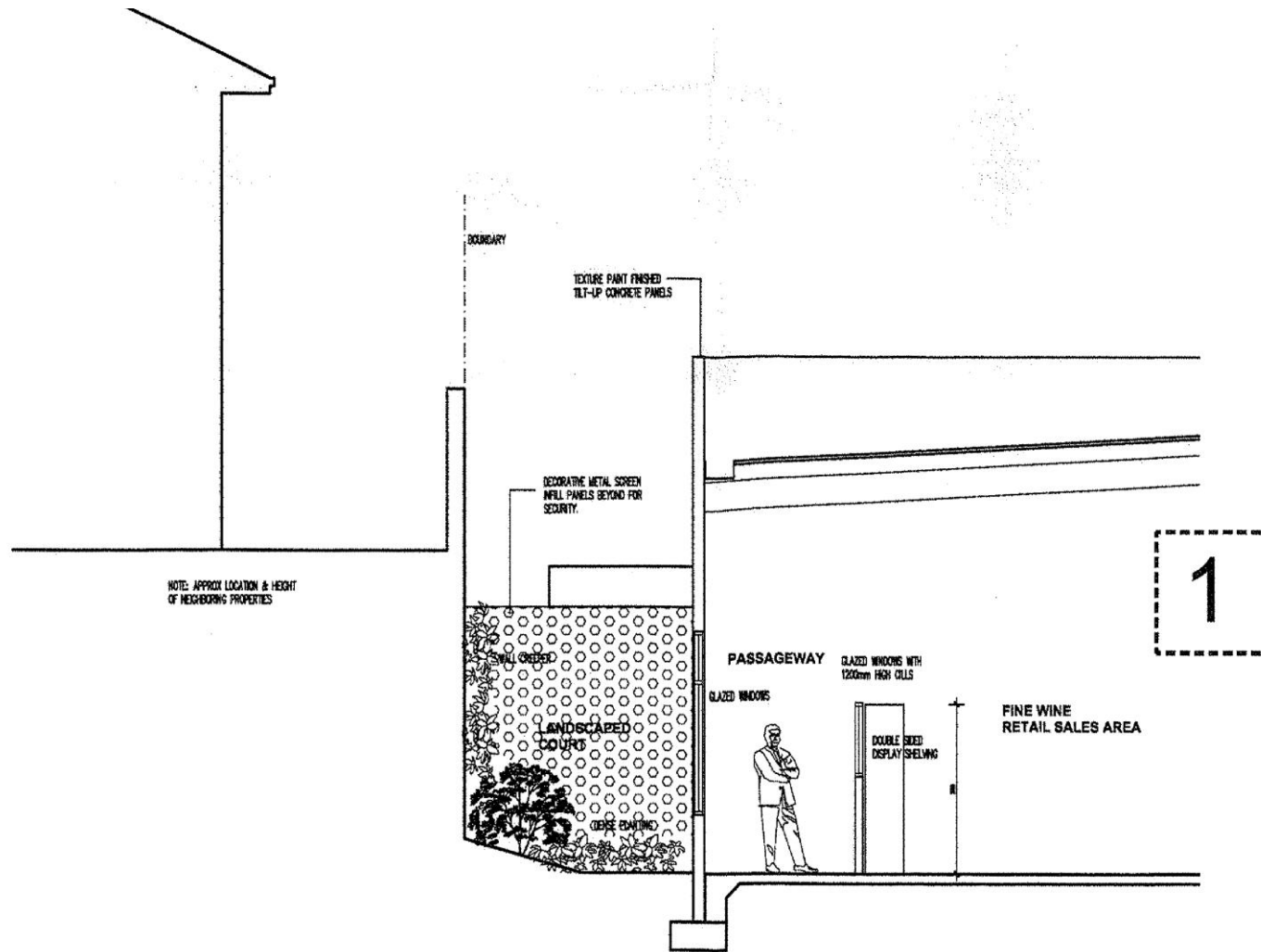




NORTH ELEVATION



EAST ELEVATION



SECTION ALONG EASTSIDE PASSAGEWAY
FROM REAR CARPARK ENTRANCE

info@joondalup.wa.gov.au



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, and *Energy Smart Homes* at: 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 *some retained others removed as needed.*
- 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 *Loading/service areas to the north*
- passive shading of glass *South facing*
- sufficient thermal mass in building materials for storing heat *tilt up concrete.*
- insulation and draught sealing
- floor plan zoning based on water and heating needs and the supply of hot water; and/or
- advanced glazing solutions *No unless warranted by mechanical services design to be done following approval*

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
- natural and/or fan forced ventilation *will be fans in temperature control systems.*

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) *very little water use.*

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 *only as required by BCA*

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

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

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:


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

Please note that this form relates only to the proposed building and not the existing development.

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: MGA Town Planners Contact Number: 9321 3011

Applicant's Signature:  Date Submitted: 22.6.12

Accepting Officer's Signature: _____

Checklist Issued: March 2011