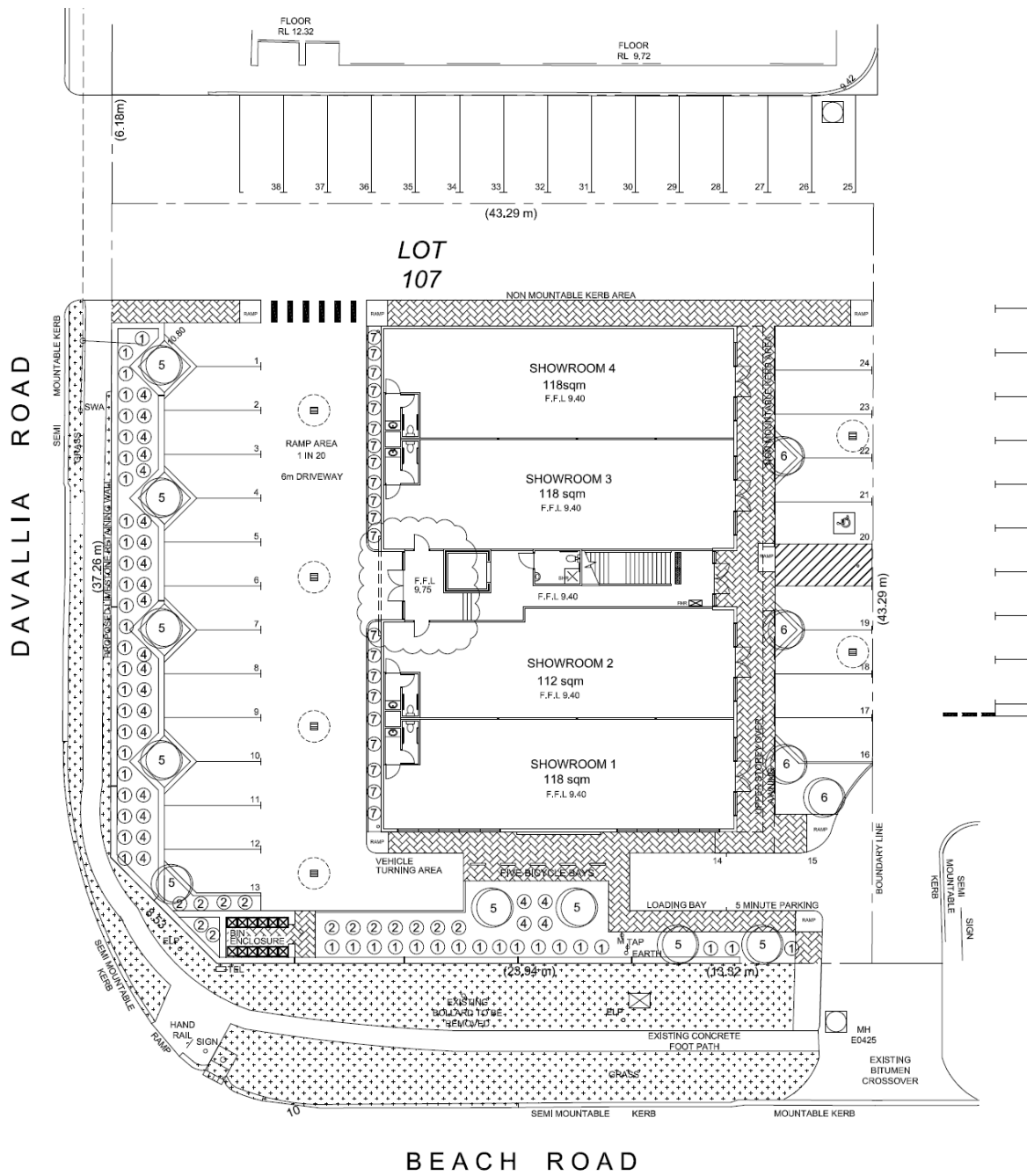
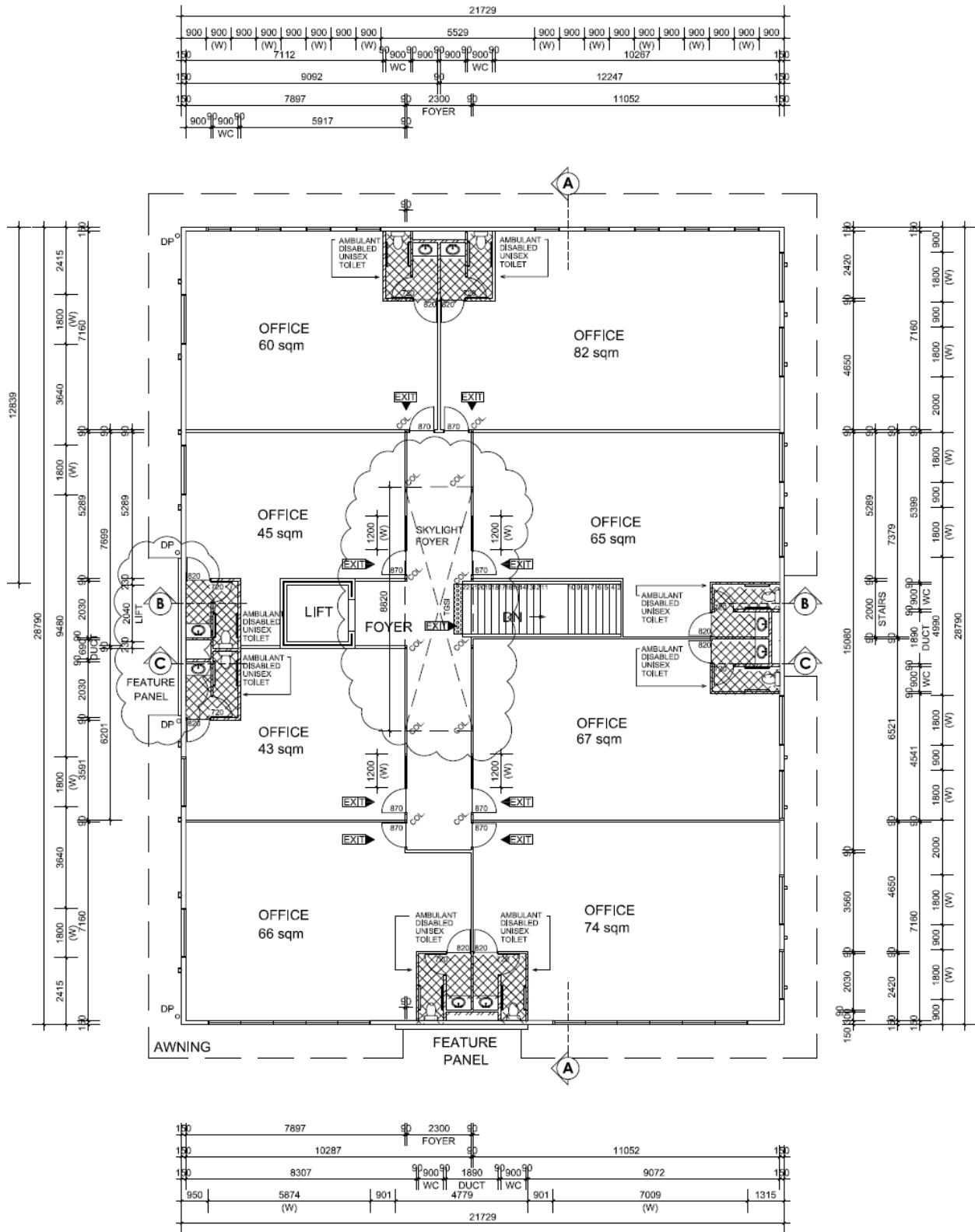


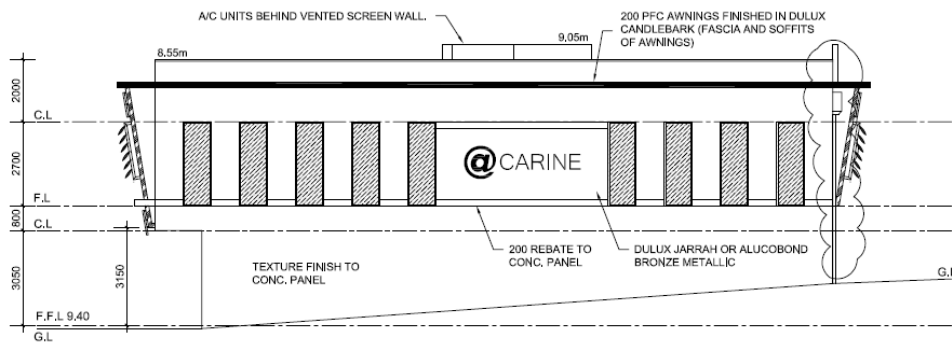
SITE PLAN
SCALE 1:200



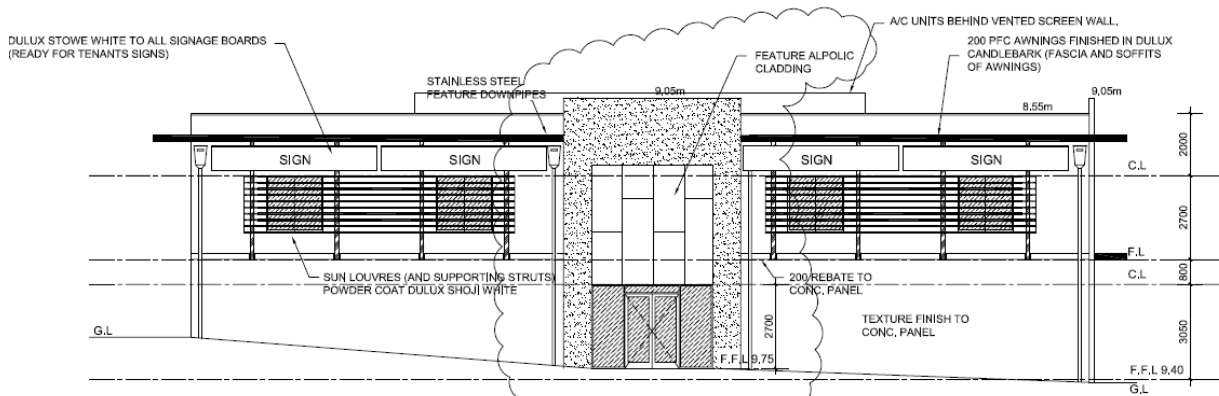
LANDSCAPING PLAN
SCALE 1:200



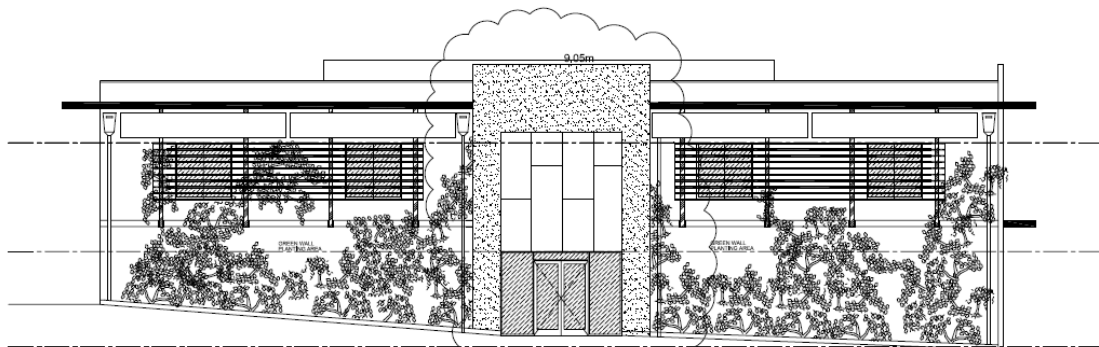
UPPER FLOOR PLAN
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

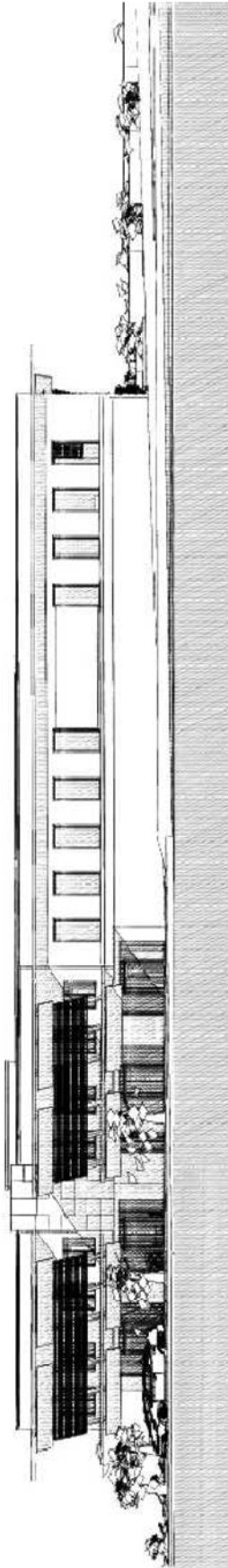


WEST ELEVATION
SCALE 1:100

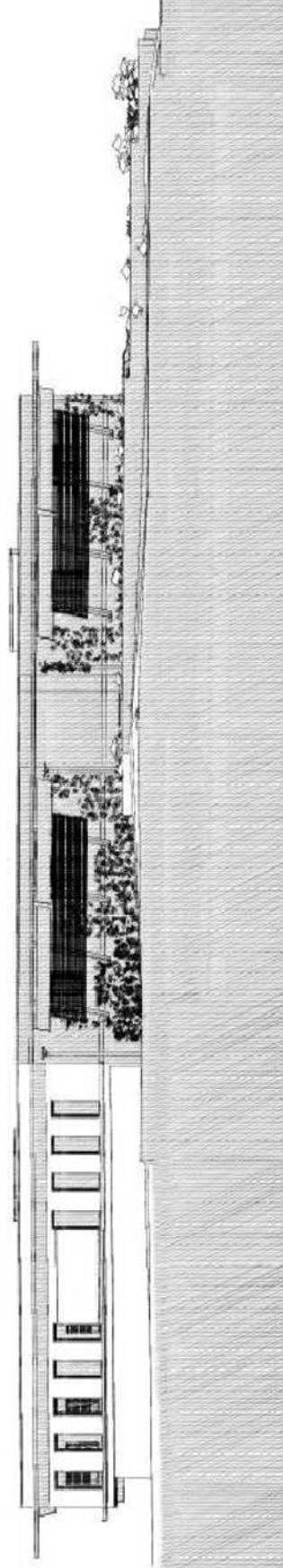


WEST ELEVATION WITH GREEN WALL INFORMATION
SCALE 1:100

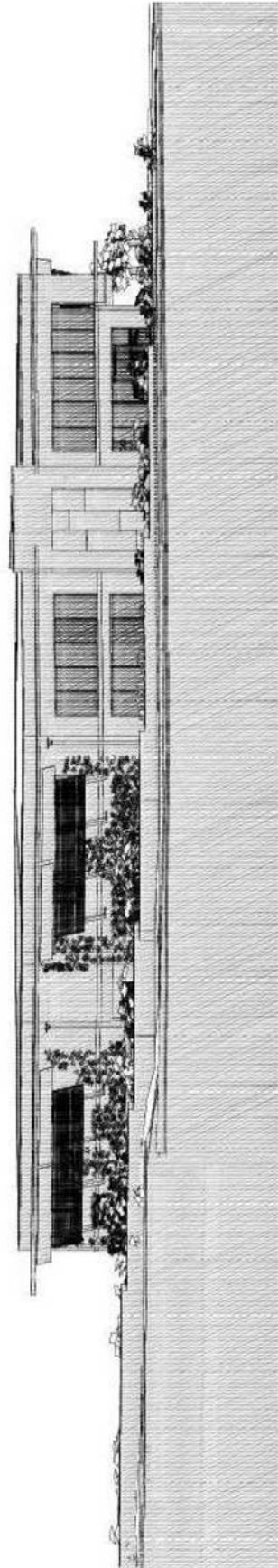
NOTE
 - HARDENBERGIA COMPTONIANA TO BE GROWN ON A MESH WALL FIXED 200mm FROM BUILDING TO CREATE A AIRCELL AREA.
 - NON LOAD BEARING GALVANIZED MESH GREEN WALL FRAME TO BE MOUNTED TO WALL WITH CHEMICAL ACROSS TO PANEL WALL.



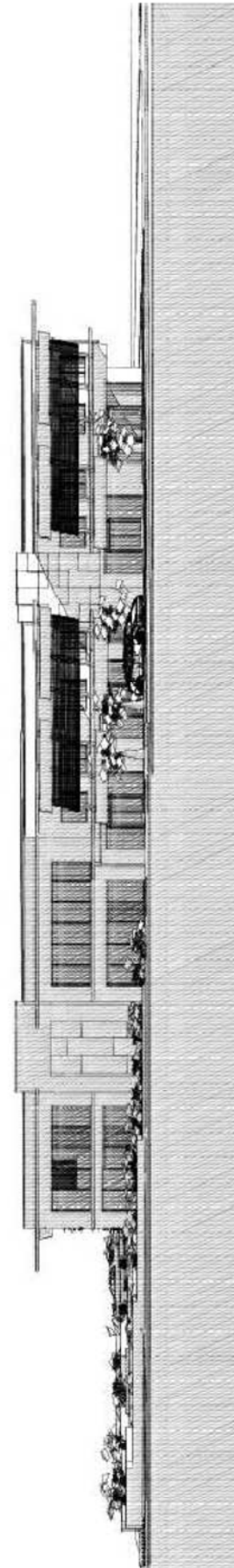
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH EAST PERSPECTIVE VIEW



SOUTH WEST PERSPECTIVE VIEW



PERSPECTIVE VIEW



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
- 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

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

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

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:

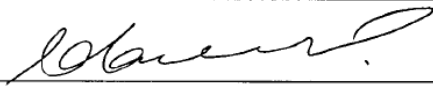
Is there anything else you wish to tell us about how you will be incorporating the principles of environmentally sustainable design into your development:

AT BUILDING LICENSE STAGE, PLANS WILL
BE ACCESSSED BY GREEN IMPACT FOR J6
ENERGY EFFICIENCY ASSESSMENT.

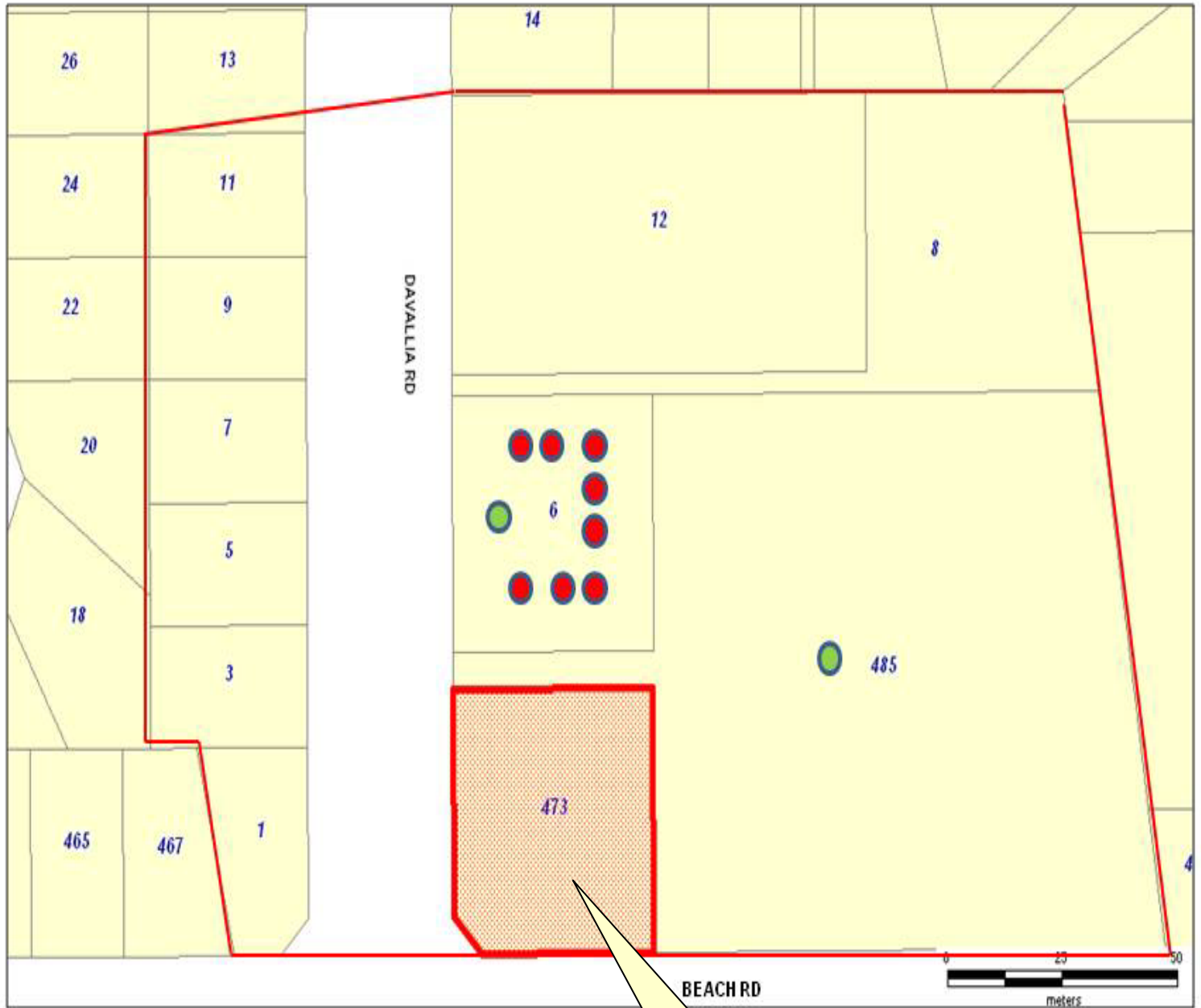
When you have checked off your checklist, sign below to verify you have included all the information necessary to determine your application.

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




Applicant's Full Name: Adam Duron Contact Number: 0413623352

Applicant's Signature:  Date Submitted: 10/10/11

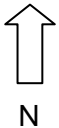
Accepting Officer's Signature: _____



Legend

- No Objection 
- Objection 
- Advised area 

Location of proposed development



JOONDALUP DESIGN REFERENCE PANEL

NOTES FROM MEETING

29 November 2011 – 8.00am

City of Joondalup

Attendees:

MR GARRY HUNT	Chief Executive Officer
MS DALE PAGE	Director Planning and Development
MR JOHN HUMPHREYS	Manager Planning Services
MR SCOTT COLLINS	A/Senior Urban Planner
MS CHANTAL CORTHALS	Personal Assistant

Panel Members:

MR ROD MOLLET	Australian Institute of Architects
MS JANE BENNETT	Planning Institute of Australia
MR ANDY SHARP	Australian Institute of Landscape Architects

Other Attendees:

MR ADAM DURELL	Managing Director, One Construction
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1. WELCOME AND OPENING

The meeting was declared open at 8.00am and the CEO welcomed the recently reappointed Panel Members and the City officers.

2. APOLOGIES

MR MAT SELBY	Planning Institute of Australia
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3. REPORTS

Item 1 Proposed office and showroom development at Lot 107 (473) Beach Road, Duncraig

The CEO introduced the Panel Members to the developer, Mr Adam Durell, Managing Director, One Construction and explained the Terms of Reference of the Panel.

Mr Durell spoke to the item and provided a description of the proposed two storey building, including its location and its relationship to the existing buildings located within the vicinity. Mr Durell provided information on the types of material to be used, proposed signage, landscape and shading and the main entry statement to the building.

The CEO asked the Panel for any questions and comments:

The Panel:

Queried the setbacks, how the site relates to the commercial property to the north and whether the parking located to the north of the site is a right of way. City officers advised that there is an unofficial reciprocal access agreement between the two sites. Mr Durell provided a history of the area and the car parking arrangements. He provided information about the location of the parking bays in relation to the proposed development, and advised that there will be a 6m driveway located on the at the north of the site. The Panel queried whether the parking arrangements could be formalised through this development application and the City advised that a condition could be placed on any approval requiring a legal agreement to formalise the arrangements.

The Panel asked whether the setbacks are compliant with the planning scheme and if the proposed development could be located closer to Davallia Road. The Panel were advised that this would require a variation to Scheme requirements, but this could be justified if this enabled a better built form outcome on the site. The Panel advised that there is merit in making the elevation more interesting on the Davallia Road frontage as it is a prominent location.

The Panel suggested that the bin area be relocated to allow for an arcade through the building and an improved entrance to the building on the western side.

A query was raised about the driveway to the north as it appears to be quite steep and it was asked whether any regrading was proposed. Mr Durell provided details on the different levels on the site and the gradient details.

A question was raised regarding the pedestrian pathways to be created along the northern and southern sides of the building, linking Davallia Road and the shopping centre, and whether any thought could be given to an awning to provide more shading. Mr Durell advised that additional awnings could be introduced on these facades.

Concerns were raised regarding the relationship of the building with Davallia Road in light of the differences in levels and the fact that the building is cut into the site on the western side.

Comment was made about the site's location on a prominent intersection and a concern was expressed that the design of the building could be improved to present better to (particularly) the Davallia Road frontage.

The Panel questioned whether the proposed development could be a doubled sided/fronted showroom development.

The Panel queried the upper level stair case which is located at the centre of the building and whether natural lighting will be used. Mr Durell advised that skylights can be used.

A question was raised about signage boards and how they will be constructed. The Panel was advised that steel sub-frames with compressed sheeting have been recommended, with the option to run power to these. There will be no signage on the glass. The Panel suggested that future tenants may request signage on southern side as it's more visible. Mr Durell advised that he will try to keep the signage simple and allocate an area to each tenancy.

The Panel advised that the "green wall" could potentially be a heat trap and suggested that the applicant may need to look at this area very carefully. The Panel also suggested that tree species rather than shrubs be planted along the eastern side, in the car park, to provide better shading. The Panel commented that it would be good to use the same species as the type currently used around the Carine Glades Shopping Centre.

The CEO thanked Mr Durell for his presentation. Mr Durell left the room at 8.41am.

The Manager Planning Services provided further information on the development to the Panel.

The Panel:

Queried whether the toilets were vented by either a window or fan. The City advised that it will need to comply with the Building Codes of Australia. The Panel advised that the way the windows or fans are treated has the potential to affect the streetscape and stated that these needed to be designed and treated very carefully.

The Panel advised that the design is ordinary and that there is an opportunity to deliver more engagement with the street on the western elevation.

The Panel queried whether the building could be pushed closer to the Davallia Road boundary to allow for more car parking on the eastern side.

It was suggested that certain tree species could be planted along Davallia Road, which would screen the building and could also provide more shading. The City advised that a detailed landscape plan will be requested as part of the approval conditions.

The Panel is concerned with the signage and advised that compressed sheeting is not a good element to use.

The Panel suggested an alternative location for the bin store and suggested that it could be relocated in the north-western or south-eastern corner of the site with a roof element to screen its visibility from the streets. Due to the changes in levels the bin store would be “tucked away” and not be seen from either Beach or Davillia Road.

The Panel queried the type of internal lift that will be installed as it was not indicated on the plans. It was indicated that the City should ensure that the lift machinery was appropriately screened and not easily visible from the streets.

The Panel queried the ground water monitoring bores and how these will be maintained and also queried their location.

The issues and comments raised by the Panel will be discussed with the applicants.

The CEO declared the meeting closed at 9am.