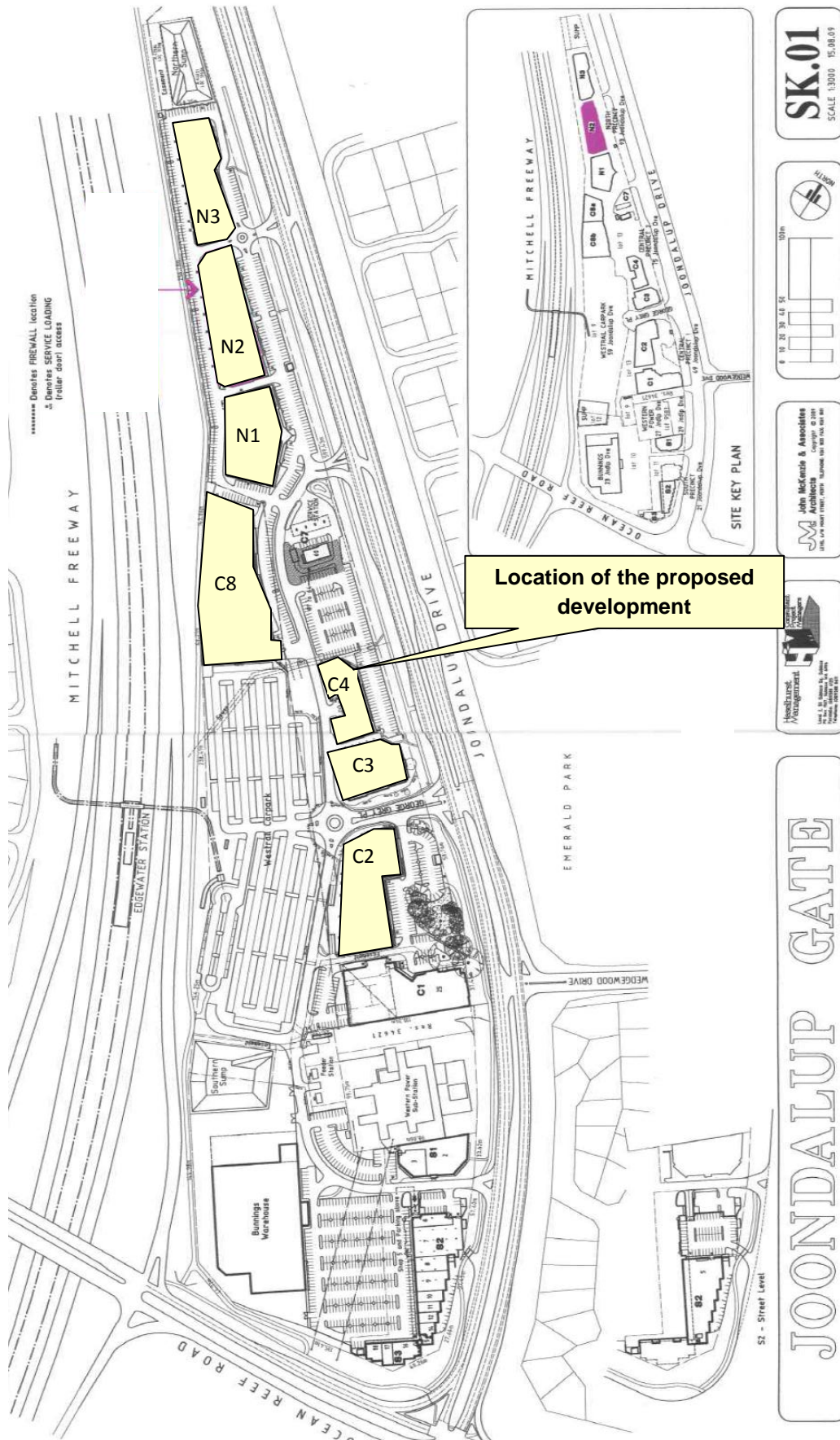


Location plan



Development plans



Denotes Firewall location
Denotes Service Loading
(prior door) access

Location of the proposed development

SK.01
SCALE 1:3000 15.08.09

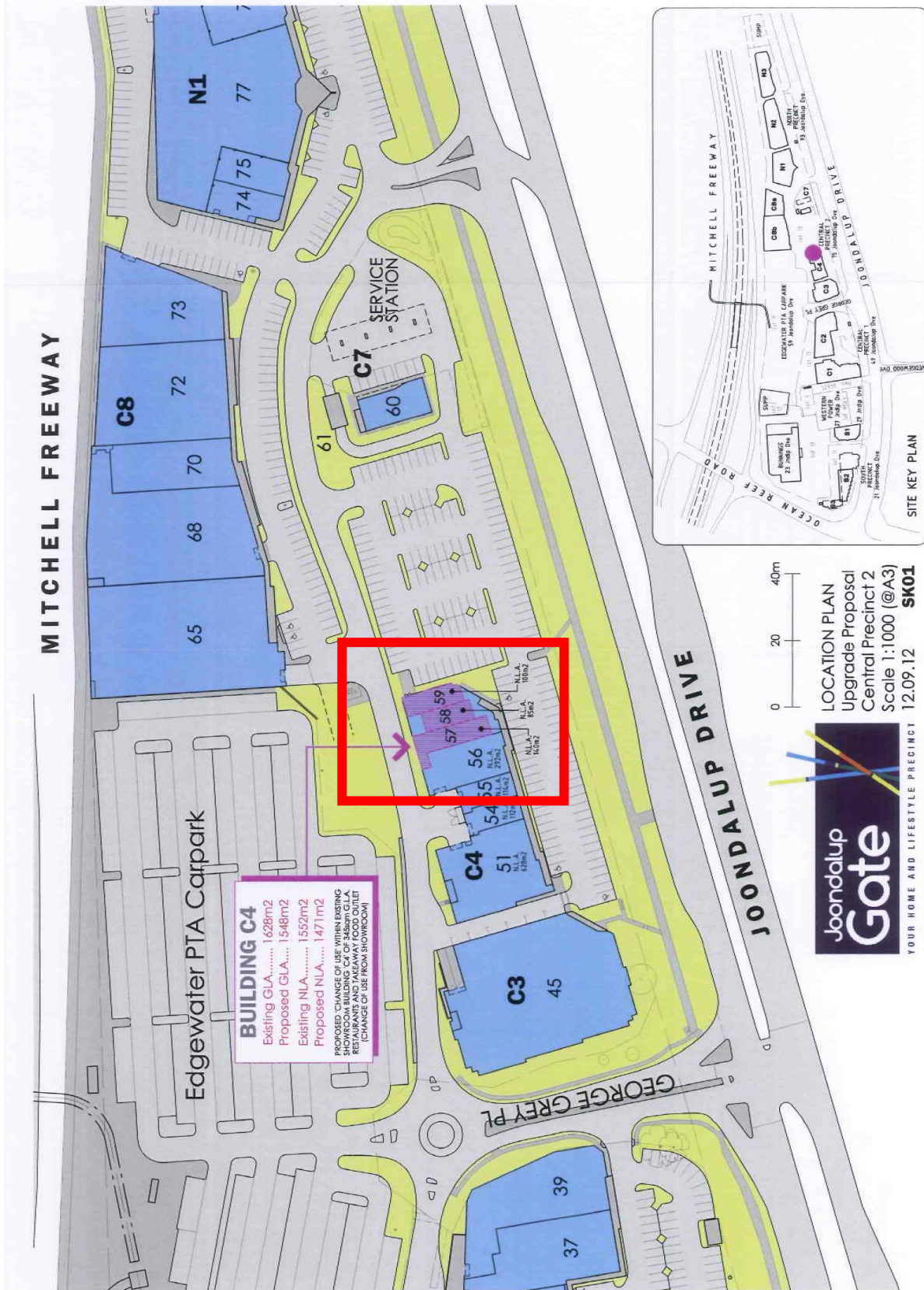


John McKeon & Associates
Architects
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Joondalup Gate
Development
Site Plan
15.08.09

JOONDALUP GATE

S2 - Street Level



0 20 40m

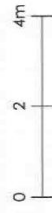
LOCATION PLAN
 Upgrade Proposal
 Central Precinct 2
 Scale 1:1000 (@A3)
 12.09.12 **SK01**







Building C4 Part Front Elevation



FRONT ELEVATION
Upgrade Proposal
Central Precinct 2
Scale 1:100 (@A3)
12.09.12 **SK03**





New outdoor seating area with glass roof framing above. New courtyard paving with 1.0m wide featured landscaped perimeter garden beds

New modified shopfront within covered area to match existing

Replace existing brick infill panel with new window (5.5 w x 3.2m h)
New steel columns & overhead beams to support glazed roof

New enclosed bin compound area & below ground grease trap

Building C4 Side Elevation

Joondalup Gate
YOUR HOME AND LIFESTYLE PRECINCT

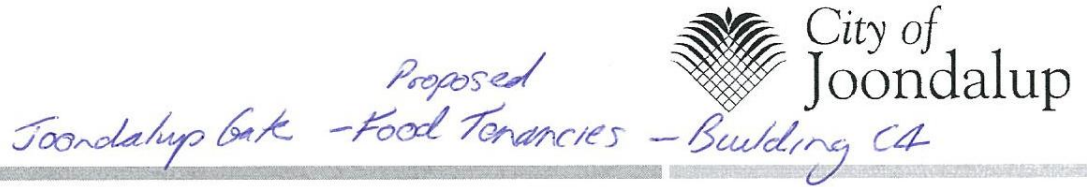
SIDE ELEVATION
Upgrade Proposal
Central Precinct 2
Scale 1:100 (@A3)
12.09.12 **SK04**



ISO VIEW
Upgrade Proposal
Central Precinct 2
Scale 1:200 (@A3)
12.09.12 **SK05**



Building C4 Iso 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.

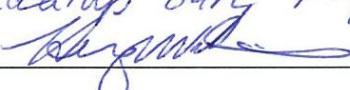
If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

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

Parking facilities for 10 bicycles will be provided adjacent to the bin enclosure; 5 Cora CBR Series parking rails will be utilised to achieve this

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: Hugh Watkins Contact Number: 0409 293235
Director, Jondalup Bats Pty Ltd
Applicant's Signature:  Date Submitted: 11/10/12