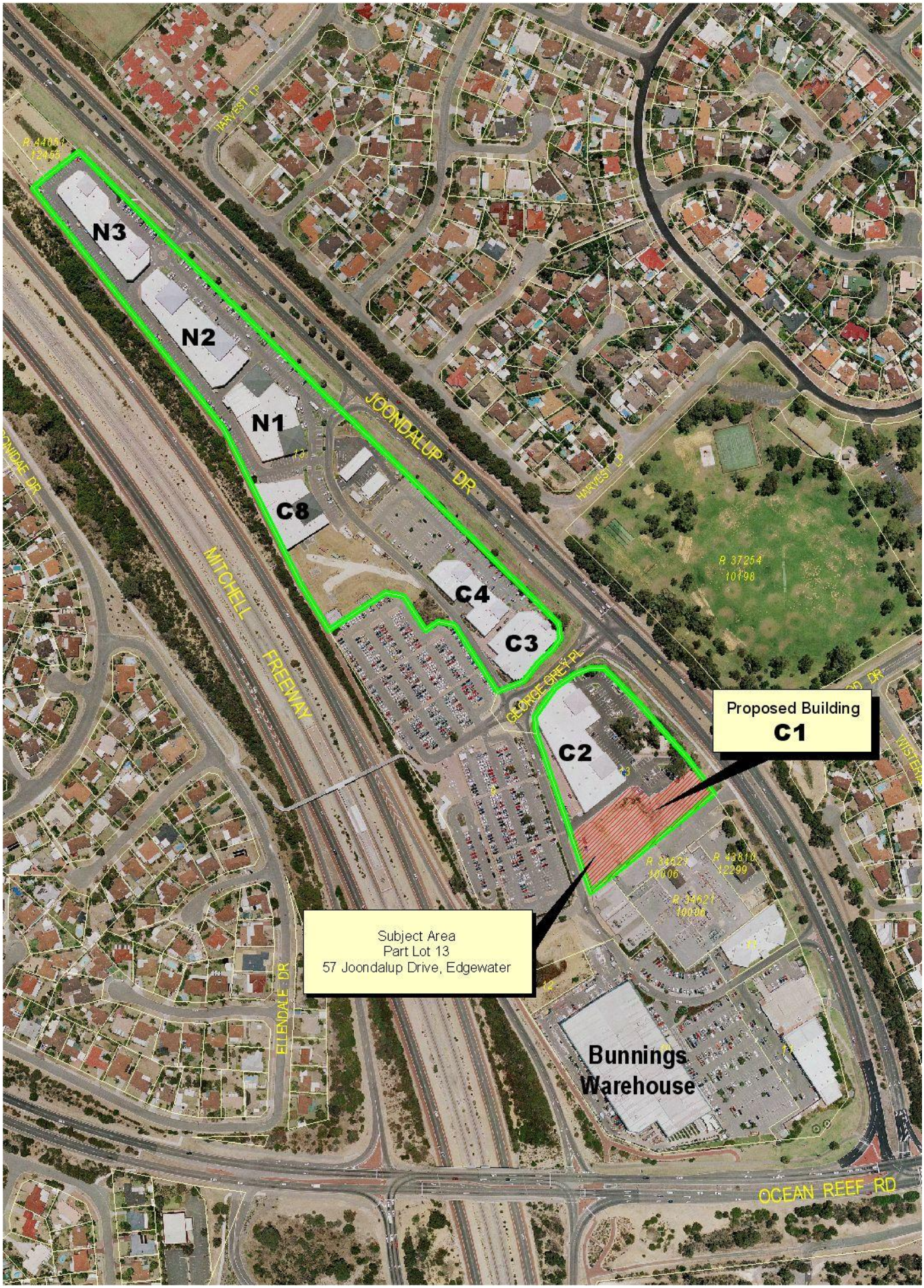
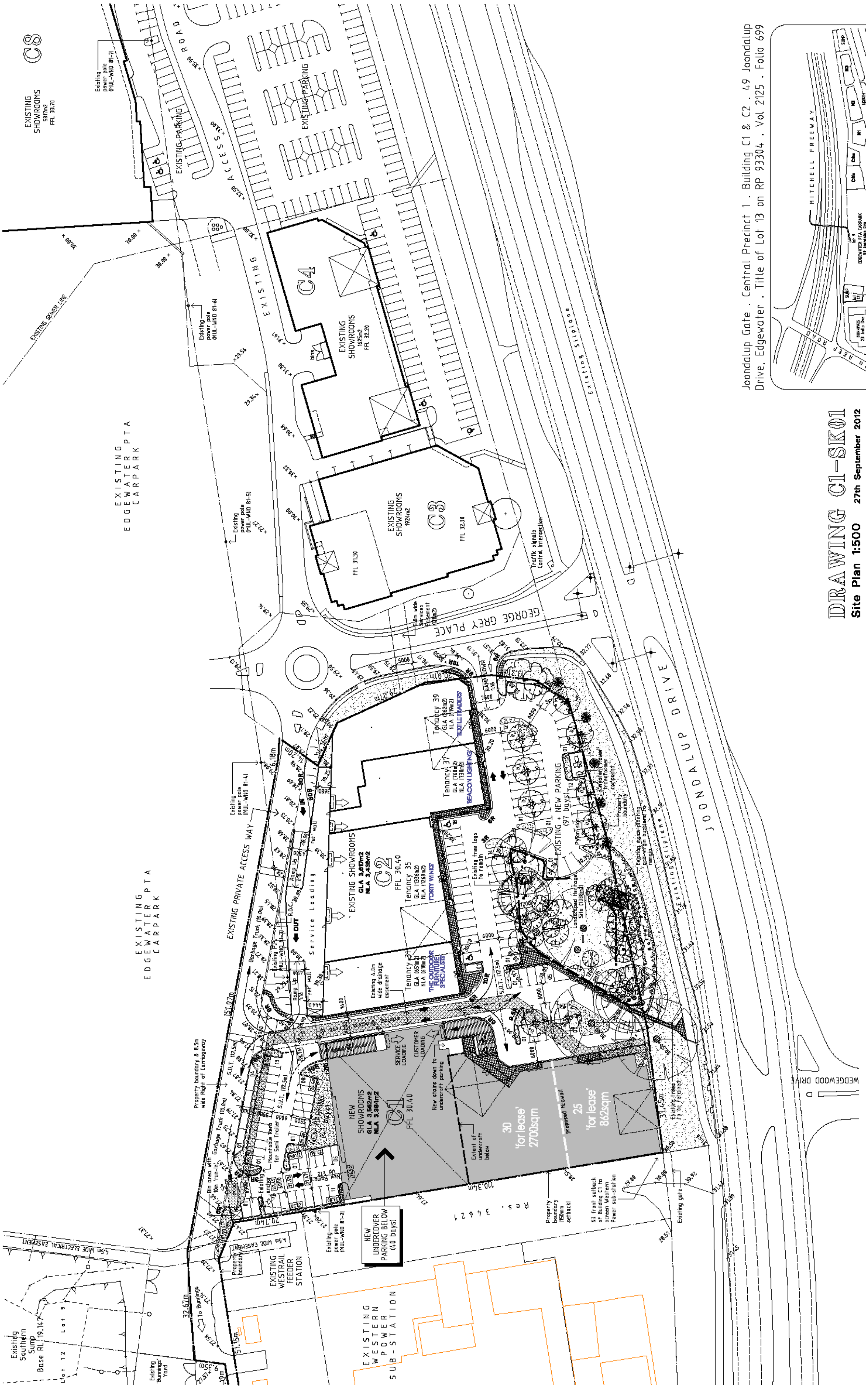
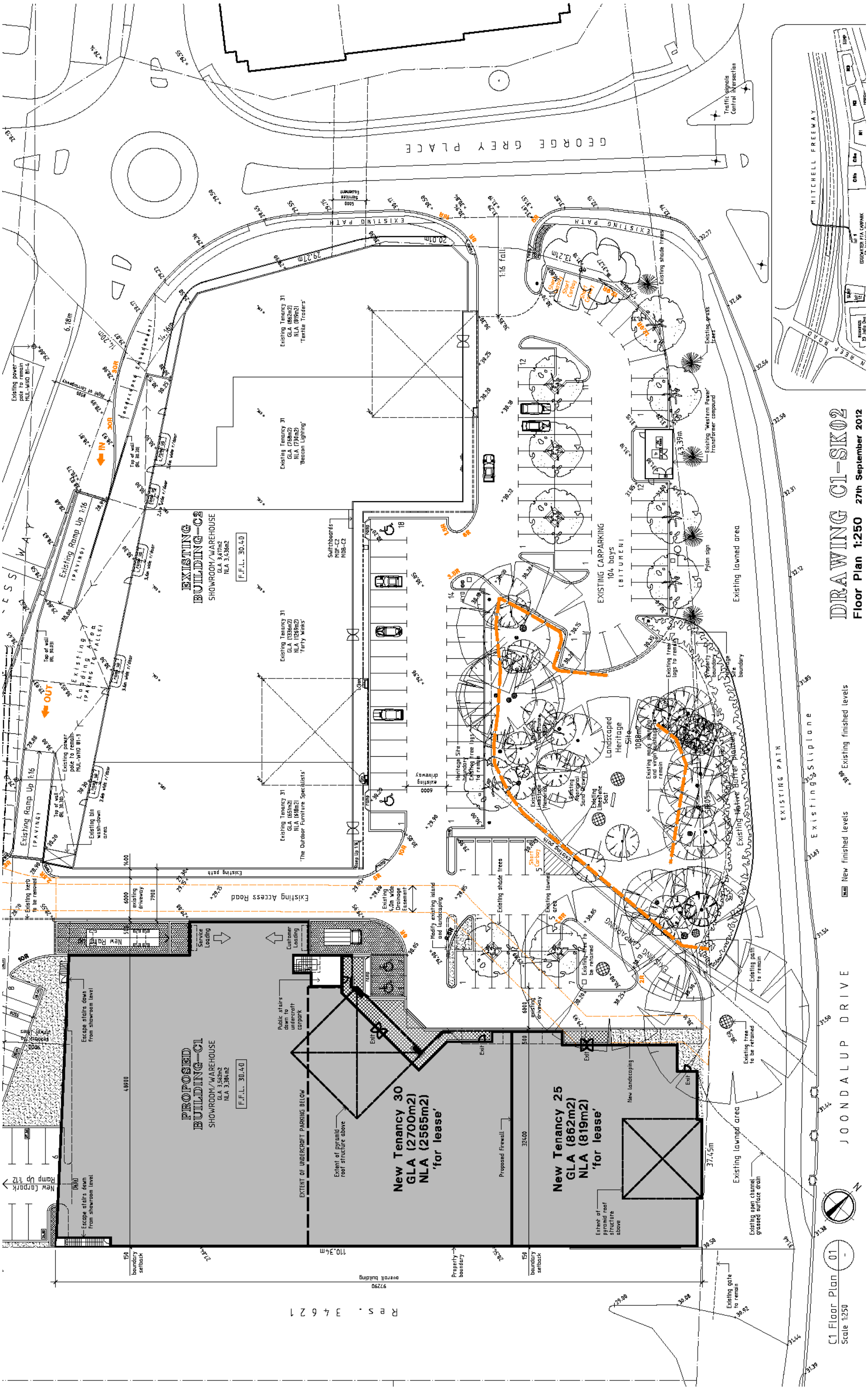
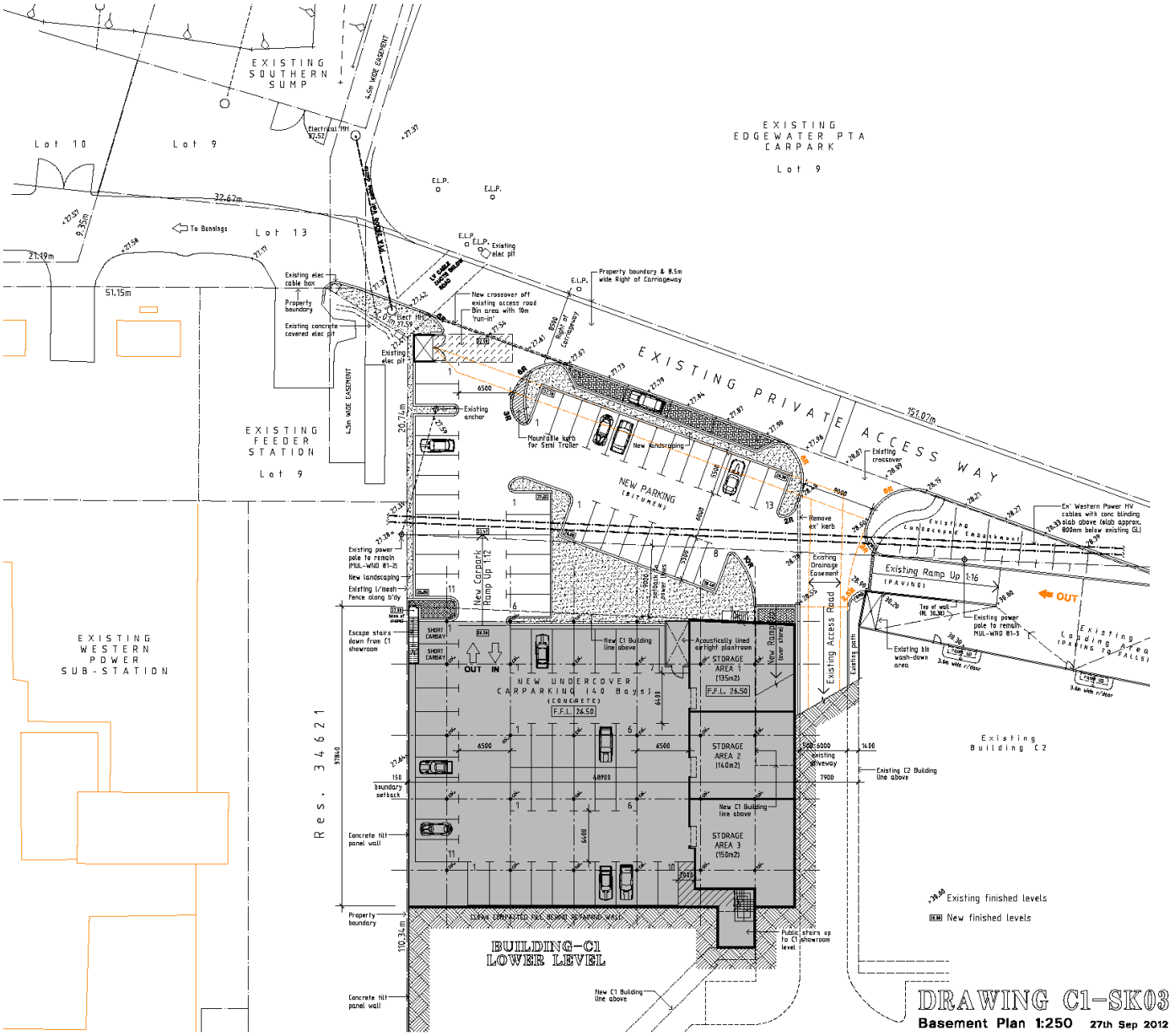
Location plan



Development plans



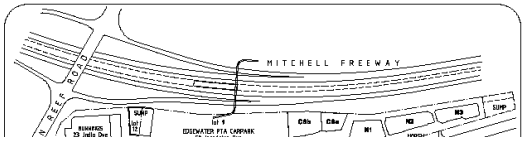

DRAWING C1-SK02
Floor Plan 1:250 27th September 2012
PROPOSED BUILDING-C1
SHOWROOM/WAREHOUSE
EXISTING BUILDING-C2
SHOWROOM/WAREHOUSE
New Tenancy 30
GLA (2700m2)
NLA (2565m2)
'for lease'
New Tenancy 25
GLA (862m2)
NLA (819m2)
'for lease'
EXISTING CARPARKING
104 bays
GEORGE GREY PLACE
JOONDALUP DRIVE
MITCHELL FREEWAY
Existing Access Road
Landscaped Heritage Site
C1 Floor Plan
Scale 1:250

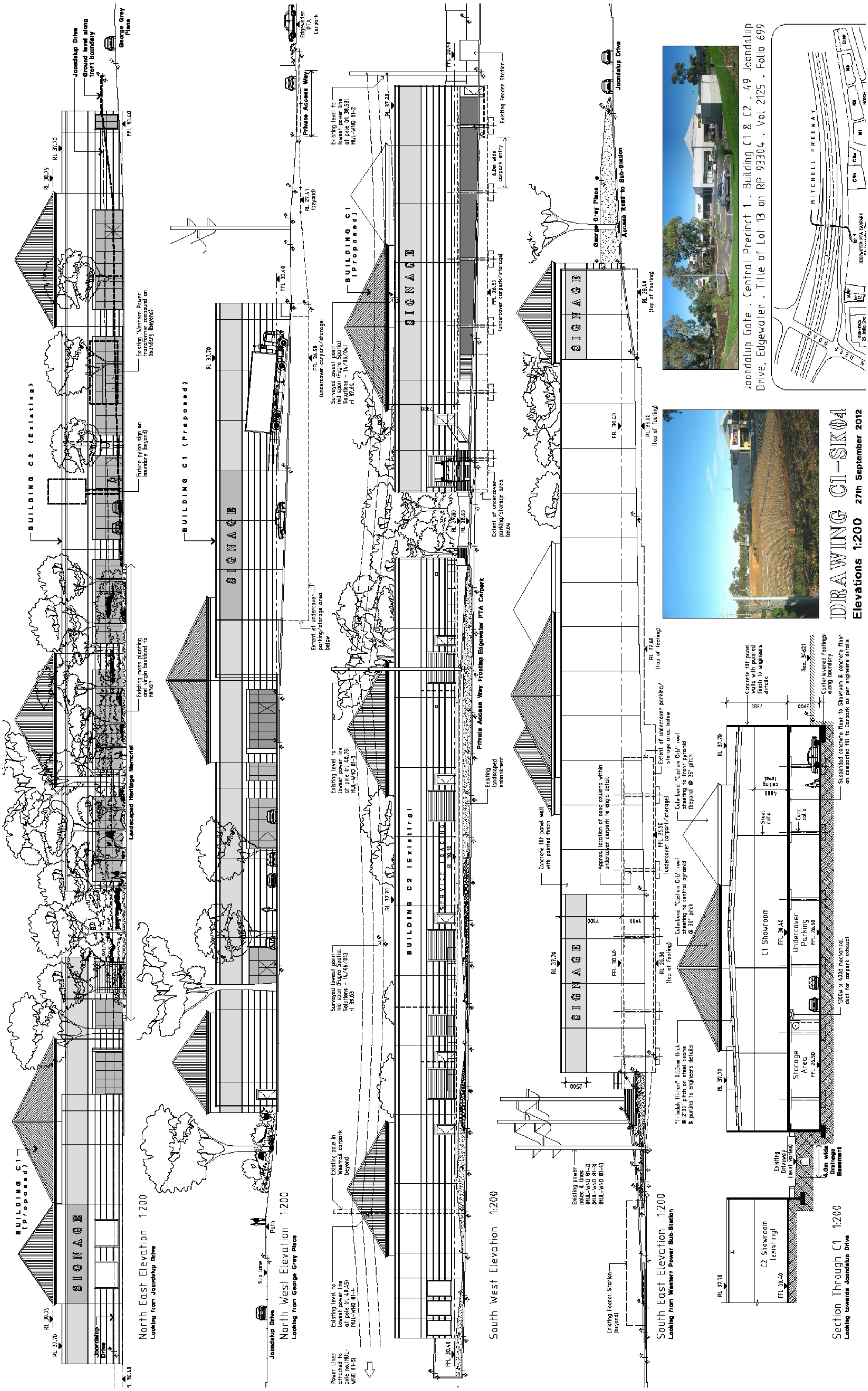


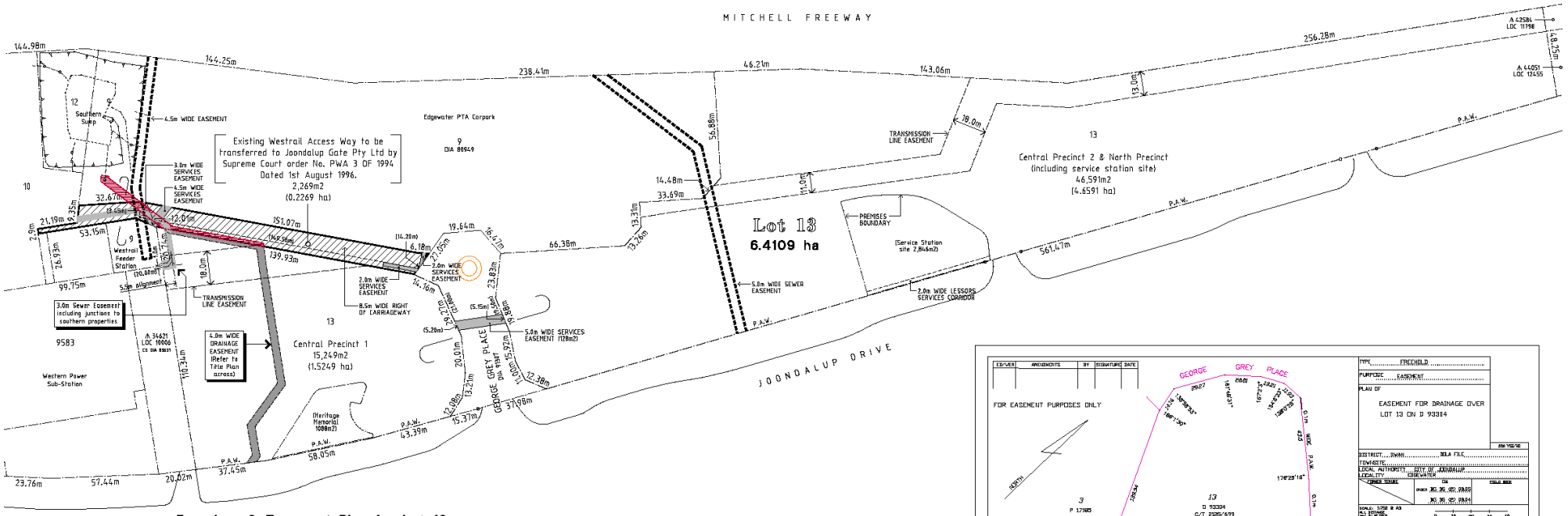
DRAWING C1-SK03

Basement Plan 1:250 27th Sep 2012

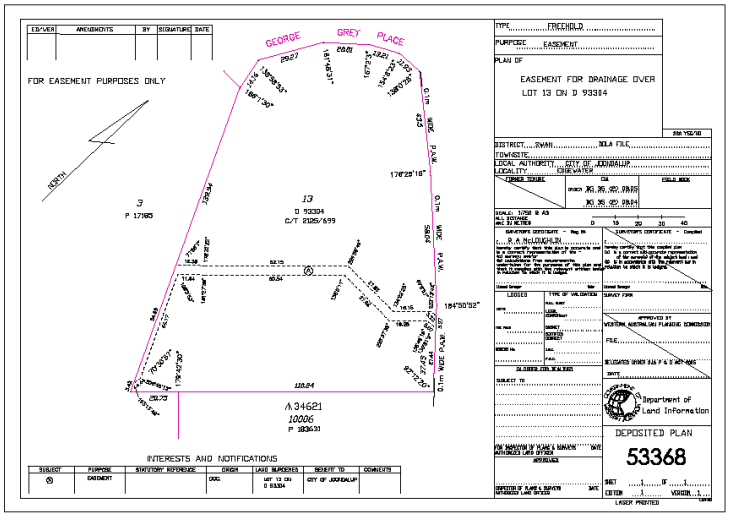
Joondalup Gate . Central Precinct 1 . Building C1 & C2 . 49 Joondalup Drive, Edgewater . Title of Lot 13 on RP 93304 . Vol 2125 . Folio 699



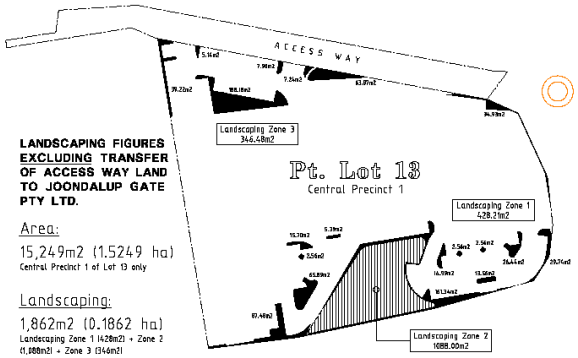

BUILDING C2 (Existing)
BUILDING C1 (Proposed)
SIGNAGE
Joondalup Drive
Ground level along front boundary
George Grey Place
RL 38.75
RL 37.70
FFL 30.40
Existing 'Western Power' transformer compound on boundary (beyond)
Future pylon sign on boundary (beyond)
Existing mass planting and virgin bushland to remain
Landscaped Heritage Memorial
North East Elevation 1:200
Looking from Joondalup Drive
Edgewater PTA Carpark
Private Access Way
RL 27.47 (beyond)
FFL 26.50 (undercover carpark/storage)
Extent of undercover parking/storage area below
Slip Lane
Path
North West Elevation 1:200
Looking from George Grey Place
Existing level to lowest power line at pole (rl 38.58) MUL-WNO B1-2
Surveyed lowest point mid span (Fugro Spatial Solutions - 14/06/04) rl 37.64
Existing level to lowest power line at pole (rl 40.76) MUL-WNO B1-3
Surveyed lowest point mid span (Fugro Spatial Solutions - 14/06/04) rl 39.03
Existing pole in Westrail carpark beyond
Existing level to lowest power line at pole (rl 40.45) MUL-WNO B1-4
Power Lines attached to pole no.(MUL-WNO B1-5)
BUILDING C2 (Existing)
SERVICE LOADING
RL 30.30
RL 29.80
RL 28.65
Existing Feeder Station
6.0m wide carpark entry
Private Access Way Fronting Edgewater PTA Carpark
Existing landscaped embankment
South West Elevation 1:200
Access Road to Sub-Station
RL 28.40 (top of footing)
RL 28.00 (top of footing)
RL 27.60 (top of footing)
RL 26.30 (top of footing)
Concrete tilt panel wall with painted finish
Approx. location of conc columns within undercover carpark to eng's detail
Extent of undercover parking/storage area below
Colorbond "Custom Orb" roof sheeting to front pyramid (beyond) @ 35° pitch
Existing power poles & lines (MUL-WNO B1-2) (MUL-WNO B1-3) (MUL-WNO B1-4)
Existing Feeder Station (beyond)
South East Elevation 1:200
Looking from Western Power Sub-Station
Concrete tilt panel walls with painted finish to engineers details
Res. 34.621
Cantilevered footings along boundary
Suspended concrete floor to Showroom & concrete floor on compacted fill to Carpark as per engineers details
Colorbond "Custom Orb" roof sheeting to central pyramid @ 30° pitch
"Trimdek Hi-ten" 0.53mm thick @ 2°30' pitch on steel beams & purlins to engineers details
Steel col's
Conc col's
ceiling level
C1 Showroom
Undercover Parking FFL 26.50
Storage Area FFL 26.50
1300w x 400d mechanical duct for carpark exhaust
Existing Driveway (level varies)
4.0m wide Drainage Easement
C2 Showroom (existing)
Section Through C1 1:200
Looking towards Joondalup Drive
Joondalup Gate . Central Precinct 1 . Building C1 & C2 . 49 Joondalup Drive, Edgewater . Title of Lot 13 on RP 93304 . Vol 2125 . Folio 699
MITCHELL FREEWAY
EDGEWATER PTA CARPARK
DRAWING C1-SK04
Elevations 1:200 27th September 2012



Boundary & Easement Plan for Lot 13



Drainage Easement Plan (Not to Scale) Source : ROSS McDOUGHLIN Consulting Surveyor



LANDSCAPING FIGURES EXCLUDING TRANSFER OF ACCESS WAY LAND TO JOONDALUP GATE PTY LTD.

Area:

15,249m2 (1.5249 ha)

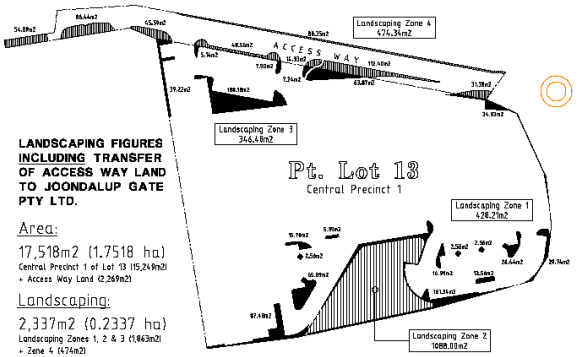
Central Precinct 1 of Lot 13 only

Landscaping:

1,862m2 (0.1862 ha)

Landscaping Zone 1 (428m2) + Zone 2 (1,088m2) + Zone 3 (346m2)

Represents 12.21% landscaping coverage



LANDSCAPING FIGURES INCLUDING TRANSFER OF ACCESS WAY LAND TO JOONDALUP GATE PTY LTD.

Area:

17,518m2 (1.7518 ha)

Central Precinct 1 of Lot 13 (15,249m2) + Access Way Land (2,269m2)

Landscaping:

2,337m2 (0.2337 ha)

Landscaping Zones 1, 2 & 3 (1,863m2) + Zone 4 (474m2)

Represents 13.34% landscaping coverage

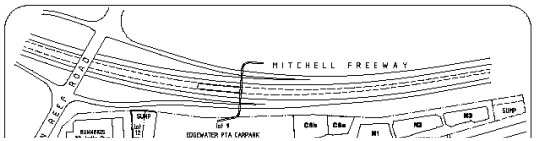
Proposed Landscaping (Open Space) within Pt. Lot 13

- All brickpaving, roads and kerbing has been excluded from landscaping calculations

DRAWING C1-SK05

Boundary Plan 1:1000 27th Sep 2012

Joondalup Gate . Central Precinct 1 . Building C1 & C2 . 49 Joondalup Drive, Edgewater . Title of Lot 13 on RP 93304 . Vol 2125 . Folio 699



Joondalup Gate Building C1

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 in the undercover parking area (in the south east corner); 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 Director, Joondalup Gate Pty Ltd **Contact Number:** 0409 293 235

Applicant's Signature: **Date Submitted:** 31/10/12

Accepting Officer's Signature:

Checklist Issued: March 2011

NOTES FROM MEETING
14 November 2012 – 8.00am
City of Joondalup

Attendees:

MR GARRY HUNT	Chief Executive Officer
MS DALE PAGE	Director Planning and Community Development
MR JOHN HUMPHREYS	Manager Planning Services
MS MELINDA BELL	Coordinator Planning Approvals
MS CHANTAL CORTHALS	Personal Assistant

Panel Members:

MS NERIDA MOREDOUNDT	Australian Institute of Architects (Item 1 only)
MR MATHEW SELBY	Planning Institute of Australia
MR ANDY SHARP	Australian Institute of Landscape Architects

Other Attendees:

MR KIM SHORT	Project Directors Australia
MR CHRIS HARTFIELD	Silver Thomas Hanley
MR CON LAMPROPOULOS	Peter Hunt Architects
MR DAVID CADDY	TPG Town Planning, Urban Design and Heritage

1. WELCOME AND OPENING

The meeting was declared open at 8.15am and the CEO welcomed the Panel Members and City Officers.

2. APOLOGIES

MR ROD MOLLET	Australian Institute of Architects

ITEM 2 PROPOSED SINGLE STOREY SHOWROOM WITH UNDERCROFT CAR PARKING AREA – LOT 13 (57) JOONDALUP DRIVE, EDGEWATER

The Director Planning and Community Development spoke to the item and provided information on the proposed showroom and undercroft car parking.

The development meets most requirements of DPS2, with exception of a minimum street setback variation of nil in lieu of six metres and a car parking shortfall. A previous identical application was approved by Council in February 2010 and the site has a history of approved car parking shortfalls.

The CEO welcomed the representative Mr David Caddy from TPG.

Mr Caddy provided background information on the proposal and advised the Panel that the subject site is the last to be developed in the Joondalup Gate area. The proposal is identical to the previous development proposal of 2010, save for a few changes made to incorporate all energy efficiency requirements. The applicant has requested a five year approval period for this development to enable the procurement of a tenant at short notice without having to go through the approval process.

The Panel asked the representatives:

- To clarify the energy efficiency requirements.

  Response: The development has been designed to meet both industry best practise and BCA energy-efficiency requirements. It will consist of high mass concrete walling and insulated metal-deck roof construction. Evaporative air-conditioning will be installed and auto switching ON/OFF lights.

- Clarified the location of the existing car park and the Aboriginal Heritage Area.

  Response: Mr Caddy confirmed the location of the Aboriginal Heritage area burial site and provided details of the location of the proposed development in relation to the existing showrooms and car parking.

The CEO thanked the representative for attending the meeting who left the room at 8.55am.
Further discussion ensued with the Panel and the following comments were made:

- Queried whether there were appropriate easements in place along the private access road at the rear of the building, particularly for access to the Western Power substation located behind the proposed development.

  Response: The access road is an internal road within the adjoining Joondalup Gate site (all part of the Joondalup Gate Development).
- Commented that the nil setback to Joondalup Drive was a positive aspect of the development.

The City will discuss these issues and comments with the applicants.