

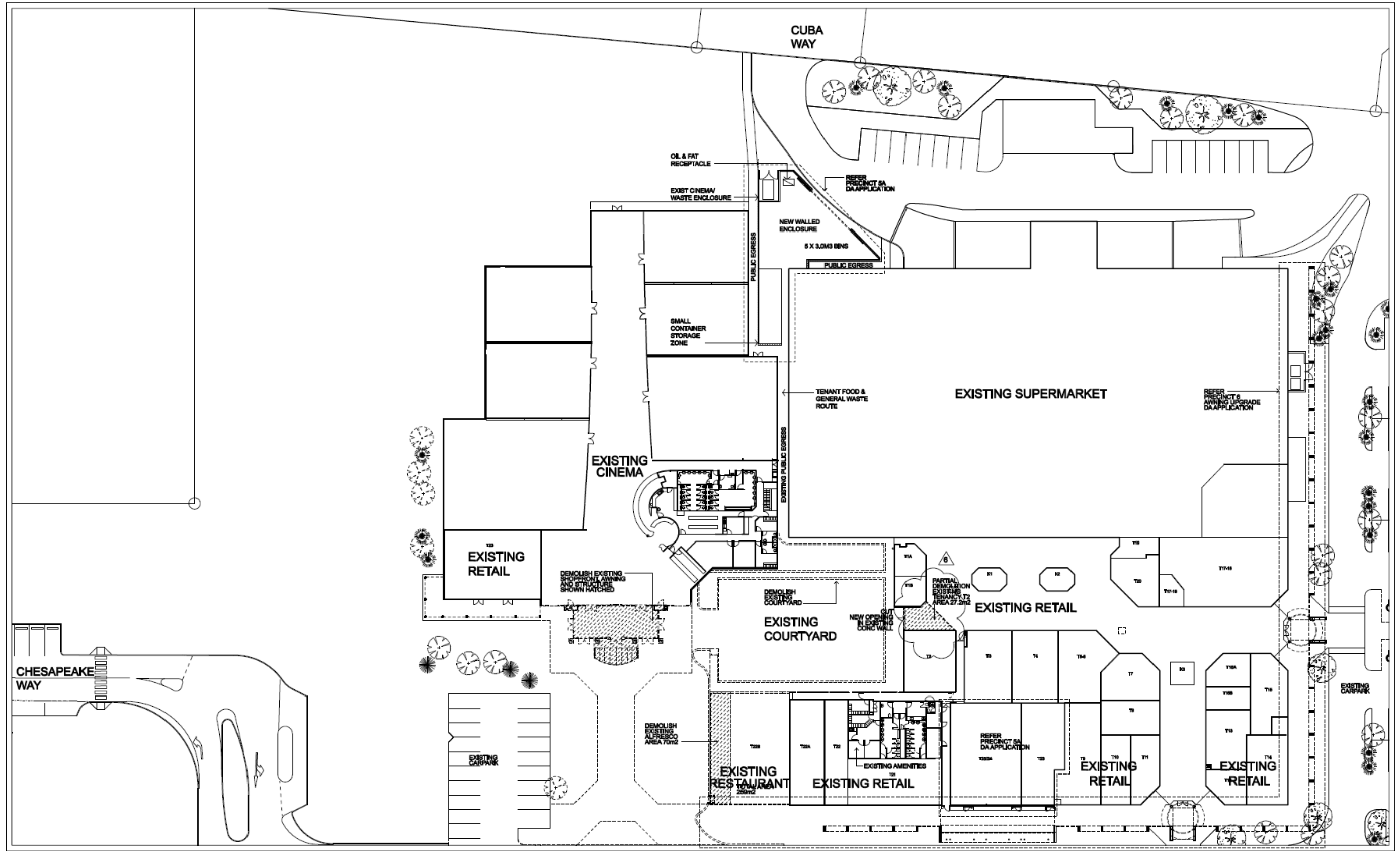


LOCATION OF  
PROPOSED  
DEVELOPMENT

Location of shop and  
showroom development  
approved October 2011

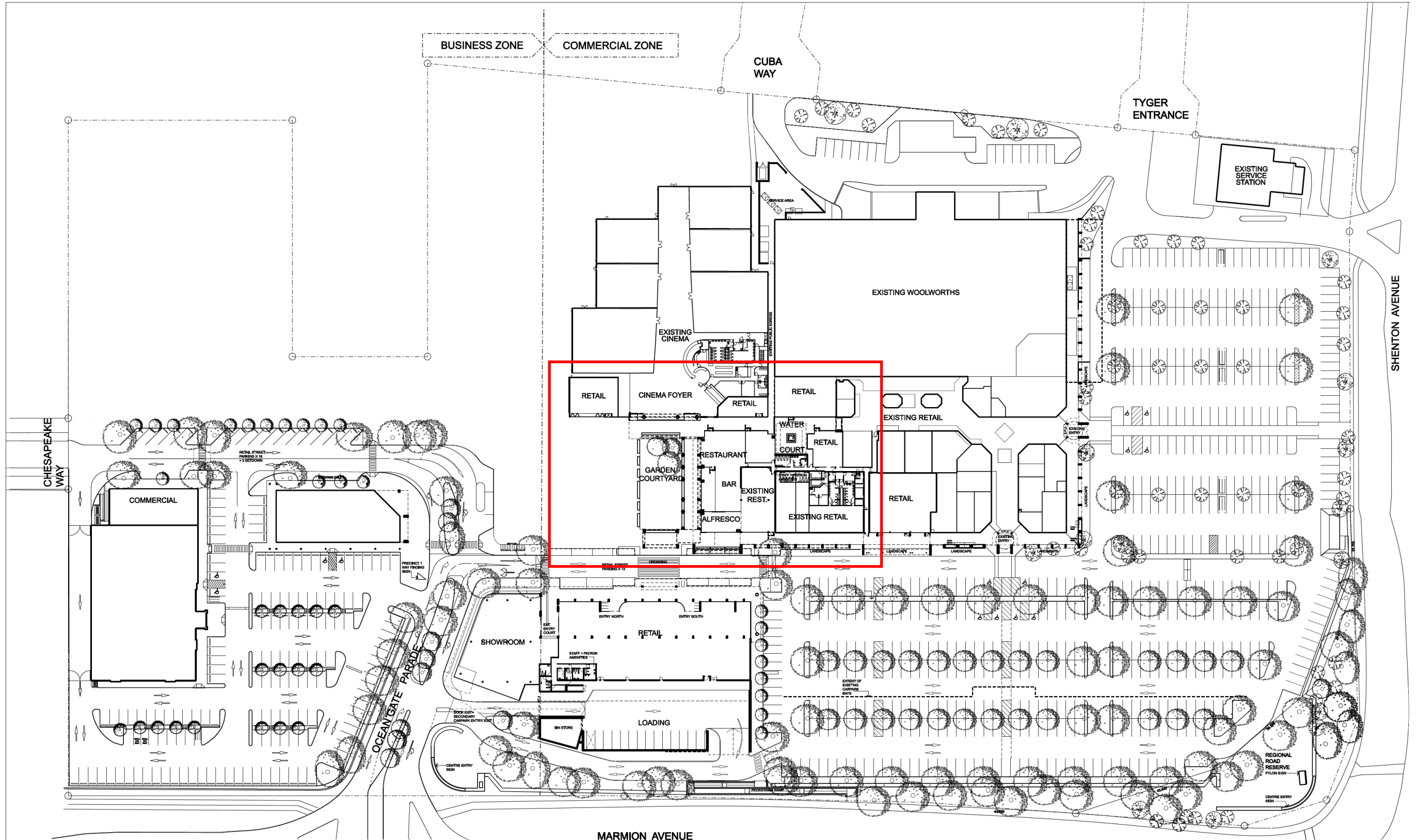
Currambine Marketplace  
and cinema

Location of approved  
reconfiguration and  
addition of car parking

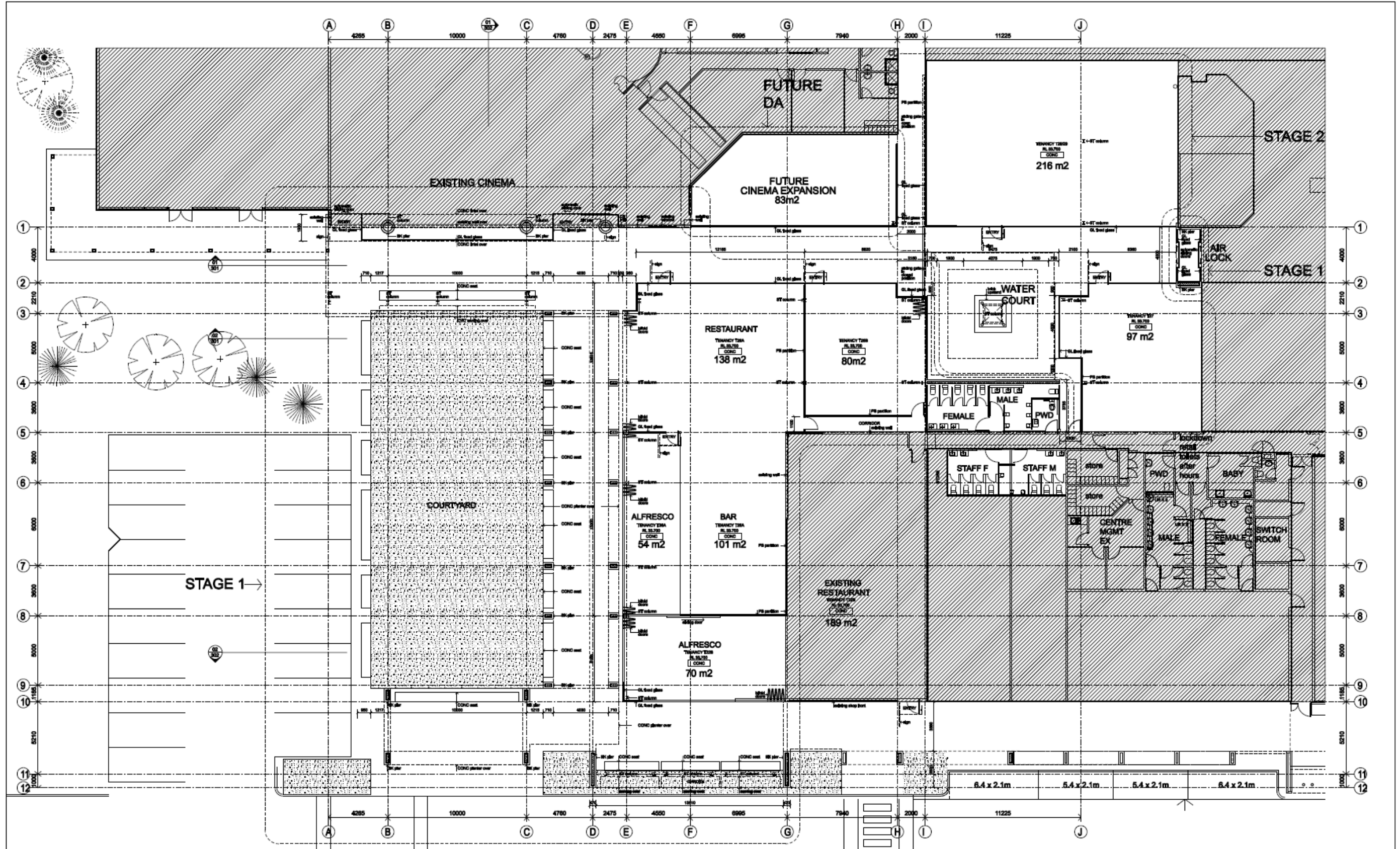


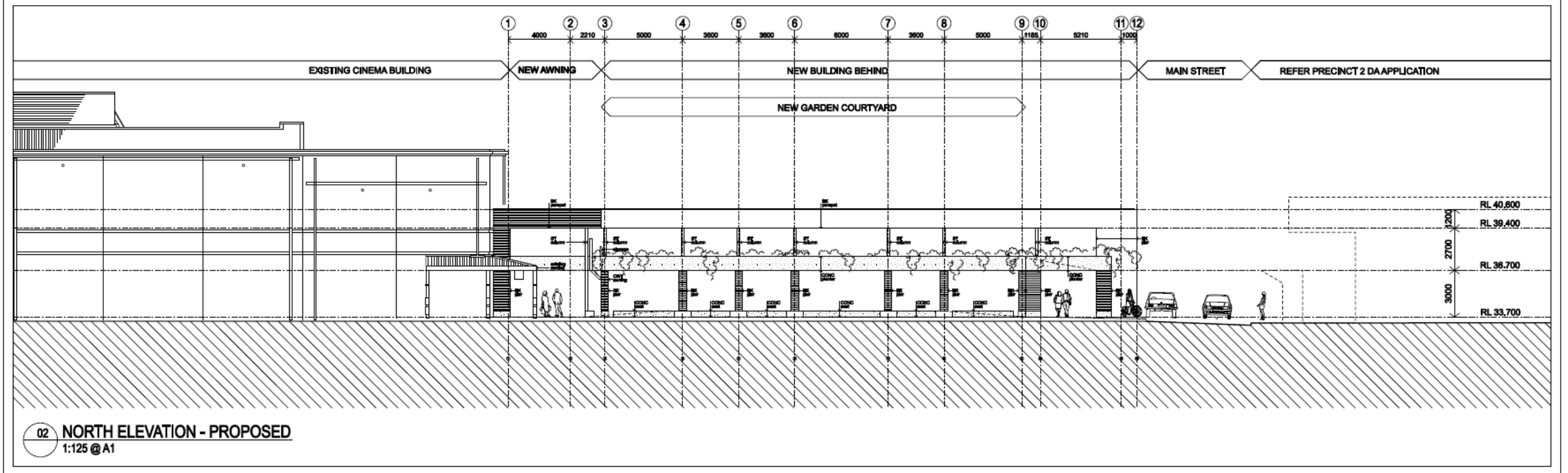
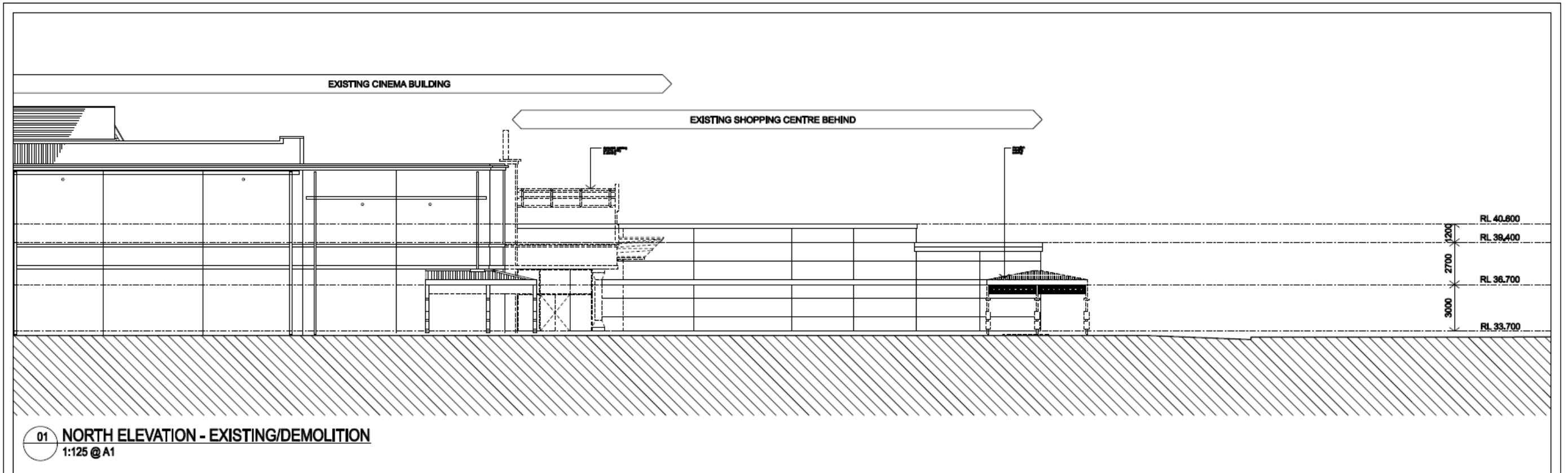
← North

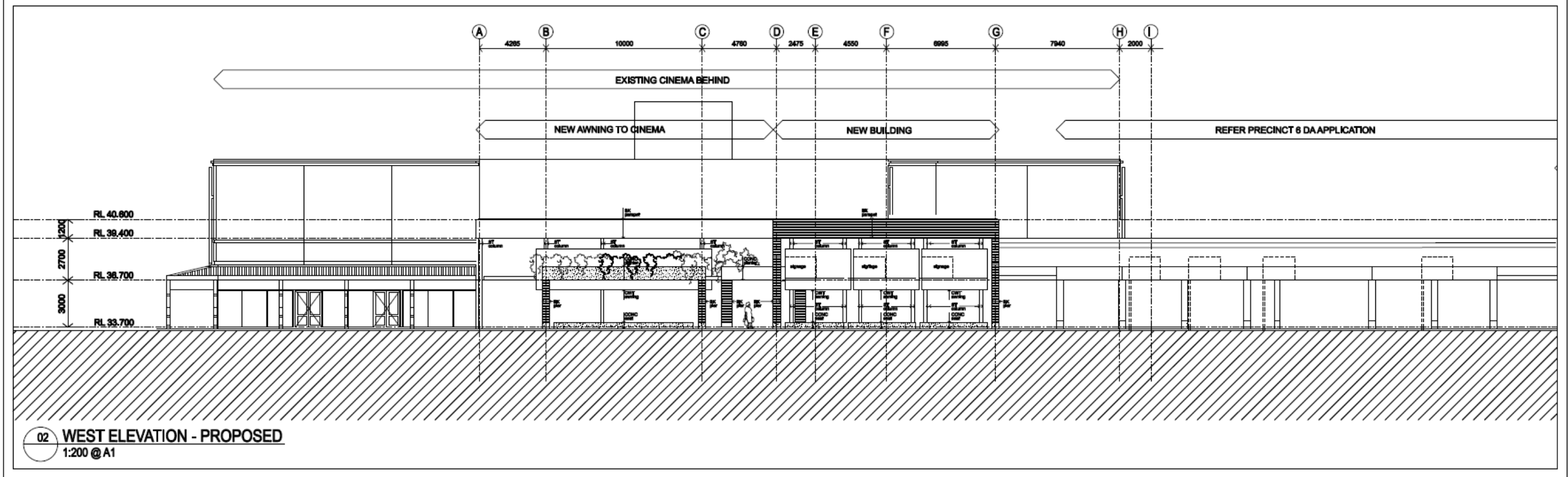
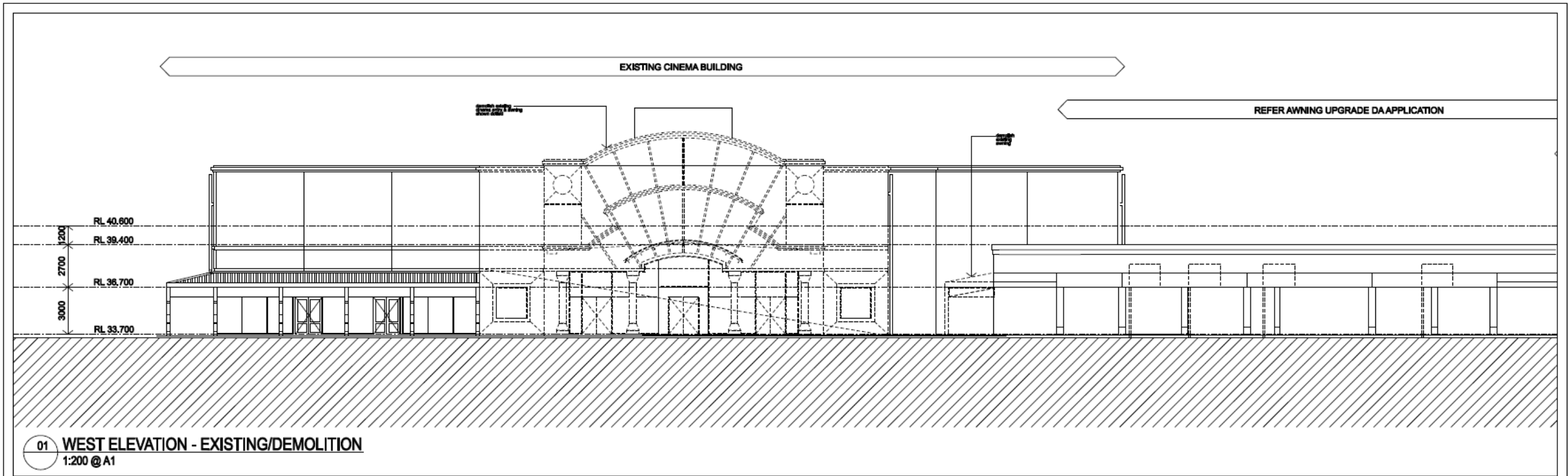
Existing/Demolition Plan



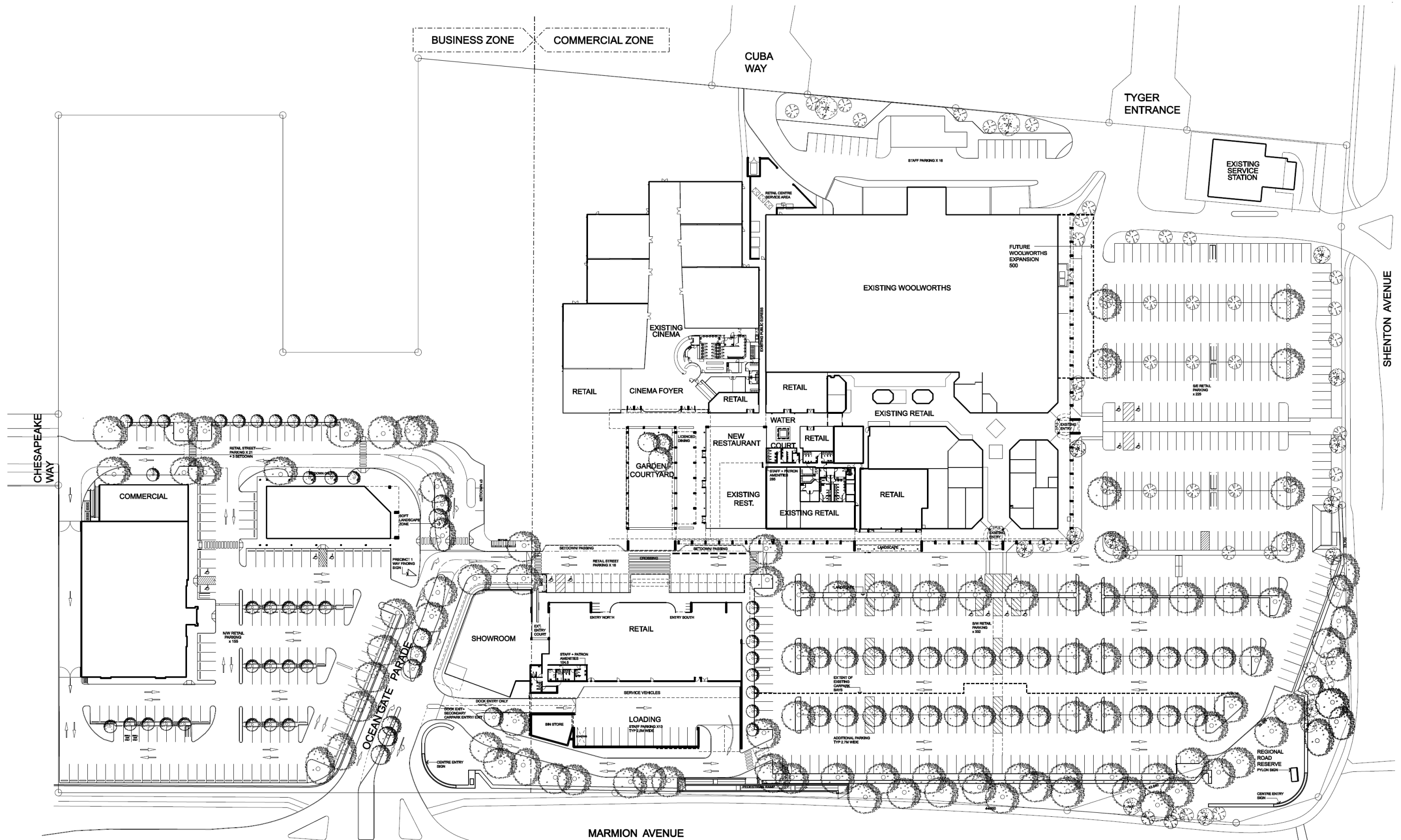
<b>RICHARDS&amp;SPENCE</b> 38 Werry Street, Fortitude Valley, Brisbane QLD 4006 Tel: 617 3257 0077 Email: info@richardsandspence.com adrian@richardsandspence.com		Rev Description By Date AA CLIENT REVIEW 27.08.10 BB CLIENT REVIEW 08.09.10 A CLIENT REVIEW 15.09.10 B CLIENT REVIEW 19.09.10 C ROAD RESERVE ADDED 20.09.10 D CLIENT REVIEW ISSUE 30.09.10 E TRAFFIC REVIEW ISSUE 30.09.10 F TRAFFIC REVIEW ISSUE 21.10.10		Rev Description By Date G MASTERPLAN REVIEW ISSUE 27.10.10 H MASTERPLAN REVIEW ISSUE 28.10.10 I CLIENT REVIEW ISSUE 04.11.10 J CLIENT REVIEW ISSUE 15.11.10 K NOTES ADDED 17.11.10 L EXTENT OF SERVICE AREA AMENDED 23.11.10 M PRECINCT SA DA ISSUE 03.12.10 N REVISED PRECINCT SA DA ISSUE 06.12.10		Rev Description By Date O UPDATED ROADS + PARKING 07.01.11 P UPDATED LEVELS 25.01.11 Q CLIENT REVIEW 21.02.11 R WW SUBMISSION 22.02.11 S TENANCY PLAN 07.03.11 T TENANCY PLAN 29.03.11 U TENANCY PLAN 04.09.12		Keyplan North 	Document Control Status <b>PRELIMINARY NOT FOR CONSTRUCTION</b> Original Scale at A1: <b>1:500@A1</b>	Project <b>CURRAMBINE MARKET REDEVELOPMENT</b> Client <b>RAY WHITE INVEST</b>	Drawing Title <b>PROPOSED SITE PLAN MARKETING</b> Drawn: _____ Date: _____ Proj. Director: _____ Date: _____ Proj. Architect: _____ Date: _____ Co-ordinated: _____ Date: _____ Cad File: _____ Scale: <b>1:500@A1</b> Project No: <b>100005</b> Drawing Number: _____ Revision: _____ <b>AA-100 U</b>
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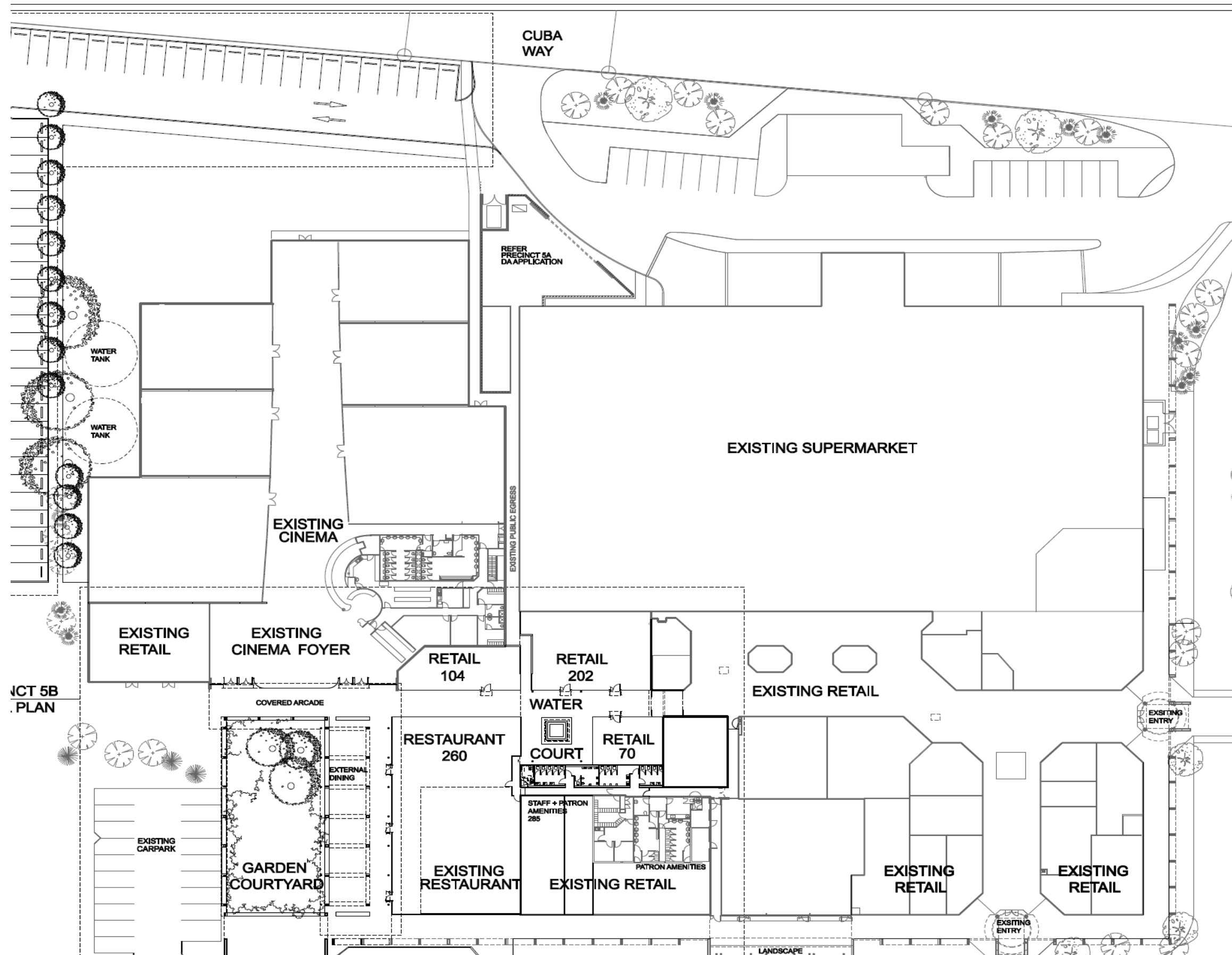




Previously approved plans



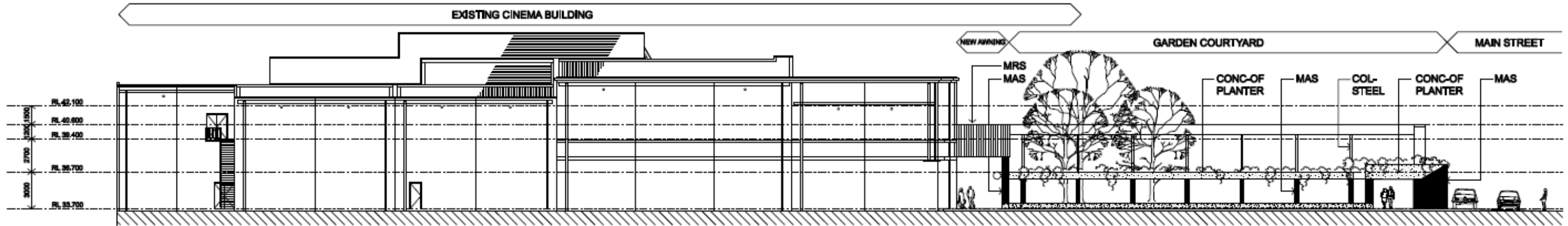
Previously approved plans



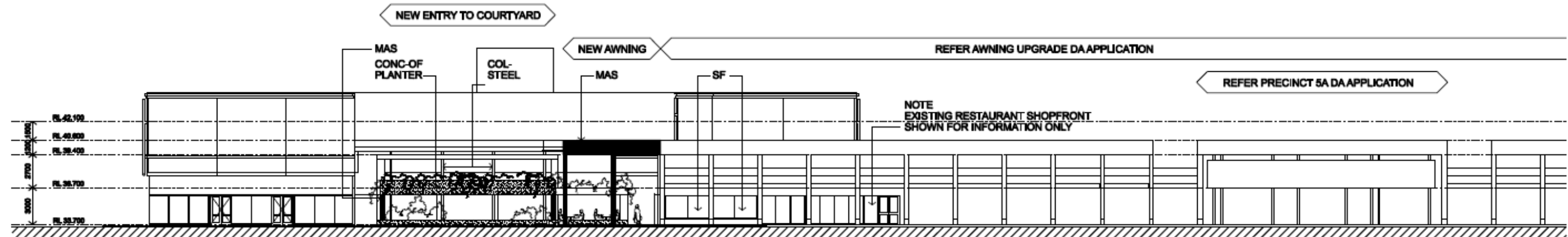




Previously approved plans



02 NORTH ELEVATION - PROPOSED  
1:200 @ A1

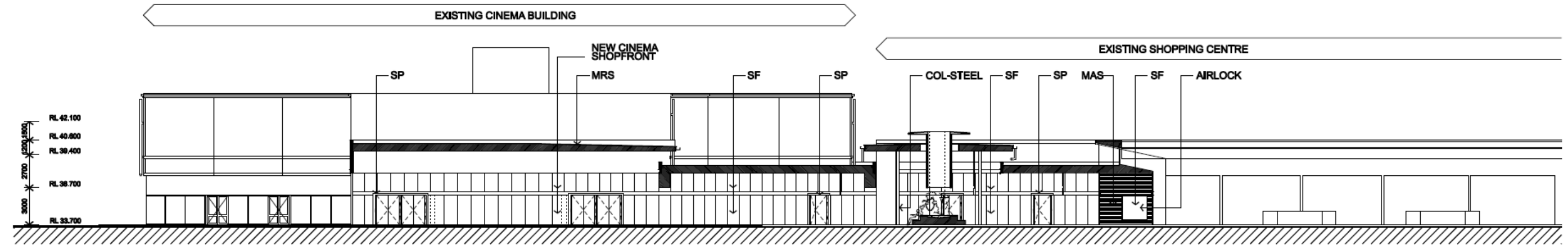


04 WEST ELEVATION - PROPOSED  
1:200 @ A1

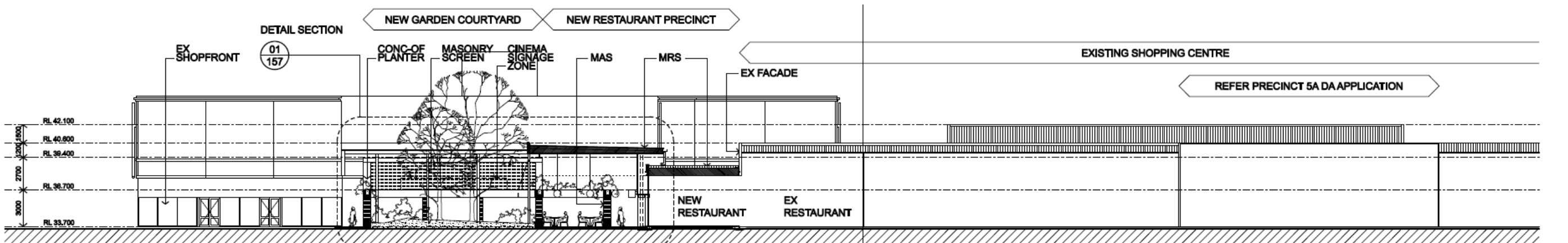
Previously approved plans

LEGEND

- COL COLUMN
- CONC-OF CONCRETE OFF FORM
- MAS MASONRY WALLS - LIGHT/WHITE COLOUR
- MRS METAL ROOF SHEETING
- SF SHOPFRONT GLAZING
- SF-O SHOPFRONT - OPERABLE
- SF-F SHOPFRONT - FIXED
- SP STEEL PORTAL



02 SECTION N-S - PROPOSED - CINEMA  
1:200 @ A1

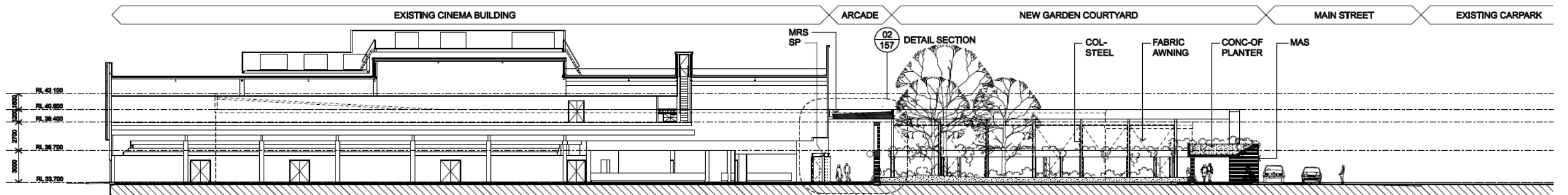


03 SECTION N-S - PROPOSED - COURTYARD  
1:200 @ A1

Previously approved plans

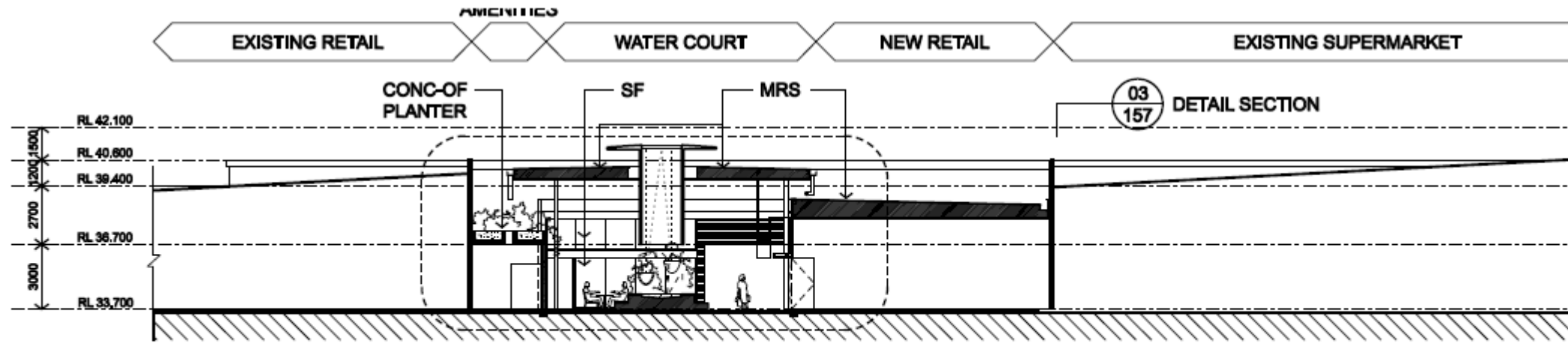
LEGEND

- COL COLUMN
- CONC-OF CONCRETE OFF FORM
- MAS MASONRY WALLS - LIGHT/WHITE COLOUR
- MRS METAL ROOF SHEETING
- SP STEEL PORTAL



02 SECTION E-W FACING SOUTH - PROPOSED  
1:200 @ A1

Previously approved plans

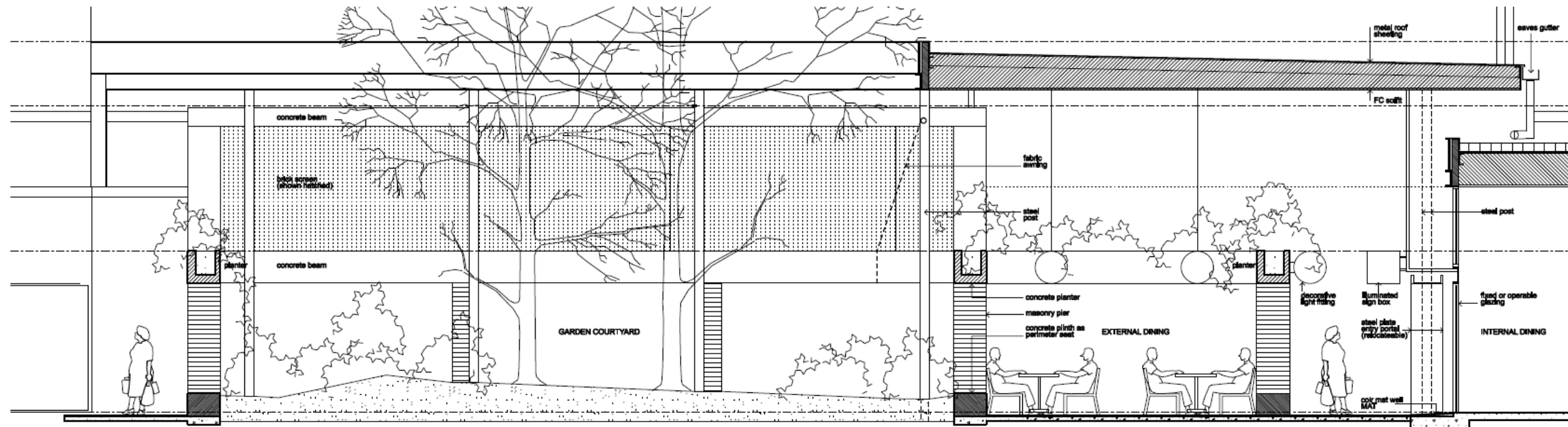


03 SECTION E-W FACING NORTH - PROPOSED  
1:200 @ A1

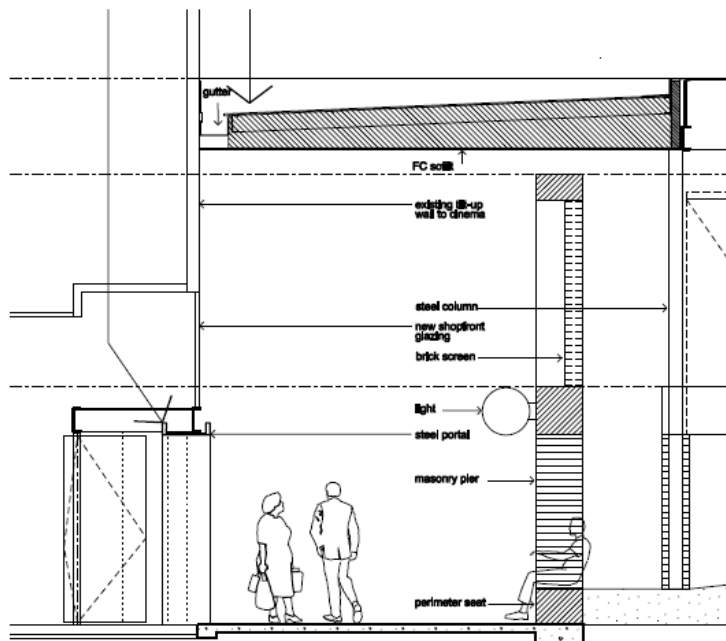
LEGEND

- COL COLUMN
- CONC-OF CONCRETE OFF FORM
- MAS MASONRY WALLS - LIGHT/WHITE COLOUR
- MRS METAL ROOF SHEETING
- SP STEEL PORTAL

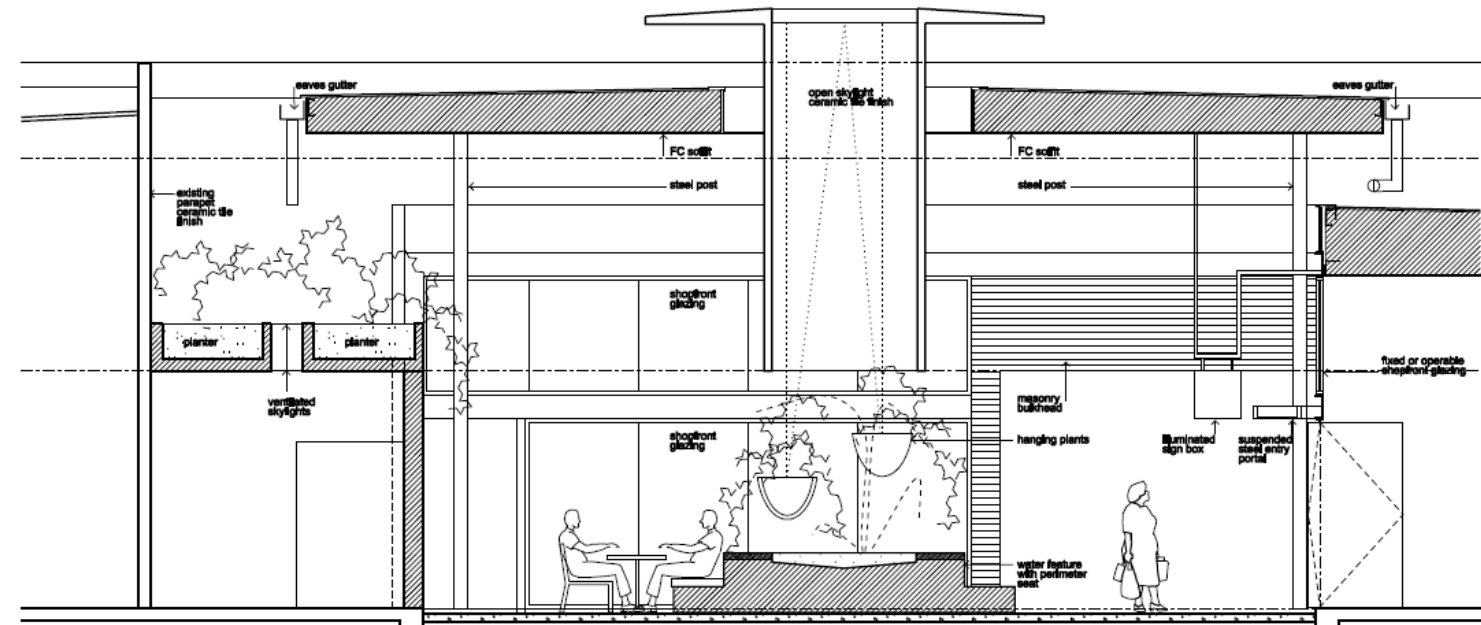
Previously approved plans



01 DETAIL SECTION - PROPOSED - GARDEN COURTYARD/ RESTAURANT DINING  
1:50 @ A1



03 DETAIL SECTION - PROPOSED - CINEMA ENTRY ARCADE  
1:50 @ A1



EXISTING RETAIL    NEW AMENITIES    RESTAURANT/ RETAIL PRECINCT - WATERCOURT    ARCADE FROM CINEMA TO SUPERMARKET    NEW RETAIL

03 DETAIL SECTION - PROPOSED - WATER COURT  
1:50 @ A1

PRECINCT 2  
MARKET BUILDINGS



## 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

**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:

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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:

Blank lined area for text input.

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

This new development is constructed primarily of masonry (brick and concrete) chosen for lowest cost-life cycle based on low maintenance and durability. The design has maximised deep eaves over circulation spaces which greatly reduces dependence on air conditioning. South light glazing introduced also to maximise natural lighting.

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: DANIEL LEES Contact Number: 9289 8300

Applicant's Signature: [Signature] Date Submitted: 24.08.201

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