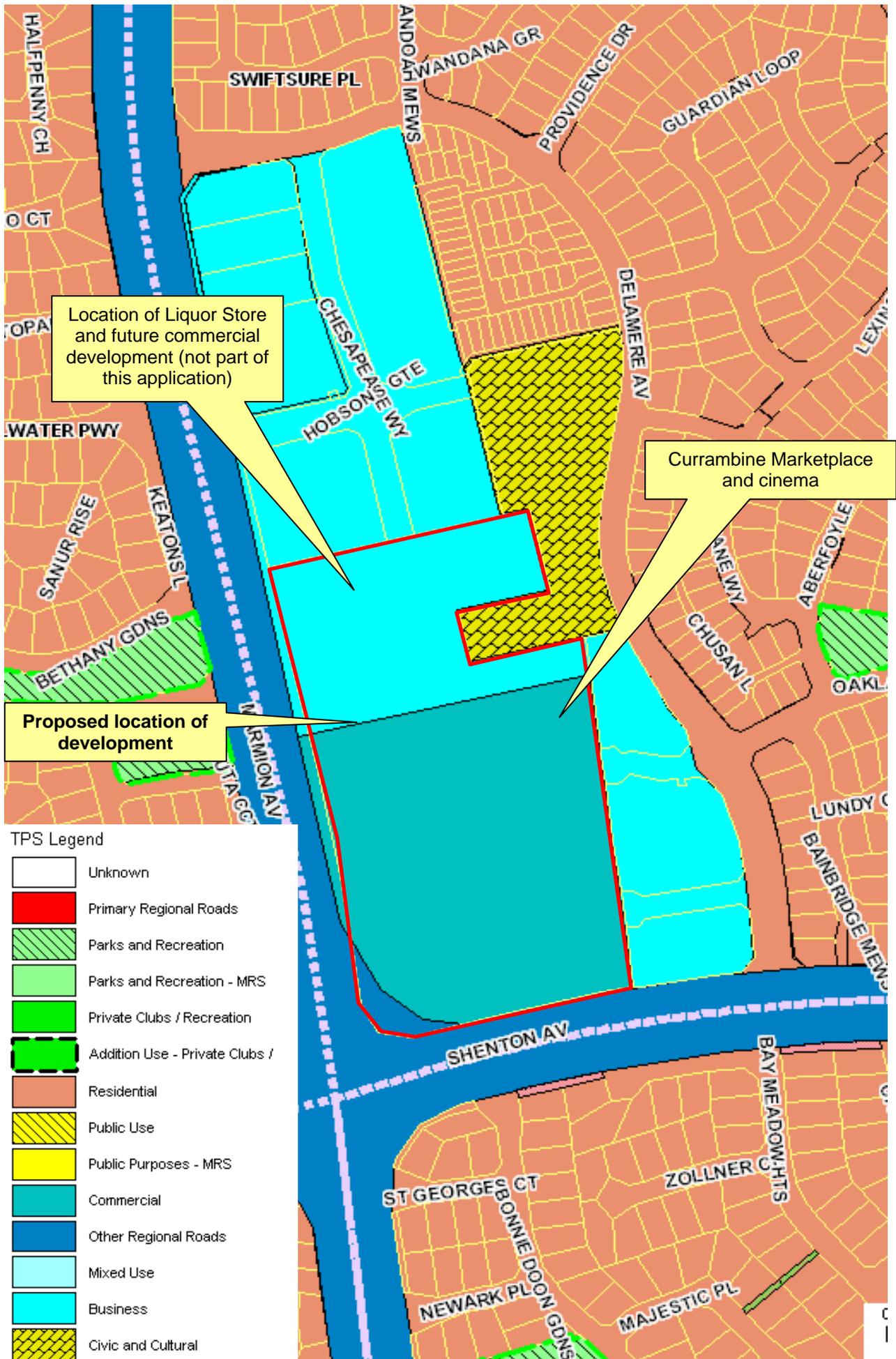


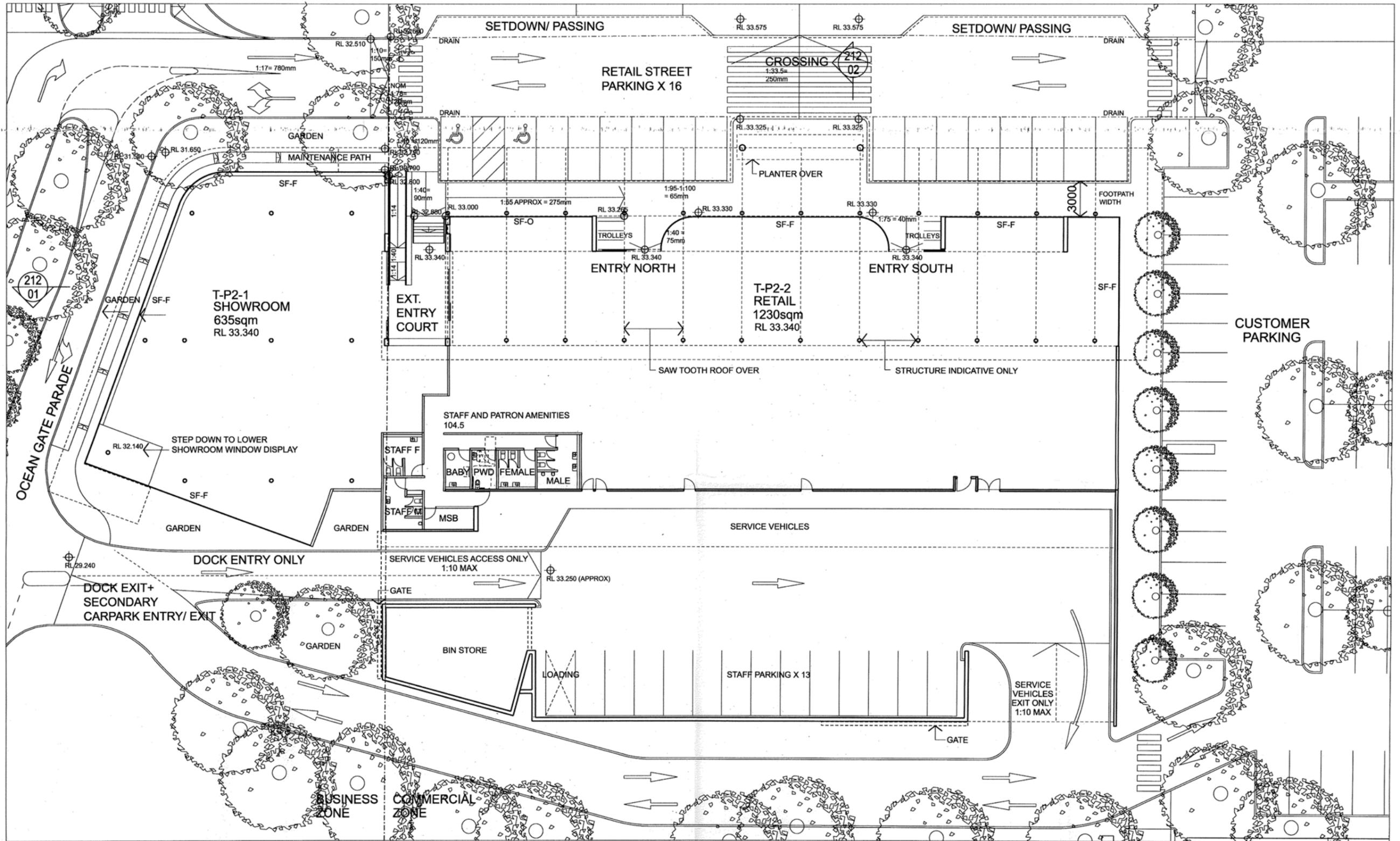


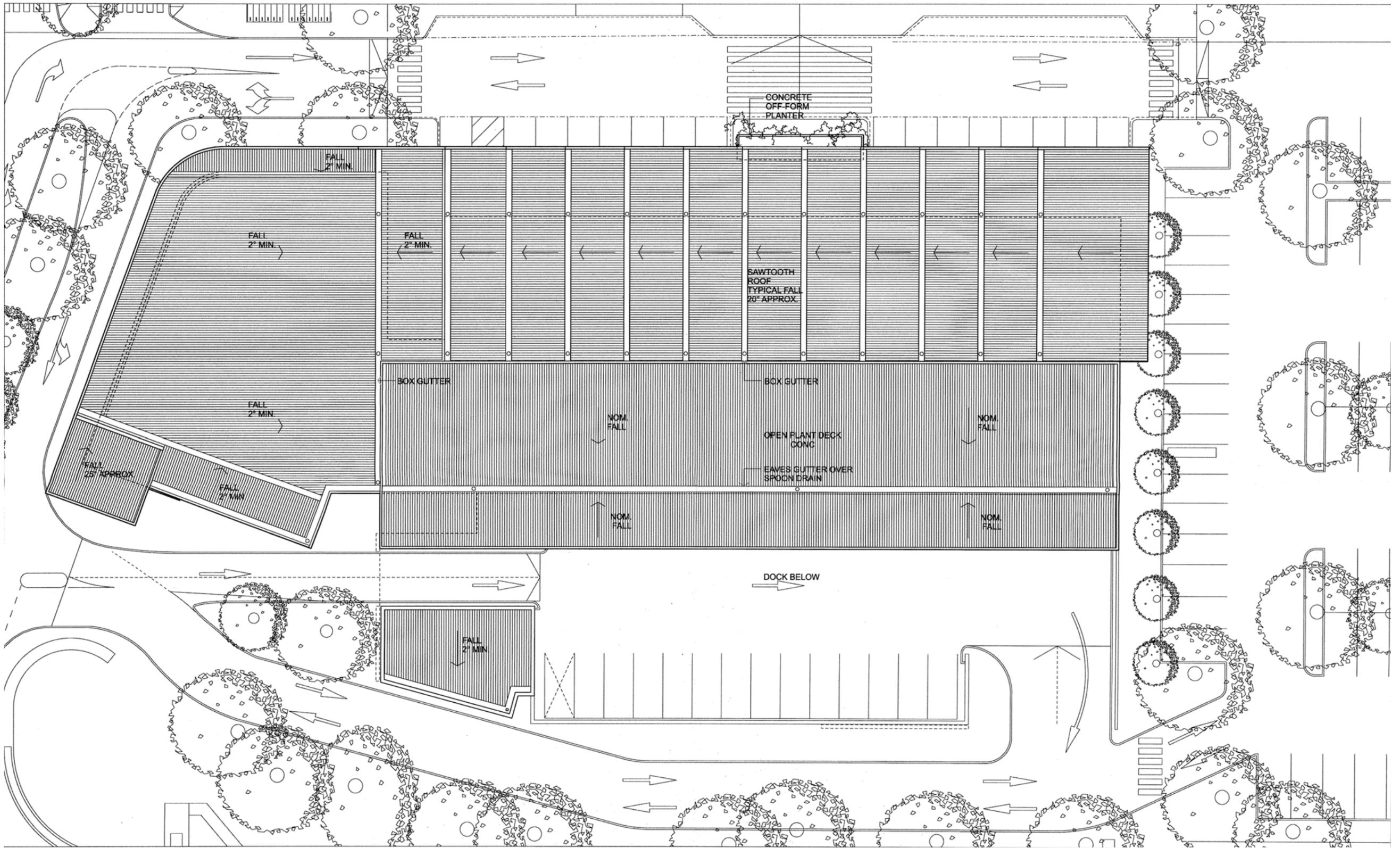
Location of Liquor Store and future commercial development (not part of this application)

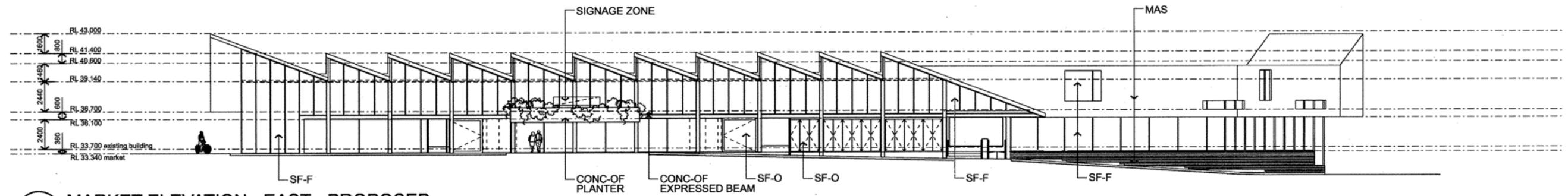
Currambine Marketplace and cinema

Proposed location of development

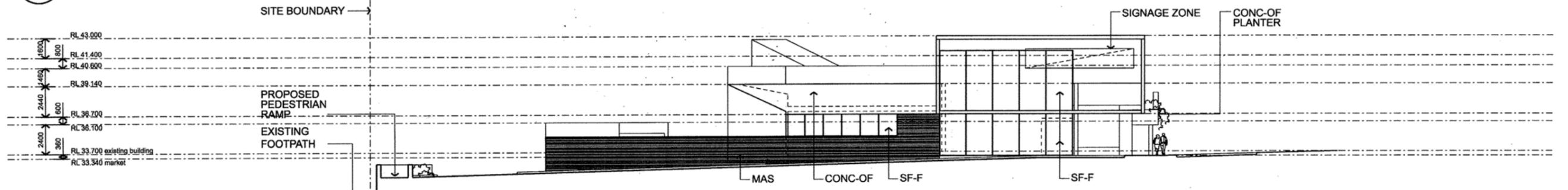








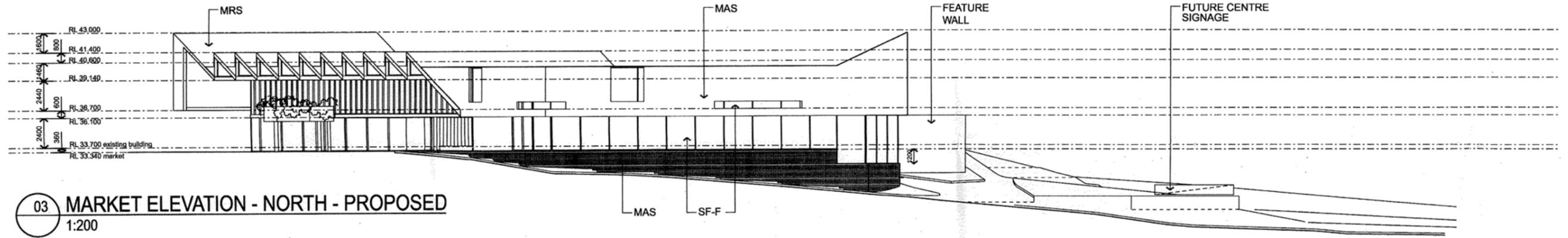
01 MARKET ELEVATION - EAST - PROPOSED
1:200



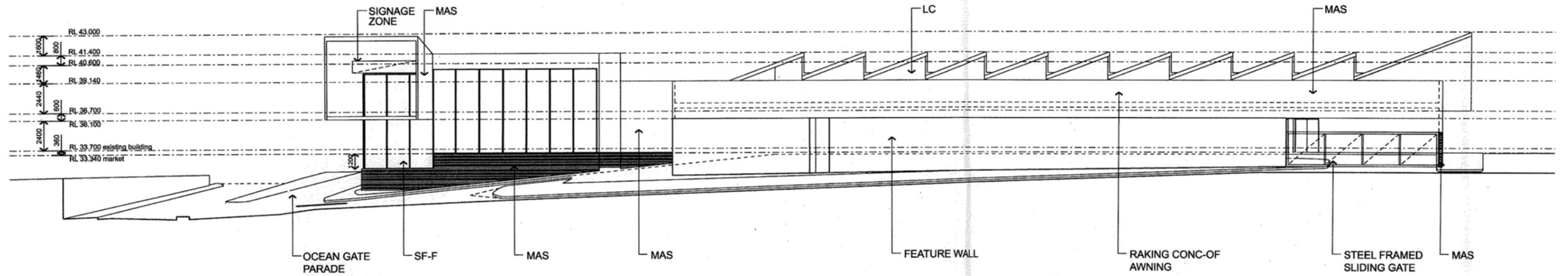
02 MARKET ELEVATION - SOUTH - PROPOSED
1:200

LEGEND

- CONC-OF CONCRETE OFF FORM
- LC LIGHTWEIGHT CLADDING
- MAS MASONRY WALLS - LIGHT/WHITE COLOUR
- MRS METAL ROOF SHEETING
- SF-F SHOPFRONT - FIXED GLASS
- SF-O SHOPFRONT - OPERABLE GLASS



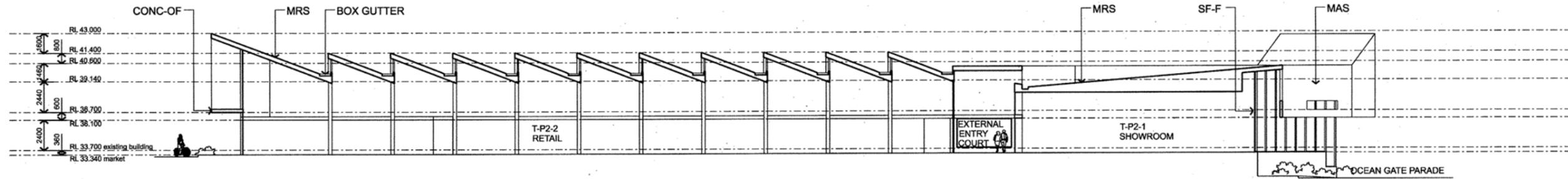
03 MARKET ELEVATION - NORTH - PROPOSED
1:200



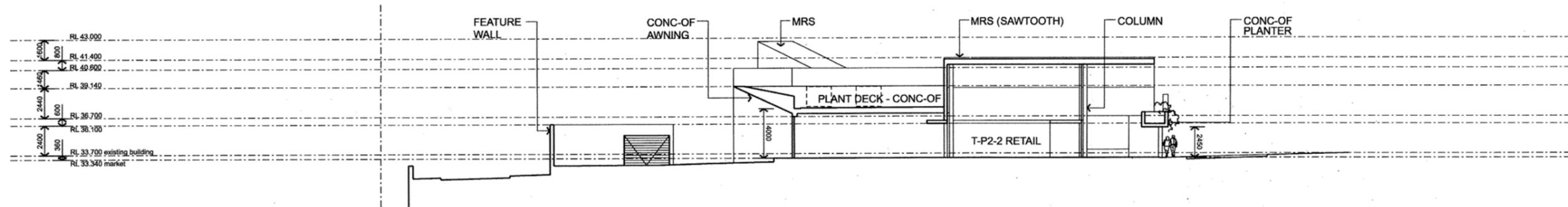
04 MARKET ELEVATION - WEST - PROPOSED
1:200

LEGEND

- CONC-OF CONCRETE OFF FORM
- LC LIGHTWEIGHT CLADDING
- MAS MASONRY WALLS - LIGHT/WHITE COLOUR
- MRS METAL ROOF SHEETING
- SF-F SHOPFRONT - FIXED GLASS
- SF-O SHOPFRONT - OPERABLE GLASS



01 MARKET SECTION - N/S - PROPOSED
1:200



02 MARKET SECTION - E/W - PROPOSED
1:200

LEGEND

- CONC-OF CONCRETE OFF FORM
- LC LIGHTWEIGHT CLADDING
- MAS MASONRY WALLS - LIGHT/WHITE COLOUR
- MRS METAL ROOF SHEETING
- SF-F SHOPFRONT - FIXED GLASS
- SF-O SHOPFRONT - OPERABLE GLASS



Aerial perspective

Proposed development



Northern perspective



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, 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:

This new development is constructed primarily of masonry (brick not 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 LEGG Contact Number: 9089 8300

Applicant's Signature: *Daniel Legg* Date Submitted: 24.08.2011

Accepting Officer's Signature: _____

Checklist issued: March 2011



**JOONDALUP DESIGN REFERENCE PANEL
NOTES OF MEETING HELD ON 16 SEPTEMBER 2011**

NOTE: These are not minutes, but are notes of the discussions held at the Joondalup Design Reference Panel meeting.

The Joondalup Design Reference Panel session opened at 8.00am

ATTENDEES:

Panel Members:

MR ROD MOLLET	Australian Institute of Architects
MR MATHEW SELBY	Planning Institute of Australia
MR ANDY SHARP	Australian Institute of Landscape Architects

Officers:

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

Invited Guests:

Bruce McLean – Bruce McLean Architects
Geoff Hender, General Manager, College of Electrical Training

Dan Lees, Senior Town Planner, TPG
Kimmo Pitkanen – Ray White Invent (client)
Ingrid Richards – Richards and Spence (architect)

APOLOGIES AND LEAVE OF ABSENCE

Nil

DECLARATIONS OF FINANCIAL INTEREST

Nil

Notes of Joondalup Design Reference Panel Meeting, held 16 September 2011

ITEM 2: PROPOSED SHOP AND SHOWROOM DEVELOPMENT AT LOT 929 (1244) MARMION AVENUE, CURRAMBINE

The Director Planning and Development provided background information regarding this site and other commercial and residential development within the Currambine area. The development application is part of the redevelopment of the shopping centre and is subject to the provisions of the Currambine District Centre Structure Plan. The application is for a Herdsman Fresh type market.

The CEO welcomed the representatives and explained the Terms of Reference of the Joondalup Design Reference Panel.

Ms Ingrid Richards, Richards and Spence (architect) introduced the item to the Panel members, providing a background on the application and the location of the development.

A 3D perspective model was shown to the Panel.

Ms Richards explained that the development will be called Currambine Central and has undergone an extensive rebranding, with the final product reflecting a more “village feel”.

A number of questions and comments were raised by the Panel:

- A query was raised regarding disabled access from Marmion Avenue, location of the ramp, and the height along the eastern façade.
- A question was raised regarding the Marmion Avenue elevation and its relationship to the parking areas and street.

The representatives advised that the concrete awning, with white brick and tile was proposed as it needs to be a finish that will last. The design idea is for a long term village classic look that is enduring; materials are calm and will work with the landscape palates. Explanation was provided on the strong pedestrian aspect and how it relates to the development.

- The Panel suggested a flush curbing design for the northern area car park.
- It was queried why a saw-tooth roof is used as this design is more associated with Fremantle and Rockingham areas.

The Panel was advised that the design is a “market look” with a high ceiling, and is meant to trigger memories of a “centre fresh produce type area”. The roof is perched quite high and it can only be fully seen from the court yard area within the site.

- The Panel queried the entry/exit from Marmion Avenue on Ocean Gate Parade and suggested improvements with the landscaping design in this area.

Notes of Joondalup Design Reference Panel Meeting, held 16 September 2011

The Panel and representatives were advised that the report will be tabled at the October Council Meeting.

The representatives left the room 9.22am.

Following the presentation, the Panel members were asked to provide feedback and raise any questions with the City officers present.

Through its discussion the Panel:

- Advised that there were some structural challenges; however, overall, it was a good design.
- Expressed concerns over a lack of disabled access from Marmion Avenue and discussed the issue with natural grade and disability access at the Ocean Gate Parade/Marmion Avenue entrance.
- Overall, the Panel highly supported the design.

The CEO closed the meeting and thanked the Panel members for their contribution over the past two years.

Meeting closed at 9.30am.