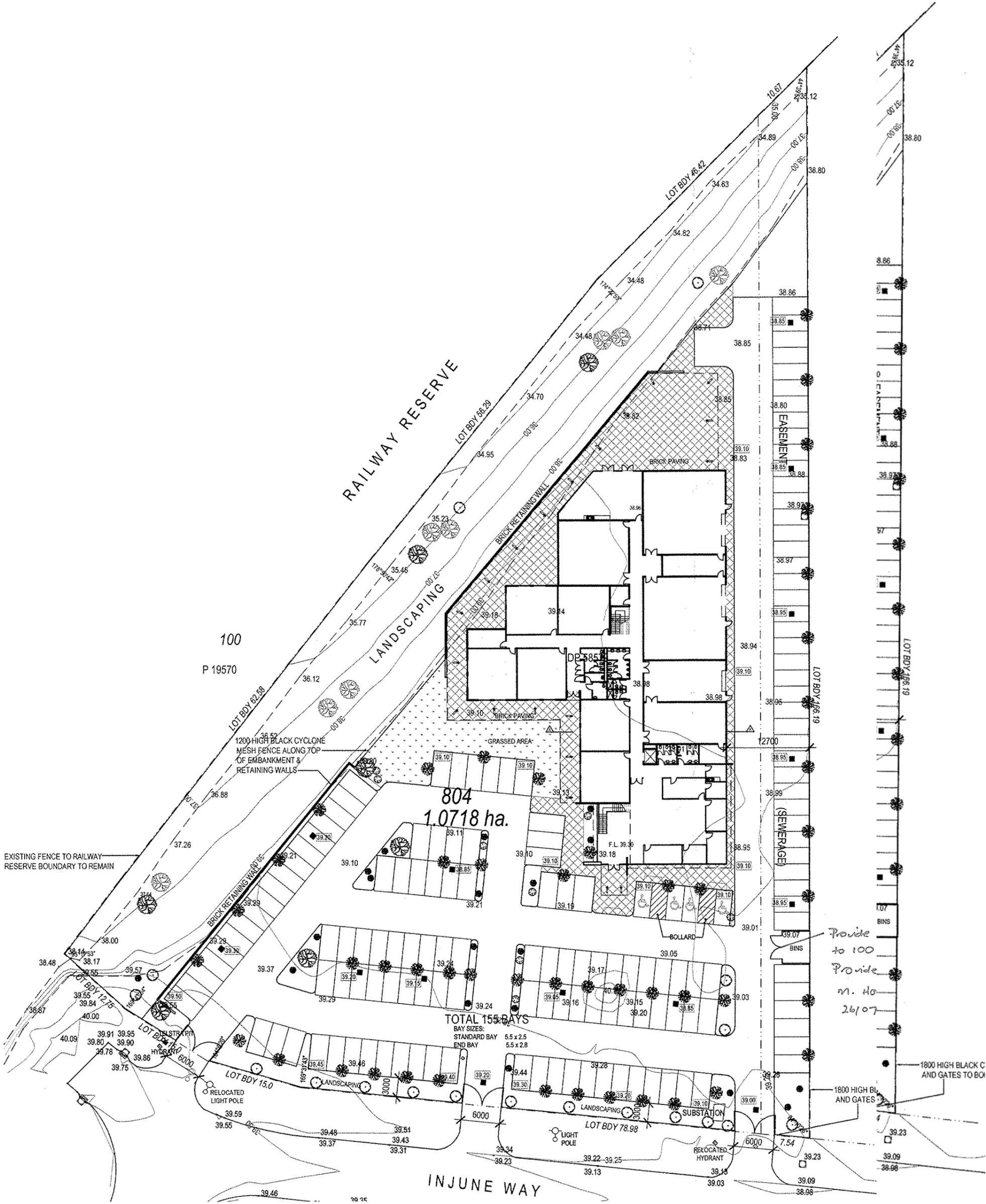




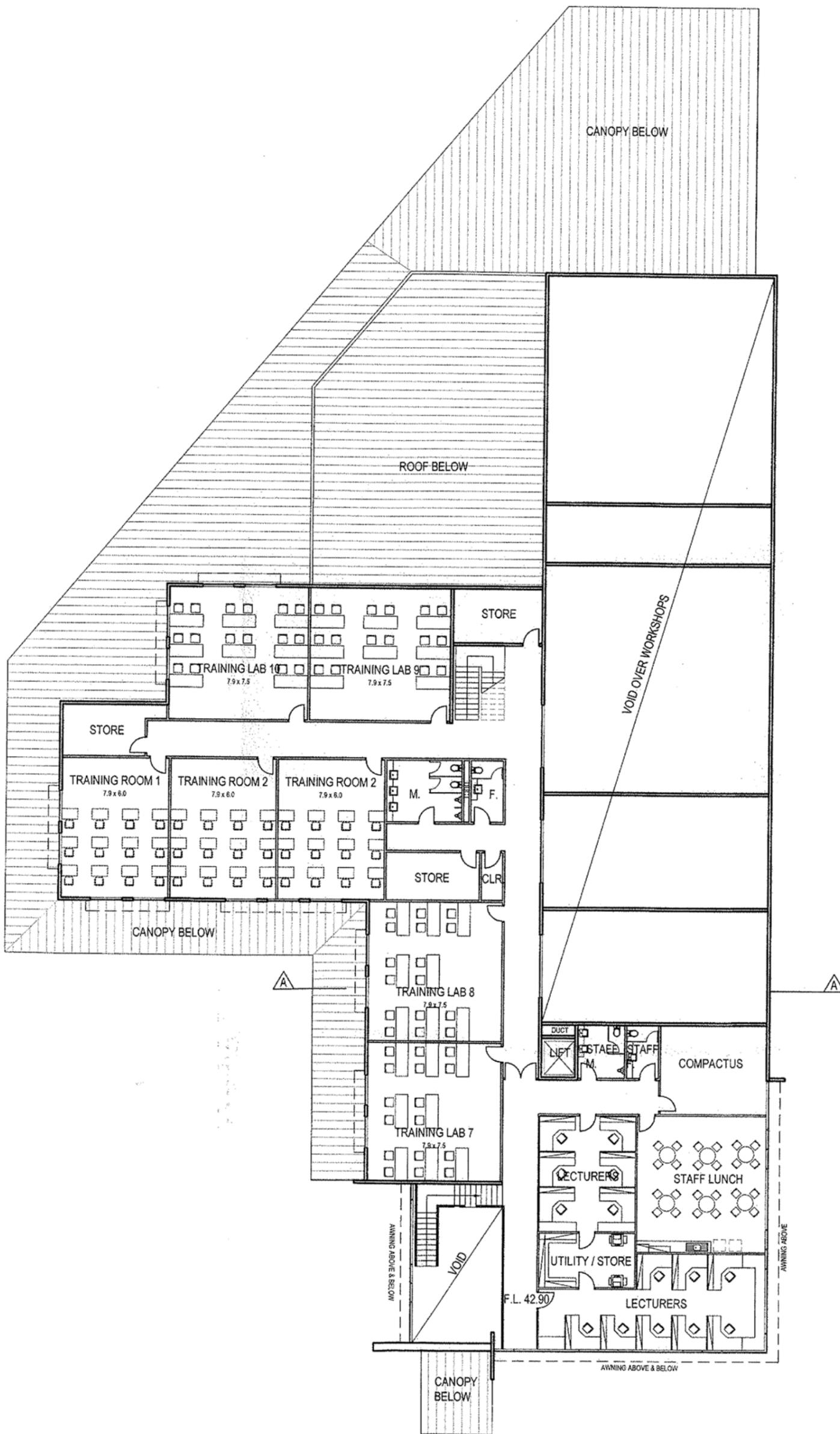
**Lot 804 (20) Injune
Way Joondalup**



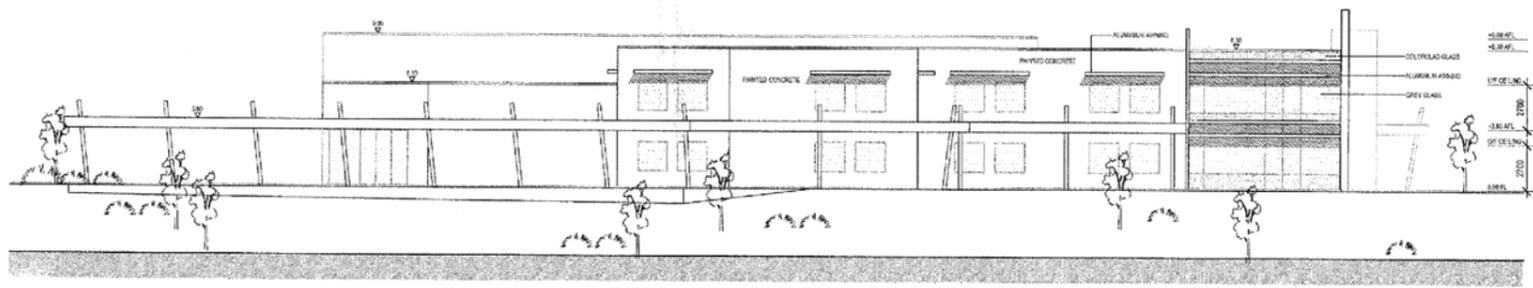
SITE PLAN
SCALE 1:500



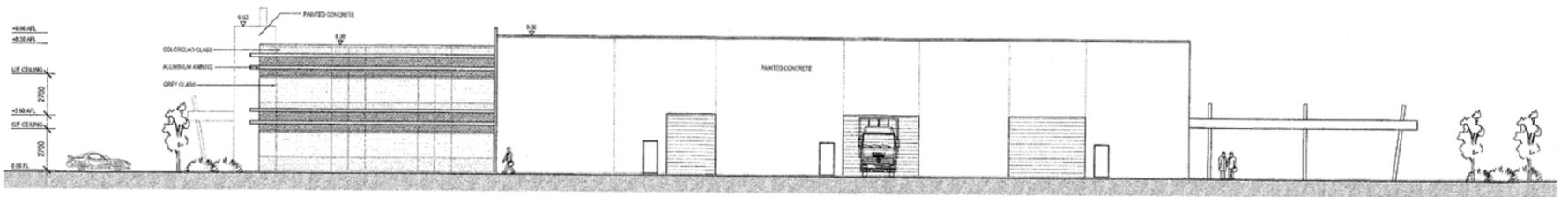
GROUND FLOOR PLAN
SCALE 1:200



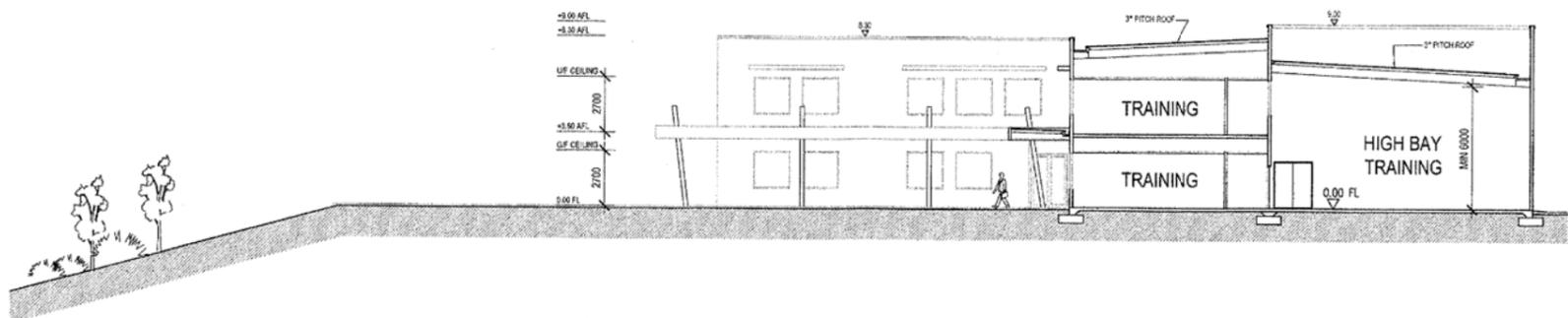
FIRST FLOOR PLAN
SCALE 1:200



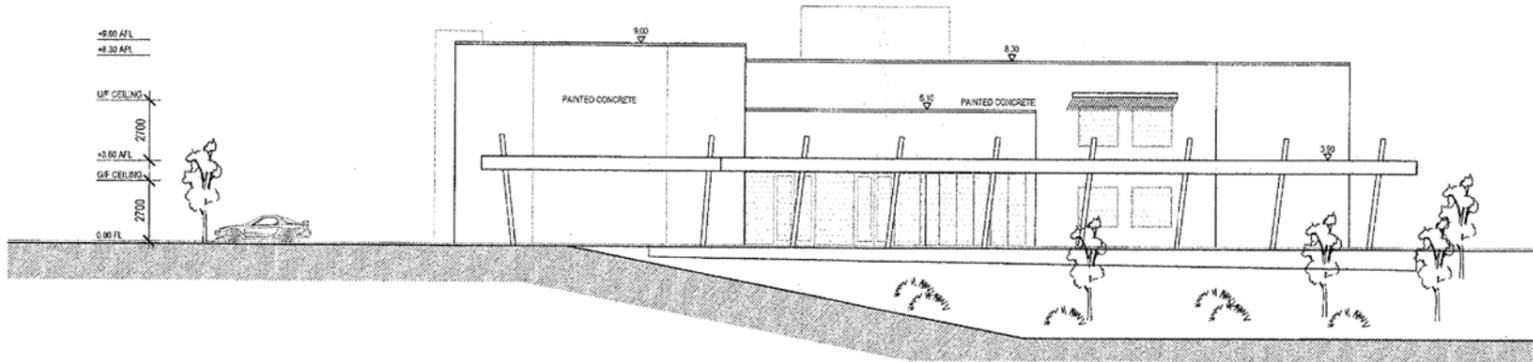
SIDE (SOUTH WEST) ELEVATION
SCALE 1:200



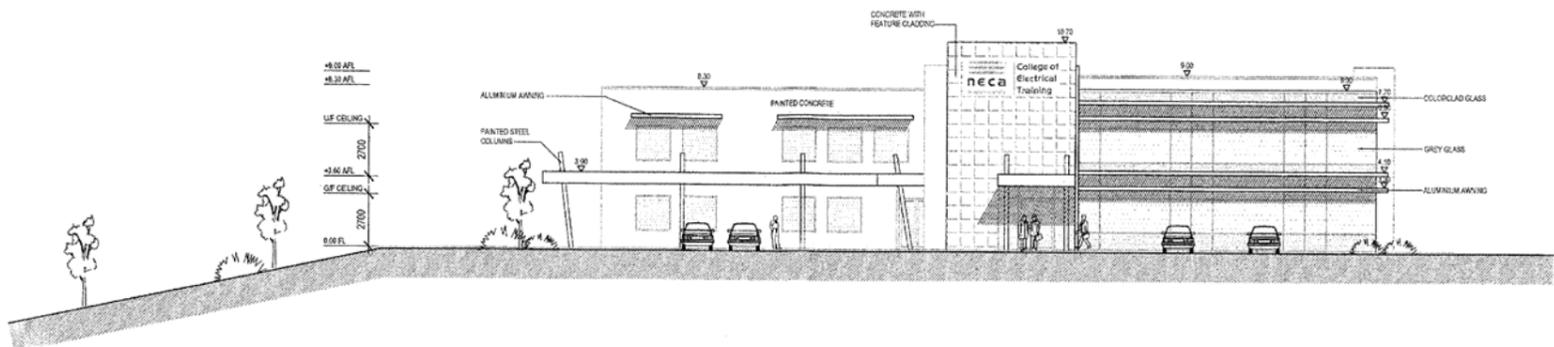
SIDE (NORTH EAST) ELEVATION
SCALE 1:200



SECTION A - A
SCALE 1:200



REAR (NORTH WEST) ELEVATION
SCALE 1:200



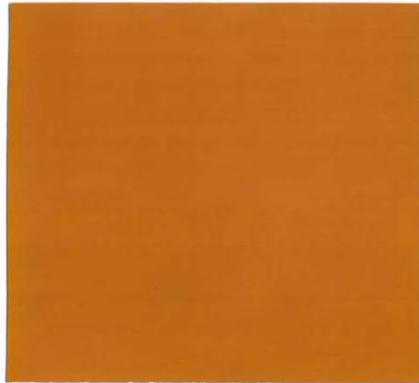
FRONT (SOUTH EAST) ELEVATION
SCALE 1:200



CONCRETE WALL PANELS



CANOPY FASCIA



COLUMNS



TILE CLADDING

COLLEGE OF ELECTRICAL TRAINING JOONDALUP CAMPUS
BUILDING FINISHES



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:

min 4.5 star neighbours rating will be designed into building & presented as part of working drawings

If yes, please attach appropriate documentation to demonstrate this assessment.

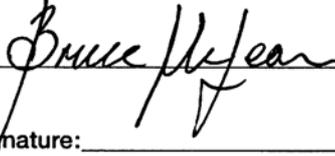
If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

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

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: BRUCE McLEAN Contact Number: 08 9382-3133

Applicant's Signature:  Date Submitted: _____

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 1: PROPOSED EDUCATIONAL ESTABLISHMENT AT LOT 802 (20) INJUNE WAY, JOONDALUP

The Director Planning and Development provided an introduction to the item, including the location and design aspects of the application. The Director advised the Panel that the draft Joondalup City Centre Structure Plan is with the Western Australian Planning Commission and the City is currently working with the Department on reviewing this document to align with recently released State Government policies.

The Director also provided information on Landcorp's and the Council's vision for the Quadrangle.

The CEO introduced Bruce McLean from Bruce McLean Architects and Geoff Hender, General Manager, College of Electrical Training to the Panel and explained the Terms of Reference of the Joondalup Design Reference Panel.

Bruce McLean from Bruce McLean Architects introduced the item and provided background information on the application, the location of the development and the key aspects of the design. Mr McLean advised that the college has outgrown the site located in Balcatta and a new location is required. Mr McLean advised that the design is adjacent to the rail reserve, and that the development would provide the maximum number of classrooms that could be achieved within the applicant's budget constraints. Parking is provided within a landscaped environment. Information was provided on design aspects and materials to be used, including the façade and glazing.

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

- A query was raised regarding the number of students and the space and design of the classrooms.

The representatives advised that there will be approximately 200 students at any one time. The classrooms will be a typical office environment with painted walls, air conditioning, tiled corridors and tiled walls.

- The excess parking provision for the site was queried, given the amount of students expected to attend the institute. The Panel also queried the number of bays provided, given that some students will use public transport. There were concerns that the parking is taking over the development site and the building is consequently being set back too far from the street.

The Panel was advised that due to parking issues at the Balcatta campus, where offsite parking had to be provided to cater for the large number of students attending, extra parking is being provided at the Joondalup location to alleviate any future parking issues.

- A query was raised regarding the void located over the workshops and whether it will be utilised.

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

- A question was posed regarding whether soak wells will be used in the car park.

The panel was advised that soak wells would be utilised.

- The Panel queried the amenities located outside the classrooms and whether there is enough shade and shelter.

The CEO advised the representatives that the report may be tabled at the 11 October Council meeting, depending on feedback received from the Panel, and any additional information that may be required.

Representatives left the room 8.30am

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

Discussion between the Panel members included car parking, signage and how the Institute is a good move for Joondalup.

Through its discussion the Panel:

- Agreed that it complied with most of the design aspects, however felt that the building was “tucked away”.
- Queried whether there will be an issue regarding the lack of a sea breeze to the outdoor area due to the location of the student amenity area at the back of the building.
- Raised concerns that the building is not visible from any main roads.
- Agreed that the parking at the front is taking up most of the site and expressed concern that there may be an oversupply of parking.
- Questioned whether all the boxes were ticked in relation to sustainability.
- Suggested that the applicant provide a product that is more aligned with the objectives of the draft Joondalup City Centre Structure Plan.
- Queried why an institute is located in this area and not in a more prominent location.
- Expressed concern about the colour and design of the building.

These issues will be discussed with the applicants.