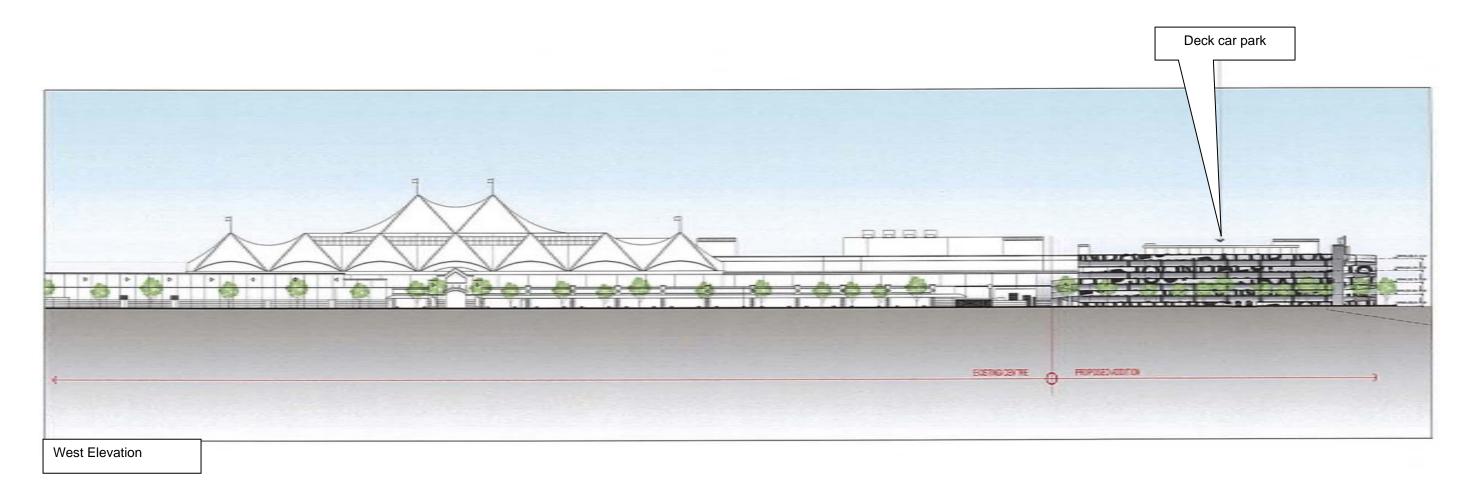


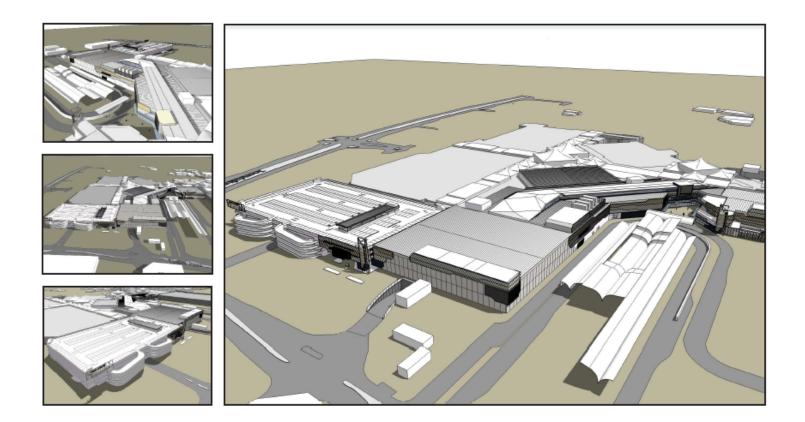
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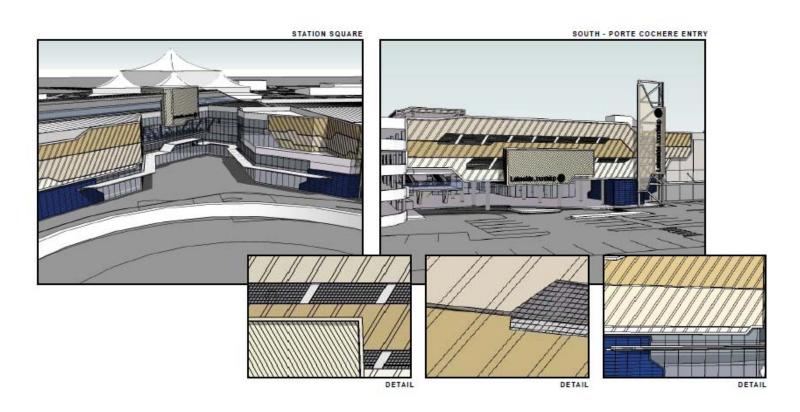
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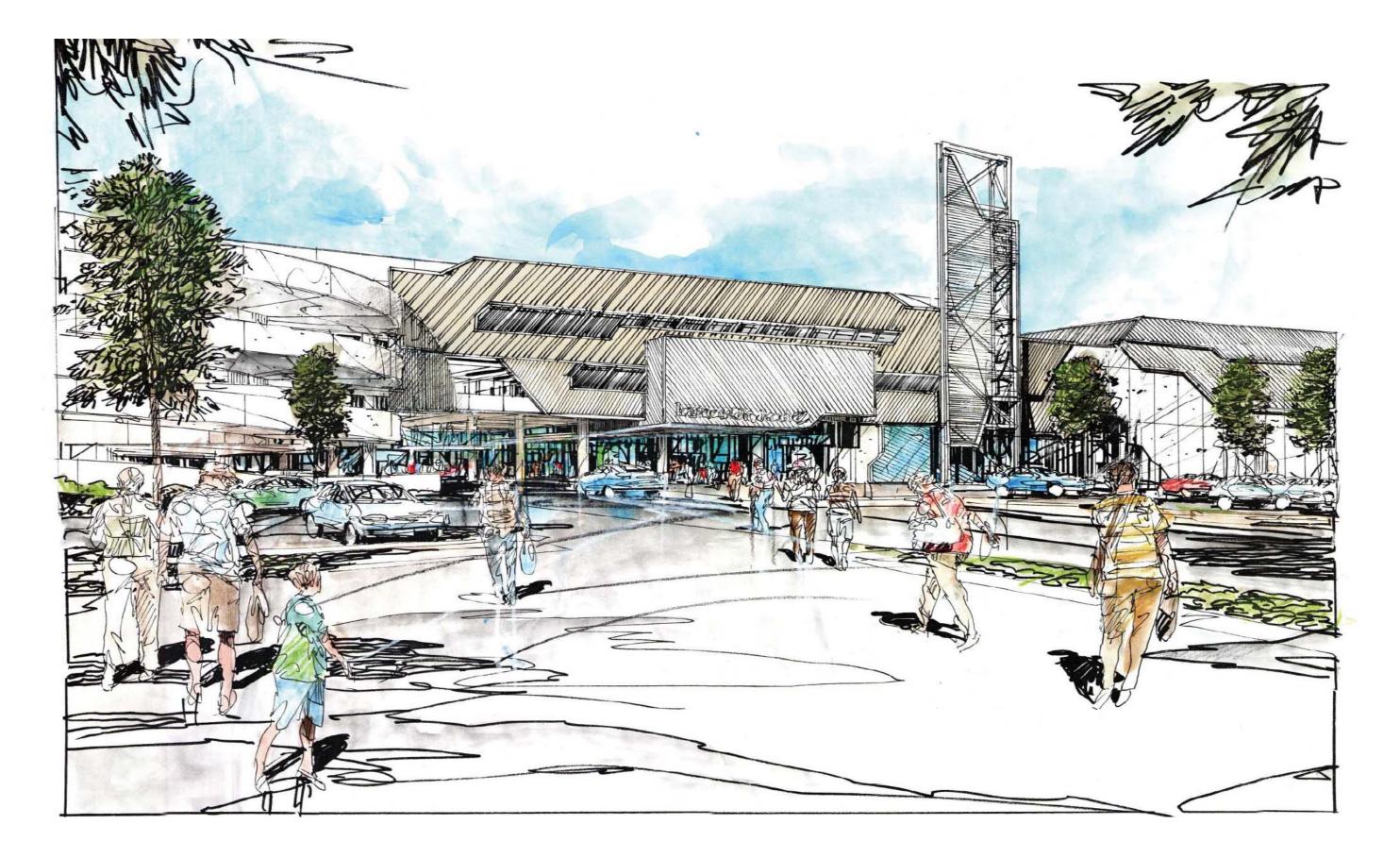


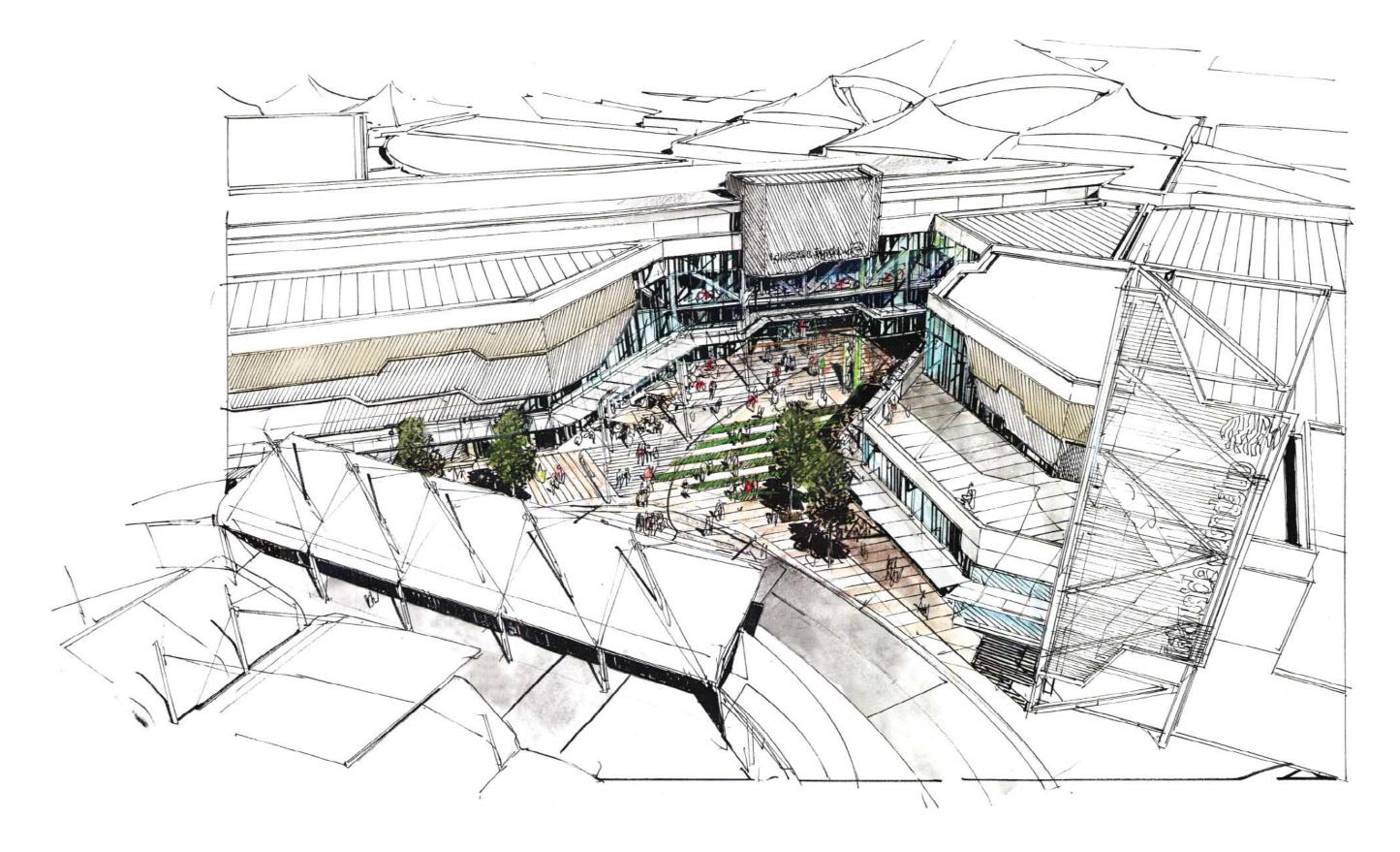
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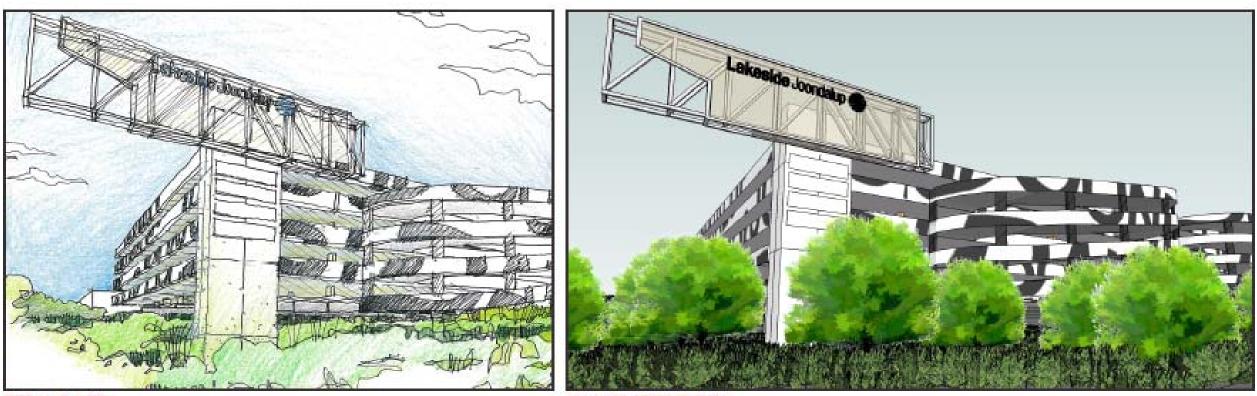


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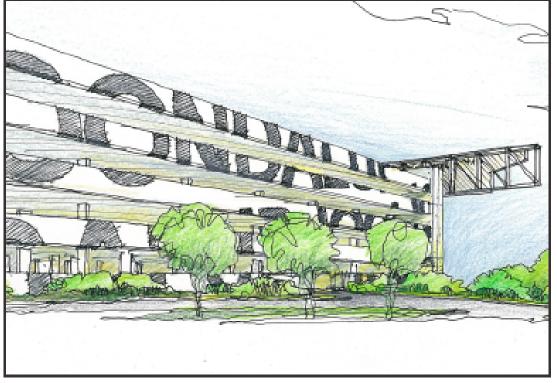


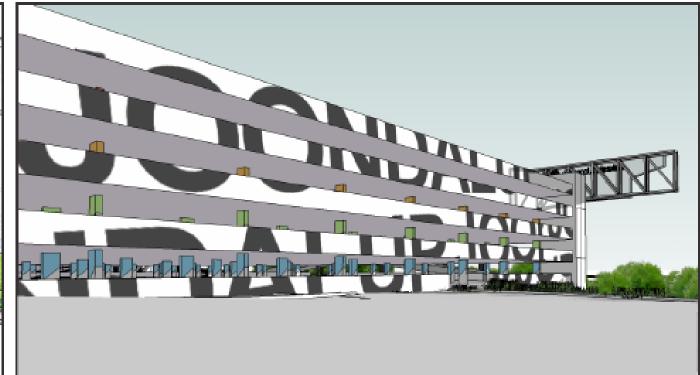




FREE HAND SKETCH

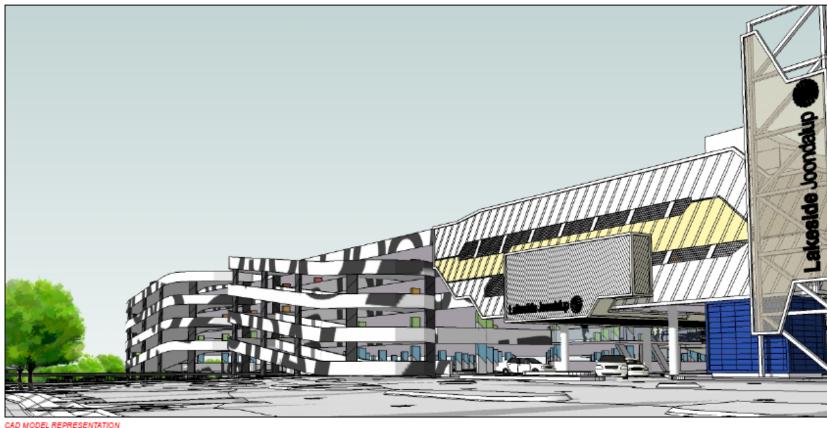
CAD MODEL REPRESENTATION





FREE HAND SKETCH

CAD MODEL REPRESENTATION





CAD MODEL REPRESENTATION



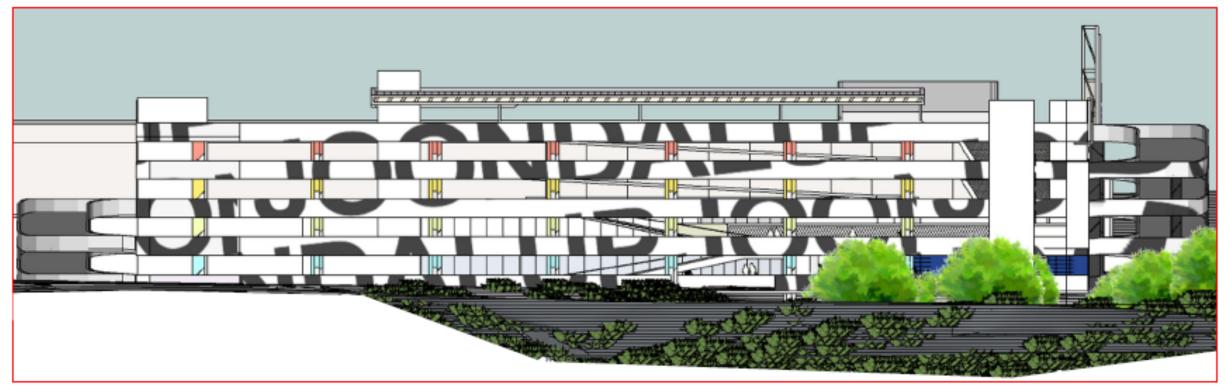
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PARTIAL SOUTH ELEVATION - CAD MODEL REPRESENTATION

OVERALL WEST ELEVATION



PARTIAL WEST ELEVATION - CAD MODEL REPRESENTATION



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
- O natural landforms and topography

Does your development include:

- O 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
- \supset floor plan zoning based on water and heating needs and the supply of hot water; and/or
- advanced glazing solutions

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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:

- O renewable energy technologies (e.g. photo-voltaic cells, wind generator system, etc); and/or
- W low energy technologies (e.g. energy efficient lighting, energy efficient heating and cooling, etc); and/or

atural and/or fan forced ventilation carpark only

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)
- O 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:

We 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

O No

If yes, please indicate which tool was used and what rating your building will achieve:

CURRENT	LY PREPARI	NG THE AR	PLICATION	FOR REGISTRATION	FOR
4 STAR GR	REEN STAR-	RETAIL CI	ENTRE VI	DESIGN	

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

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N/A.

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:

LEND LEASE INCORPORATES THE PRINCIPLES OF ENVIRONMENTALLY SUSTAINABLE DESIGN INTO ALL ITS DEVELOPMENTS.

AS A CORPORATE MEMBER OF THE GREEN BUILDING COUNCIL OF AUSTRALIA

LEND LEASE IS A STRONG SUPPORTER OF THE NATIONALLY RECOGNISED.

CREEN STAR ENVIRONMENTAL RATING SYSTEM FOR BUILDINGS

OUR COMMITMENT TO SUSTAINABILITY AT LAKESIDE JOONDALLIP IS OUTLINED

IN THE PARAGRAPH ATTACHED WHICH WAS INCLUDED IN OUR

DEVELOPMENT APPLICATION SUBMISSION,

.

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: ADAM MINNETT LEND LEASE DEVELOPHEN	Contact Number:
Applicant's Signature:	Date Submitted:
Accepting Officer's Signature:	

Checklist Issued: March 2011

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NOTES FROM MEETING

WEDNESDAY 5 OCTOBER 2011 – 8.00am City of Joondalup

Attendees:

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

Panel Members:

MR ROD MOLLET	Australian Institute of Architects
MR MATHEW SELBY	Planning Institute of Australia
MS REGAN DOUGLAS	Australian Institute of Landscape Architects

Other Attendees:

MR NEIL TEO MR PETER HODGE MR IAN GOODENOUGH MR GILES HARDEN JONES MR ROB CURLEWIS MR DAVID CADDY MR DARREN KINDRACHUK Dynamic Planning and Developments Hodge Collard Preston Architects Currambine District Centre One Pty Ltd hardenjonesarchitects Development Planning Solutions TPG Town Planning and Urban Design Lendlease

1. WELCOME AND OPENING

The meeting was declared open at 8.00am and the CEO welcomed Panel Members and City officers.

The CEO advised that Mathew Selby will need to leave early due to other commitments.

2. APOLOGIES

Andy Sharp

Australian Institute of Landscape Architects

ITEM 5 - Proposed Additions to Lakeside Shopping Centre at Lot 504 (420), Joondalup Drive, Joondalup

Coordinator Planning Approvals provided an introduction on the development and a history background on the shopping centre. The major development is a department store, mini majors and an extension to one of the existing supermarkets. There is a proposed new decked car park from Collier Pass, and ramps for internal circulation. The development application for the department store had lapsed, and the new application allows the store to double in size and a change of location. The development of the shopping centre is ongoing for the next 10 - 15 years and it not known how it will relate to the City's structure plan.

The City has raised some basic design issues with the applicant, as well as the car park interface and the short fall. The City is concerned that there is no pedestrian awning along the department store, and the addressing of the façade on Collier Pass.

Discussion ensured on the basic car parking design, the short and long term car parking in the surrounding areas. The Panel queried whether the City requires more detail on the perspectives. The Panel was advised that it is encouraged that as much detail as possible is provided, especially for major developments.

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

Mr Darren Kindrachuk, the architect for Lendlease, provided a powerpoint presentation to the Panel, providing information on the concept design and context of the linkage to Joondalup, the potential expansion of the centre, and the relationship of the development with the existing roads. He also explained the future potential of the major department store and mixed use office space. The second level connects to the train station and the food court. Mr Kindrachuk explained that the existing steel work structure is very prominent and that the architects are mindful to potentially draw on this for any future additions.

Discussion ensured on the public open space and the station square and the types of shading and furniture that will be used in this area. Mr Kindrachuk advised the Panel of the use of colours and material for the façades.

Following the presentation, the Panel provided comments and questions to the representative;

- Concerned with the car parking and the articulation, and the drainage reserve.
- Queried if there is any room for the future office development, due to the impact of the ramps on the north and south of the development on Collier Pass.
- Queried the entry point for service vehicles, and the service area in the "Myer Box".
- Concerned about the elevation treatment/car park on Joondalup Drive and advised that it looked simplistic in design.

• Commented that the perspectives reflect more on the station square and should deal with more details of the development, and suggested a 3D model.

The CEO queried the eastern and south western corner of the site, and what the complications are if no development is completed at the front of the site.

Discussion ensured on the type of treatment that will be used in the public open space of the station square and the CEO advised that the Elected Members may query if any art work will be used in this area, rather than having a bland car park. The Council may also have concerns with Collier Pass if future development doesn't take effect immediately.

The CEO queried with City officers on whether this development has been checked against the CPTED, especially in relation to the treatment of the train station.

The CEO thanked the representatives. Left the room at 11.37am.

Further discussion ensured with the Panel, and the CEO made comment that the Myer Box was expected to have been built by now, and that the southern façade wasn't expected to be how it is today.

The CEO suggested that the representatives provide a deputation at the relevant Briefing Session.

These issues will be discussed with the applicants.