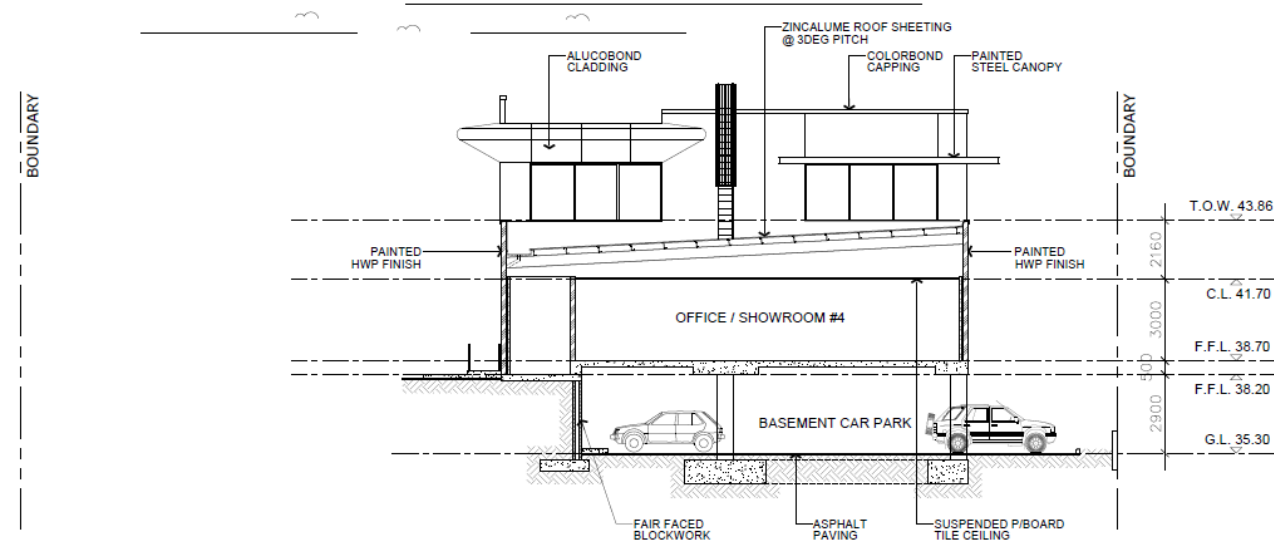
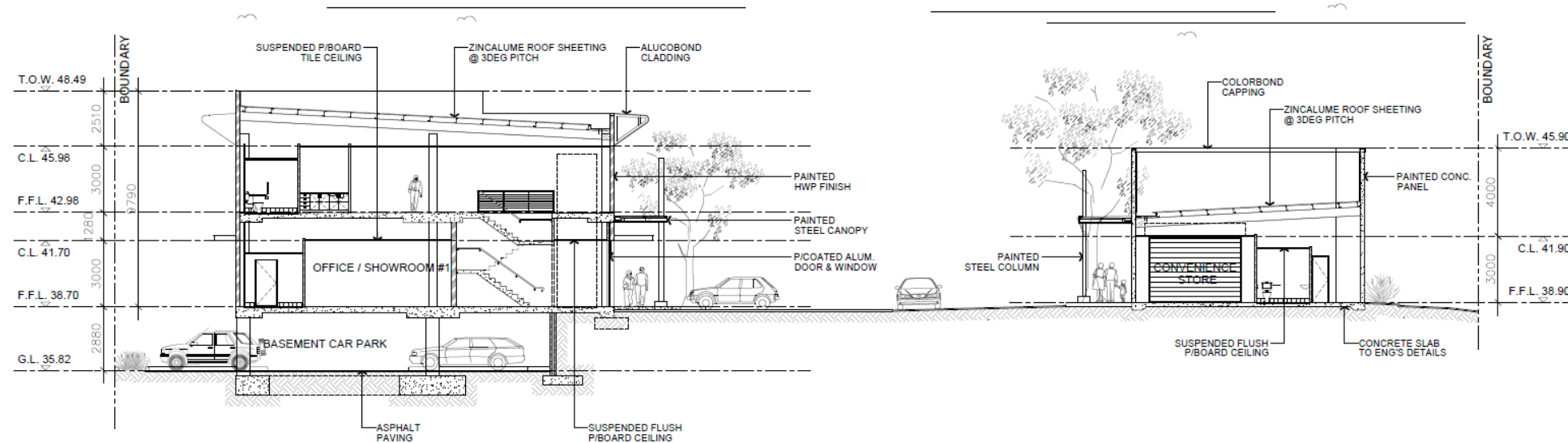


SECTION A-A - DOME CAFE SOUTH ELEVATION
SCALE 1:100



SECTION B-B
SCALE 1:100

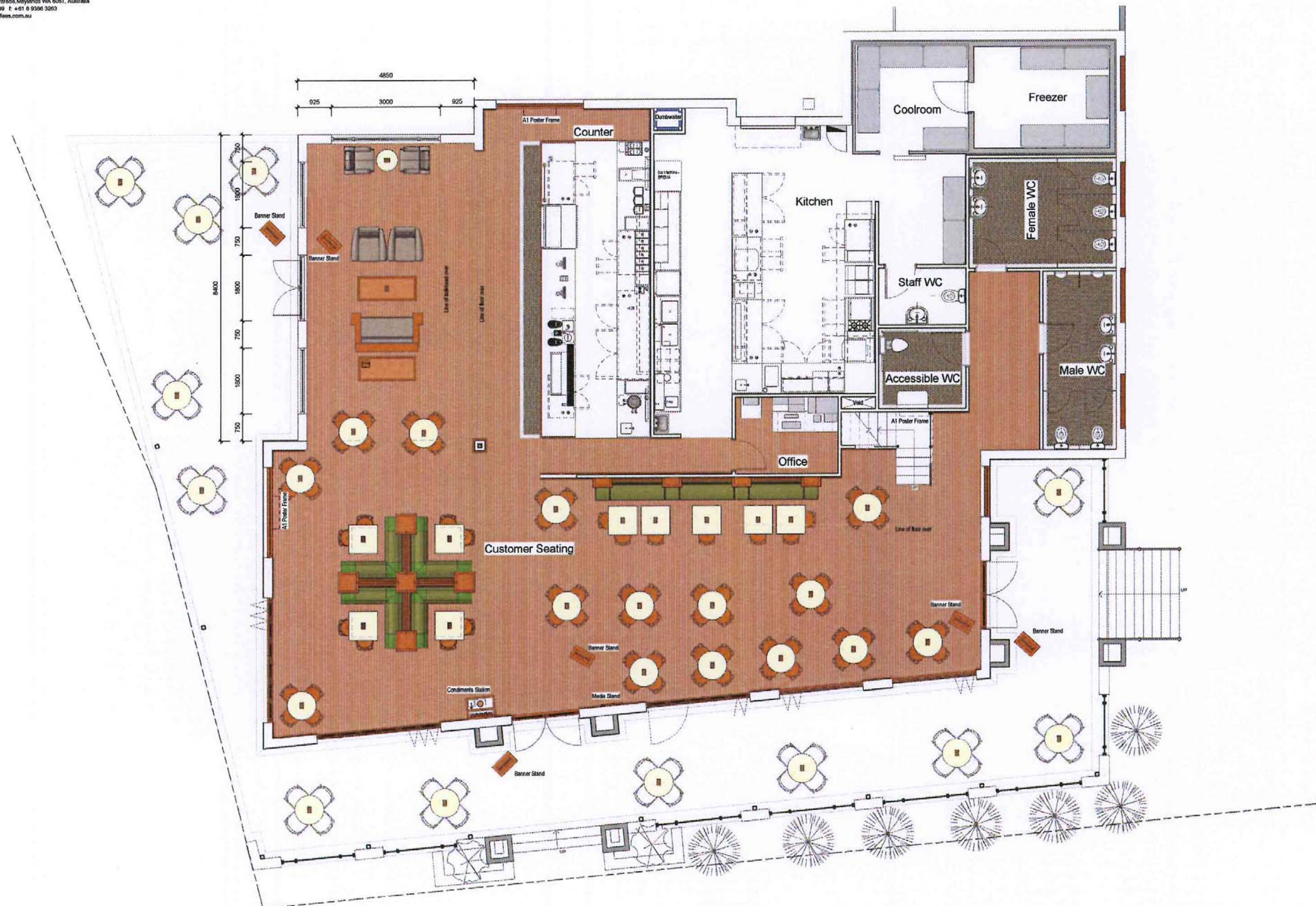


SECTION C-C
SCALE 1:100

1	ISSUED FOR PLANNING APPROVAL	AK	PH	02.06.2011
PROJECT	PROPOSED COMMERCIAL DEVELOPMENT	AK	SECTIONS	
LOCATION	LOT 5002 DELAMERE AVE. CURRAMBINE	PH		
DATE	20.11.11	REV	1	
SCALE	1:100	DATE	20.11.11	SK21
PROJECT NO	20.11	REV	1	
DATE	20.11.11	REV	1	
DATE	20.11.11	REV	1	

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Currambine
Concept Design - Preliminary
 17/05/11

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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:

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: DYNAMIC PLANNING (NEIL TEO) Contact Number: 9227 7921

Applicant's Signature:  Date Submitted: 28/6/11

Accepting Officer's Signature: _____

Checklist Issued: March 2011

JOONDALUP DESIGN REFERENCE PANEL



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	Dynamic Planning and Developments
MR PETER HODGE	Hodge Collard Preston Architects
MR IAN GOODENOUGH	Currambine District Centre One Pty Ltd
MR GILES HARDEN JONES	hardenjonesarchitects
MR ROB CURLEWIS	Development Planning Solutions
MR MURRAY CASSELTON	TPG Town Planning and Urban Design

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
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JOONDALUP DESIGN REFERENCE PANEL



3. REPORTS

ITEM 2 - Proposed Showrooms, Offices, Restaurant, Medical Centre, Convenience Store and Take Away Food Outlets at Lot 5002 (74) Delamere Avenue, Currambine

The Coordinator Planning Approvals spoke to the item and provided an explanation on the development of the proposed showrooms, offices, restaurant, medical centre, convenience store and take away food outlets, the car parking short fall and how it relates to the City's district planning scheme.

There was discussion by the Panel prior to the presentation by the Applicant.

The CEO introduced the representatives to the Panel and explained the Terms of Reference.

Mr Peter Hodge, Hodge Collard Preston Architects, provided a power point presentation to the Panel members and officers present, and explained the location of the development and how it relates with the adjoining cinema and the community centre. The development will have a scale of a two storey building, with under croft parking on Cuba Way, one level below Delamere Avenue. The development will provide a variety of difference uses that are appropriate to the community needs and will complement the existing shopping centre. The landscaping will be water wise with WA natives.

The Panel provided comments and questions to the representatives;

- Queried the levels of the actual site on Cuba Way and whether it will affect the pedestrian link.
- Concerns were raised regarding the fall on Cuba Way and whether there are any safety issues for pedestrians and prams. The representatives advised that there is a five metre fall on the site and explained where the locations of the different pedestrian links are. The option of steps on the Cuba Way location was discussed.
- Questioned if there will be any further strata on the site and raised concerns that any future tenancies may result in even less number of parking bays required than being provided. In terms of structure plan and hard edges, queried how it relates to this development and if it's a substantial variation.
- Queried the elevation and location of the convenient stores that are facing Delamere Avenue and the type of treatment to be used.
- Due to the shortfall in parking, questioned if any thought was given on pushing the undercroft parking area into the central area. The Panel was advised that it was not considered due to the cost and as it's a district centre, it is envisaged that the local community will either walk or use public transport.

JOONDALUP DESIGN REFERENCE



PANEL

- Queried why the UK parking modelling system was used for this development and whether it has been used previously in WA.
- Questioned the streetscape and hard line edges, and the types of materials and products to be used.

The CEO thanked the representatives for their presentation. Left the room at 9.12am

Discussion ensued following the presentation, on parking, access and pedestrian areas and traffic concerns.

The Panel:

- Noted concern of the location of the Dome café and whether the undercroft parking “was out of sight out of mind”. Also concerned with pedestrians crossing the main street to access the Dome cafe.
- Questioned the trends in car parking and its relation to the scheme review and whether it would have a reduction in parking.
- Queried the type of development on the two vacant lots to the south.
- Questioned whether applicants are required to submit 3D proposals.
- Felt that inadequate parking has been provided and the justification of the approach taken was insufficient.
- Had concerns with the blank façade on Cuba Way.
- Suggested that further clarification be sought in relation to ingress/egress of Cuba Way and Delamere Avenue.
- Queried if it complied with the Currambine District Centre Structure Plan.

These issues will be discussed with the applicants.