

## ENVIRONMENTALLY SUSTAINABLE BUILDINGS IN THE CITY OF JOONDALUP DESIGN POLICY

<b>CATEGORY:</b>	<p><del>Council Policy – A strategic policy that sets governing principles and guides the direction of the organisation to align with community values and aspirations.</del></p> <p><del>Council policies are developed by the Policy Committee for approval by Council.</del></p>
<b>RESPONSIBLE DIRECTORATE:</b>	Director-Planning and <u>Community</u> Development
<b>OBJECTIVE:</b>	To encourage the integration of environmentally sustainable design principles into the siting, design and construction of both new and redeveloped residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup. Environmentally sustainable design considers the environmental impact of a building for the entire life of the asset.

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### 1. AUTHORITY

This Policy has been prepared in accordance with Clause 8.11 of the City of Joondalup District Planning Scheme No. 2, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

### 2. APPLICATION POLICY AREA

This Policy shall apply to the construction and redevelopment of residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

### 3. STATEMENT

In pursuance of its commitment to sustainability, the City seeks to promote buildings which are environmentally sustainable and strongly encourages the integration of environmentally sustainable design principles into building design in the community. ~~to encourage the integration of environmentally sustainable design principles into the construction and redevelopment of residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) within the City of Joondalup.~~

To this end, the City will ~~seek to prioritise the assessment of planning applications~~ applications for Planning Approval ~~and associated subsequent building applications~~ Building Licences that demonstrate the development has been designed and assessed against a national recognised rating tool.

## **4. DETAILS**

### **4.1 Design Principles**

The incorporation of the following design principles into buildings relevant to this policy is encouraged:

- Designing and constructing buildings to preserve the natural features of the site.
- Designing and constructing buildings to include passive solar design.
- Increasing the energy efficiency of buildings by using low energy technologies for lighting, heating and cooling, appliances and equipment.
- Using renewable energy technologies.
- Increasing water efficiency and encouraging water reuse and water recycling for buildings and landscaping.
- Selecting sustainable building materials, such as locally sourced and recycled content.
- Reducing the amount of waste that is created through the construction process by implementing waste management practices on site.
- Encouraging adaptability in the design and construction to ensure longevity of the building;
- Increasing the indoor air quality of buildings by using low allergic and low volatile organic compound (VOC) fittings, furniture, paints and adhesives.
- Utilising water wise and native gardening techniques.
- Designing buildings so materials can be easily recycled if in the future the building is to be demolished.

## **OTHER**

### **4.2 City of Joondalup — Environmentally Sustainable Design Checklist**

Applications for Planning Approval for residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) must be accompanied by a completed *City of Joondalup — Environmentally Sustainable Design Checklist*.

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**CREATION DATE:** March 2011

**AMENDMENTS:** CJXXX-XX/XX

**RELATED DOCUMENTATION:**

- *City of Joondalup — Environmentally Sustainable Design Checklist*
- *City of Joondalup District Planning Scheme No. 2*