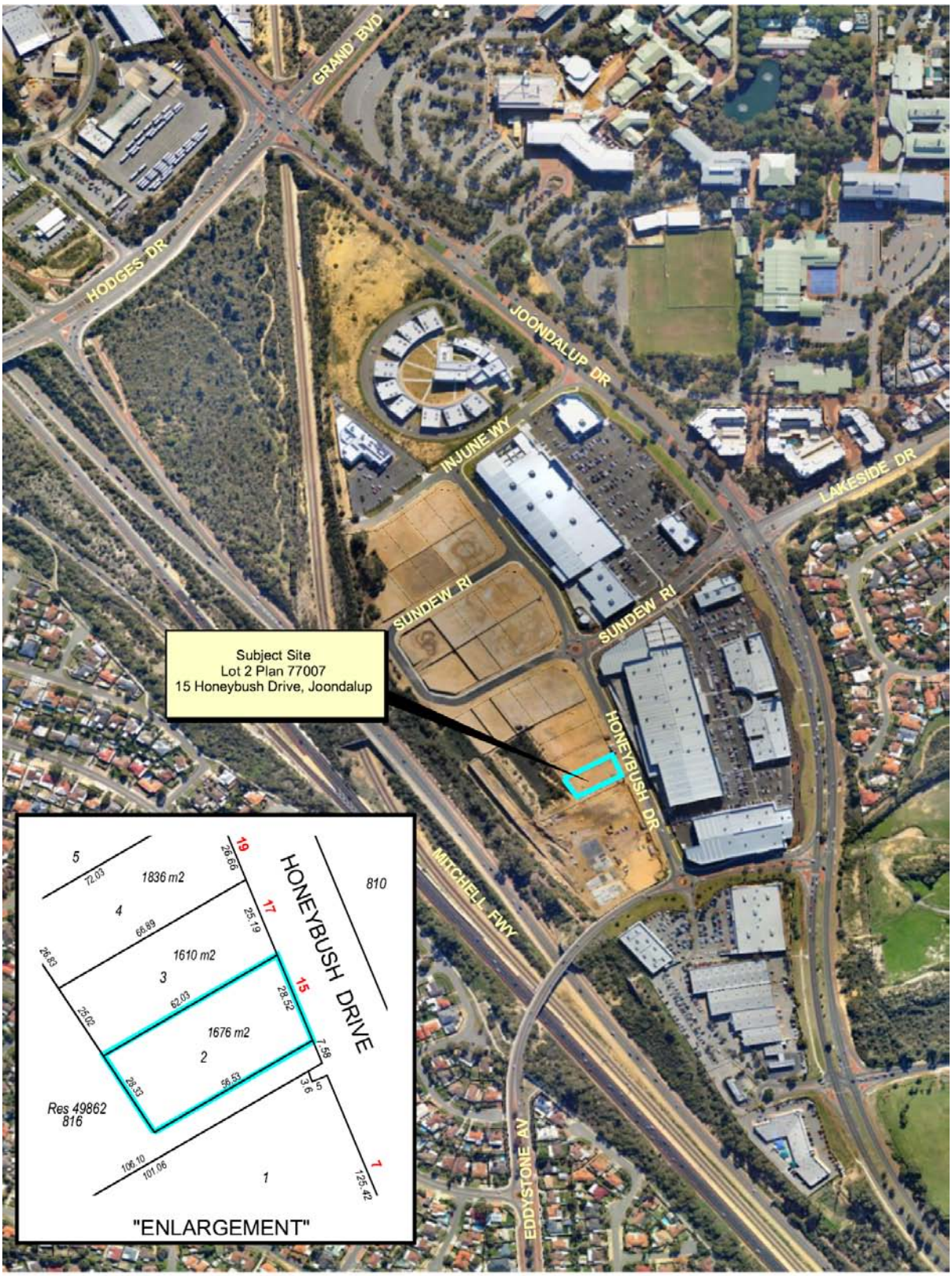
APPENDIX 2

Location plan

ATTACHMENT 1

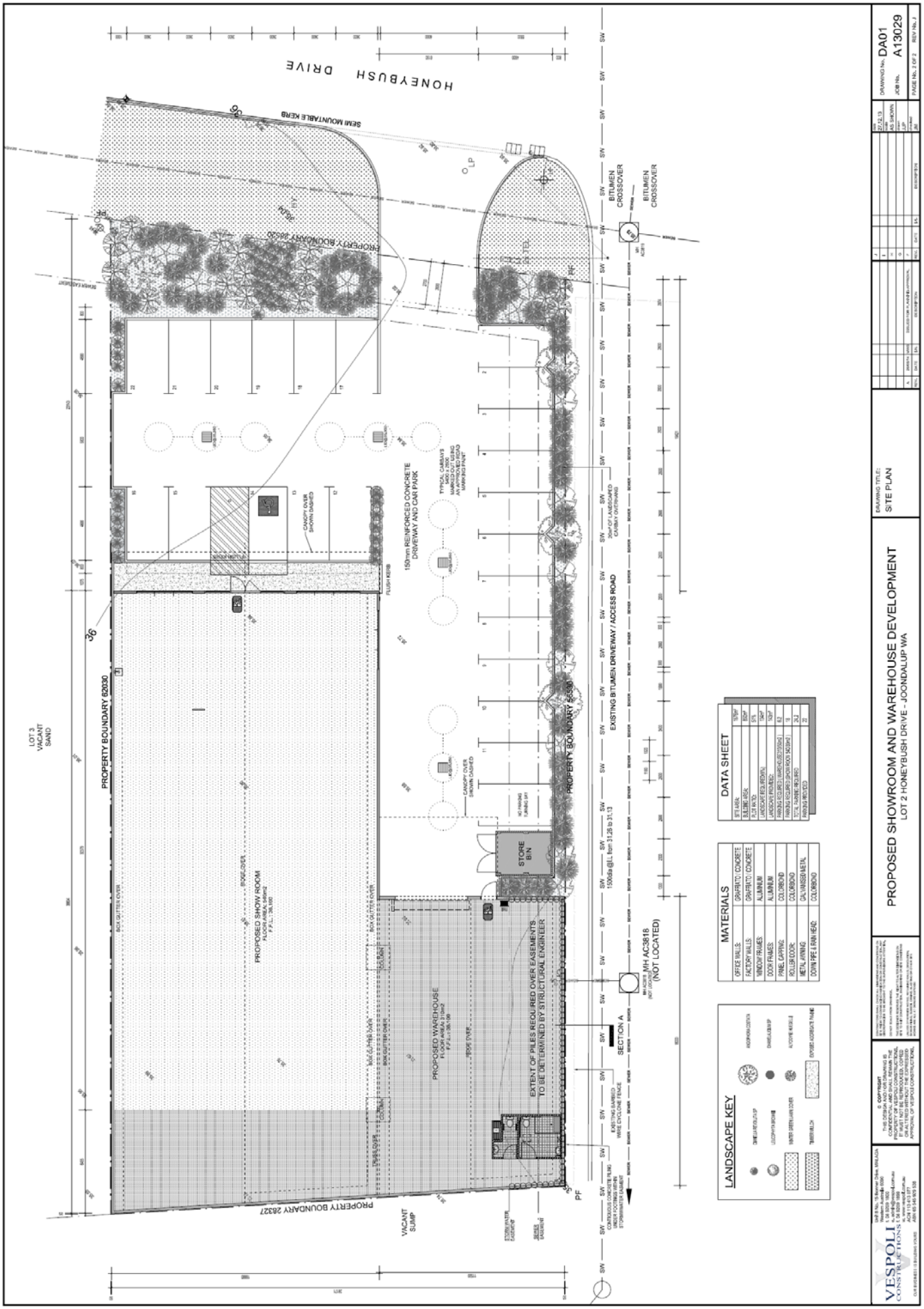


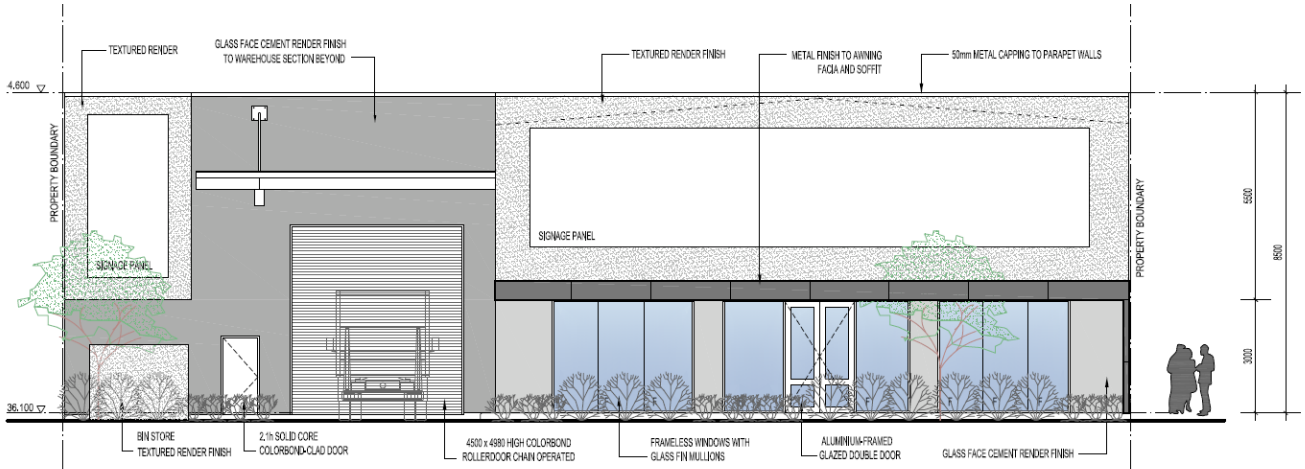
City of Joondalup

20 0 20 Meters

Development plans

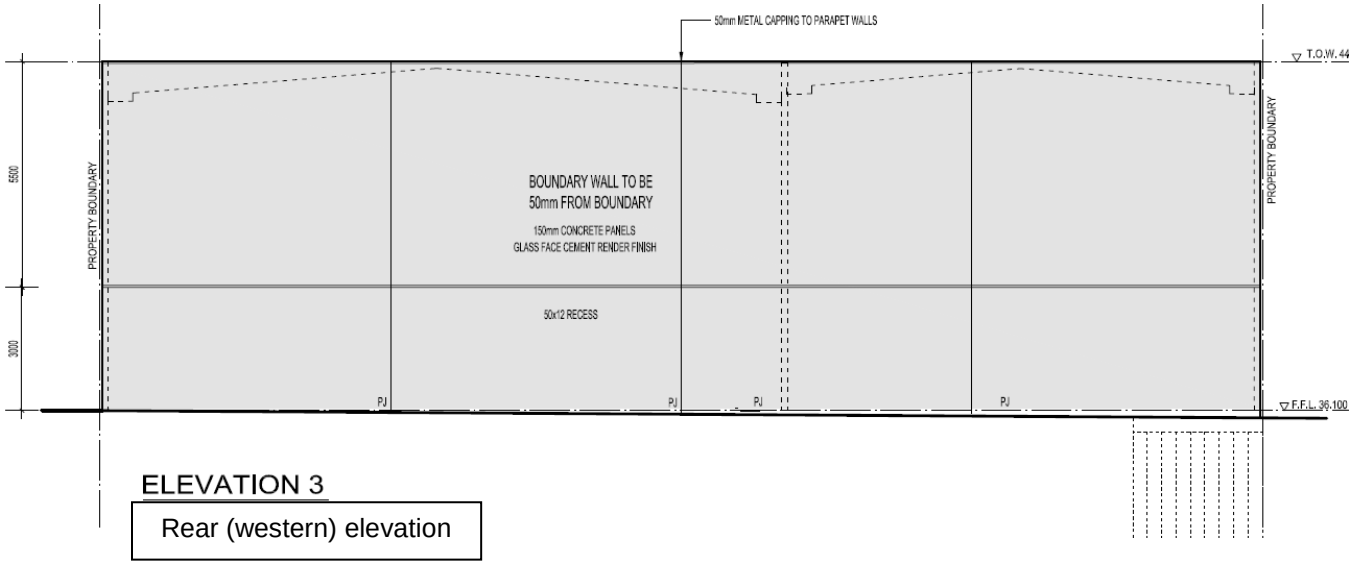
ATTACHMENT 2





ELEVATION 1
SCALE 1:100

Front (street) elevation



ELEVATION 3

Rear (western) elevation

Side (southern) elevation

Side (northern) elevation

Building perspective

ATTACHMENT 3

City of Joondalup

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:

lots of glass to the south and east of the show room increases good indirect natural lighting

Plan allows for multitude of uses allowing the entire building to be reused by alternate tennants.

Additional planting area on south wall allow plants to grow on existing chainlink fence. as green wall.

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: Michael Stewart. **Contact Number:** 9209 1800

Applicant's Signature: **Date Submitted:** 9/6/2014.

Accepting Officer's Signature:

Checklist Issued: March 2011

MINUTES OF THE JOONDALUP DESIGN REFERENCE PANEL **Attachment 5**

ITEM 2 PROPOSED SHOWROOM DEVELOPMENT AT LOT 2 (15) HONEYBUSH DRIVE, JOONDALUP

The CEO spoke to the proposed showroom development item located at 15 Honeybush Drive Joondalup.

The CEO welcomed Michael Stewart from Vespoli to the meeting.

The representative spoke to the item on the proposed development and explained that it's the second development application for the site due to new clients. The clients required more parking at the front of the site, glass element facing east for nature light; extended car bays, and improved landscaping. Mr Stewart advised that this design is for a generic building that could be used for any type of showroom.

The Panel made the following comments/questions to the representative:

- Queried whether it will be a single storey showroom development.

- Queried the location of the development above a sewer/stormwater easement.
  Mr Stewart advised that the proposal follows the correct Water Corporation processes and discussions were held with City offices in Infrastructure Services regarding the sewer/stormwater easement.

Further discussion ensued between City officers and the Panel and the following comments/points were made:

- City officers worked hard with the applicant to deliver a better design following the previous development application that was tabled at the Joondalup Design Reference Panel meeting in November 2013. This design is now proposed for the Sundew Rise application, which is item 3 on this agenda.
- General discussion held on the City Centre parking standards and Amendment No.65.
- Honeybush Drive is located off Joondalup Drive so the development is not in a highly visible or landmark location.
- The primary elevation is set back from the street much further than the previous development application for the site, approved in December 2013.
- The Panel queried whether the City follows up on the Environmentally Sustainable Design Checklist form. It was noted that grey water reuse and tanks have been indicated on the form however, this development is not indicated on the plans.

The City will discuss these issues and comments with the applicant.