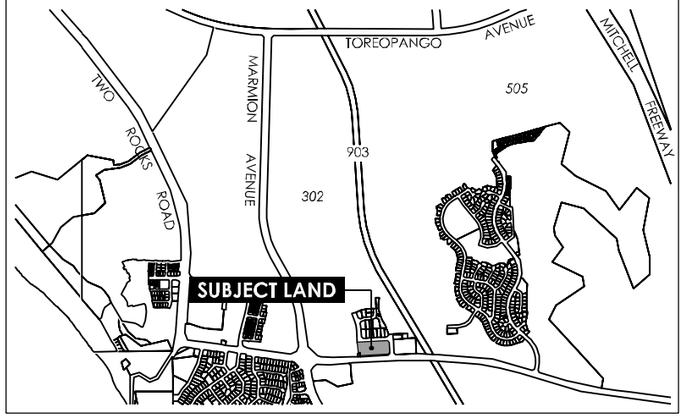
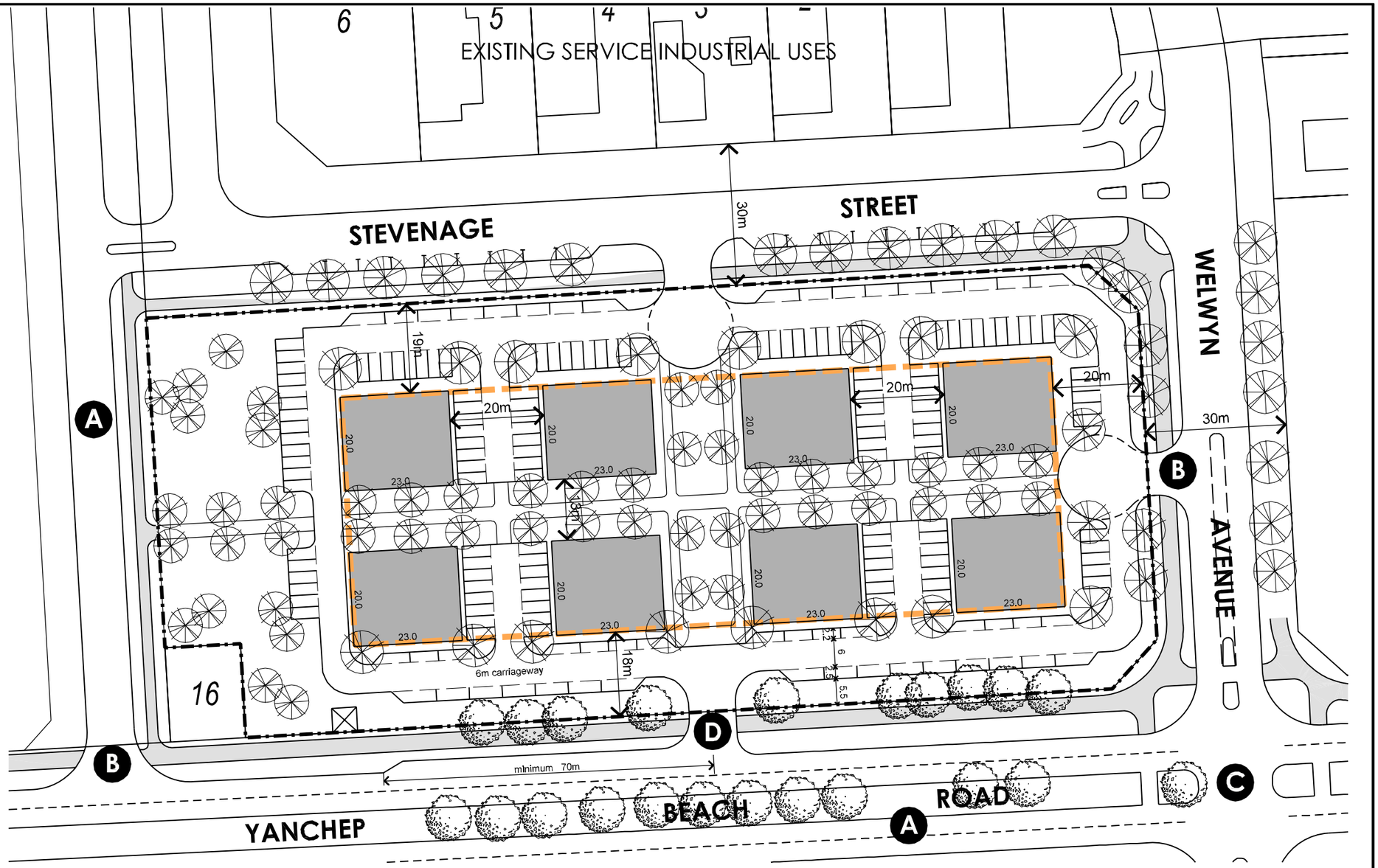
LOCATION PLAN



INDICATIVE BUILT FORM -
two storey robust building typology with extensive glazing and architectural detailing ensuring visual activation

LEGEND

- INDICATIVE BUILDING LAYOUT
- MAXIMUM BUILDING ENVELOPE
- PATHWAYS
- INDICATIVE LANDSCAPING
- EXISTING TREES
- (A) FUTURE CARRIAGEWAY
- (B) FUTURE LEFT IN / LEFT OUT
- (C) FUTURE 4-WAY
- (D) LEFT IN / LEFT OUT WHEN DUAL CARRIAGEWAY
- TRANSFORMER SITE
- SUBJECT LAND (1.85ha)



Endorsement Table

This Detailed Area Plan has been adopted by Council and signed by the Manager of Planning Services

Manager of Planning Services _____

Date _____

NOTES

1. The District Town Planning Scheme No.2 is varied as per notes 2 - 5. All other requirements of the Town Planning Scheme apply.
2. All buildings shall address adjacent public streets, with doors and windows to provide activation.
3. Building setbacks to be as shown on the Detailed Area Plan.
4. Any fencing on the subject land to be 60% visually permeable and no more than 1.8m in height.
5. A maximum total building height of 15m is permitted, and two-storey buildings are recommended.
6. Landscaping requirements shall be as per the District Town Planning Scheme No.2 requirements.

PROJECT

Lot 608 Yanchep Beach Road

DETAILED AREA PLAN

CLIENT		DATE
YANCHEP BEACH JOINT VENTURE (YBJV)		24/11/2008
PLAN NUMBER	SCALE	PROJECTION
07/004/008F	1:1000 @ A3	MGA 94
DESIGNED BY	CHECKED BY	DRAWN BY
WHB	WHB	TB

5m 0 5 10 15 20 25m

ALL AREAS AND DIMENSIONS DISPLAYED ARE SUBJECT TO DETAIL SURVEY.

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Town Planning and Design
187 Roberts Road Subiaco
Western Australia 6008
Telephone: (08) 9382 2911
Facsimile: (08) 9382 4586
admin@tbbplanning.com.au

Enterprise Park

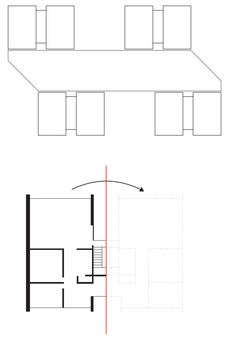
YBJV Stage One of Green Commercial Precinct Development - Enterprise Park

Green Building is not simply about protecting our living environment, or preserving natural resources or simply about energy saving. It also considers the impact of the buildings on its occupants and its environment. Designed as the first phase of the Enterprise Park, the modular green architectural space takes on various dimensions in its dialogue with sustainability.

Enterprise Park is an approach to incorporate ecological sustainable design principles with a "living office" concept. This approach explores various possibilities such as, building layout, relationship with site conditions, native natural landscape, structural system, climate and weather, maximization of natural lighting, solar energy and water cycle.

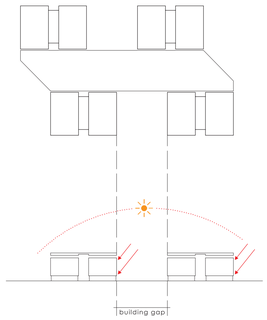
Yanchep Beach Joint Venture would like to develop places for people to live and support their livelihoods, while helping local communities express their unique character. We are attempting to achieve a sustainable society in various ways through the medium of everyday operations. As we seek to achieve a clean green sustainable community the dialogue continues.....

MASTERPLANNING



Repetitive Planning and Floor Plan Layout

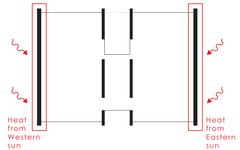
- reduce Embodied Energy during Documentation and Construction stages



Natural Solar Gain

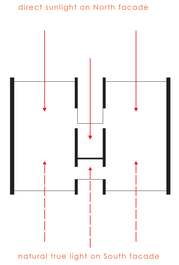
- provide maximum solar orientation
- prevent overshadow of neighbouring unit

BUILDING LAYOUT



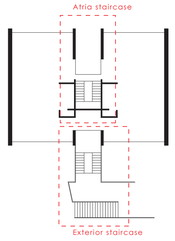
Thermal Mass (Heat Collector)

- East and West Structural Wall
  - enable passive solar gain
  - allow space heating during winter



Lightings

- building orientation (North – South direction)
  - advantage of inviting natural daylight into building
  - direct sunlight on north façade
  - natural true light on south façade
  - reduce artificial lightings usage

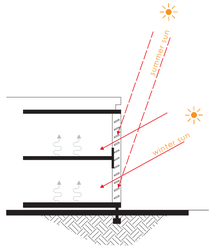


Stairways

Atria staircase
Exterior staircase
- Illumination from natural lighting

- reduce artificial lighting usage in building services area

SUSTAINABLE BUILDING MECHANISM



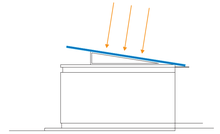
Louvers

- allow direct solar radiation during winter
- avoid overheating building by summer sun

~collaborates..

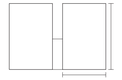
Floor

- absorb heat from sunlight during daytime, and release heat during night time in winter



Photovoltaic Cells

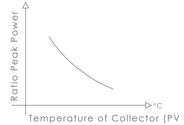
Roof area



= 19m x 12m
= 228m²

- sufficient roof area to place PV cells
  - approximate 228m²
- PV cells mounted on roof in angle
  - optimum angle to harvest solar radiation
  - ventilate PV cells, as..

temperature ↑ , efficiency ↓



Gray Water

– waste water from wash basins, showers, and bath tubs

- treatment / recycle mechanism
  - placed in building basement or buried

2 types of purification methods :

- Biological Immersion
- Membrane Filter System

Rainwater

- rainwater quality dependant on :

Location
Roof Design
Roof Material
Filtration Method
} runoff coefficient

Usage of recycled gray water and rainwater
- service water – toilet flush, sprinkles.. etc.

Water Storage – beneath elevated walkway
- access to water cisterns tank and filtration system, as it sits on ground level
- prevent build-up of bacteria and algae in water

Storage capacity = $\frac{\text{Service demand} \times \text{Dry period}}{365 \text{ days}}$