

Issue	Pre-Application Review Submission requirements	Conceptual Planning Review Submission requirements	Detailed Planning Review Submission requirements
Natural Systems	<p>Contextual Natural Systems Analysis</p> <p>Demonstrate compliance with Coastal Development Guidelines where appropriate.</p> <p>For sites outside of CDG mapping, illustrate site relationship with existing or proposed public realm amenities and natural resources or systems.</p> <p>1 page narrative explaining the ways in which the project engages natural systems to both minimise harm and positively enhance local ecosystems</p> <p>An initial site environmental survey including flora and fauna including assessment for the existence of or potential impacts on threatened, rare or endangered species.</p> <p>Context Plan including linkages to surrounding natural systems and potential habitat linkages.</p> <p>Site Analysis developed on an aerial photograph showing significant vegetation, topography and site features.</p> <p>Site contour plan to minimum 1 metre contour interval showing all site boundaries, easements and encumbrances generalized soil mapping</p>	<p>Living Systems/ Livable City Concept Composite</p> <p>Diagram, simple narrative and images/ sketches that demonstrate the inter-relationships of:</p> <ul style="list-style-type: none"> • site development • stormwater management techniques • increased habitat techniques • heat island reduction strategies (material SRI, shading, cool roofs) • outdoor thermal comfort (shaded pedestrian realm, reflectivity studies, radiant temperature studies, natural ventilation) • circulation and mobility strategies • layered, multi-use open space and public realm. 	<p>Living Systems/ Livable City Plan + Targets</p> <p>Framework Plan with specific annotations and outlines specifications (as appropriate) that document the inter-relationships of:</p> <ul style="list-style-type: none"> • site development • stormwater management techniques • increased habitat techniques • heat island reduction strategies (material SRI, shading, cool roofs) • outdoor thermal comfort (shaded pedestrian realm, reflectivity studies, radiant temperature studies, natural ventilation) • circulation and mobility strategies • layered, multi-use open space and public realm in an integrated fashion.
Natural Systems Livable City	<p>Contextual Urban Systems Analysis</p> <p>Provide a 1 page narrative plus plan to illustrate site relationship with existing circulation (pedestrian, vehicular and transit) routes, surrounding land uses and built form including figure ground studies.</p> <p>Mobility Assumptions Provide a 1 page narrative and diagrams as necessary to discuss issues including vehicular, transit, pedestrian and bicycle assumptions.</p> <p>Demographic Snapshot Provide a summary narrative demonstrating target market, proposed development program and its relationship to market trends and analysis.</p>		

Issue	Pre-Application Review Submission requirements	Conceptual Planning Review Submission requirements	Detailed Planning Review Submission requirements
<p>Resourceful Energy</p>	<p>Energy Strategy</p> <p>Provide 1 page narrative describing the initial energy strategy, initial targets, tools, processes and techniques for energy modelling proposed and potential variables for conducting energy modeling on the project, during the conceptual planning stage.</p> <p>Identify potential conservation measures to be considered, as well as renewable offset options to be explored and tested.</p>	<p>Energy Analysis</p> <p>Provide 2-3 page summary analysis including the results of 'Shoe Box' or indicative energy modelling studies that explore the implications of orientation, massing, shading strategies on building energy consumption, urban heat island and outdoor thermal comfort.</p> <p>Narrative to show how analysis influenced building siting and massing.</p> <p>Provide overall project energy budget and targets for each proposed building, use type and overall site development.</p> <p>Metering, Sub-metering and monitoring strategy to be presented</p>	<p>Energy Budget</p> <p>Provide Summary analysis to demonstrate a systemic and progressive improvement analysis of building elements and aspects.</p> <p>Show how iterative analysis determined building massing, shading, apertures, envelope performance, etc.</p> <p>Show overall improvement using scenario alternatives. Analyses should include both actual figures and percentage improvements over commencement modelling or Estidama benchmark (TBC).</p> <p>Indicate how this analysis was used to integrate and optimise key project outcomes and/or informed the building or project design decisions.</p> <p>Provide final energy budget for individual building/s and uses as a total and per m2. If a multi-building development, update overall Energy Budget and confirm total provided in Conceptual Design has not been exceeded.</p> <p>Provide a summary of all envelope materials thermal specifications.</p>
<p>Precious Water</p>	<p>Water Strategy</p> <p>Provide a 1 page commentary on the process, tools and technologies to be employed and potential variables for conducting water budgeting on the project, during the conceptual planning stage.</p> <p>Identify potential conservation measures to be considered, as well as non-potable water options to be explored and tested.</p>	<p>Water Analysis</p> <p>Provide a 2-3 page summary analysis that explores the implications of landscape strategies, non-potable water use (reclaimed, treated water or harvested stormwater) on project water consumption.</p> <p>Provide an overall project Preliminary Water Budget with targets for each proposed building, target for all site development and illustration of percentage of potable and non-potable water use.</p> <p>Metering, Sub-metering and monitoring strategy to be presented</p>	<p>Water Budget</p> <p>Demonstrate a systemic comparison of building elements and initial phase site development aspects on water.</p> <p>Show how iterative analysis determined building fixture and appliance assumptions, water recapture strategies and landscape approach and budgets for all major individual uses.</p> <p>Show overall improvement using scenario alternatives. Analyses should include both actual figures and percentage improvements over Estidama benchmark/s(TBC). Provide final water budget for building as a total and per m2. If a multi-building development, update overall Water Budget and confirm total provided in Conceptual Design has not been exceeded.</p> <p>Also show individual targets for individual major use e.g. retail, hotel, office etc.</p> <p>Metering, Sub-metering and monitoring strategy and feedback commitments</p>

Issue	Pre-Application Review Submission requirements	Conceptual Planning Review Submission requirements	Detailed Planning Review Submission requirements
Healthy Materials	<p>Materials Strategy</p> <p>Submit a 1 page narrative describing potential materials to be considered for the proposed project that would fulfill the objectives of healthy materials.</p> <p>Waste Strategy - 1 page narrative describing Demolition and Construction waste diversion strategies that will be explored for the project.</p>	<p>Materials Analysis</p> <p>Submit a 2-3 page narrative of potential site material requirements and percentage of total project that may comply with Healthy Materials standards (TBD)</p> <p>Waste Analysis narrative and supporting calculations on projected Demolition and Construction waste for project, and potential diversion rates and downstream opportunities for reuse of materials.</p> <p>Recycling Support Facilities Concept showing location of support facilities for collecting recyclable materials during construction and post occupancy.</p>	<p>Materials Budget</p> <p>Submit summary narrative and outline specifications for building materials that meet Healthy Materials standards (TBD).</p> <p>Provide calculations in summary as to what percentage of total building and site development will meet this criteria.</p> <p>Waste Budget narrative and calculations demonstrating percentage of waste diversion during demolition, construction and post occupancy at sitewide and building level as appropriate.</p> <p>Recycling Support Facilities Commitments showing preferred location of support facilities for collecting recyclable materials post occupancy.</p> <p>Site plan to show staging area for construction waste separation and collection with diversion target.</p>