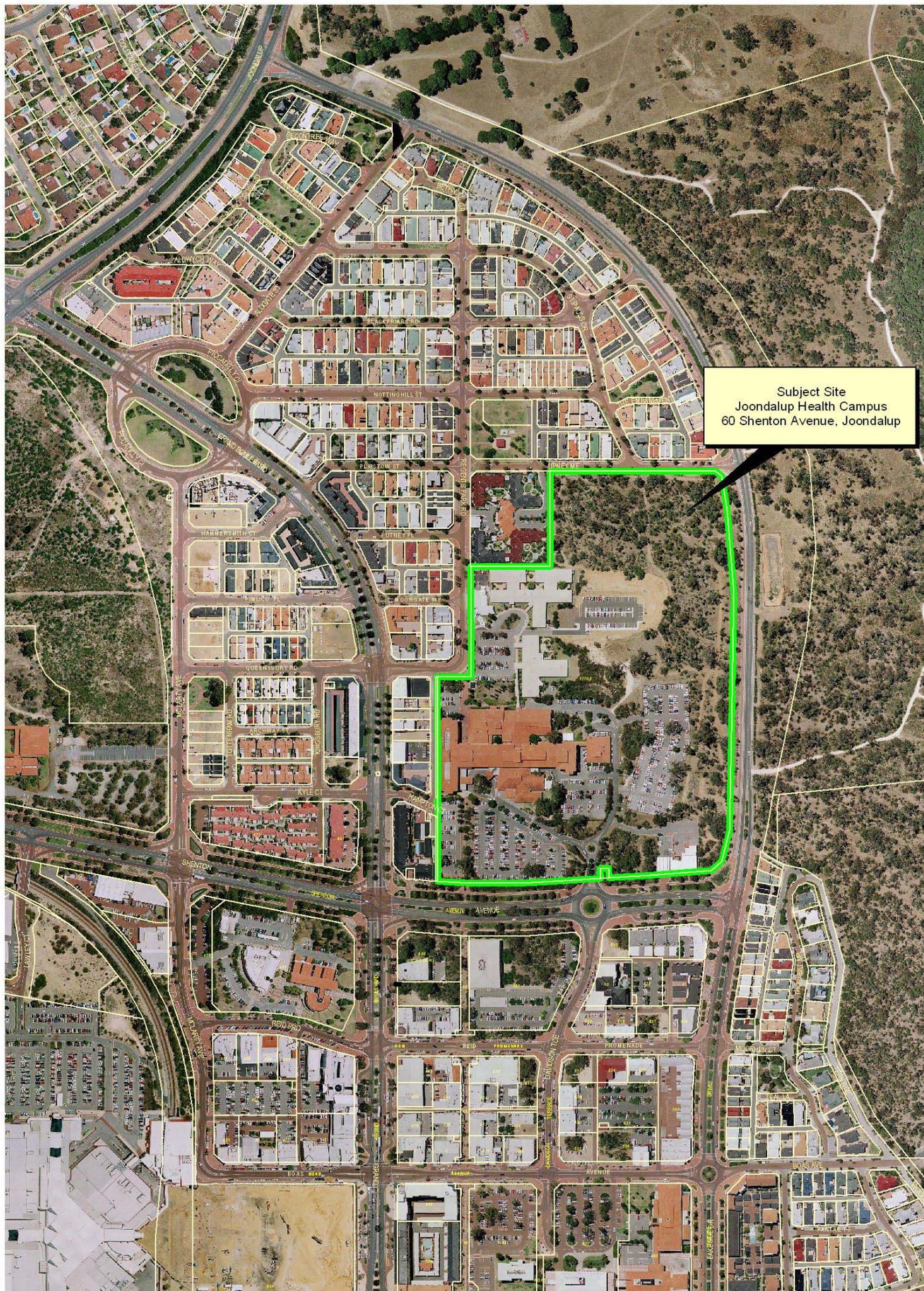


Subject Site  
Joondalup Health Campus  
60 Shenton Avenue, Joondalup

Res 36696



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Joondalup Health Campus  
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CONDITIONS OF APPROVAL AS AGREED TO BY COUNCIL AT ITS JULY 2008 MEETING	REVISED CONDITION NUMBER IN RECOMMENDATION	COUNCIL'S POSITION FROM JULY 2008 MEETING	RECOMMENDED POSITION BASED ON REVISED PROPOSAL
(a) An onsite storm water drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the City. The drainage sumps shall be treated with a combination of landscaping, screening and contouring in a manner that complements the surrounding landscape, to be detailed and submitted to the City for approval prior to their installation. The proposed storm water drainage system is required to be shown on the Building Licence submission and be approved by the Manager Infrastructure Management prior to the commencement of construction.	(a)	Condition to be retained	Condition to be retained
(b) Retaining walls being of a clean finish and made good to the satisfaction of the Manager, Approvals, Planning and Environmental Services.	(b)	Condition to be retained	Condition to be retained
(c) Pedestrian and vehicular access ways shall be aligned to provide clear sightlines, together with the provision of adequate lighting, to ensure vehicular and pedestrian safety.	(c)	Condition to be retained.	Condition to be retained
(d) Submission of a construction management plan detailing phasing of construction, access, storage of materials, protection of pedestrians, footpaths and other infrastructure to the satisfaction of the Manager Approvals, Planning & Environmental Services;	(d)	Condition to be retained	Condition to be retained
(e) All building finishes and materials used on the exterior of the building shall be robust, durable and resistant to vandalism to the satisfaction of the Manager Approvals, Planning & Environmental Services and shown on plans submitted for building licence approval;	(e)	Condition to be retained	Condition to be retained.

<p>(f) Disabled car parking bays to be in compliance with the Building Code of Australia. Provision must also be made for disabled access and facilities in accordance with the Australian Standard for Design for Access and Mobility (AS 1428.1);</p>	<p>(f)</p>	<p>Condition to be retained.</p>	<p>Condition to be retained</p>
<p>(g) The parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for off street car parking (AS/NZS2890.1-2004) unless otherwise specified by this approval. Such areas are to be constructed, drained, sealed and thereafter maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services prior to the development first being occupied.</p>	<p>(g)</p>	<p>Condition to be retained</p>	<p>Condition to be retained</p>
<p>(h) The lodging of detailed landscaping plans, to the satisfaction of the Manager Approvals, Planning and Environmental Services, for the development site with the building licence application. All details relating to paving and treatment of verges, including the provision of public seating, public art, roundabout entry statement, pathways and other non vegetation related landscaping elements, shall be shown on the landscaping plan. A vegetation survey of the site is also required and shall form part of the landscaping plans.</p>	<p>(h)</p>	<p>Condition to be retained</p>	<p>Condition to be retained</p>
<p>(i) Landscaping, reticulation and all verge treatment is to be established in accordance with the approved landscaping plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services.</p>	<p>(i)</p>	<p>Condition to be retained</p>	<p>Condition to be retained</p>
<p>(j) All external car parking areas shall be provided with one shade tree for every four 4 bays prior to the development first being occupied. The trees shall be protected from damage by vehicles and maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services.</p>	<p>(j)</p>	<p>Original condition was modified by July 2008 resolution.</p>	<p>Modified condition to be retained - July 2008 resolution.</p>

(k)	Any signage associated with the proposed development (excluding internal directional signage) shall be the subject of a separate development application.	(k)	Condition to be retained	Condition to be retained
(l)	The developer shall ensure that all proposed pedestrian pathway routes for both visitors and staff leading to the main entries of the building are clearly identifiable by the use of signage.	(l)	Original condition was modified by July 2008 resolution.	Condition to be retained
(m)	The developer shall provide a pedestrian crossing facility for the traffic control signals at the intersection of Grand Boulevard and Shenton Avenue in accordance with MRWA Standards and Guidelines and approved by Main Roads WA.	(m)	Applicants agreed to comply with condition	Condition to be retained
(n)	The developer shall contribute to/fund the following to the satisfaction of the City; (i) The upgrade of the Hospital CAT stops and resultant modifications to the median island on Shenton Avenue, in accordance with PTA guidelines and City of Joondalup standards, with City of Joondalup approved shelters. (ii) The provision of a covered and protected walkway from the CAT stop to the public hospital's main entrance (iii) Contribute to one quarter (25%) of the annual running cost of the CAT system.	Delete	Condition to be retained	Car parking is now complaint with DPS2 - Condition to be removed
(o)	The developer shall provide a covered walkway/awning (or similar treatment) along the buildings' Shenton Avenue frontage from the public hospital entrance to the private hospital entrance, to the satisfaction of the Manager Approvals, Planning and Environmental Services.	Delete	Condition to be retained.	Car parking is now compliant with DPS2 - Condition to be removed.
(p)	The developer to provide a vehicular linkage from the southern car parking area to the proposed eastern car parking area to the satisfaction of the City of Joondalup;	Delete	Condition to be retained.	Plans modified to conform to condition - condition can be removed.
(q)	The developer shall provide additional footpaths, in locations shown in red ink on the attached approved plans, to the specification and satisfaction of the City of Joondalup.	Delete	Condition was met based on revised plans	Modified plans still satisfy condition of approval - condition can be deleted.

<p>(r) The developer shall provide channelisation for the southern access to the site on Lakeside Drive, including a right turn slip lane, to the specification and satisfaction of the City of Joondalup.</p>	<p>(n)</p>	<p>Condition to be retained</p>	<p>Plans modified – further refinement required - condition to be retained</p>
<p>(s) A barrier access card reader is to be installed on the proposed southern Lakeside Drive Access road at an appropriate location to the satisfaction of the City of Joondalup.</p>	<p>(o)</p>	<p>Condition to be retained</p>	<p>Barrier access card reader system shown on plans - condition to be modified to require the barrier access car reader to be maintained in a good working condition.</p>
<p>(t) The Joondalup Health Campus shall prepare and implement a Travel Plan in consultation with City of Joondalup's Travel Smart Officer and in a form and detail required by the Health Department's draft policy: Access and Parking Strategy for Health Campuses in the Perth Metropolitan Area, to the specification and satisfaction of the Council. The Travel Plan shall provide yearly targets, budget allocations, and must provide for annual reporting on achievements of targets and programs implemented to City of Joondalup for information. In the event that Travel Plan targets aren't achieved as set out within the endorsed Travel Plan, additional car parking is to be provided on site or off site, within a timeframe to be established in the Travel Plan, and such arrangements being established by a legally binding agreement between the City and the Joondalup Health Campus to address the parking shortfall through the construction of car parking bays to be prepared and executed at the cost of the applicant, with the legal agreement to be signed prior to the building plans being approved;</p>	<p>Delete</p>	<p>Condition to be retained</p>	<p>Car parking is now compliant with DPS2 - Condition to be removed</p>

<p>(u) The developer shall also provide secure, long term undercover motor cycle, scooter and bicycle parking facilities for staff and multi modal commuters and visitors. Such details are to be shown on plans lodged with the City of Joondalup for building licence approval.</p>	<p>(p)</p>	<p>Original condition was modified by July 2008 resolution.</p>	<p>Condition to be retained</p>
<p>(v) All existing verge vegetation, particularly vegetation along Lakeside Drive, shall be retained and protected during construction of the development.</p>	<p>(q)</p>	<p>Condition to be retained</p>	<p>Condition to be retained</p>
<p>(w) The developer shall liaise with the City of Joondalup to develop and implement a master plan for the JHC site in order to coordinate its ultimate future development, prior to any further large scale development stages being considered by the City of Joondalup. The master plan shall be to the satisfaction of the City of Joondalup.</p>	<p>(r)</p>	<p>Condition to be retained</p>	<p>Condition to be retained</p>
<p>(x) The developer shall ensure that the Western Australian Planning Commission's 'Designing Out Crime Planning Guidelines' dated June 2006 are taken into consideration in the preparation of all detailed plans (including landscaping plans) for building licence approval. A report shall be submitted with the future building licence application which outlines compliance with the performance criteria of this document, to the satisfaction of the City of Joondalup.</p>	<p>(s)</p>	<p>Condition to be retained</p>	<p>Condition to be retained</p>
<p>(y) On completion of the installation of any Mechanical Services, the applicant /builder shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical Services engineering or Air Conditioning Contractor.</p>	<p>(t)</p>	<p>Condition to be retained</p>	<p>Condition to be retained</p>

<p>(z) The use of Western Australian indigenous and water-wise shrubs and groundcovers is encouraged. Existing trees and verge treatments are to be acknowledged and incorporated into the landscape design. The developer's landscaping consultant shall first liaise with the City's Landscape Architect to ensure all landscaping concepts and elements are addressed and shown on the landscaping plans prior to it being lodged with the City for its approval, with the retention of the large tuart tree in the south eastern corner of the site.</p>	(u)	Condition to be retained	Condition to be retained
<p>(aa) The Mechanical Services Engineering or Air Conditioning Contractor shall certify that the mechanical ventilation complies with and is installed in accordance with Australian Standard 1668.2-1991, Australian Standard 3666-2002 and the Health (Air Handling and Water Systems) Regulations 1994.</p>	(v)	Condition to be retained	Condition to be retained
<p>(ab) The applicant shall have due regard to the following;</p> <ul style="list-style-type: none"> <li>(i) Ausroads guide to Traffic Engineering Practice Part 14 – Bicycles;</li> <li>(ii) Provision of clusters of bicycle 'U' rails located at appropriate entry/exit points.</li> </ul>	(w)	Condition to be retained	Condition to be retained

PROPOSED ADDITIONAL CONDITIONS OF APPROVAL	PROPOSED CONDITION NUMBER IN RECOMMENDATION
An Arborcultist shall be engaged by the applicant, at their cost, in order to oversee the protection and health of the existing tuart tree referred to in condition (u)*, during and just after the completion of the construction works around the tree.	(x)
The applicant shall submit a waste management plan to the satisfaction and approval of the City.	(y)
The unallocated space within the proposed development shall not be used until such time as Planning Approval has been granted for the use of that space.	(z)

\* Note: Was original condition (z), now refers to modified condition number (u)