



**In the Matter between  
Ramsay Health Care  
and  
City of Joondalup**

**Response to Order from State Administrative Tribunal Mediation  
on 19 May 2008**

**J. Tree projection**

Response: Please see Appendix 1 for response from Plan E.  
Please contact STH Architects if further information required.

**L. Pedestrian access.**

Response: Please see Appendix 2. Drawing from STH.  
STH Architects can be contacted for further information if required.

**M. Pedestrian traffic control signals**

Response: Advice received from City of Joondalup 28 May 2008.  
Ramsay Health Care has advised that it is not prepared to contribute to this and view this as a City cost.

**N. (i) upgrade to CAT Stop and modifications to median strip**

Response: Advice received from City of Joondalup 28 May 2008.  
Ramsay Health Care has advised that it would be willing to fund this \$52k in relation to CAT upgrades as trade off for the requirement to have covered walkways and funding of CAT Service.

**N. (ii) covered walkway**

Response: Advice received from City of Joondalup 28 May 2008.  
John Holland has advised an indicative estimate of \$650k. Ramsay Health Care considers that this is not an acceptable condition in any form.

**N. (iii) funding of CAT service**

Response: Advice received from City of Joondalup 28 May 2008.  
Ramsay Health Care will consider a contribution to the CAT Service in the future.

**O. Covered walkway from public to private hospital.**

Response: The Medical Centre that adjoins the Private Hospital is internally linked to the private hospital. Parking for patients using the Private Hospital and Medical Centre is available either directly outside the public entrances to the facility or in the undercroft parking beneath the private hospital.



Internal access to the Medical Centre and Private Hospital is available via an elevator connecting the undercroft carpark to the ground floor of the Private Hospital.

The Medical Centre will house medical specialists who provide services to the hospital such as surgeons and obstetricians. The facility will not be used by general practitioners.

This condition should be deleted.

**P. Vehicular linkage of southern car park to eastern parking area.**

Response: The car parking areas at the front of the site (south of the hospitals) are designated for the sole use of patients and visitors. The car parks to the north of the site are for the use of staff. The number of parking bays to the south of the hospital meets the projected demands for patients and visitors to the Public and Private Hospitals and the Medical Centre. Returning visitors to the Private Hospital and Medical Centre can also be directed to use the undercroft parking under the Private Hospital.

There is a differential in ground levels between the undercroft parking and the proposed front car park and this makes design of a vehicular ramp link between the two areas technically difficult. A ramp would also constrain future use of the south west corner of the Site as proposed in the site master plan and as preferred by the City of Joondalup.

**S. Barrier access reader**

Response: Please see [Appendix 3](#)  
Not accepted.

**U. Additional 29 car bays**

Response: Please see [Appendix 2](#)

**T. Travel plan**

Response: Condition reworded as agreed on 19 May 2008

# Appendix 1

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-----Original Message-----START  
Forwarded by Ubaldo Salvucci on Tue, 3 Jun 2008

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**From:** Andrew Baranowski [mailto:[abaranski@plane.com.au](mailto:abaranski@plane.com.au)]  
**Sent:** Thu, 29 May 2008 18:07 (W. Australia Standard Time)  
**Received:** Thu, 29 May 2008 18:14 (W. Australia Standard Time)  
**To:** [ubaldos@sth-architects.com.au](mailto:ubaldos@sth-architects.com.au);  
**Subject:** RE: Joondalup Health Campus 2007 Redevelopment at Joondalup for Ramsay Health Care Limited - WA  
**Attachments:** 5  
**Importance:** Normal

Hi Ubaldo

Please find attached alternative "tree well" treatments for carpark areas, as promised. Our preference is the the kerbed option, thus avoiding expensive bollards etc.

Cheers

**ANDREW BARANOWSKI**  
Director



Landscape Architecture | Environmental Design

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T : (08) 9388 9566 | F : (08) 9388 9577  
M : 0412 525 117 | E : [ab@plane.com.au](mailto:ab@plane.com.au)

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## Appendix 2



REFERENCE EML/02446/33/54  
For the attention of Lisa-Maree Crimmins  
Subject: DA Condition 2(u)

Lisa-Maree

Please find attached a PDF drawing showing the pathways and extra Carparking as per DA Condition 2(u).

The drawing shows pathways in red and the extra Carparking bays in blue.

The most Northern Carparking bays show an additional 12 bays (however at the expense of 9 bays), therefore only 3 additional bays. The bays south of those show an additional 12 bays and those adjacent the Main Entry of the Hospital show an additional 12 bays. In total, the drawing shows 27 additional bays.

If you have any further queries, feel free to call me.

Regards,  
**UBALDO SALVUCCI**  
Architect

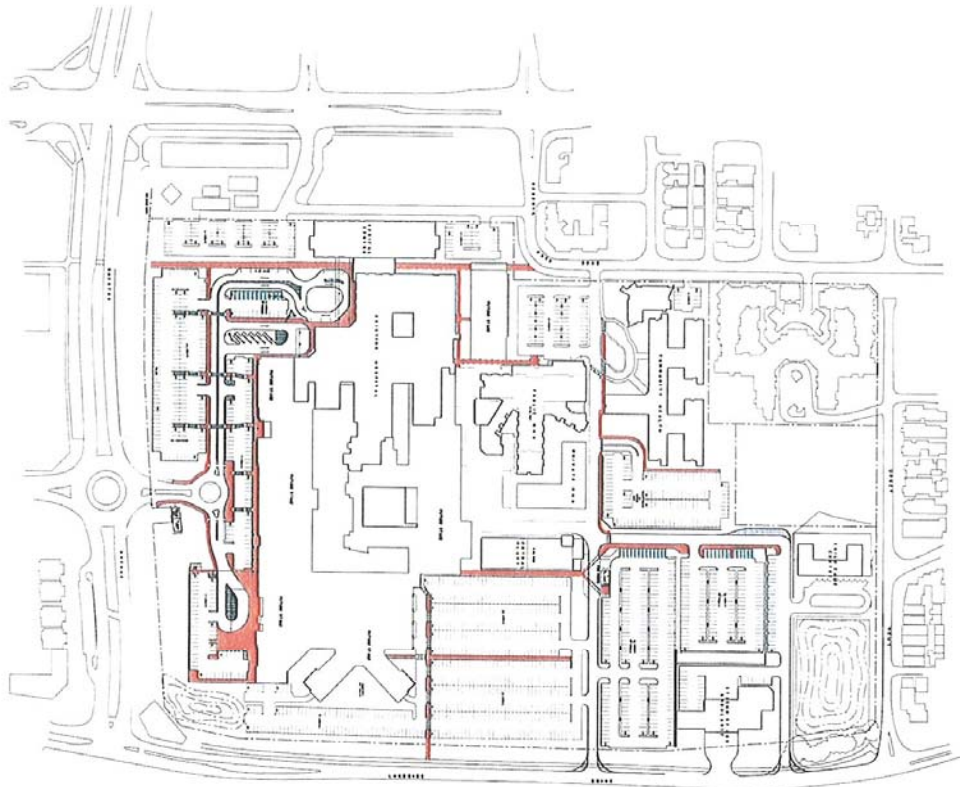


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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Project Name: Jondalup Health Campus  
Project Number: JHC-001  
Project Manager: [Name]  
Project Engineer: [Name]  
Project Architect: [Name]  
Project Designer: [Name]  
Project Surveyor: [Name]  
Project Photographer: [Name]  
Project Date: [Date]

**JOINDALUP HEALTH  
CAMPUS**

ARCHITECTURAL  
DRAWING

Project Name: Jondalup Health Campus  
Project Number: JHC-001  
Project Manager: [Name]  
Project Engineer: [Name]  
Project Architect: [Name]  
Project Designer: [Name]  
Project Surveyor: [Name]  
Project Photographer: [Name]  
Project Date: [Date]



## Appendix 3

Ubaldo

-----Original Message-----START  
Forwarded by Ubaldo Salvucci on Tue, 3 Jun 2008

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From: BPA Engineering [mailto:[bpa@bpaeng.com.au](mailto:bpa@bpaeng.com.au)]  
Sent: Tue, 3 Jun 2008 14:22 (W. Australia Standard Time)  
Received: Tue, 3 Jun 2008 14:27 (W. Australia Standard Time)  
To: Ubaldo Salvucci;  
Subject: Joondalup Health Campus  
Attachments: 1  
Importance: Normal

Ubaldo

As requested please find below our comments regarding Council's condition on access control at lake side drive entries.

There is a significant level difference across the site as indicated in the attached long section. This provides a visual barrier against casual users perceiving the road as a short cut from Lakeside Drive to Regents Park Road. The road line markings and signage will not provide any indication of the road being able to be used for this purpose.

The road speed limit is restricted to 30km/hr by signage there will be a lot of service and staff traffic using the Lake Side Drive ring road making this entry less attractive to no hospital users to take a short cut.

Calming devices such as speed humps or similar are generally not used in hospital facilities as emergency vehicles with head or back injured patients can not use these roads. We would strongly recommend they not be used even if the road is currently intended not to be used by emergency vehicles.

This road provides access to several different car parks along its length and users should be able to exit in either direction. The community health building and public mental health building car parks need to be accessible from both ends.

Any boom gate or card access device needs to be located far enough into the site to prevent queuing in Lakeside Drive. Any access control is much better done inside the individual car park areas.

It is potentially possible to combine the road with the community health building car park such that you are forced to enter and exit a car park to travel through. However, this will result in significant loss of car park numbers and will make card access to the car park difficult.

If you need any additional information please call.

Regards

Peter Scott





460 Roberts Road

Subiaco Western Australia 6008

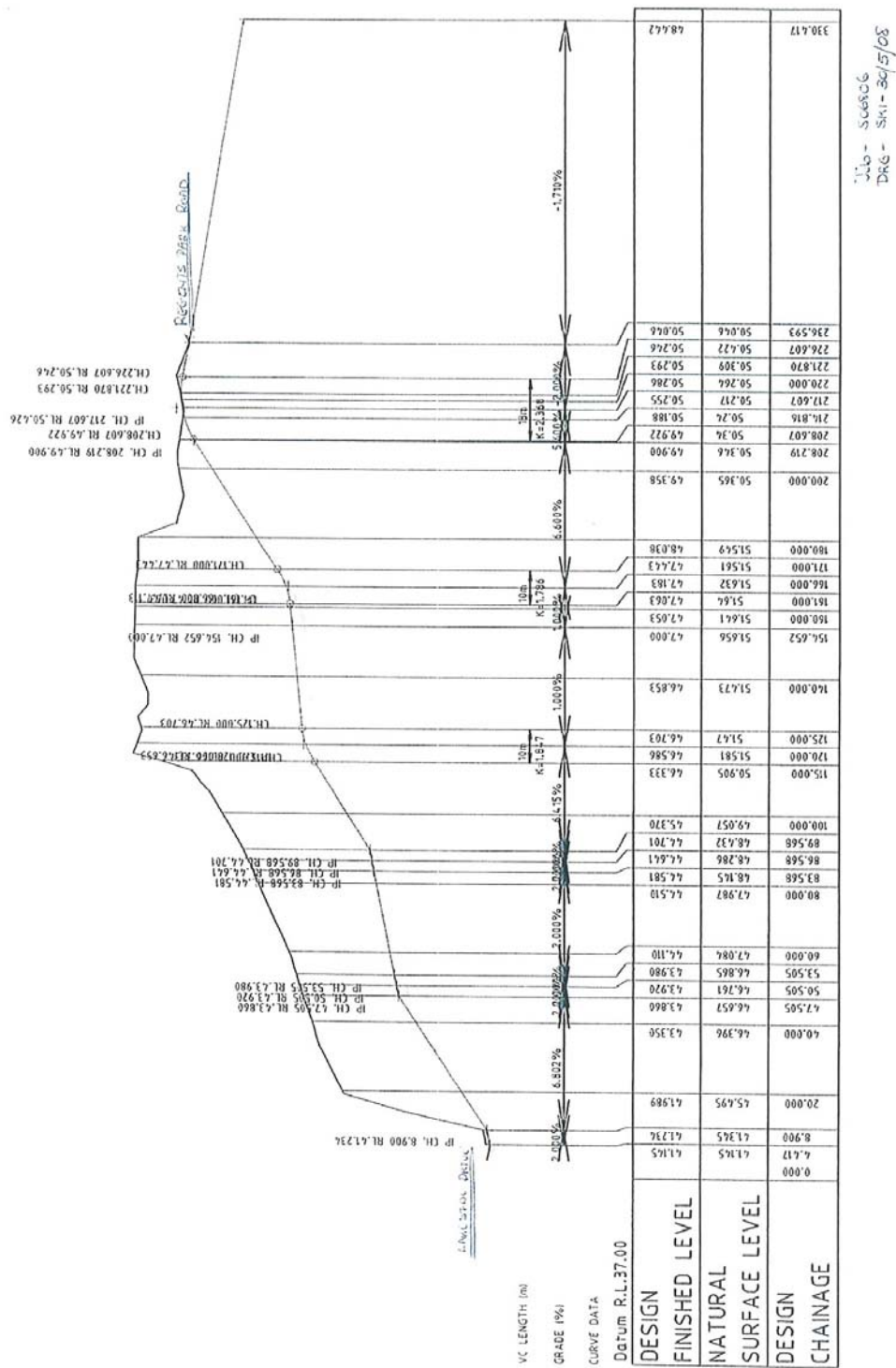
PH: 61 08 9382 8008

FX: 61 08 9382 8006

Email: [bpa@bpaeng.com.au](mailto:bpa@bpaeng.com.au)

-----Original Message-----END

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