

**PROPOSED EXTENSIONS AND ADDITIONS TO JOONDALUP HEALTH CAMPUS  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 1 NOVEMBER 2007)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	G Eaves	32 The Embankment Joondalup 6027	<p>Objection based on the following issues:</p> <p>Traffic Management has not been adequately considered nor commented upon in the applicant's traffic report. No internal vehicle permeability and circulation. No traffic management at entrances. Vehicles unable to circulate from one car park to another when capacity exceeded. Presumption that traffic is light and infrequent. Cites the review of traffic management impact reports for QE2 and UWA. Believes major flaw is lack of internal ring road which will force all traffic to back track onto surrounding roads to move from one area of the campus to another, resulting in unnecessary additional vehicle movements. East/West road will encourage 'rat running (shortcut)' traffic and will impact upon Regents Park Road. New northern most road onto Lakeside Drive and Upney Mews has poor sight distance. Dedicated turning lanes required to minimise accidents. One intersection onto Lakeside</p>	<p>Noted.</p> <p>A condition is to be imposed upon the development approval to require an internal vehicular connection from existing car parking areas to the south of the site to connect with proposed car parking areas to be constructed to the east and north of the site.</p> <p>The City's traffic consultant and engineers have conducted an independent review of the proposal, incorporating comments made within submissions received during the advertising period for the proposal. The proposal is considered acceptable subject to the imposition of several conditions upon the development approval (if granted). These include channelisation being provided for the southern access to the site onto Lakeside Drive, including a right turn slip lane and a barrier access card reader being installed on the southern Lakeside Drive access road to discourage 'rat running (shortcuts)' along the internal</p>

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			<p>preferable.</p> <p>Little effort has been made to value-add public transport opportunities. Buses should set down passengers within the hospital grounds. Little consideration of dedicated bus embayments and improved pedestrian connectivity from the road to the hospital building. Pedestrians ranked lower than cars and must negotiate a hazardous disjointed car park.</p> <p>Noise has not been seriously considered. Proposed ambulance building too close to a residential area. Orientation of the child care centre results in noise spill into adjoining residential area and create set down/pick up traffic issues via Upney Mews.</p> <p>There is no master plan for the site. Believes forward analysis, design and</p>	<p>east/west road between Lakeside Drive and Regents Park Road.</p> <p>A condition is to be imposed on the development approval (if granted) to require the developer to fund the upgrade of the Hospital CAT stops on Shenton Avenue in accordance with PTA guidelines and City of Joondalup current standards with City of Joondalup approved bus shelters. The Developer shall also provide a covered and protected walkway from the CAT stop to the hospital Main Entrance and contribute to the annual cost of the service as a condition of development approval if granted). It is not recommended that the CAT bus enter into the grounds as this would undermine the efficiency of the service.</p> <p>The ambulance and child care centre buildings have been removed from this development proposal and will be subject to a separate future development application and approval process.</p> <p>A condition is to be imposed upon the</p>
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			<p>expansion of transport, parking, access, servicing and land use issues are inadequate. Suggests taller buildings with a reduced building footprint.</p> <p>Pedestrian, cyclist and public transport accessibility is woefully inadequate. Access over vast distances within a disjointed public/private hospital building structure through disconnected car parks causing confusion and frustration.</p> <p>Layout of buildings will result in increased heat and cooling requirements. Poor understanding of the environment. Use of drainage sumps instead of underground storage detrimental to the amenity of adjoining homes that overlook it.</p> <p>Little consideration given to pedestrian accessibility and permeability. No pedestrian related furniture or amenities on the site. Plans maximise parking to</p>	<p>development approval (if granted) requiring the developer to liaise with both the City and the WAPC in order to develop a master plan for the entire site in order to coordinate its ultimate future development/build out.</p> <p>Refer comments above. In addition, a condition is to be imposed upon the development approval (if granted) to require the developer to 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.</p> <p>A condition is to be imposed upon the development approval (if granted) to require the development to comply with the provisions of the Building Code of Australia which outlines energy efficiency standards for proposed buildings which need to be met. It is likely that underground storm water storage systems will be utilised in future development of the JHC.</p> <p>Refer comments above. In addition, a condition is to be imposed upon the development approval (if granted) to</p>
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			<p>the detriment of pedestrian amenity, preservation of natural areas and accessibility.</p> <p>Impact on adjoining residential properties. The development in its present form all has the potential to negatively impact upon residential areas.</p>	<p>show such details on detailed plans submitted to the City for building licence approval.</p> <p>It is not expected that this proposal will create an adverse impact upon any adjoining residential areas, particularly as the child care centre and ambulance building proposals near existing residential development in Upney Mews have been deleted from this development proposal.</p>
2	N Ottaviano	15 Upney Mews Joondalup 6027	<p>Objection based on the following issues:</p> <p>Traffic Management – are there going to be any roads opening out on to Upney Mews? No through road at end of Upney Mews to remain. Traffic already heavy during peak periods in general vicinity of the JHC.</p> <p>Can Lakeside Drive cope with expected volume of traffic as a single carriageway?</p> <p>What type of mental facility and what level of security does it have?</p>	<p>Noted.</p> <p>No vehicular access points are proposed from the JHC from Upney Mews. The existing no through road in Upney Mews is to remain as such.</p> <p>Lakeside Drive is able to cope with expected traffic volume increases as a result of this development proposal.</p> <p>The private mental facility building has been removed from this proposal. The existing public mental health facility is to be expanded, with appropriate security in place.</p>

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			<p>Cites existing issues with delivery vehicles for existing aged care facility at end of Upney Mews.</p> <p>How many kids in child care centre?</p> <p>What noise restrictions will the ambulance depot have (sirens)?</p> <p>What are the future plans for the land next to the aged care facility on Upney Mews?</p> <p>Concern that property value will decrease as construction begins and when completed, the extra traffic it will bring to the area.</p>	<p>Servicing issues associated with existing development in the vicinity of this development proposal are not relevant town planning considerations for this development proposal.</p> <p>Refer comments above.</p> <p>Refer comments above.</p> <p>The use of this land is not known at this stage and is to remain vacant as a result of this development proposal, however it is expected to be used for medical related land use purposes.</p> <p>Property value is not a relevant town planning related consideration. No additional traffic is expected in Upney Mews as no vehicular access points into the JHC from Upney Mews are proposed.</p>
3	J & M Delphin	43 Upney Mews Joondalup 6027	<p>Objection based on following issues:</p> <p>Request a brick fence be built along JHC northern boundary with Upney Mews to alleviate noise expected from the proposal.</p> <p>Request parking bays similar to</p>	<p>Noted.</p> <p>No development is now sought under this proposal within the vicinity of Upney Mews (Child care centre and Ambulance depot).</p> <p>No access points are proposed into the</p>

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			<p>Regents Park Road to be provided along south side of Upney Mews to cater for additional traffic/parking needs. Landscaping to attract birdlife between requested wall, car parking bays and Upney Mews Roadway.</p>	<p>JHC from Upney Mews. On street car parking bays on Upney Mews is not supported.</p> <p>Refer comments above. This suggestion can be further explored once detailed plans for the child care centre and ambulance depot are received by the City for its approval in the future.</p>
4	B & I Jackson	38 The Embankment Joondalup 6027	<p>Objection based on the following issues:</p> <p>Additional noise from air conditioning – existing development already noisy</p> <p>Traffic Management – severe parking problems currently exist. Will residents be issued with parking permits and who will monitor parking?</p>	<p>Noted.</p> <p>A condition is to be imposed upon the development approval (if granted) to ensure compliance with the relevant noise regulations.</p> <p>Refer comments in submission 1 above. The City proposes to introduce parking restrictions within the immediate area and this will be subject to a separate report for Council's consideration and approval in early 2008.</p>
5	B Wilk	45 Upney Mews Joondalup 6027	<p>Objection based on following issues:</p> <p>Keep as much natural trees and grass trees (bush land) as possible</p>	<p>Noted.</p> <p>A condition is to be imposed upon the development approval (if granted) to require a detailed landscaping plan to be prepared for the development which incorporates identifying existing significant vegetation to be retained and</p>

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			<p>Appropriate wall and landscaping along Upney Mews to reduce noise and retain property values.</p> <p>No new access road from Upney Mews</p>	<p>vegetation to be relocated and incorporated into the design where possible.</p> <p>Refer comments in submission 3 above,</p> <p>Refer comments in submission 3 above.</p>
6	I & C Halhead J Babich	10 Plaistow Street Joondalup 6027	<p>Objection based on the following issues:</p> <p>Concern expressed regarding additional traffic and car parking in Plaistow Street as a parking problem already exists.</p>	<p>Noted.</p> <p>Refer comments in submissions 1 and 4 above.</p>
7	N Moredoundt	272 Lakeside Drive Joondalup 6027	<p>Objects to the removal of the highly significant Tuart Tree as it contravenes the strong recommendation of the Environment Study (Appendix B) and could easily be retained without affecting the planned buildings</p>	<p>Noted.</p> <p>Refer comments in submission 5 above.</p>
8	P Brewer Landcorp	Nearby adjoining landowner – no property address given	<p>No objection. Issues raised as follows:</p> <p>Major concern relates to traffic generation. Council to consider the amount of car parking to be provided, with a view to limiting the car parking on site with the targets within the travel plan.</p> <p>Fully support the development of a</p>	<p>Noted.</p> <p>Refer comments in submission 1 above.</p> <p>Noted. The successful implementation</p>

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			Travel Plan to encourage employees, and to a lesser extent patients and visitors, to use transport methods other than the private car.	and monitoring of targets within the developers travel plan will be required and is to form a condition of development approval (if granted).
9	J Flynn	Health Campus employee	No objection. Issues raised as follows:  Consideration of a drop-off area for incapacitated/elderly patients for the new medical centre.  Consideration of internal facilities/fit out and environmental solutions for staff/visitors (better working/visitor environment)	Noted.  It is considered that proposed set down/pick up facilities associated with both private and public hospitals are satisfactory.  A condition is to be imposed upon the development approval (if granted) to show such details on detailed plans submitted to the City for building licence approval.
10	G & M Bucknall	29 St Pauls Crescent Joondalup 6027	No objection. Issues raised as follows:  Car parking in Regents Park Road causing concern. Additional parking is required otherwise the parking problem will increase.	Noted.  Refer comments in submissions 1 and 4 above.
11	P Wright	46 Blackfriars Road Joondalup 6027	No objection. Supports increased health facilities.	Noted
12	W Poliwka	2, 5 & 6/189 Lakeside Drive 1/205 Lakeside Drive 501/17 Davidson Terrace Joondalup 6027	No objection. Supports increased health facilities. Excellent CBD stimulant. Service desperately required. One of the major city centre cornerstones	Noted
13	B Ridgway	405/17 Davidson	No objection. Supports increased	Noted



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		Terrace Joondalup 6027	health facilities.	
14	B Sword	81 Grand Boulevard Joondalup 6027	No objection. Supports increased health facilities.	Noted
15	J & R Knight	19 Nottingham Street Joondalup 6027	No objection. Supports increased health facilities.	Noted
16	P Cardoso	3/51 Grand Boulevard Joondalup 6027	No objection.	Noted
17	G Garas	101 Grand Boulevard Joondalup 6027	No objection. Supports increased health facilities.	Noted
18	J Henneberry	113 Grand Boulevard Joondalup 6027	No objection. City needs more parking as a general comment.	Noted. The City is progressing with a review of its City Centre car parking policy and this is expected to be considered by the Council in early 2008.
19	J & J Doick	17 Upney Mews Joondalup 6027	No objection.  Concern expressed regarding additional traffic and car parking in Upney Mews. Additional no through road signs and no parking signs if it becomes a problem.	Noted.  Refer comments in submissions 1 and 4 above.
20	B Ross & J Newberry	18 Bethnal Green Joondalup 6027	No objection.  Concern expressed regarding retention of native bushland and wildlife; native grass trees are saved and relocated and how many old trees will remain.	Noted.  Refer comments in submission 5 above.
21	V & J White	23 Upney Mews Joondalup 6027	No objection.  Concern expressed regarding access and parking in Upney Mews for the child	Noted.  Refer comments in submissions 1, 4 and 5 above.

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			care centre. Request drainage sump be screened and landscaped from Upney Mews; native grass trees be saved and relocated for this purpose.	
22	L Desmond	7/27 Piccadilly Circle Joondalup 6027	Neutral submission. Live in Qld so can't view plans.	Noted. The plans were also available for view upon the City's website.
23	J F Richardson	15 Archway Street Joondalup 6027	No objection. Request native grass trees be saved and relocated	Noted. Refer comments in submission 5 above.
24	P & J Etherton	54/101 Grand Boulevard Joondalup 6027	No objection. Adequate provision of car parking raised as general comment.	Noted. The City is progressing with a review of its City Centre car parking policy and this is expected to be considered by the Council in early 2008.
25	A & P Hewitt	9 Putney Place Joondalup 6027	No objection. Adequate provision of car parking so as not to affect Putney Place.	Noted. Refer comments in submission 4 above.
26	V Walton	14 St Pauls Crescent Joondalup 6027	No objection. Some concern expressed regarding future development of the site with an increase of earthmoving trucks and congestion in the general vicinity of Regents Park Road.	Noted. Refer comments in submission 4 above.
27	H Ratcliff	34 Aldgate Street Joondalup 6027	No objection. Some concern expressed regarding additional traffic using Regent's Park Road.	Noted. Refer comments in submission 4 above.
28	E & M Cousins	10 Putney Place Joondalup 6027	No objection. Request sufficient parking is provided to ensure no spill over into adjacent streets.	Noted. Refer comments in submission 4 above.
29	P & J Ward	14 Bethnal Green Joondalup 6027	No objection. Insufficient parking existing in Regents Park Road. Request adequate provision of car parking so as not to further affect	Noted. Refer comments in submission 4 above.

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			Regents Park Road.	
30	B Humfress	6/27 Piccadilly Circle Joondalup 6027	No objection. Request retention of some of the large trees shown within future car park adjoining Lakeside Drive, and ensure adequate provision of car parking.	Noted. Refer comments in submission 5 above.
31	I & V Fraser	8 Plaistow Street Joondalup 6027	No objection. Petition attached from 25 residents of Plaistow Street requesting that the proposed development does not precipitate further parking problems in Plaistow Street.	Noted. Refer comments in submission 4 above.
32	C & M Wood	7 Plaistow Street Joondalup 6027	No objection.	Noted.
33	P Marwood	11/85 Reid Promenade Joondalup 6027	No objection.	Noted.
34	D & B Alton	201/17 Davidson Terrace Joondalup 6027	No objection.	Noted.
35	R & L Johnstone	16 Kyle Court Joondalup 6027	No objection.	Noted.
36	B Fuller	43 Regents Park Road Joondalup 6027	No objection.	Noted.
37	G Devine	407/17 Davidson Terrace Joondalup 6027	No objection.	Noted.
38	W & W Poliwka	1/12 Kyle Court Joondalup 6027	No objection.	Noted.
39	S Perkins	18 Grand Boulevard Joondalup 6027	No objection.	Noted.
40	P Bowler	5/17 Davidson Terrace Joondalup 6027	No objection.	Noted.

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41	Y Intaraprasert	206/17 Davidson Terrace Joondalup 6027	No objection.	Noted.
42	N & J Brooks	441 Lakeside Drive Joondalup 6027	No objection.	Noted.
43	R & K Papendorf	4/2 Plaistow Street Joondalup 6027	No objection.	Noted.
44	B Garas	93 Grand Boulevard Joondalup 6027	No objection.	Noted.
45	D Brown	9D Shenton Avenue Joondalup 6027	No objection.	Noted.
46	R & D Bullock	208/17 Davidson Terrace Joondalup 6027	No objection.	Noted.
47	K Wakeling	469 Lakeside Drive Joondalup 6027	No objection.	Noted.
48	A & P Bombara	12A Blackfriars Road Joondalup 6027	No objection.	Noted.
49	SGMS Ltd	37 Piccadilly Circle Joondalup 6027	No objection.	Noted.
50	S Griffiths	11 Hammersmith Court Joondalup 6027	No objection.	Noted.
51	D & P Whiteley	203/17 Davidson Terrace Joondalup 6027	No objection.	Noted.
52	S & J Griffiths	7 Hammersmith Court Joondalup 6027	No objection.	Noted.
53	H & A Pilton	12 Grand Boulevard Joondalup 6027	No objection.	Noted.
54	J O'Rourke	3/27 Piccadilly Circle Joondalup 6027	No objection.	Noted.

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55	P Hoskins & M Jennings	10 The Embankment Units 1 & 2 54 Nottinghill Street Joondalup 6027	No objection.	Noted.
56	S Connolly	13/22 Grand Boulevard Joondalup 6027	No objection.	Noted.
57	W Smith & R Fassom	3/1 Plaistow Street Joondalup 6027	No objection.	Noted.
58	J & E Henshall	30 Aldgate Street Joondalup 6027	No objection.	Noted.
59	R & R Green	21/2 Plaistow Street Joondalup 6027	No objection.	Noted.
60	T & D Booth	33 Grand Boulevard Joondalup 6027	No objection.	Noted.
61	Minaret Investments Pty Ltd	69 Grand Boulevard Joondalup 6027	Objection based on the following issues:  Car parking demands by hospital staff has created significant congestion in the immediate vicinity of the hospital – expansion will adversely affect other local businesses. Request that adequate car parking provision be made as part of any approval.	Noted...  Whilst the proposal does not satisfy car parking requirements under DPS2, the variation sought is considered minor and together with the implementation of a travel plan for the JHC, it is expected to satisfy car parking demand.