

JOONDALUP HEALTH CAMPUS

13 December 2007

Mr Clayton Higham
Director of Planning & Community Development
City of Joondalup
Boas Avenue
Joondalup WA 6027

Joondalup Hospital Pty Ltd trading as
Joondalup Health Campus
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Dear Clayton,

Additional Information for Development Application Joondalup Health Campus Redevelopment Stage 1

Please find attached the additional information requested at our recent meeting held at the Council offices. This information details the projections for bed occupancy, related staffing numbers, peak parking demand and parking availability. The related travel smart initiatives and targets are also detailed as discussed.

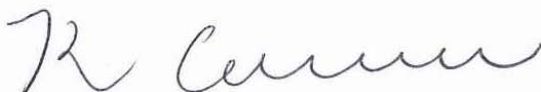
I can confirm that Joondalup Health Campus is in the process of appointing a Travel Smart Coordinator who will commence in the New Year. We would like to propose that the JHC Travel Smart Coordinator works hand in hand with the City of Joondalup's Travel Smart Coordinator so that the initiatives that are undertaken at the Hospital support those of the Council's for the City.

As part of this process we suggest that a time is nominated and agreed to by both the Council and Ramsay Health Care to review the success of the travel smart initiatives and the parking demand. If, following this review, it can be demonstrated that the demand for parking at the Hospital is unable to be provided by the Joondalup Health Campus, Ramsay Health Care will ensure that adequate parking is provided to address the shortfall.

I would also like to confirm that Ramsay Health Care plan to build a multi-storey car park as the first phase of work in the second stage of the redevelopment. The proposed site for this car park is along the southern end of the site in the western corner fronting Shenton Avenue. The site can be identified on the master planning drawings provided with the Development Application.

We request that in support of the WA State Government's preferred timeframes this application be approved before the end of this calendar year. If you have any queries with the above, please do not hesitate to contact the undersigned.

Yours sincerely,



Kempton Cowan
Chief Executive Officer

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OCCUPANCY AND ACTIVITY PROJECTIONS FOR PARKING

Calculations and Assumptions

- * Calculations have been completed using the scheme as advised by the City of Joondalup.
- * Employees are assumed to increase in the same ratio as the increase in demand for beds
- * Original percentages of staff working on one day at the same time are based on travel surveys as detail in SKM report Traffic and transport assessment
- * 1 bay provided per staff member on site at the same time
- * 1 bay provided per patient bed occupied
- * 5 Bays provided per Medical Practitioner/Dentist
- * No additional bays provided for food outlets as these will be utilised by staff and visitors on site already accounted for in the above assumptions
- * Bed Occupancy Rates are in line with Ramsay Health Care Contract with the Department of Health and Ramsay Health Care's own projections for Private Patients

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Occupancy and Activity Projections for Parking

Measure	Description of Measure	Current	FULL CAPACITY
Bed Nos	= Beds available	346	616
Bed Occupancy Nos	= Average Bed Occupancy	333	616
Total Number of Employees	= Total No of Employees	1,700	3,145
Total Number of Employees working on the same day	= Total Number of staff at work on the same day	1,150	2,127
Employees on site at one time (peak)	= No of staff on site at one time to meet bed demand	805	1,489
Staff Demand	= 1 bay per staff member on site at the same time	805	1,489
Patient Demand	= 1 bay per 3 beds	111	205
Medical Centre	= 5 bays per Medical Practitioner	100	200
Dental Centre	= 5 bays per Dentist	35	35
Total Demand		1,051	1,929
No of Parking Spaces available	= No of spaces on site	1,010	1758
Balance of Car Spaces	= balance of spaces after meeting demand	-41	-171

Travel Plan Targets

Ref Table 6.1 SKM Traffic and Transport Assessment Sept 2007

		Current	FULL CAPACITY
Sustainable transport management embedded within culture	Employee awareness that sustainable transport being driven by CEO (or equivalent) and senior executives		100%
	Implementation of actions within Travel Plan		100%
Reduce Single occupant car driver trips to site	Percentage standard working day employees arriving as car driver (Car driver includes single occupant car driver plus driver of car pool vehicle)	92%	48%
	Percentage standard working day employees arriving as car passenger	4%	4%
	Percentage standard working day employees arriving in car share (car pool)	4%	18%
	Patients and Visitors arriving in a private car	90%	82%
Increase public transport usage	Percentage standard working day employees arriving by walking or cycling	2%	22%
	Percentage of Patients and Visitors arriving by public transport	2%	10%
Increase cycling and walking	Percentage standard working day employees arriving by walking or cycling	2%	8%

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Occupancy and Activity Projections for Parking

Measure	Description of Measure	Current	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	FULL CAPACITY
Bed Nos	= Beds available	348	555	616	616	616	616	616	616	616
Bed Occupancy Nos	= Average Bed Occupancy	333	388	423	449	475	493	493	493	616
Total Number of Employees	= Total No of Employees	1,700	1,961	2,169	2,292	2,426	2,617	2,617	2,617	3,146
Total Number of Employees working on the same day	= Total Number of staff at work on the same day	1,150	1,340	1,481	1,651	1,640	1,703	1,703	1,703	2,127
Employees on site at one time (peak)	= No of staff on site at one time to meet bed demand	805	938	1,023	1,086	1,148	1,192	1,192	1,192	1,489
Staff Demand	= 1 bay per staff member on site at the same time	805	938	1,023	1,086	1,148	1,192	1,192	1,192	1,489
Patient Demand	= 1 bay per 3 beds	111	129	141	150	158	164	164	164	206
Medical Centre	= 5 bays per Medical Practitioner	100	200	200	200	200	200	200	200	200
Dental Centre	= 5 bays per Dentist	36	36	36	36	36	36	36	36	36
Total Demand		1,051	1,302	1,399	1,470	1,542	1,591	1,591	1,591	1,929
No of Parking Spaces available	= No of spaces on site	1,010	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
Balance of Car Spaces	= balance of spaces after meeting demand	-41	456	359	288	216	167	167	167	-171

Travel Plan Targets

Ref Table 6.1 SMM Traffic and Transport Assessment Sept 2007

		Current	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	FULL CAPACITY
Sustainable transport management embedded within culture	Employee awareness that sustainable transport being driven by CEO (or equivalent) and senior executives		100%	100%	100%	100%	100%	100%	100%	100%
	Implementation of actions within Travel Plan		80%	80%	80%	100%	100%	100%	100%	100%
Reduce Single occupant car driver trips to site	Percentage standard working day employees arriving as car driver (car driver includes single occupant car driver plus driver of car pool vehicle)	52%	80%	80%	80%	60%	60%	60%	48%	48%
	Percentage standard working day employees arriving as car passenger	4%	4%	4%	4%	4%	4%	4%	4%	4%
	Percentage standard working day employees arriving in car share (car pool)	4%	8%	8%	8%	14%	14%	14%	18%	18%
	Patients and Visitors arriving in a private car	90%	90%	90%	90%	87%	87%	87%	80%	80%
	Percentage standard working day employees arriving by walking or cycling	2%	5%	5%	5%	16%	16%	16%	22%	22%
Increase public transport usage	Percentage of Patients and Visitors arriving by public transport	2%	2%	2%	2%	5%	5%	5%	10%	10%
	Percentage standard working day employees arriving by walking or cycling	2%	5%	5%	5%	16%	16%	16%	22%	22%