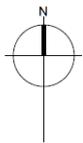
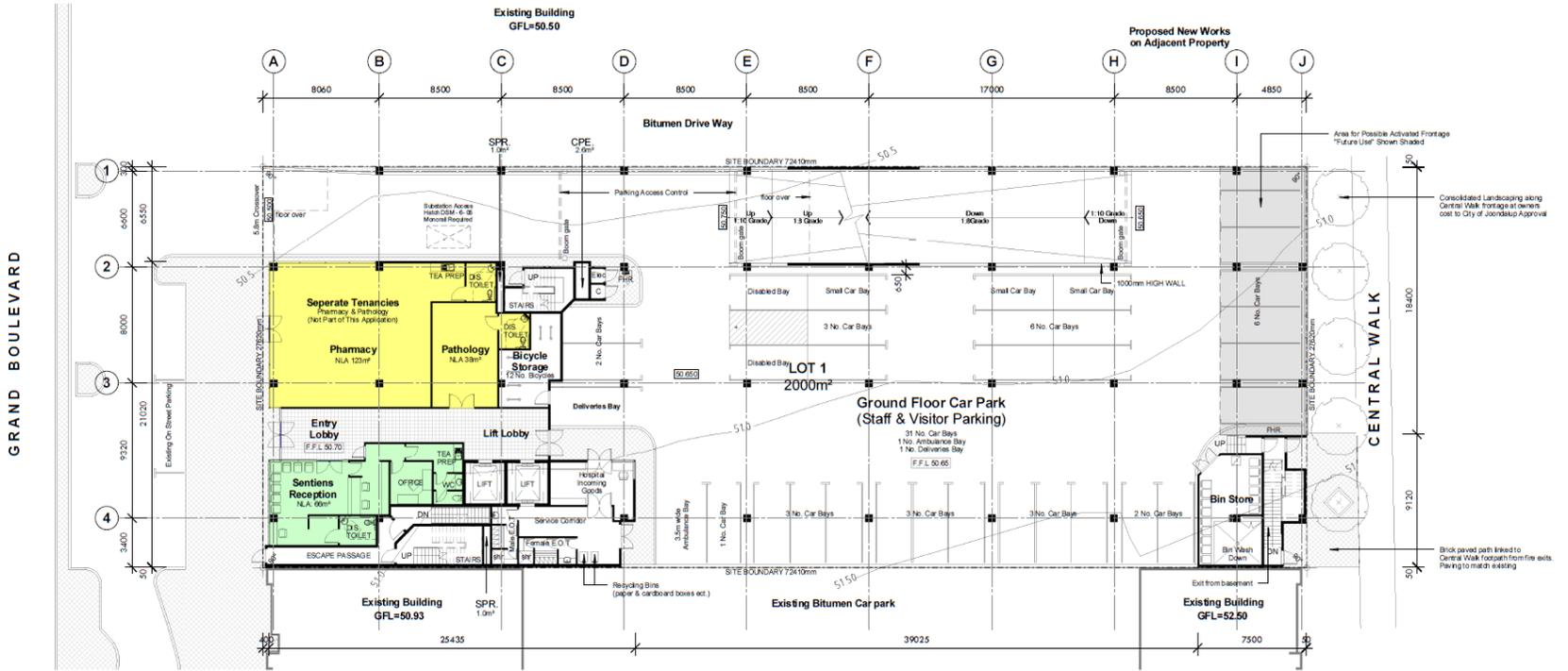
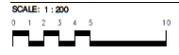


Undercroft Plan (A.H.D 47.700)

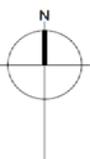
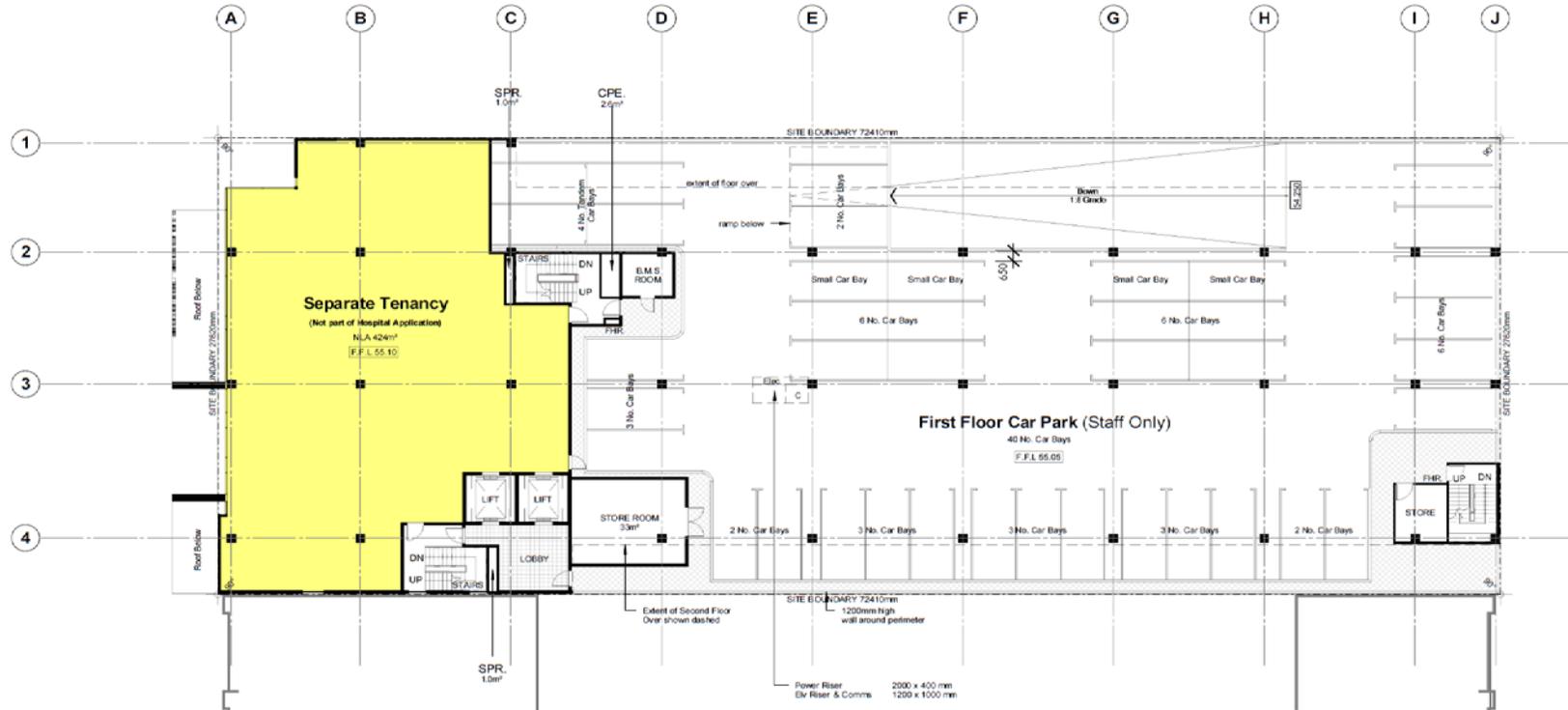




Site & Ground Floor Plan (A.H.D 50.700)



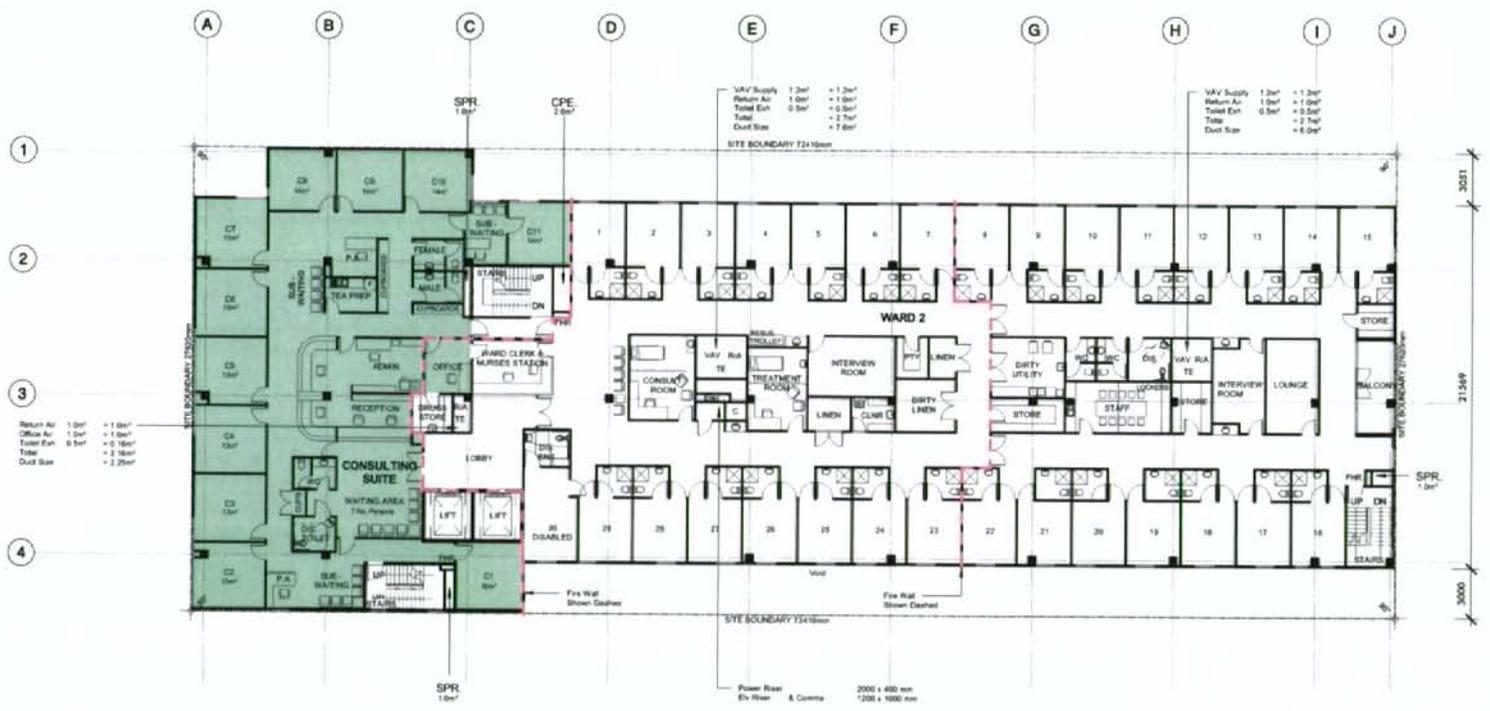
GRAND BOULEVARD



First Floor Plan (A.H.D 55.100)



GRAND BOULEVARD

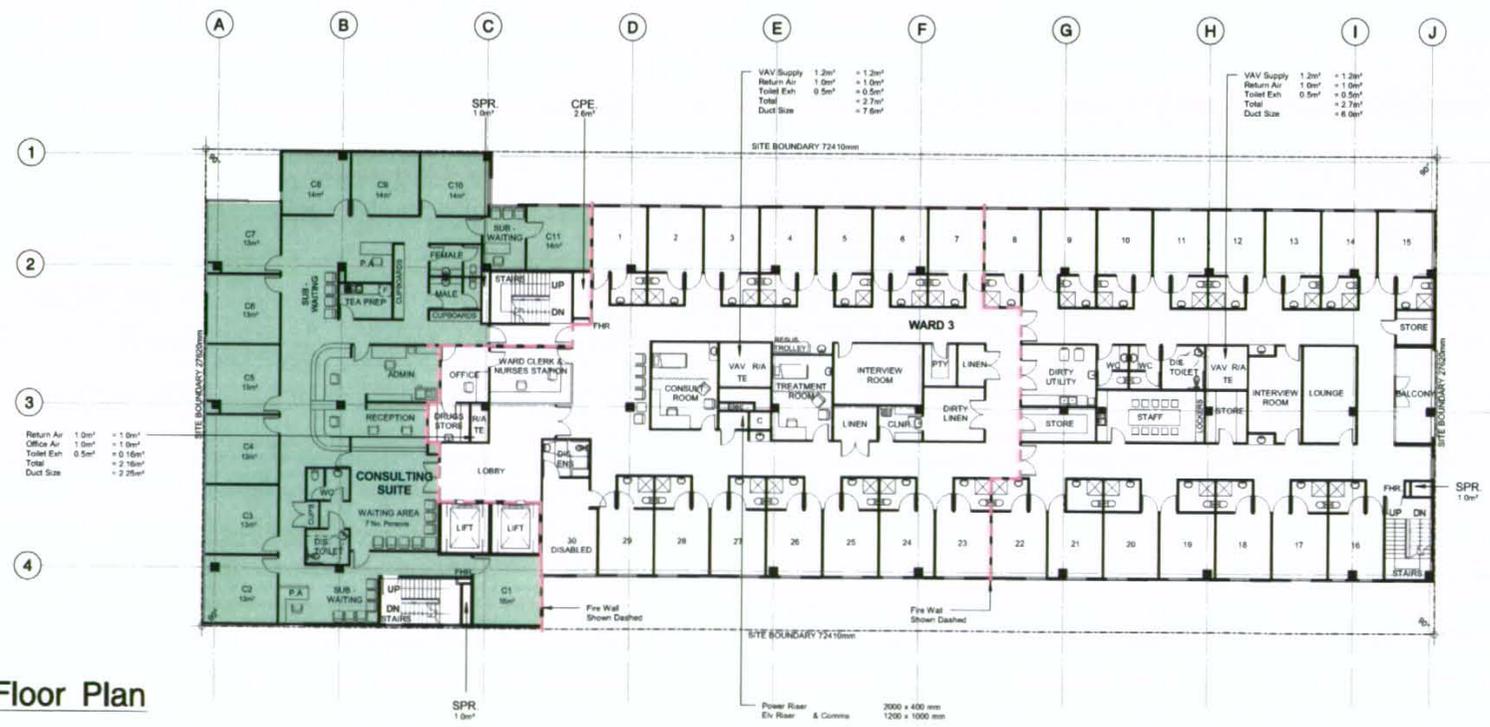


N
Third Floor Plan
 SCALE: 1:200

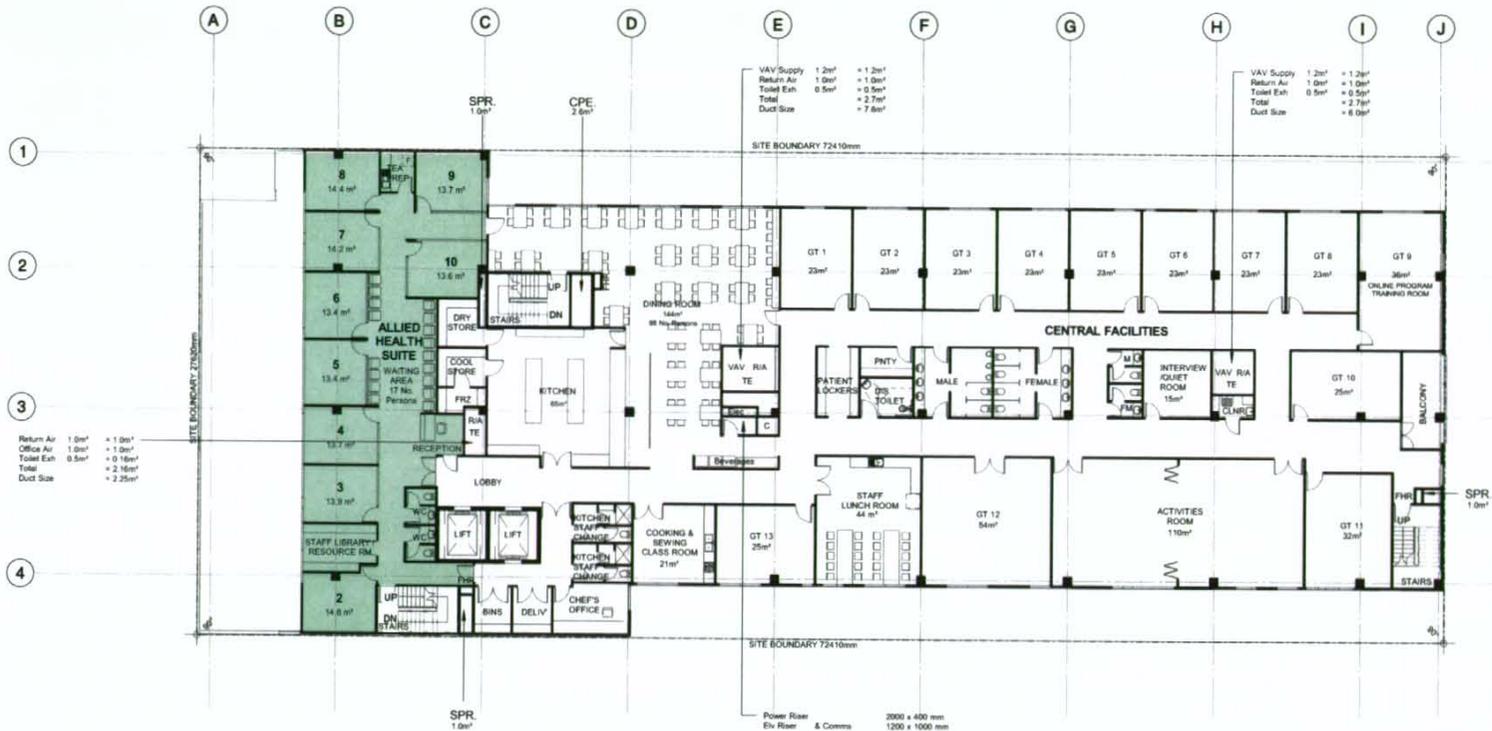
GRAND BOULEVARD

Fourth Floor Plan

SCALE: 1 : 200



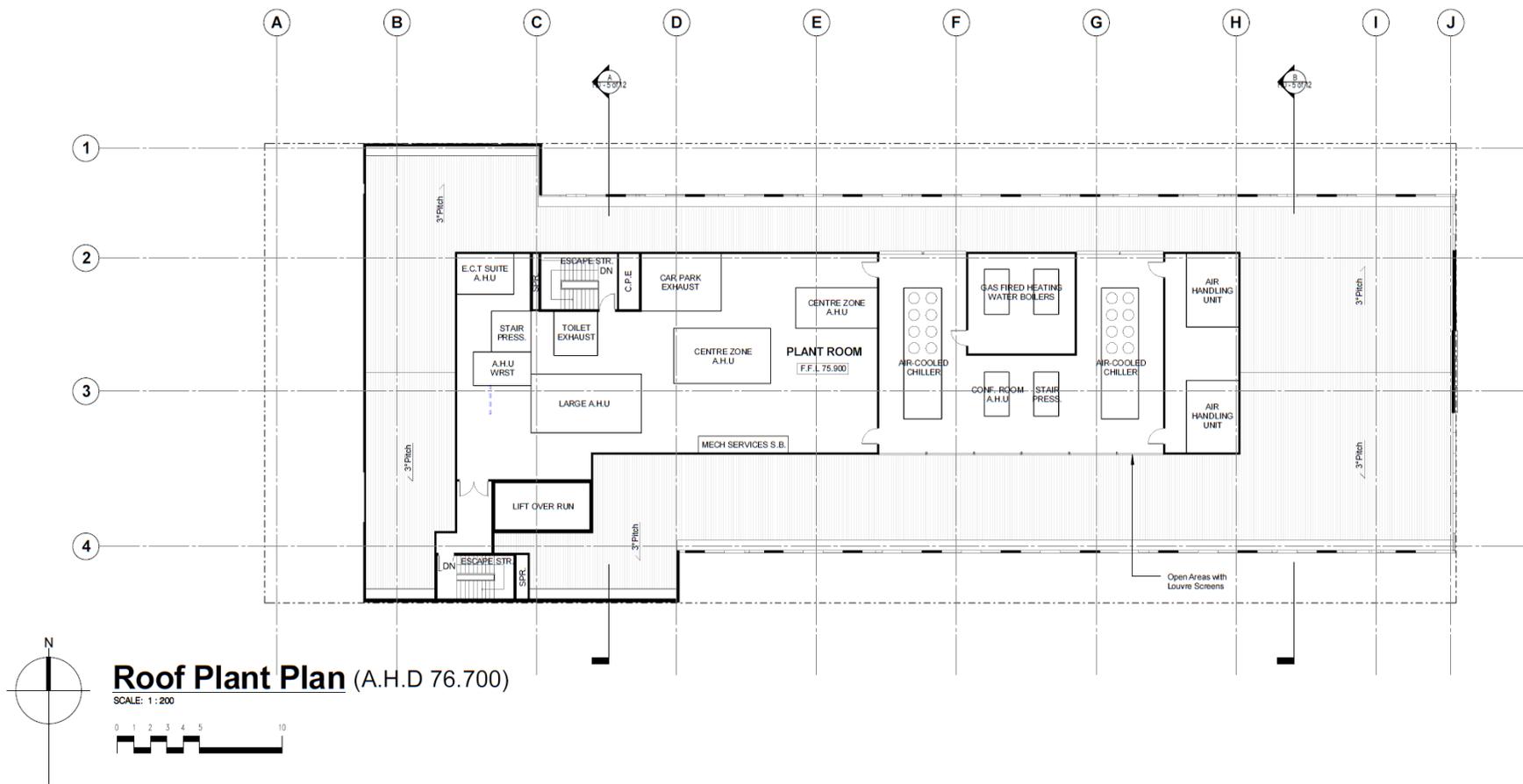
GRAND BOULEVARD



Fifth Floor Plan

SCALE: 1 : 200

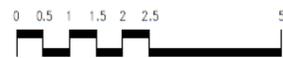






West Elevation (Grand Boulevard)

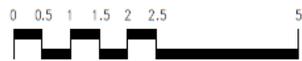
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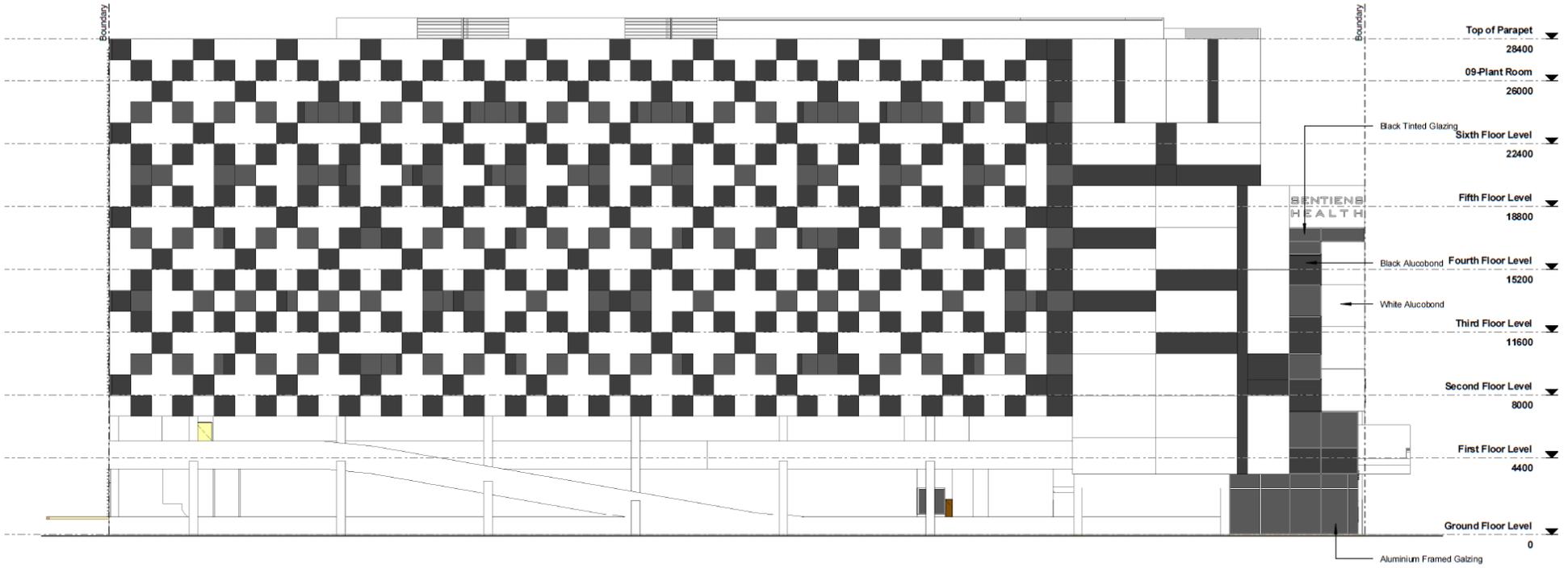




East Elevation

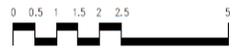
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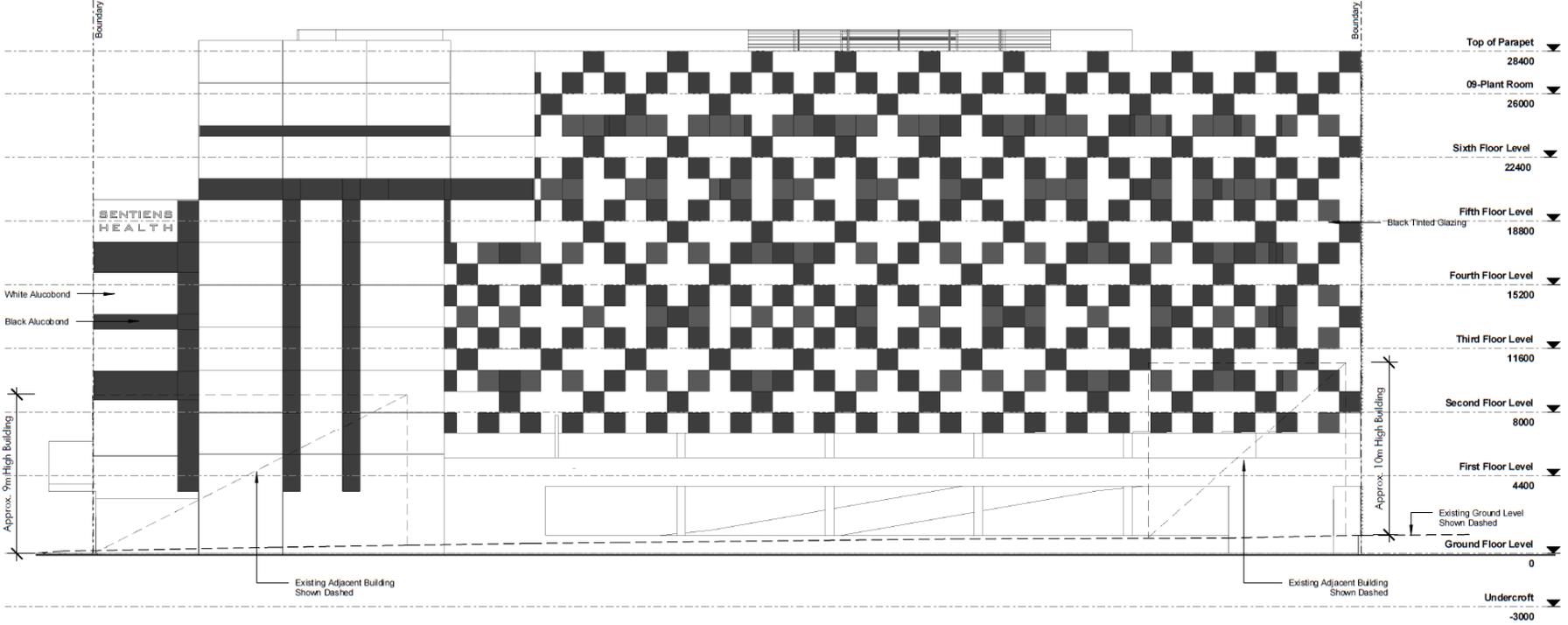




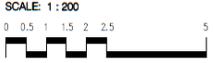
North Elevation

SCALE: 1 : 200





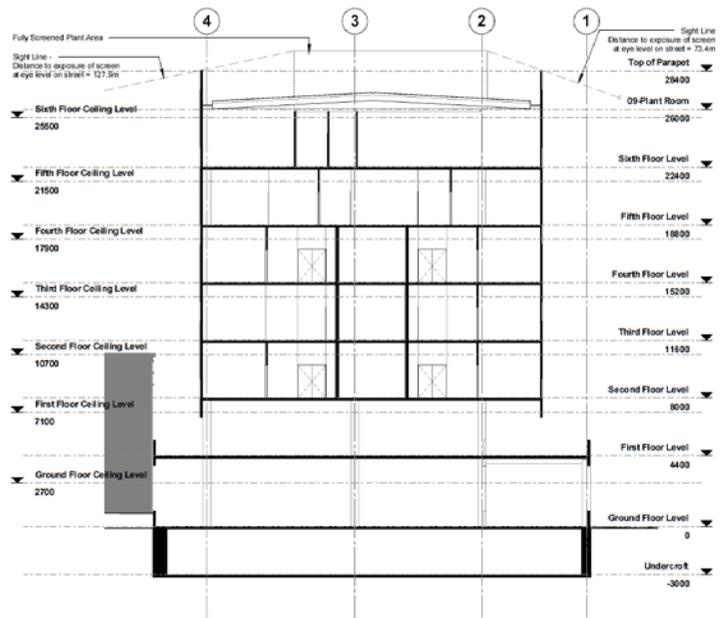
South Elevation





Section A-A

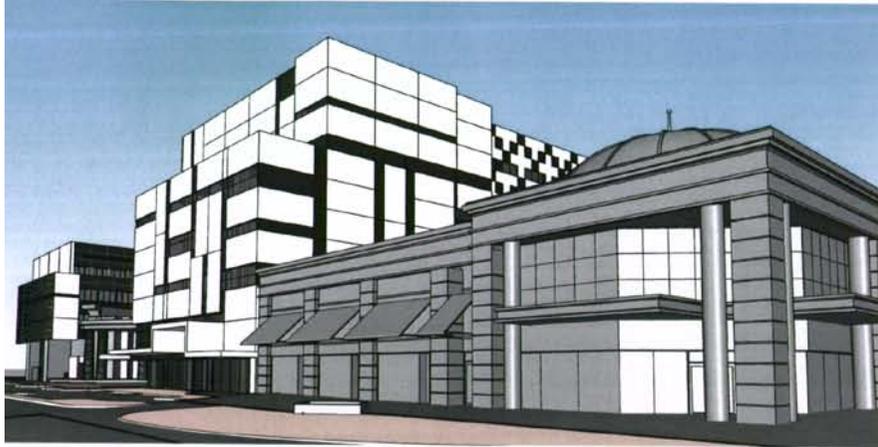
SCALE: 1:200



Section B-B

SCALE: 1:200





Proposed Private Hospital / Office Development

Location: 113 Grand Boulevard, Joondalup

For: Sentiens PTY LTD

PROJECT NO: 7176
DRAWING NO: SK002
DATE: DA-7 of 7
REVISED: @A1
ISSUE: August 2010

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**JOONDALUP DESIGN REFERENCE PANEL
NOTES OF MEETING HELD ON 18 NOVEMBER 2010**

Please note these are not minutes, but merely notes from discussions at the Joondalup Design Reference Panel meeting,

The Joondalup Design Reference Panel session opened at 8.00am

ATTENDANCES

Panel Members:

MR ROD MOLLET	Australian Institute of Architects
MR MATHEW SELBY	Planning Institute of Australia
MR ANDY SHARP	Australian Institute of Landscape

Officers:

MR GARRY HUNT	Chief Executive Officer
MS DALE PAGE	Director Planning and Development
MR ROBERT FARLEY	Manager Planning, Approvals & Environmental Services
MS MELINDA BELL	Coordinator Planning Approvals
MS CHANTAL CORTHALS	Personal Assistant

Invited Guests:

MR MARK BAKER	Myer Shircore and Associates
MR HAKEEM KHAN	Sentiens, Joondalup Hospital

APOLOGIES AND LEAVE OF ABSENCE

Nil

DECLARATIONS OF FINANCIAL INTEREST

Nil

Notes of Joondalup Design Reference Panel Meeting, held 18 November 2010

ITEM 1 PROPOSED HOSPITAL OFFICES AND SHOP AT LOT 1 (113) GRAND BOULEVARD, JOONDALUP

Mark Baker (Myer Shircore and Associates – applicant) and Hakeem Khan (Sentiens, Joondalup Hospital – landowner) introduced the item to the Panel members, providing a background on the application and the location of the development.

Discussion ensued and various questions and comments were raised by the Panel:

- Facades – what is the philosophy behind the design of the facade on Grand Boulevard.
- Depth of building on side setbacks in relation to lighting and windows, concern being if southern property redeveloped then there will be limited light penetration of the windows.
- Building maintenance (cleaning) and the location of the plant;
- Concerns regarding the bulk and scale of the building and how the development sits with other sites within the CBD;
- Lack of activation in relation to Central Walk and the site located next door, and whether a third party can be located on the ground floor to activate this development;
- Concern regarding the height of the undercroft car park ceiling in relation to service delivery vehicles and ambulance;
- Front setback on Grand Boulevard – why the same philosophy has not been applied to the rear of the building, facing onto Central Walk;
- Sustainability and green star rating, in relation to the type of glass used on the North elevation. Project is targeting 4.5 star NABERS rating.
- Location of bin store for medical wastes and laundry pickup/delivery.

Mr Baker and Mr Khan left the room 8.40am

Director Planning and Development provided an overview of the planning application, areas of non compliance, location of the site and the structure of other buildings within close proximity to the development site and the draft Joondalup City Centre Development Plan.

Following the presentation, the Panel Members were asked to provide feedback and raise any questions with the City officers present.

Through its discussion the Panel:

Design

- Noted that the facade was bland in design, and had concerns with the amenity and shading of the building.
- Queried the elevation and appropriateness of the building.
- That the North elevation was relying on facade treatment and pattern, rather than dealing with the lack of articulation in the design.
- West elevation was not inviting in design from primary street (Grand Boulevard), considered bulky and imposing with no articulation. Needs further consideration.
- Noted the lack of interaction with Central Walk.
- Queried whether the awnings will be continuous to the adjoining building, and along the entire length of Grand Boulevard.
- Queried how the signage for future tenancies will relate to the front facade and if sensitively designed, that it may change the front design of the building.
- Servicing of the building is an issue. Ambulance and laundry vehicles should be accommodated within the building parking areas.
- Advised that there may be a loss of car bays in the undercroft car park to allow for large service vehicles and turning.

Sustainability

- Concerned about the energy consumption and overall usage, and that it lacked natural ventilation.
- Noted that it will be a high energy use building.
- Sustainability is marginal; relying on high performance glass (T530) is not sufficient.

The Panel supported the following:

- Encouraged more height for the building, to lift the height of the undercroft car park to allow for servicing vehicles and ambulance access.
- Encourage ensuites being placed along perimeter of building to assist with energy efficiency of building.

These issues will be discussed with the applicants.

Meeting closed at 9.07am