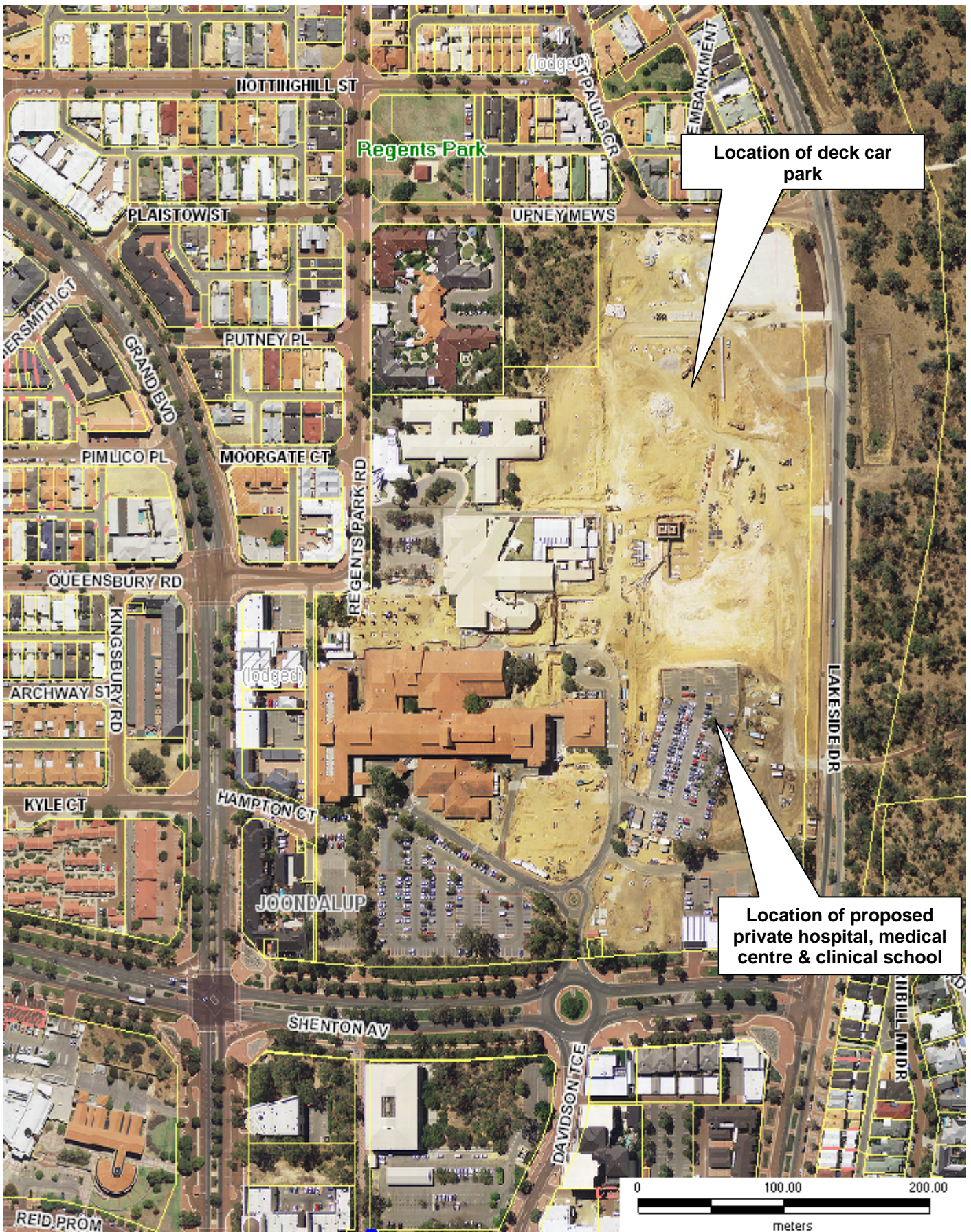
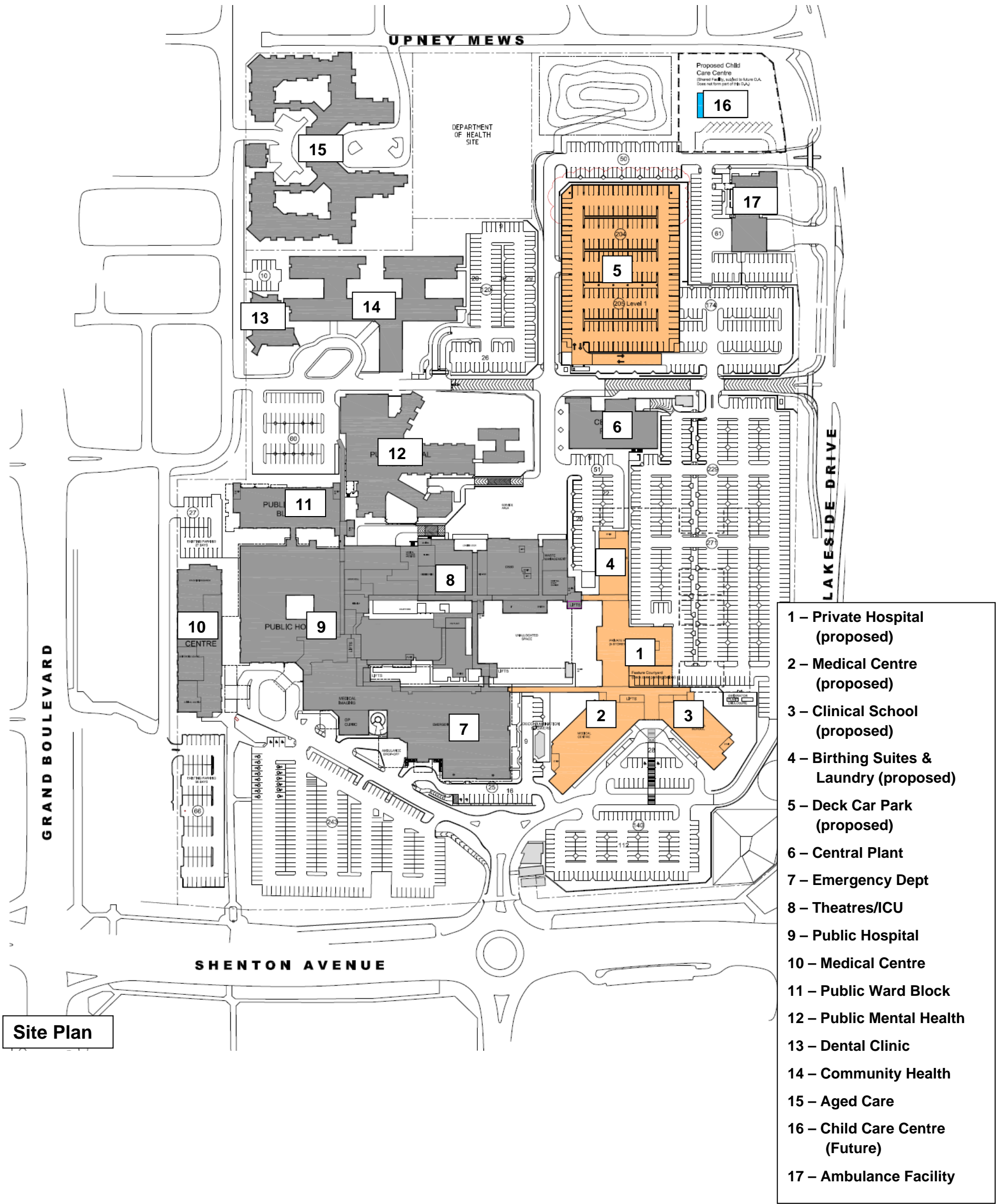
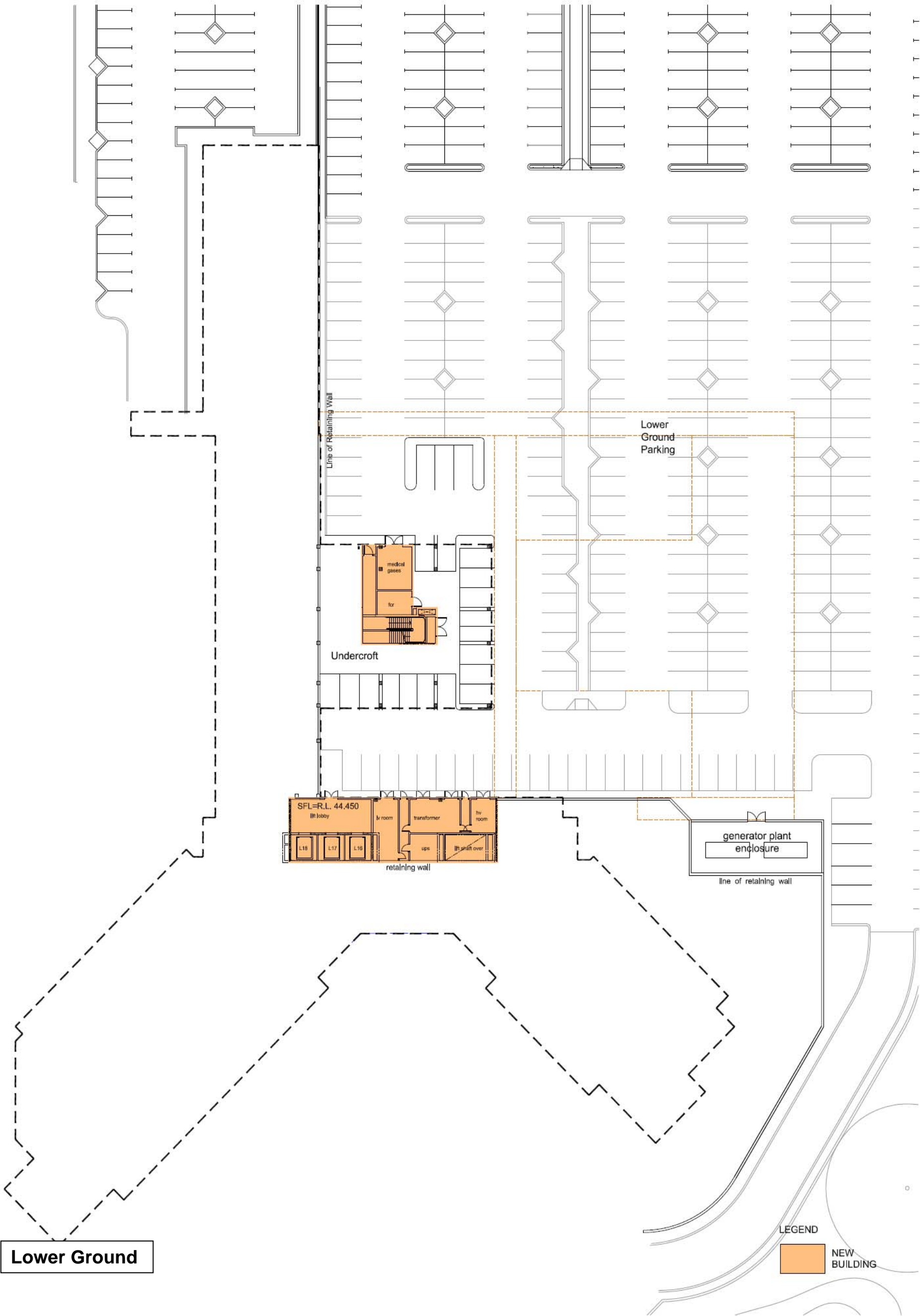


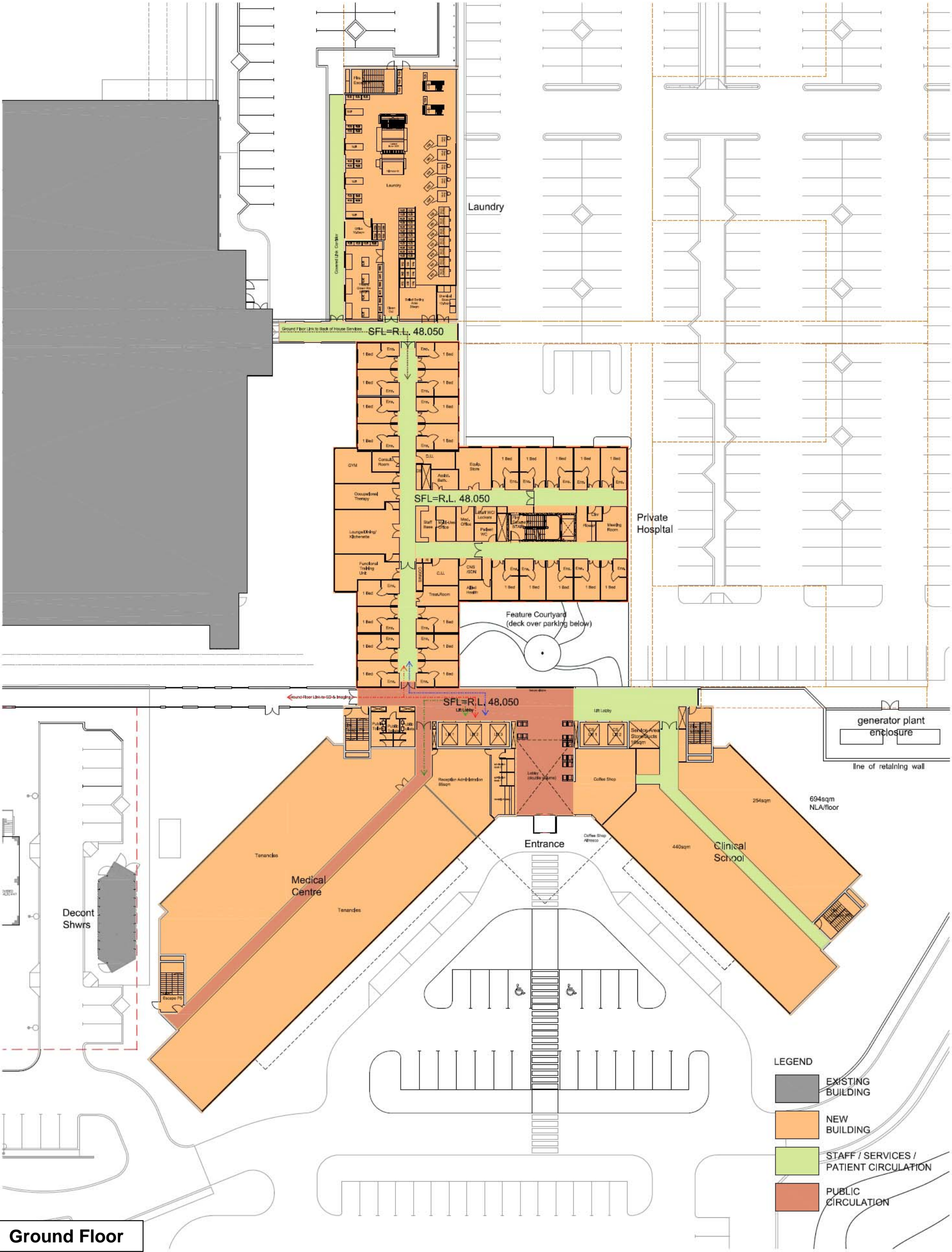
APPENDIX 4

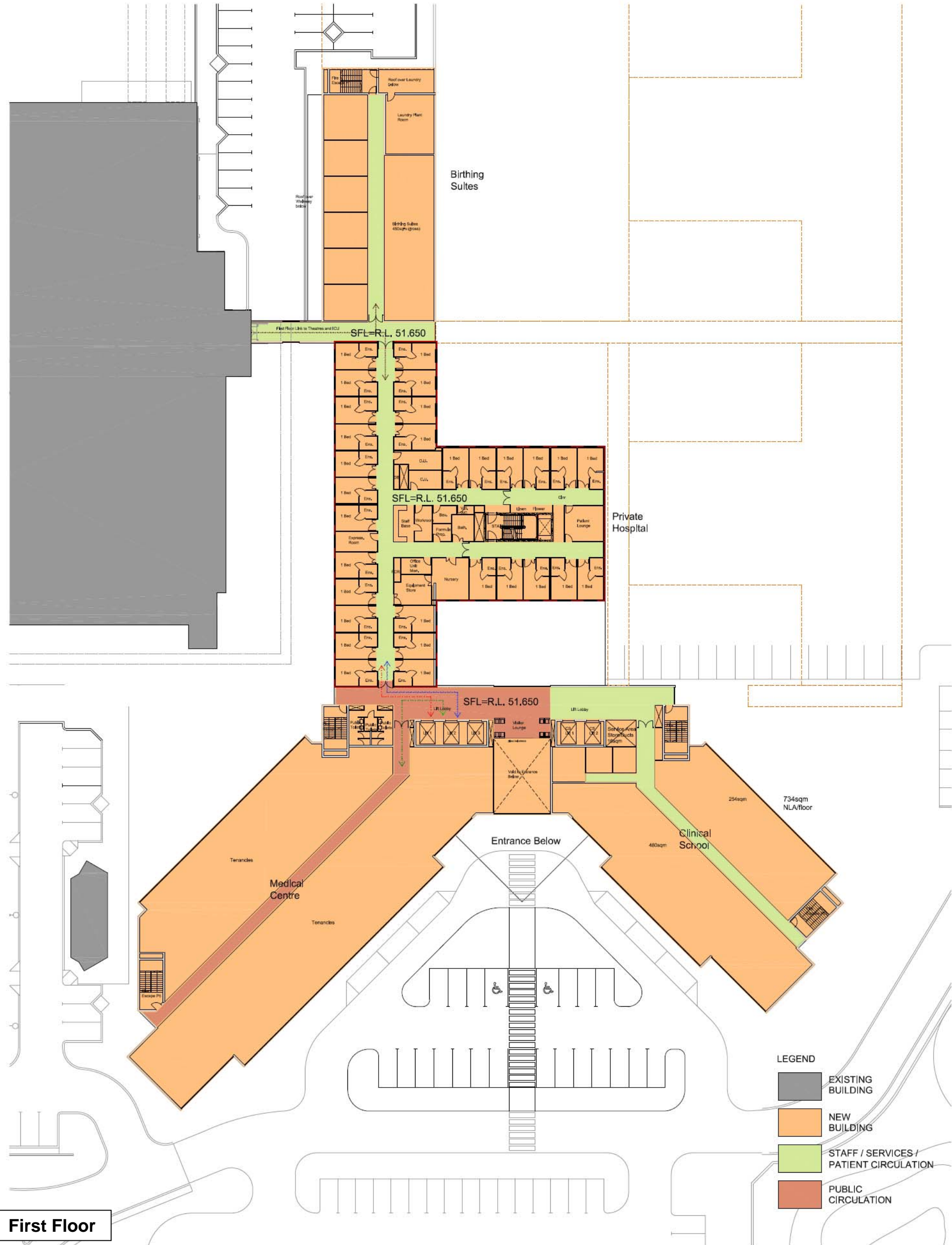
Attachment 1 – Location plan



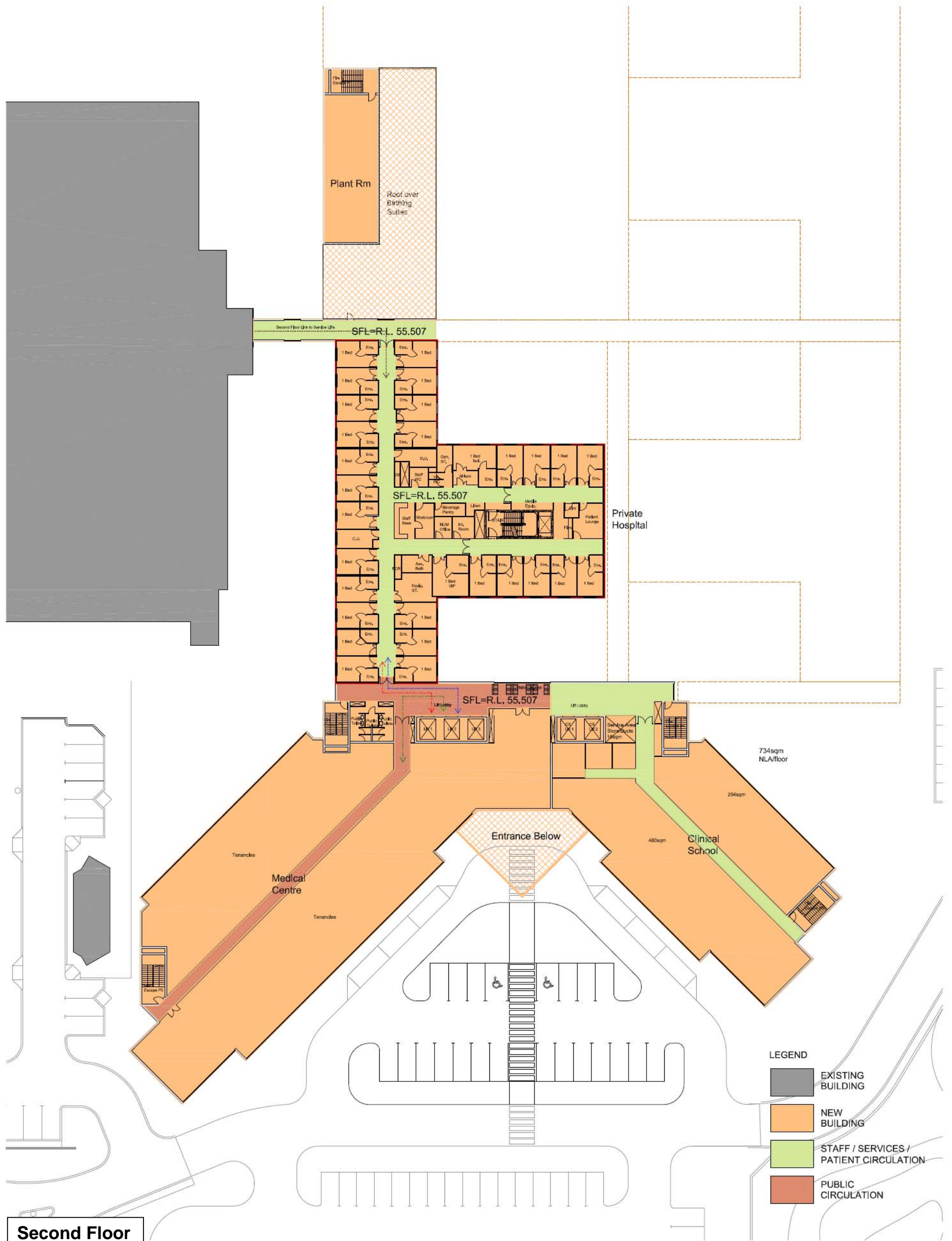


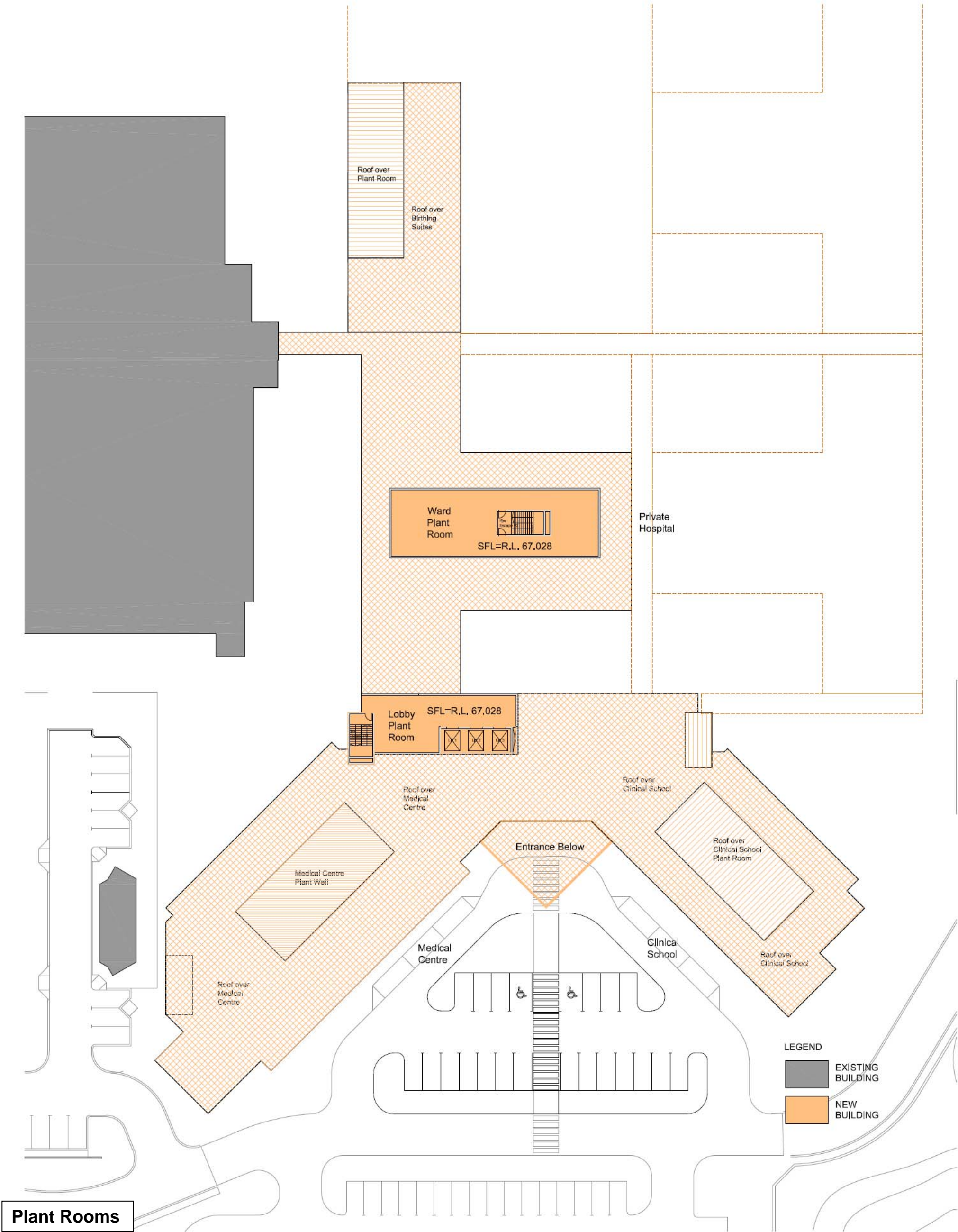


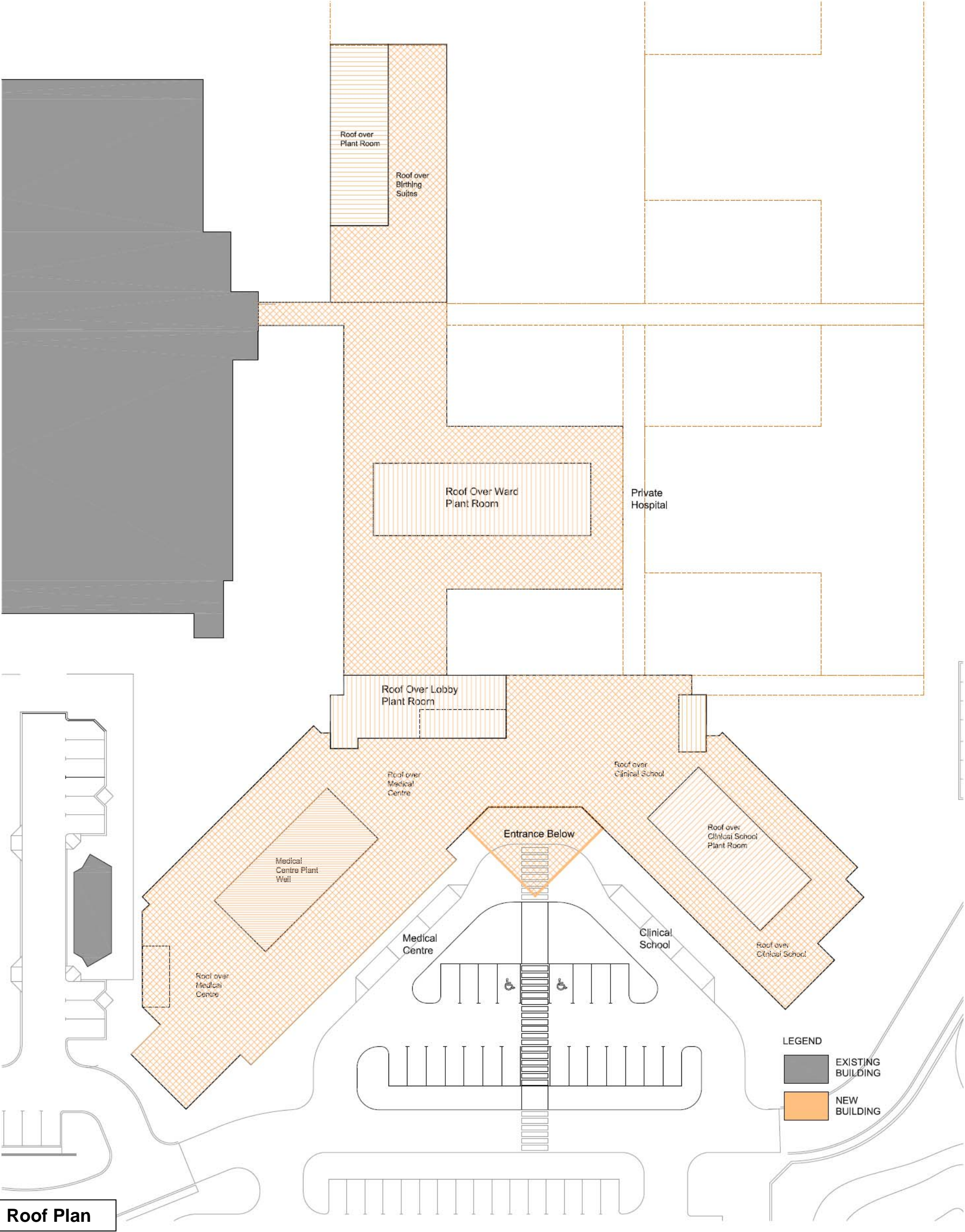


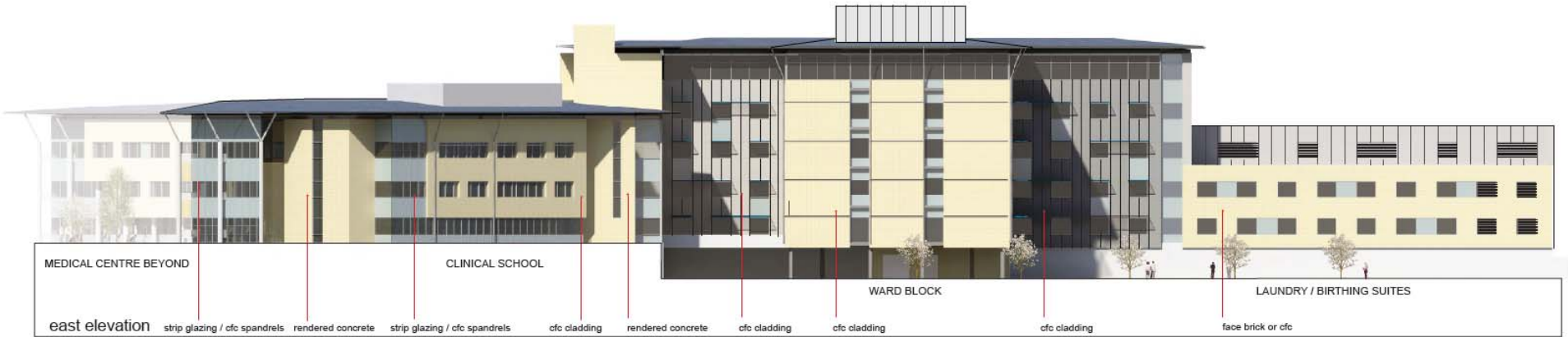


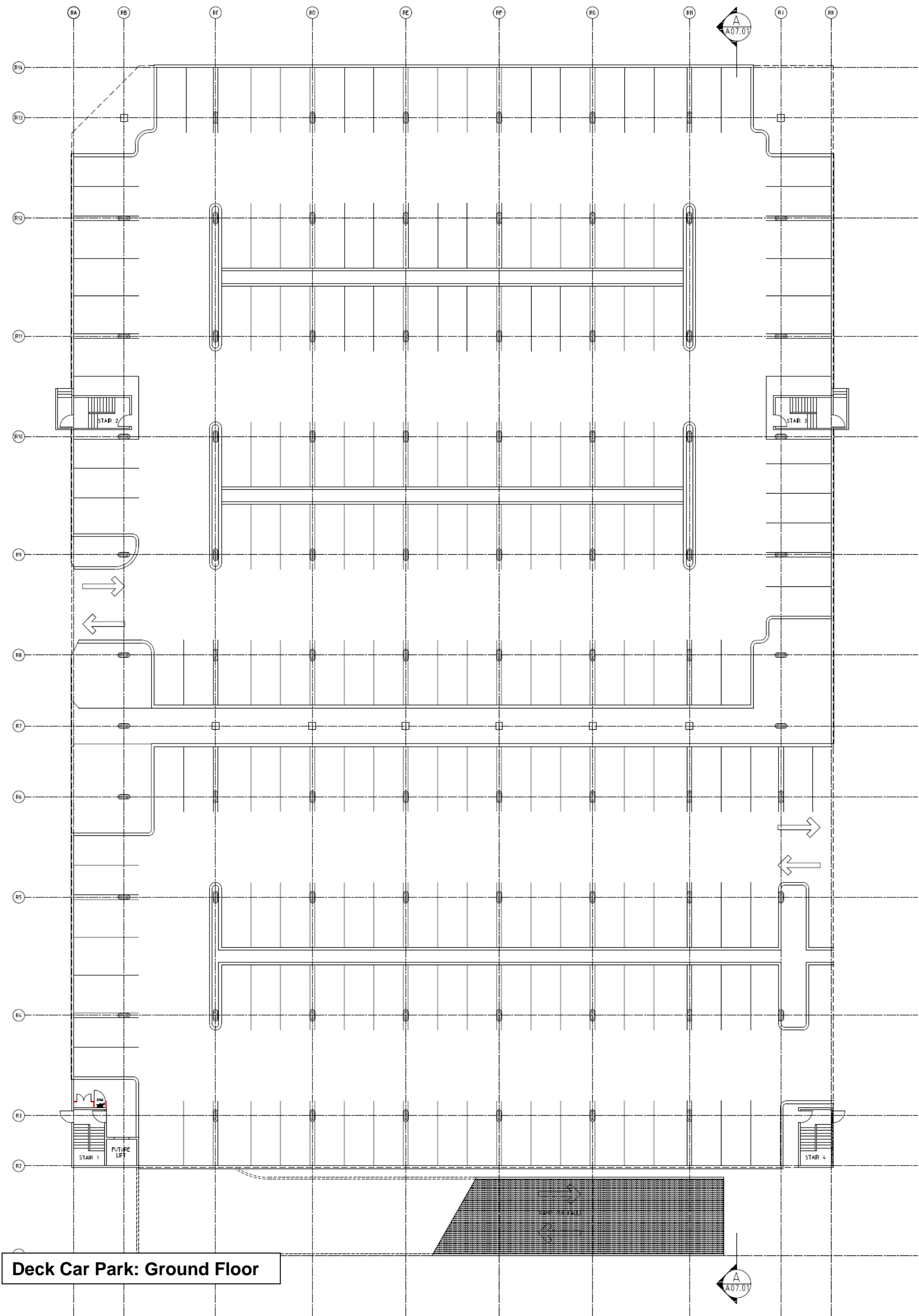
First Floor

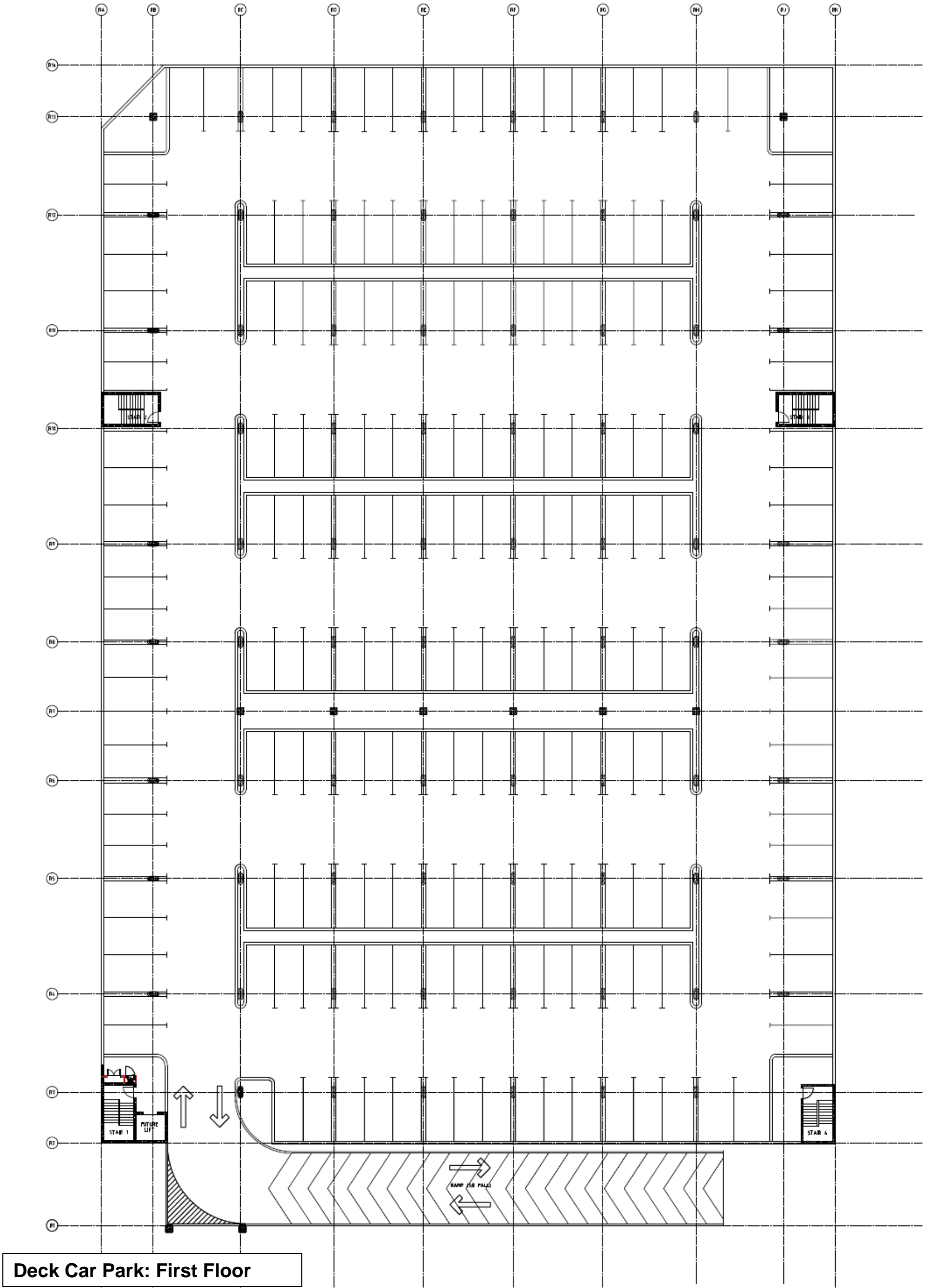


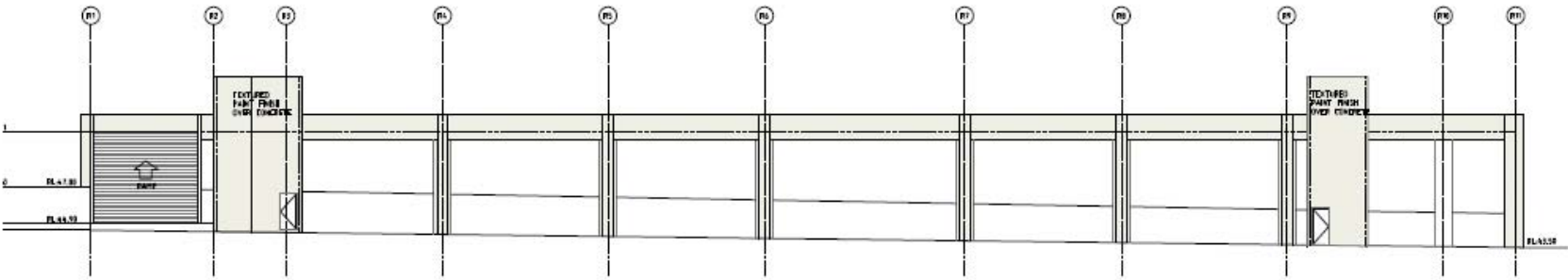




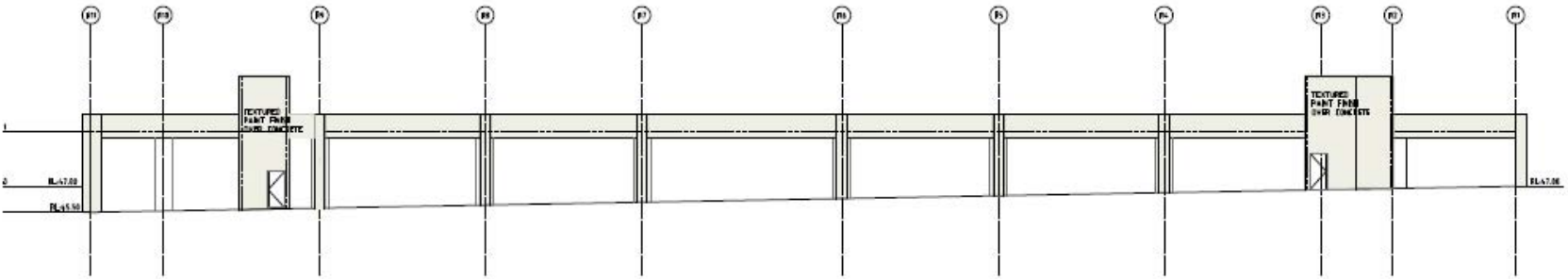




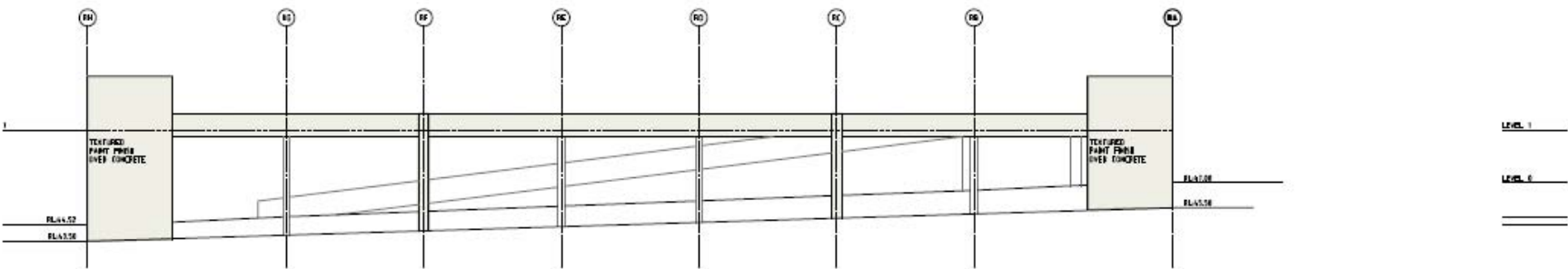




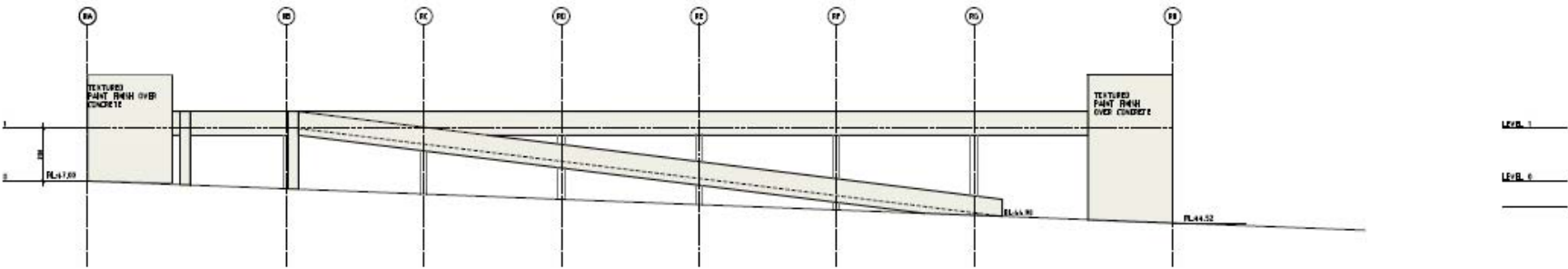
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Deck Car Park: Elevations



perspective view of main entry from Shenton Avenue



perspective view from Lakeside Drive

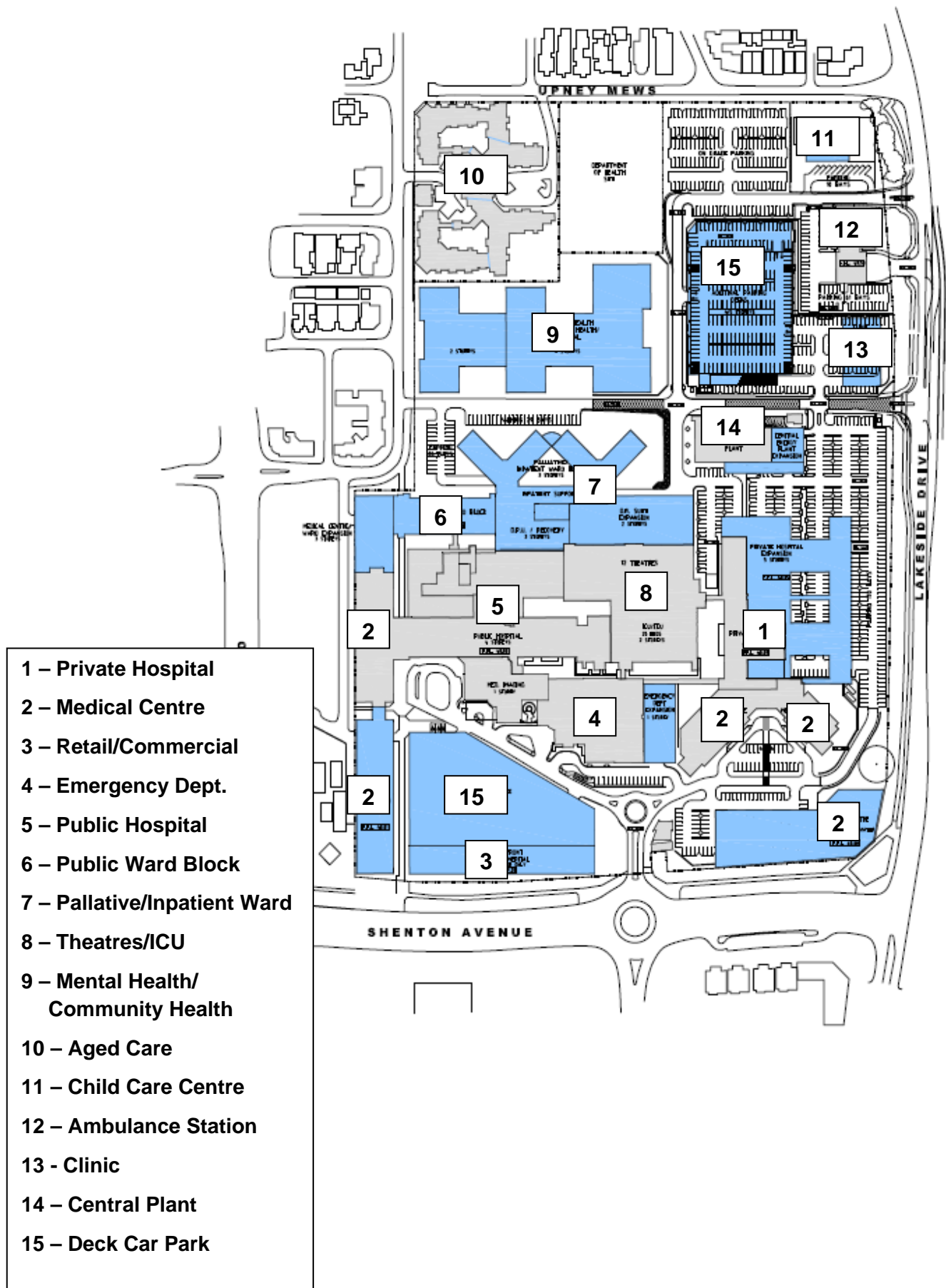






APPENDIX 4

Attachment 4 – Master plan



Notes of Joondalup Design Reference Panel Meeting, held 14 February 2011**ITEM 1 PROPOSED ALTERATIONS AND ADDITIONS TO JOONDALUP
HEALTH CAMPUS, LOT 500 (60) SHENTON AVENUE,
JOONDALUP**

Meeting opened at 8.30am

Director Planning and Development provided an overview of the Health Campus planning application including a previous application that was approved by Council, and subsequently lodged with the State Administrative Tribunal in 2008, to review several conditions of approval.

The following external representatives, Kim Short, director Project Directors Australia, Basil Vogas, Architect, and Kempton Cowan, CEO Joondalup Health Campus, introduced the item to the Panel members, providing background on the application, the draft Master plan for the Health Campus and the location of the development within the City Centre.

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

- How the proposed height of the building relates to the existing height of the hospital.
- Whether Shenton Avenue is the main entrance to the building from the City Centre and that the proposal does not appear to have a “civic entry” due to the single storey Emergency Department building.
- What the type of materials will be used and the use of colours on the new development compared to the existing hospital. The Panel would like to see the colour terracotta brought through to the new section, as it needs some “visual relationship” to show that it’s one complex.
- Concern regarding the relationship with the emergency section compared to the rest of the development.
- Commented on the Ecologically Sustainable Development (ESD) objectives and that there is not a significant amount of existing ecology
- Commentary was requested regarding the how the development will function as a “campus” and what type of streetscape and courtyards will be included within the development.
- The type of environment that the hospital will be and whether it is similar to any other private hospital in Perth.
- Queried the location of the pedestrian linkages and the location of decked parking.
- Whether the number of parking outlined within the report is actually needed.
- Issues with parking near Shenton Avenue

The Health Campus representatives advised that the Master plan will be lodged with the City next week and that this information can be forwarded to the Panel members for their information.

The representatives left the room at 9.06am

Director made several comments following the presentation, especially with regard to the draft Master 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:

- Identified an issue with the designing and amending of the Master plan to fit into the proposed development.
- Noted that it's a significant change from the endorsed Master plan and it appears to be amended to suit the applicant's requirements.
- Concerns raised regarding the interface. The Panel stated that it had no issue with the setback on Shenton Avenue, however, raised concerns with regard to future decked parking to this street frontage.
- Advised that it would have been useful to read the Master plan while assessing the application and requested additional detail about outdoor spaces and permeability of the development.
- Noted the pedestrian linkages.
- Noted the location of the decked parking.
- Suggested that the Applicants advise if they are still achieving their goals in relation to the original concept of the Health Campus.

These issues will be discussed with the applicants.