

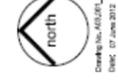
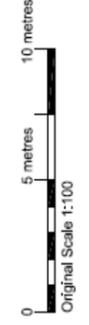




UPNEY MEWS

Joondalup Health Campus  
Proposed New Childcare Centre

Development Application: Ground Floor Plan



RAMSAY HEALTH CARE LIMITED



silver thomas hamley  
ARCHITECTS  
peter hunt architect





INDICATIVE PLANTING PALETTE



1. *Melaleuca viridiflora* - Broadleaved Paperbark (2m H x 2m W)
2. *Eucalyptus syndnora* - Jangama Melale (3.5-10m H x 3-4m W)
3. *Corymbia ficifera* - Red Flowering Gum (3-10m H x 2-3m W)
4. *Callistemon coccineus* - Swamp Sheoak (1.5-10m H x 4-5m W)
5. *Callistemon coccineus* - Swamp Sheoak (1.5-10m H x 4-5m W)
6. *Callistemon coccineus* - Swamp Sheoak (1.5-10m H x 4-5m W)

7. *Citrus x limon* - Lemon Eucalypt (2m H x 2m W)
8. *Citrus x aurantiifolia* - Naval Orange (4m H x 4m W)
9. Apple, Pinnable - Dwarf Pink Lady Apple (2m H x 1m W)
10. Apple, Pinnable - Dwarf Pink Lady Apple (2m H x 1m W)
11. *Acer palmatum* - Japanese Maple (4m H x 4m W)



12. Rosemary, mist, basil, thyme, sage



13. *Argentanum mangaii* - Kangaroo Paw (1m H)
14. *Conostylis aurea* - Golden Conostylis (0.5m H)
15. *Conostylis aurea* - Golden Conostylis (0.5m H)
16. *Lacynophylla brownii* - Cuckoo Bush (1m x 1m)
17. *Ferns nodosa* - Koorat Club Fern (0.05m H x 1m W)
18. *Warrigalia* - Warrigalia Gum (1.5m H x 1.5m W)



19. *Callistemon coccineus* - Swamp Sheoak
20. *Callistemon coccineus* - Swamp Sheoak
21. *Callistemon coccineus* - Swamp Sheoak
22. *Callistemon coccineus* - Swamp Sheoak

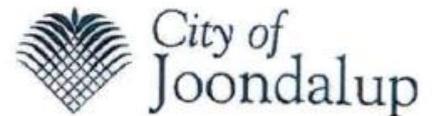
**LEGEND**

	White washed playground sand		Concrete paving
	Gravelled mulch		Feature paving
	Playground quality mulch		Paving type 2
	Coloured sodfall		Dry creekbed large rock gravel
	Local tree species		Paperbark trees
	Fruit/exotic trees		Shrub/grasses
	Turf		

**DESIGN INTENT**

Playgrounds are magical places for children to learn, imagine and explore. The design intent for the playground is to create a safe, inclusive and stimulating environment that encourages children to play, learn and explore. The design intent is to create a playground that is safe, inclusive and stimulating. The design intent is to create a playground that is safe, inclusive and stimulating. The design intent is to create a playground that is safe, inclusive and stimulating.





## Environmentally Sustainable Design – Checklist

Under the City's planning policy, *Environmentally Sustainable Design in the City of Joondalup*, the City encourages the integration of environmentally sustainable design principles into the construction of all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

Environmentally sustainable design is an approach that considers each building project from a 'whole-of-life' perspective, from the initial planning to eventual decommissioning. There are five fundamental principles of environmentally sustainable design, including: siting and structure design efficiency; energy efficiency; water efficiency; materials efficiency; and indoor air quality enhancement.

For detailed information on each of the items below, please refer to the *Your Home Technical Manual* at: [www.yourhome.gov.au](http://www.yourhome.gov.au), and *Energy Smart Homes* at: [www.clean.energy.wa.gov.au](http://www.clean.energy.wa.gov.au).

This checklist must be submitted with the planning application for all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

The City will seek to prioritise the assessment of your planning application and the associated building application if you can demonstrate that the development has been designed and assessed against a national recognised rating tool.

Please tick the boxes below that are applicable to your development.

### Siting and structure design efficiency

Environmentally sustainable design seeks to affect siting and structure design efficiency through site selection, and passive solar design.

Does your development retain:

- existing vegetation; and/or
- natural landforms and topography

Does your development include:

- northerly orientation of daytime living/working areas with large windows, and minimal windows to the east and west
- passive shading of glass
- sufficient thermal mass in building materials for storing heat
- insulation and draught sealing
- floor plan zoning based on water and heating needs and the supply of hot water; and/or
- advanced glazing solutions

**Energy efficiency**

Environmentally sustainable design aims to reduce energy use through energy efficiency measures that can include the use of renewable energy and low energy technologies.

Do you intend to incorporate into your development:

- renewable energy technologies (e.g. photo-voltaic cells, wind generator system, etc); and/or
- low energy technologies (e.g. energy efficient lighting, energy efficient heating and cooling, etc); and/or
- natural and/or fan forced ventilation

**Water efficiency**

Environmentally sustainable design aims to reduce water use through effective water conservation measures and water recycling. This can include stormwater management, water reuse, rainwater tanks, and water efficient technologies.

Does your development include:

- water reuse system(s) (e.g. greywater reuse system); and/or
- rainwater tank(s)

Do you intend to incorporate into your development:

- water efficient technologies (e.g. dual-flush toilets, water efficient showerheads, etc)

**Materials efficiency**

Environmentally sustainable design aims to use materials efficiently in the construction of a building. Consideration is given to the lifecycle of materials and the processes adopted to extract, process and transport them to the site. Wherever possible, materials should be locally sourced and reused on-site.

Does your development make use of:

- recycled materials (e.g. recycled timber, recycled metal, etc)
- rapidly renewable materials (e.g. bamboo, cork, linoleum, etc); and/or
- recyclable materials (e.g. timber, glass, cork, etc)
- natural/living materials such as roof gardens and "green" or planted walls

**Indoor air quality enhancement**

Environmentally sustainable design aims to enhance the quality of air in buildings, by reducing volatile organic compounds (VOCs) and other air impurities such as microbial contaminants.

Do you intend to incorporate into your development:

- low-VOC products (e.g. paints, adhesives, carpet, etc)

**'Green' Rating**

Has your proposed development been designed and assessed against a nationally recognised "green" rating tool?

- Yes
- No

If yes, please indicate which tool was used and what rating your building will achieve:

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If yes, please attach appropriate documentation to demonstrate this assessment.

If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

WE HAVE AIMED TO INCORPORATE AS MANY ESD PRINCIPLES AS POSSIBLE, BUT AS THIS BUILDING IS A CHILDCARE CENTRE THE LOCATION OF PLAY AREAS AWAY FROM NORTHERN RESIDENCES FOR ACOUSTIC REASONS WAS THE DECIDING FACTOR IN FOCUSING THE BUILDINGS MAIN GLAZED AND INTERACTIVE FACADES IN A SOUTHERN DIRECTION

Is there anything else you wish to tell us about how you will be incorporating the principles of environmentally sustainable design into your development:

When you have checked off your checklist, sign below to verify you have included all the information necessary to determine your application.

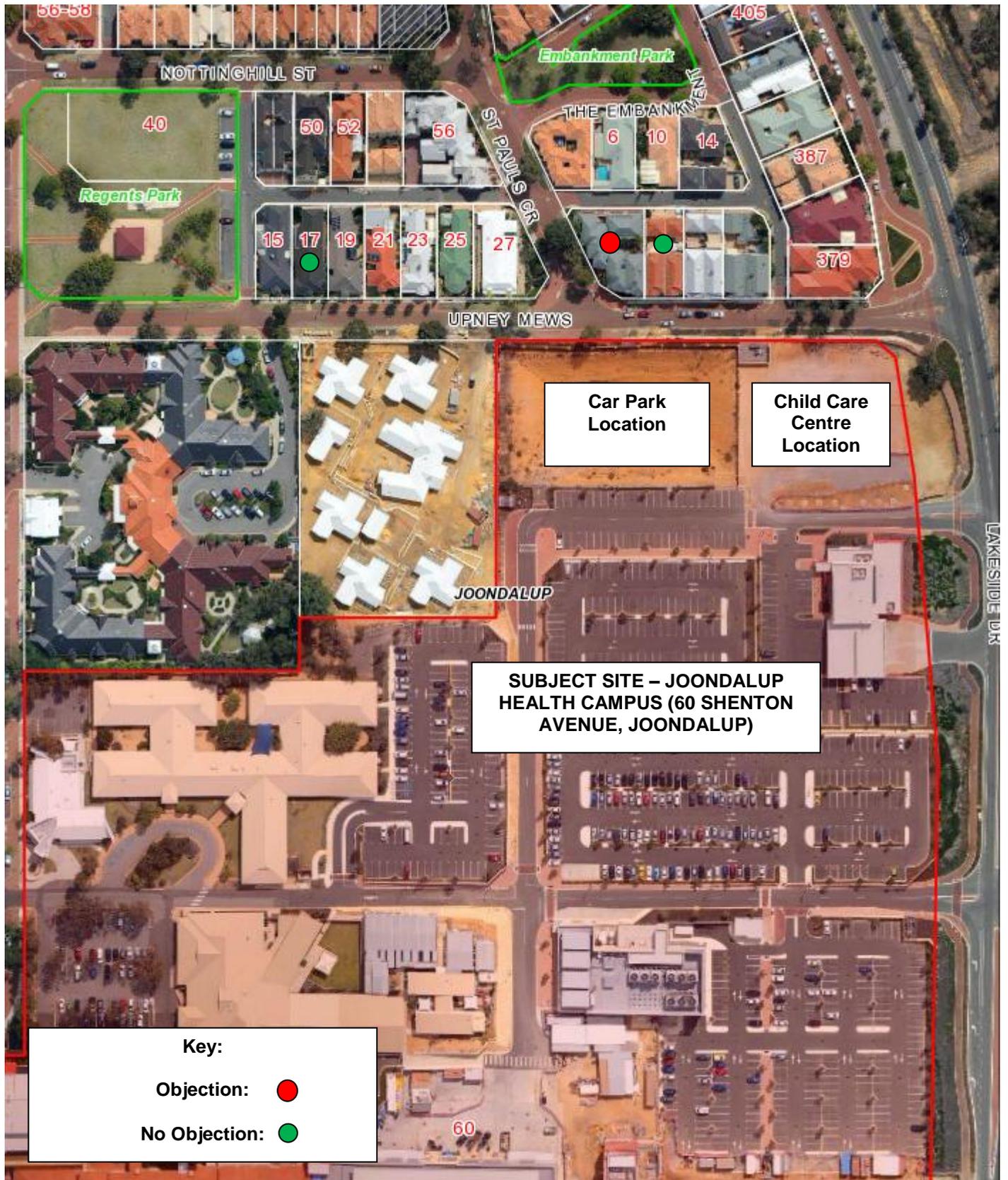
Thank you for completing this checklist to ensure your application is processed as quickly as possible.

Project Director Australia on behalf of  
Applicant's Full Name: Wondalup Health Campus Contact Number: 9386 3448

Applicant's Signature: Rose Marie Ellett Date Submitted: 19/4/12

Accepting Officer's Signature: \_\_\_\_\_

Map of submitters



## JOONDALUP DESIGN REFERENCE PANEL



### NOTES FROM MEETING

23 April 2012 – 8.00am

City of Joondalup

#### Attendees:

MR GARRY HUNT	Chief Executive Officer
MR JOHN HUMPHREYS	Manager Planning Services
MS MELINDA BELL	Coordinator Planning Approvals
MS CHANTAL CORTHALS	Personal Assistant

#### Panel Members:

MS NERIDA MOREDOUNDT	Australian Institute of Architects
MR MATHEW SELBY	Planning Institute of Australia
MS REGAN DOUGLAS	Australian Institute of Landscape Architects

#### Other Attendees:

MS LISA-MAREE ELLETT	Project Directors Pty Ltd
MR CHRISTIAN HARTFIELD	Silver Thomas Hanley Health Architecture

#### 1. WELCOME AND OPENING

The meeting was declared open at 8.00am and the CEO welcomed Panel Members and City Officers.

#### 2. APOLOGIES

MS DALE PAGE	Director Planning and Development
MR ROD MOLLET	Australian Institute of Architects
MR ANDY SHARP	Australian Institute of Landscape Architects

## JOONDALUP DESIGN REFERENCE PANEL



### 3. REPORTS

#### Item 1 PROPOSED CHILD CARE CENTRE AND CAR PARK ADDITIONS TO THE JOONDALUP HEALTH CAMPUS, CORNER OF UPNEY MEWS AND LAKESIDE DRIVE, JOONDALUP

The Manager Planning Services spoke to the item and provided information on the development of a child care centre and car park additions to the Joondalup Health Campus (JHC).

The development proposal is affected by the Joondalup City Centre Development Plan and Manual (JCCDPM), the draft Joondalup City Centre Structure Plan (JCCSP) and Council Policy – Child Care Centres. The development is proposed to be located in the north-eastern corner of the JHC site, on the corner of Upney Mews and Lakeside Drive and will be used by hospital staff only. A single level car park containing 105 car bays is proposed to be constructed above the sump adjacent to this area.

The areas of non-compliance with the relevant standards of the JCCDPM, JCCSP and the Council Policy – Child Care Centres were explained to the Panel, as well as building design, height and glazing.

The CEO asked the Panel for any questions and comments:

The Panel:

- Queried the area of land on Lakeside Drive outlined in red on the development plans and if there are landscaping plans for this area as indicated.
- Queried the car park development situated over the sump and the height of the car park. The Panel advised that it needs careful design consideration and maintenance of the area.
- Queried the justification behind varying the standards relating to the design of the pitched roof to such a significant extent.

The CEO welcomed the Joondalup Health Campus representatives to the meeting.

Ms Lisa-Maree Ellett spoke to the item, providing background information on the Health Campus. Ms Ellett advised that there was a strong Labour Government push for child care centres to be part of health campus'. There is a large recruitment problem, especially in nursing and in order to attract staff, child care centres are being introduced for staff.

Due to the hospital almost doubling in size, it was difficult to find an ideal location for the child care centre, due to the proximity of residential dwellings and it was not ideal to

## JOONDALUP DESIGN REFERENCE PANEL



locate the child care centre within the middle of the campus. Instead, it was important to ensure that the St John Ambulance was appropriately located as a priority.

There was a lot of thought put into the design by the design team to ensure that the child care centre was aligned with the relevant Government framework, that there was freedom for children to play and interact with the outdoors, however, being mindful of the noise impacts to the residential area located close by. The north east aspect was the ideal location and acoustic studies showed that it is the best design to minimise acoustic impact on nearby neighbours.

There will be a surplus of car parking due to the additional car parking area which will be constructed over the existing sump, as well as drop off bays located to the front of the centre.

Following the presentation, the Panel were invited to provide comments and ask questions to the representatives;

The Panel were concerned that the design was not addressing the streetscape or solar access. The Panel advised that there was a lost opportunity by not using the northwest corner as it would provide better light and wind protection.

Response: Due to acoustic studies, the northeast corner was chosen. The northwest location was working well until the acoustic report was received. Due to the location of play equipment and noise issues, the design team had to reconsider the design, and essentially mirrored their original proposal to be focussed towards the south of the site.

The Panel queried the hours of operation.

Response: Hours of operation are 6am – 7pm and will be filled by children of hospital employees.

The Panel agreed that the materials appear to fit in well with the palate of the current hospital buildings, however, due to the pitched roof, the building may appear to look like a shed from the streetscape of Upney Mews.

Response: The design team agreed with this comment and will review the design. They will try and break up the roof form to reduce its monolithic appearance.

The Panel noted that the pitched roof appears to go down into a solid fence, with no windows.

Response: The architect advised that the design team are currently looking into that issue, as the acoustic barrier (solid fencing) is not necessary on the Lakeside Drive frontage. The fencing along Upney Mews will also be revisited.

## JOONDALUP DESIGN REFERENCE PANEL



The Panel queried why there was such a large variation on the roof pitch.

Response: Due to the width of the building, didn't want the appearance to look too bulky.

The Panel advised that the functionality works well, especially as it relates well to the outside areas. The Panel noted the fencing along the north section however, suggested that the design team look at the built form and break down this area.

The Panel also advised that the scale is not a concern, as it is a child care centre, the location of the proposed development sits well at the end of the campus area.

The Panel queried the service gate indicated on the development plans.

Response: The service gate will be deleted from the plans.

The Panel raised concerns with the high fence located on Upney Mews. The Panel suggested that the design be made "softer" with a small garden/terrace house garden appearance that won't impact on the use.

Response: Design team have noted the comment made and it will be considered, including the use of trees and shrubs that grow and drape over the wall.

The Panel queried the look of the sump and car park levels.

Response: The car park will be at grade. The same type of fencing will be used, as well as the same tree species type. The look will be the continuation of the same parking principle used throughout the campus.

The Panel questioned the proposed location of the child care centre and whether another location within the campus was more appropriate.

Response: Ms Ellett advised that it is a small site for a health campus. In order to meet parking requirements, decked parking will be developed in future. There are agreements between Ramsay's and the State Government, and there are constraints on private and public uses within the campus. The master plan for the campus shows future expansion in various areas and possible retail (cafes) and that it has restricted the location of where the child care centre could be located.

The CEO thanked the representatives for attending the meeting (left the room at 8.40am).

Further discussion ensued with the Panel and the following comments were made:

- The Panel questioned why the proposed car parking will be fenced when landscaping would be sufficient.
- Built screening solution is ideal, with an interface with the streetscape and residential areas.

## JOONDALUP DESIGN REFERENCE PANEL



- The Panel queried whether the City would be responsible for the landscaping maintenance and the screening of the car park.
- Reiterated their concerns regarding the pitched roof and how it may have a “warehouse” feel and that it needs some gable type elements or similar added which would break up the look. This would then tie in with the nearby residential area.
- Advised that the landscaping should be of a similar palate along the street and is consistent with Lakeside Drive.
- Made comment that the existing trees should be retained in the northeast corner of the site and would possibly hide some of the child care centre building from the streetscape.
- The Panel believe that the child care centre could be located elsewhere within the campus, however, noted that the master plan originally advised the location of the child care centre.

The City will discuss these issues and comments with the applicants.

The CEO closed the meeting at 9.05am.