

**STATE ADMINISTRATIVE TRIBUNAL REVIEW - PROPOSED
ADDITIONS AND ALTERATIONS TO THE JOONDALUP HEALTH
CAMPUS - [00109]**

WARD: North

RESPONSIBLE Mr Clayton Higham
DIRECTOR: Planning and Community Development

PURPOSE

For Council to consider revised plans that have been developed through the State Administrative Tribunal (SAT) mediation process.

EXECUTIVE SUMMARY

Council granted its Planning Approval to an application to undertake various additions and alterations to the Joondalup Health Campus (JHC). The applicants requested the SAT to review 10 of the conditions of Planning Approval attached to the proposed development.

The matter has been the subject of mediation with the City and consideration by Council at its July 2008 meeting.

The mediation process has resulted in revised plans being submitted for consideration by Council. The revised proposal developed through the SAT process, which is a scaled down version of that originally approved, now requires Council to determine whether or not to support the changes to the modified development. Further, if the revised development is to be supported, then it needs to be determined what conditions should be removed, modified or added to the original Planning Approval.

The scaling down of the original proposal has resulted in fewer planning issues, in particular, car parking. The revised development is now compliant with the car parking requirements of District Planning Scheme No. 2 (DPS2). As such, conditions relating to the development of a Travel Smart plan to reduce the parking demand are now no longer needed for the revised proposal.

It is recommended that Council advise the SAT it is prepared to support the preparation of a Minute of Consent granting approval to the revised development proposal, subject to the imposition of appropriate conditions of approval.

Further, it is also recommended that the operators of the JHC be requested to continue the formulation and implementation of a Travel Smart plan to assist with the future development of other stages of the Joondalup Health Campus.

Version No.	Date	Status	Amendments / Comments	Distributed by:

BACKGROUND

Suburb/Location:	60 (Reserve 36696) Shenton Avenue, Joondalup
Applicant:	Project Directors Australia Pty Ltd & Ramsay Health Care
Owner:	Minister for Health
Zoning:	DPS: Centre
	MRS: Central City Area
Site Area:	13.93 hectares
Structure Plan:	Joondalup City Centre Development Plan and Manual (JCCDPM)

Council approved a development application to carry out major alterations and additions to the existing JHC subject to conditions, at its meeting held on 19 February 2008.

An application for the review of 10 conditions of approval was lodged with the SAT and a directions hearing was then held 18 April 2008.

The various conditions of approval under review were discussed at the directions hearing. Council subsequently considered the applicant's position on the various conditions of approval in dispute at its 15 July 2008 meeting. At that meeting, Council (CJ136-07/08 refers) resolved as follows:

- 1 *NOTES that its position on the changes proposed by the Applicant are part of the State Administrative Tribunal's mediation process;*
- 2 *INSTRUCTS McLeod's Solicitors, having regard to this matter being the subject of the State Administrative Tribunal's mediation process in relation to the proposed additions and alterations to the Joondalup Health Campus, that:*
 - (a) *Condition 2(q) can be met based on the revised plans submitted as part of the SAT mediation process;*
 - (b) *Conditions 2(j), (l) and (u) can be amended as follows:*

Condition 2(j):

"All external car parking areas shall be provided with one shade tree for every four bays prior to the development first being occupied. The trees shall be protected from damage by vehicles and maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services".

Revised Condition 2(l):

"The developer shall ensure that all proposed pedestrian pathway routes for both visitors and staff leading to the main entries of the building are clearly identifiable by the use of signage."

Revised Condition 2(u):

"The developer shall provide secure, long term under cover motor cycle, scooter and bicycle parking facilities for staff and multi modal commuters and visitors. Such details are to be shown on plans lodged with the City of Joondalup for building license approval".

(c) Conditions (m), (n), (o), (p), (s) and (t) are to be retained.

- 3 *DELEGATES to the Chief Executive Officer the authority to negotiate on the Council's behalf at the mediation hearing to be held on 23 July 2008, on any challenges to the adopted position of Council.*

Council's response on the challenge to the conditions of approval was referred to the SAT and the applicant for further consideration.

At the mediation hearing held on the 23 July 2008, the applicants tabled a revised proposal for consideration by the SAT and the City. The revised plans reduced the scale and intensity of the proposed development. The City informed the parties present at the mediation hearing that:

- it could not make any decision on the revised plans as there was insufficient time to review the plans at the hearing;
- the City's representatives did not have the authority to make a decision on the revised plans;
- a detailed assessment was required to determine whether the revised plans were to be considered as a new application or a revision to the previously approved plans; and
- it could not determine at the hearing whether the revised plans resulted in any new planning issues.

The SAT then issued orders requiring the:

- applicant to submit additional information for consideration by the City;
- City to determine whether the revised plans were to be considered as a new application or an amendment to the planning approval that is the subject of the review; and
- City to inform SAT of its decision by 2 September 2008, the next scheduled mediation hearing.

The City reviewed the plans and was subsequently briefed by the applicants on 27 August 2008 on the proposed changes to the original approval.

At the mediation hearing held on 2 September 2008, the City advised the SAT member and the applicants that the reduced size of the development proposal could be considered as an amendment to the approved plans. This was based on legal advice. Further, the revised plans were to be referred to Council for its determination on the proposed changes.

The SAT ordered that:

- complete sets of the revised plans and any accompanying documentation was required to be submitted to the City on or before 10 September 2008;
- elevations of the proposal were required to be submitted by 12 September 2008;
- Council is to consider its position on the revised proposal and inform SAT of its position on the revised proposal at the next mediation hearing, which is to be held on 8 October 2008.

The revised plans, which due to the large size of the site, will be placed in the Councillors Reading Room.

The additional information required by the SAT has been received for consideration by Council.

DETAILS

The applicant has undertaken major and minor changes to the development proposal during the mediation process.

The major changes include the following:

- Reduction of the proposed public ward block from three storeys to two storeys;
- Re-location of the proposed Medical Imaging Centre and After Hours GP clinic to the existing emergency centre;
- Construction of a new emergency centre to the north of the existing vehicular entrance off Shenton Avenue;
- Change from 10 operating theatres with four future theatres to 12 operating theatres;
- Proposed four storey medical centre instead of three storeys; and
- Reduction of Private Hospital from three storeys (145 beds) to single storey (85 beds).

The effect of the reduction in the scale and intensity of the proposed development, in particular the bed capacity of the development, is such that the proposed car parking numbers for the development now meets the car parking requirements of DPS2. The following table summarises the car parking situation:

Proposal	Required Car parking	Proposed car parking	Difference
February 2008 Approval	1909	1753	-156
SAT mediated revised plans (Sept 2008)	1683	1686	+3

Issues and options considered:

Not Applicable.

Link to Strategic Plan:

Not Applicable.

Legislation – Statutory Provisions:

The applicants have requested the SAT to review Council's decision under the State Administrative Tribunal Act 2005 (SAT Act), which has a different decision-making process to the DPS2. Council is required to consider and convey its position on the proposed changes to its approval to SAT and the applicant. Council does not make a formal planning decision as such. The process under the SAT Act will result in a 'Minute of Consent' if both parties agree to a mediated outcome or if no agreement, the matter is then considered at a hearing and the SAT will then make its decision on the revised plan and/or conditions of Planning Approval.

Risk Management considerations:

Not Applicable.

Financial/Budget Implications:

This matter is before the SAT following the lodging of a request for review of Council's decision. Being a Class 2 hearing, both parties have elected to have legal representation. The City has engaged the services of McLeod's Solicitors to represent the Council on this matter. Currently, the matter is being dealt with through the mediation process, however this may escalate to a full hearing.

If the matter is not resolved at mediation, the escalation of the appeal to a hearing could result in expenditure of approximately \$15-25,000 to put Council's case.

Policy Implications:

Not Applicable.

Regional Significance:

The proposal is considered to be regionally significant as it relates to health services offered to all northern suburbs residents.

Sustainability Implications:

Not Applicable.

Consultation:

No further consultation has occurred, nor is required, as part of the SAT review process.

COMMENT

The reduction in the scale and intensity of development has resulted in a development that is substantially closer to the provisions of DPS2. Further, the revised plans submitted by the applicant have addressed certain conditions of planning approval or resulted in conditions which are now no longer relevant. Additional conditions of approval are proposed to address the changes in the development proposal.

Comments on Existing Conditions of Planning Approval

At its July 2008 meeting, Council considered the challenges made to the conditions of approval by the applicant through the SAT process. Attachment 2 contains two tables. The first table contains four columns which sets out the:

- condition number and conditions of approval agreed to by Council at its July 2008 meeting;
- modified condition number that will be used in the recommendation;
- Council's position on the conditions of approval at its July 2008 meeting; and
- recommended position on the conditions having regard to the revised plans.

The second table in this attachment sets out the recommended new conditions of approval and the condition number that is used in the recommendation.

The major issues relating to existing conditions of approval are discussed below and referenced to in the first table of Attachment 2:

Drainage – refer to condition (a)

All storm water created by a development is required to be contained within its lot boundaries and designed to accommodate a 1 in 100 year storm event. This is the maximum standard which applies to all developments within the City.

It is acknowledged that the JHC is to be one of three major hospitals within the greater Perth metropolitan region that will be used as an emergency hospital. In order to achieve this role, particularly in the event of a flood, the City supports storm water overflow from a storm event greater than 1 in 100 years into its nearby sump within Yellagonga Regional Park, as water would ordinarily flow to the lowest level within the catchment, which, in this case, is Lake Joondalup. It should be noted that should a storm even greater than the 1 in 100 years occur, storm water will overflow from most buildings constructed in the City Centre as these are built to the 1 in 100 years standard.

Whilst the applicants have provided further information relating to drainage capacity, the information is insufficient to warrant removal of the condition. Therefore, it is recommended that this condition remain.

Provision of pedestrian crossing facility phase for the traffic lights at intersection of Grand Boulevard and Shenton Avenue – refer to condition (m)

The applicants have re-confirmed their intention to accept this condition of Planning Approval. Therefore, the condition of approval should be retained.

Car Parking/Travel Smart - refer to conditions (n), (o) and (t)

When Council determined the original application at its February 2008 meeting, the City's report identified that the development was short by 156 car parking spaces. In order to support the shortfall in car parking, the applicants proposed Travel Smart options that would seek to achieve a change in travel pattern through the greater use of public transport and other forms of transport.

The revised proposal before Council has been modified where the development now complies with the required number of car parking spaces specified in DPS2. This has been achieved by reducing the size of the original development proposal as highlighted in the Details section of this report. The principal change has been the reduction in the bed capacity of the Private Hospital from 145 beds to 85 beds and the relocation of the Renal Dialysis beds (20 beds) to a satellite facility off the site. Consequently, the conditions relating to the Travel Smart conditions, which were imposed to account for the shortfall in car parking, are now no longer relevant to the revised application before Council.

The principles and objectives espoused in the Travel Smart program should, however, still be pursued by the operators of the JHC. The SAT will not include footnotes as part of any decision. Therefore, the proposed recommendation before Council includes a request to the operators of the Joondalup Health Campus to still pursue the benefits that can be derived from the implementation of a Travel Smart program.

Therefore, conditions (n), (o) and (t) of the original Planning Approval should be removed.

Barrier Card Reader – refer to condition (s)

Condition (s) required a barrier card reader to be provided on the site to prevent unrestricted vehicular access between Lakeside Drive and Regents Park Road. The applicants have now agreed to this condition.

It is recommended that the condition be modified, however, to require the barrier card reader to be maintained in a good condition and used for the purpose of preventing public and general staff access from Lakeside Drive or the site to Regents Park Road and vice versa. This should result in staff and the general public using Lakeside Drive to access the site, rather than filtering through the local streets located to the west and north-west of the development site.

Landscaping – refer to condition (z)

Condition (z) requires the retention of a large tuart tree in the south eastern corner of the site. Compliance with conditions (a) and (p) (provision of stormwater facilities and vehicular access link between the southern and northern car parking areas) could impact on the root system and subsequently, the health of this tree. Therefore, it is considered appropriate that an additional condition be imposed requiring an Arboriculturist to be engaged at the applicants cost, to ensure that the tree is protected and maintained during and just after the construction works are completed around the tree.

Other Issues Arising From Revised Application

Built Form/Building Height

The existing public hospital and medical centre building are both 4 storeys in height. The Joondalup City Centre Development Plan and Manual (JCCDPM) stipulates a maximum height of 3 storeys for this site. The JCCDPM also permits Council to approve a higher development in exceptional circumstances. The following table highlights the proposed changes to building height:

Proposal	Approved Application	Proposed Application
Private Hospital	4 storeys (including basement partially below natural ground level)	1 storey with basement partially below natural ground level
Medical Centre	3 storeys (plus rooftop plant room)	4 storeys (plus rooftop plant room)

The predominate height of the remaining buildings proposed in the revised and approved development are two storeys.

The additional level is supported as the visual impact of the additional height would be minimal given the:

- existence and location of the other existing 4 storey buildings on the site; and
- building is proposed to be set well back from Lakeside Drive and Shelton Avenue.

In any event it is the City's stated desire to increase the height of buildings in the City centre. As the proposed height is considered acceptable, no additional conditions are proposed for this matter.

Waste Management

Further detail is required in relation to waste management associated with the proposed development. As such, it is recommended that a new condition of approval be imposed requiring the applicant to submit a waste management plan for approval by the City.

Unused Space

The revised plans show a space that is referred to as "unallocated space". As this unallocated space is not assessable under the current application, Planning Approval should be obtained prior to this space being used in the future. This will ensure that proper consideration can be given to the use of this space, including whether there will be an increased demand for car parking. Therefore, a new condition of Planning Approval covering this aspect is proposed.

Conclusion

The proposed development is a scaled down version of the original approval which has addressed one of the principal concerns of the City, that being the provision of sufficient on-site car parking. It is therefore proposed that the revised development proposal for the JHC be approved through a Minute of Consent, subject to the imposition of modified and new conditions of Planning Approval.

Further, the applicant should be requested to give serious consideration to developing and implementing a Travel Smart plan for the health campus.

ATTACHMENTS

Attachment 1	Locality Map
Attachment 2	Two Tables showing recommended changes to Planning Approval

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That Council:

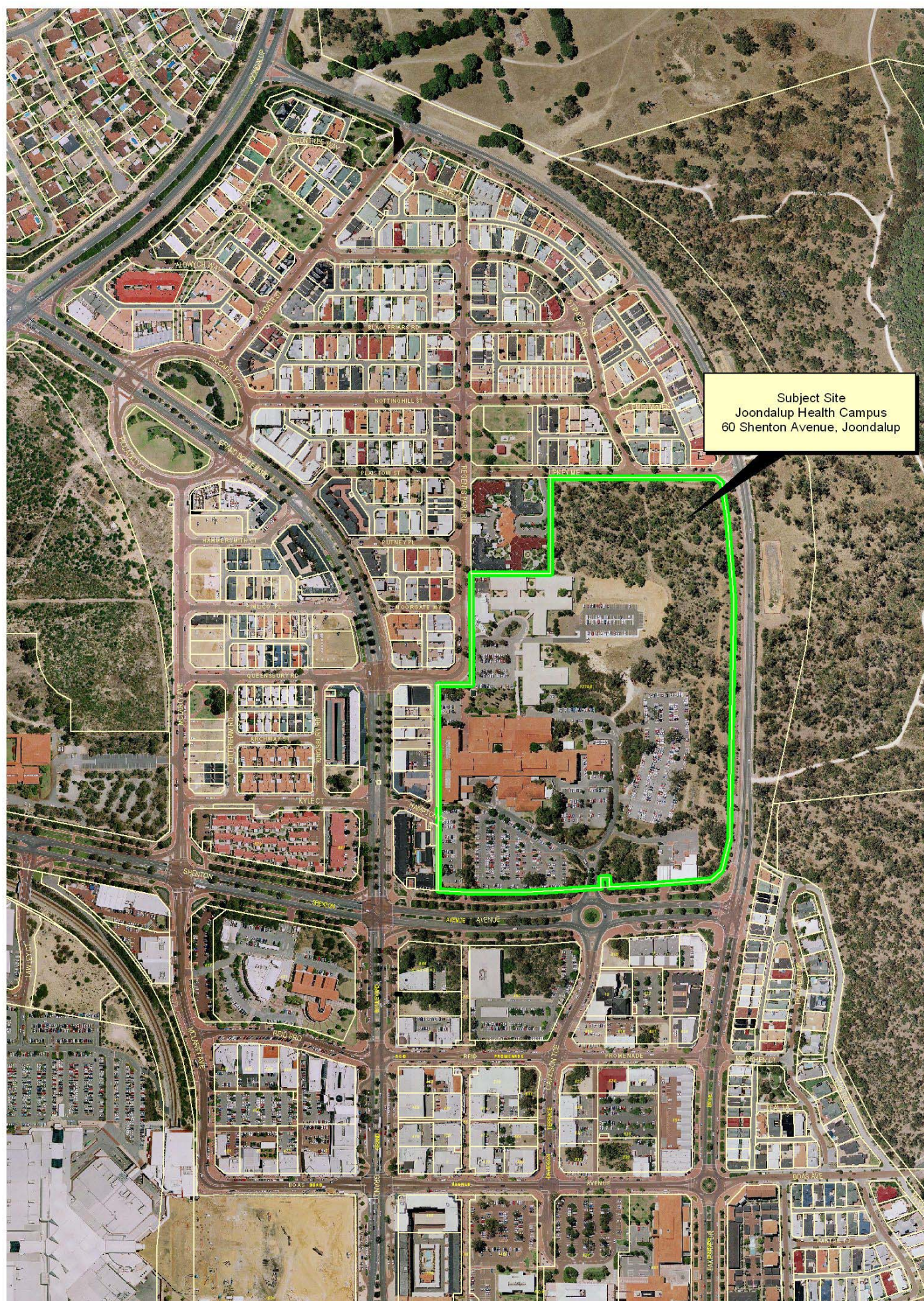
- 1 ADVISES the State Administrative Tribunal (SAT) and the applicant that the City supports the approval of the amended plans received on the 10 and 12 September 2008 subject to the following conditions being applied:**
 - (a) An onsite storm water drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the City. The drainage sumps shall be treated with a combination of landscaping, screening and contouring in a manner that complements the surrounding**

- landscape, to be detailed and submitted to the City for approval prior to their installation. The proposed storm water drainage system is required to be shown on the Building Licence submission and be approved by the Manager Infrastructure Management prior to the commencement of construction;
- (b) Retaining walls being of a clean finish and made good to the satisfaction of the Manager Approvals, Planning and Environmental Services;
 - (c) Pedestrian and vehicular access ways shall be aligned to provide clear sightlines, together with the provision of adequate lighting, to ensure vehicular and pedestrian safety;
 - (d) Submission of a construction management plan detailing phasing of construction, access, storage of materials, protection of pedestrians, footpaths and other infrastructure to the satisfaction of the Manager Approvals, Planning & Environmental Services;
 - (e) All building finishes and materials used on the exterior of the building shall be robust, durable and resistant to vandalism to the satisfaction of the Manager Approvals, Planning & Environmental Services and shown on plans submitted for building licence approval;
 - (f) Disabled car parking bays to be in compliance with the Building Code of Australia. Provision must also be made for disabled access and facilities in accordance with the Australian Standard for Design for Access and Mobility (AS 1428.1);
 - (g) The parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for off street car parking (AS/NZS2890.1-2004) unless otherwise specified by this approval. Such areas are to be constructed, drained, sealed and thereafter maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services prior to the development first being occupied;
 - (h) The lodging of detailed landscaping plans, to the satisfaction of the Manager Approvals, Planning and Environmental Services, for the development site with the building licence application. All details relating to paving and treatment of verges, including the provision of public seating, public art, roundabout entry statement, pathways and other non vegetation related landscaping elements, shall be shown on the landscaping plan. A vegetation survey of the site is also required and shall form part of the landscaping plans;
 - (i) Landscaping, reticulation and all verge treatment is to be established in accordance with the approved landscaping plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services;
 - (j) All external car parking areas shall be provided with one shade tree for every four 4 bays prior to the development first being occupied. The trees shall be protected from damage by vehicles and maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services;

- (k) Any signage associated with the proposed development (excluding internal directional signage) shall be the subject of a separate development application;
- (l) The developer shall ensure that all proposed pedestrian pathway routes for both visitors and staff leading to the main entries of the building are clearly identifiable by the use of signage;
- (m) The developer shall 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;
- (n) The developer shall provide channelisation for the southern access to the site on Lakeside Drive, including a right turn slip lane, to the specification and satisfaction of the City of Joondalup;
- (o) A barrier access card reader is to be installed on the proposed southern Lakeside Drive Access road at an appropriate location to the satisfaction of the City of Joondalup;
- (p) The developer shall also provide secure, long term undercover motor cycle, scooter and bicycle parking facilities for staff and multi modal commuters and visitors. Such details are to be shown on plans lodged with the City of Joondalup for building licence approval;
- (q) All existing verge vegetation, particularly vegetation along Lakeside Drive, shall be retained and protected during construction of the development;
- (r) The developer shall liaise with the City of Joondalup to develop and implement a master plan for the JHC site in order to coordinate its ultimate future development, prior to any further large scale development stages being considered by the City of Joondalup. The master plan shall be to the satisfaction of the City of Joondalup;
- (s) The developer shall ensure that the Western Australian Planning Commission's 'Designing Out Crime Planning Guidelines' dated June 2006 is taken into consideration in the preparation of all detailed plans (including landscaping plans) for building licence approval. A report shall be submitted with the future building licence application which outlines compliance with the performance criteria of this document, to the satisfaction of the City of Joondalup;
- (t) On completion of the installation of any Mechanical Services, the applicant /builder shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical Services Engineering or Air Conditioning Contractor;
- (u) The use of Western Australian indigenous and water-wise shrubs and groundcovers is encouraged. Existing trees and verge treatments are to be acknowledged and incorporated into the landscape design. The developer's landscaping consultant shall first liaise with the City's Landscape Architect to ensure all landscaping concepts and elements are addressed and shown on the landscaping plans prior to it being lodged with the City for its approval,

- with the retention of the large tuart tree in the south eastern corner of the site;
- (v) The Mechanical Services Engineering or Air Conditioning Contractor shall certify that the mechanical ventilation complies with and is installed in accordance with Australian Standard 1668.2-1991, Australian Standard 3666-2002 and the Health (Air Handling and Water Systems) Regulations 1994;
 - (w) The applicant shall have due regard to the following;
 - (i) Ausroads guide to Traffic Engineering Practice Part 14 – Bicycles;
 - (ii) Provision of clusters of bicycle ‘U’ rails located at appropriate entry/exit points;
 - (x) An Arboriculturist shall be engaged by the applicant, at their cost, in order to oversee the protection and health of the existing tuart tree referred to in condition (v), during and just after the completion of the construction works around the tree;
 - (y) The applicant shall submit a waste management plan to the satisfaction and approval of the City;
 - (z) The unallocated space within the proposed development shall not be used until such time as Planning Approval has been granted for the use of that space;
- 2 BY AN ABSOLUTE MAJORITY, DELEGATES to the Chief Executive Officer authority to negotiate and settle any minor revision to any of the conditions supported in Point 1 above;
- 3 AUTHORISES the City’s solicitors to execute a Minute of Consent Orders in SAT matter DR 120 of 2008 providing for the approval by the SAT of the modified proposal in terms consistent with Item1 and Item 2 above;
- 4 REQUESTS Ramsay Health Care to continue to give consideration to the development and implementation of a Travel Smart Plan which should assist in any future stages of development of the Joondalup Health Campus.





CONDITIONS OF APPROVAL AS AGREED TO BY COUNCIL AT ITS JULY 2008 MEETING	REVISED CONDITION NUMBER IN RECOMMENDATION	COUNCIL'S POSITION FROM JULY 2008 MEETING	RECOMMENDED POSITION BASED ON REVISED PROPOSAL
(a) An onsite storm water drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the City. The drainage sumps shall be treated with a combination of landscaping, screening and contouring in a manner that complements the surrounding landscape, to be detailed and submitted to the City for approval prior to their installation. The proposed storm water drainage system is required to be shown on the Building Licence submission and be approved by the Manager Infrastructure Management prior to the commencement of construction.	(a)	Condition to be retained	Condition to be retained
(b) Retaining walls being of a clean finish and made good to the satisfaction of the Manager, Approvals, Planning and Environmental Services.	(b)	Condition to be retained	Condition to be retained
(c) Pedestrian and vehicular access ways shall be aligned to provide clear sightlines, together with the provision of adequate lighting, to ensure vehicular and pedestrian safety.	(c)	Condition to be retained.	Condition to be retained
(d) Submission of a construction management plan detailing phasing of construction, access, storage of materials, protection of pedestrians, footpaths and other infrastructure to the satisfaction of the Manager Approvals, Planning & Environmental Services;	(d)	Condition to be retained	Condition to be retained
(e) All building finishes and materials used on the exterior of the building shall be robust, durable and resistant to vandalism to the satisfaction of the Manager Approvals, Planning & Environmental Services and shown on plans submitted for building licence approval;	(e)	Condition to be retained	Condition to be retained.

(f)	Disabled car parking bays to be in compliance with the Building Code of Australia. Provision must also be made for disabled access and facilities in accordance with the Australian Standard for Design for Access and Mobility (AS 1428.1);	(f)	Condition to be retained.	Condition to be retained
(g)	The parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for off street car parking (AS/NZS2890.1-2004) unless otherwise specified by this approval. Such areas are to be constructed, drained, sealed and thereafter maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services prior to the development first being occupied.	(g)	Condition to be retained	Condition to be retained
(h)	The lodging of detailed landscaping plans, to the satisfaction of the Manager Approvals, Planning and Environmental Services, for the development site with the building licence application. All details relating to paving and treatment of verges, including the provision of public seating, public art, roundabout entry statement, pathways and other non vegetation related landscaping elements, shall be shown on the landscaping plan. A vegetation survey of the site is also required and shall form part of the landscaping plans.	(h)	Condition to be retained	Condition to be retained
(i)	Landscaping, reticulation and all verge treatment is to be established in accordance with the approved landscaping plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services.	(i)	Condition to be retained	Condition to be retained
(j)	All external car parking areas shall be provided with one shade tree for every four 4 bays prior to the development first being occupied. The trees shall be protected from damage by vehicles and maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services.	(j)	Original condition was modified by July 2008 resolution.	Modified condition to be retained - July 2008 resolution.

(k) Any signage associated with the proposed development (excluding internal directional signage) shall be the subject of a separate development application.	(k)	Condition to be retained	Condition to be retained
(l) The developer shall ensure that all proposed pedestrian pathway routes for both visitors and staff leading to the main entries of the building are clearly identifiable by the use of signage.	(l)	Original condition was modified by July 2008 resolution.	Condition to be retained
(m) The developer shall 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.	(m)	Applicants agreed to comply with condition	Condition to be retained
<p>(n) The developer shall contribute to/fund the following to the satisfaction of the City;</p> <p>(i) The upgrade of the Hospital CAT stops and resultant modifications to the median island on Shenton Avenue, in accordance with PTA guidelines and City of Joondalup standards, with City of Joondalup approved shelters.</p> <p>(ii) The provision of a covered and protected walkway from the CAT stop to the public hospital's main entrance</p> <p>(iii) Contribute to one quarter (25%) of the annual running cost of the CAT system.</p>	Delete	Condition to be retained	Car parking is now complaint with DPS2 - Condition to be removed
(o) The developer shall provide a covered walkway/awning (or similar treatment) along the buildings' Shenton Avenue frontage from the public hospital entrance to the private hospital entrance, to the satisfaction of the Manager Approvals, Planning and Environmental Services.	Delete	Condition to be retained.	Car parking is now compliant with DPS2 - Condition to be removed.
(p) The developer to provide a vehicular linkage from the southern car parking area to the proposed eastern car parking area to the satisfaction of the City of Joondalup;	Delete	Condition to be retained.	Plans modified to conform to condition - condition can be removed.
(q) The developer shall provide additional footpaths, in locations shown in red ink on the attached approved plans, to the specification and satisfaction of the City of Joondalup.	Delete	Condition was met based on revised plans	Modified plans still satisfy condition of approval - condition can be deleted.

(r) The developer shall provide channelisation for the southern access to the site on Lakeside Drive, including a right turn slip lane, to the specification and satisfaction of the City of Joondalup.	(n)	Condition to be retained	Plans modified – further refinement required - condition to be retained
(s) A barrier access card reader is to be installed on the proposed southern Lakeside Drive Access road at an appropriate location to the satisfaction of the City of Joondalup.	(o)	Condition to be retained	Barrier access card reader system shown on plans - condition to be modified to require the barrier access car reader to be maintained in a good working condition.
(t) The Joondalup Health Campus shall prepare and implement a Travel Plan in consultation with City of Joondalup's Travel Smart Officer and in a form and detail required by the Health Department's draft policy: Access and Parking Strategy for Health Campuses in the Perth Metropolitan Area, to the specification and satisfaction of the Council. The Travel Plan shall provide yearly targets, budget allocations, and must provide for annual reporting on achievements of targets and programs implemented to City of Joondalup for information. In the event that Travel Plan targets aren't achieved as set out within the endorsed Travel Plan, additional car parking is to be provided on site or off site, within a timeframe to be established in the Travel Plan, and such arrangements being established by a legally binding agreement between the City and the Joondalup Health Campus to address the parking shortfall through the construction of car parking bays to be prepared and executed at the cost of the applicant, with the legal agreement to be signed prior to the building plans being approved;	Delete	Condition to be retained	Car parking is now compliant with DPS2 - Condition to be removed

(u) The developer shall also provide secure, long term undercover motor cycle, scooter and bicycle parking facilities for staff and multi modal commuters and visitors. Such details are to be shown on plans lodged with the City of Joondalup for building licence approval.	(p)	Original condition was modified by July 2008 resolution.	Condition to be retained
(v) All existing verge vegetation, particularly vegetation along Lakeside Drive, shall be retained and protected during construction of the development.	(q)	Condition to be retained	Condition to be retained
(w) The developer shall liaise with the City of Joondalup to develop and implement a master plan for the JHC site in order to coordinate its ultimate future development, prior to any further large scale development stages being considered by the City of Joondalup. The master plan shall be to the satisfaction of the City of Joondalup.	(r)	Condition to be retained	Condition to be retained
(x) The developer shall ensure that the Western Australian Planning Commission's 'Designing Out Crime Planning Guidelines' dated June 2006 are taken into consideration in the preparation of all detailed plans (including landscaping plans) for building licence approval. A report shall be submitted with the future building licence application which outlines compliance with the performance criteria of this document, to the satisfaction of the City of Joondalup.	(s)	Condition to be retained	Condition to be retained
(y) On completion of the installation of any Mechanical Services, the applicant /builder shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical Services engineering or Air Conditioning Contractor.	(t)	Condition to be retained	Condition to be retained

(z) The use of Western Australian indigenous and water-wise shrubs and groundcovers is encouraged. Existing trees and verge treatments are to be acknowledged and incorporated into the landscape design. The developer's landscaping consultant shall first liaise with the City's Landscape Architect to ensure all landscaping concepts and elements are addressed and shown on the landscaping plans prior to it being lodged with the City for its approval, with the retention of the large tuart tree in the south eastern corner of the site.	(u)	Condition to be retained	Condition to be retained
(aa) The Mechanical Services Engineering or Air Conditioning Contractor shall certify that the mechanical ventilation complies with and is installed in accordance with Australian Standard 1668.2-1991, Australian Standard 3666-2002 and the Health (Air Handling and Water Systems) Regulations 1994.	(v)	Condition to be retained	Condition to be retained
(ab) The applicant shall have due regard to the following; (i) Ausroads guide to Traffic Engineering Practice Part 14 – Bicycles; (ii) Provision of clusters of bicycle 'U' rails located at appropriate entry/exit points.	(w)	Condition to be retained	Condition to be retained

PROPOSED ADDITIONAL CONDITIONS OF APPROVAL	PROPOSED CONDITION NUMBER IN RECOMMENDATION
An Arboricultist shall be engaged by the applicant, at their cost, in order to oversee the protection and health of the existing tuart tree referred to in condition (u)*, during and just after the completion of the construction works around the tree.	(x)
The applicant shall submit a waste management plan to the satisfaction and approval of the City.	(y)
The unallocated space within the proposed development shall not be used until such time as Planning Approval has been granted for the use of that space.	(z)

* Note: Was original condition (z), now refers to modified condition number (u)