



MEETING NOTES

JUSTINIAN HOUSE REDEVELOPMENT COMMUNITY CONSULTATION FORUM Tuesday 9 October 2007 1A Eden Street, North Sydney

REPRESENTATIVES PRESENT

Alex Kibble	Daryl Jackson Robin Dike Architects
Anna Harris	Daryl Jackson Robin Dike Architects
Kathryn Werner	JBA Urban Planning
Lawson Katiza	Savills
Dr Jonathan Stretch	Sydney Melanoma Unit
Lynne Donohoe	SV&MHS

1. Welcome & Introduction – L Katiza
 - The project to date – medical research facility, scheme design which has undergone a series of changes in its development
 - The purpose of the forum is to present the concept design and obtain feedback and take questions from the community.
 - Funding to purchase the site and construct the facility from a very generous benefactor ~\$18m and a Commonwealth Government grant for \$6m.
 - St Vincents & Mater Health Sydney Ltd will be the owners of the land and building. The Sydney Melanoma Unit (Melanoma Institute of Australia) will enter into a long term lease to occupy the new facility.
 - During concept design development the project has increased in cost to \$25million which is covered by an extra donation of \$7million by the same benefactor.
2. Sydney Melanoma Unit (SMU) – Dr Jonathan Stretch
 - Concept of the project – provide a hub for melanoma research and administration
 - Collocate existing services provided at Eden St , RPAH & Westmead Hospital
 - Services at RPAH are not closing.
 - Much improved experience for patients in the new development.
 - SMU is currently NSW based, however operates nationally and internationally in the assessment of tissues, reporting and specialised consultation.
3. Planning – Kathryn Werner
 - The financial and social value to the community of the new research facility means the requirements for planning approval are established by the NSW Department of Planning. Anticipate a 12month approval process that commenced in July 2007
 - Three parts to the approval process:
 - Subdivision of the property: approved in August 2007 by North Sydney Council
 - Demolition of the existing property: application submitted and awaiting a determination by North Sydney Council
 - Environmental Assessment application to the Dept of Planning for main works.
 - Comprehensive consultation with North Sydney Council to ensure compliance with LEP requirements – permissible use
 - NSW Health Department consultation
 - Heritage Council of NSW
 - Community consultation process

- Subsequent to lodgement there will be a public exhibition of proposal for 30days

4. Architectural Overview – Alex Kibble

- Schematic principles of the building were reported
- Description, ‘walk-through’ of the plans floor by floor outlining functional service hubs in the building
- Details of the proposed façade finishes and themes and design intent.
- Landscape schematic which aims to reclaim some of the existing built space in the new development
- Shadow analysis for the new facility in relation to the existing building.

Noted that the schematic plans are at 80% complete and will continue to undergo some minor changes.

5. Project Director – Lawson Katiza

- Programme – time frame is still indicative as final approvals are required from the various authorities
 - Demolition – commence Dec 07(site establishment) /Jan 08 for approximately 14 weeks
 - Construction – estimate a 48 week (main works) programme to commence June 2008
- Ongoing Information to the Community will be available via the project web site www.smu.org.au A feedback form is available on the webpage for questions and comments.

Question	Response
Where will the main access be for the demolition and construction on the site?	To be determined with the respective contractors. Details to be posted on the web site
Traffic concerns – Rocklands Road is extremely busy and difficult for pedestrians to cross. Q. Will there be traffic calming on the corner of Gillies St & Rocklands Rd? Q. Is there a vehicle drop-off point at the main entrance (corner of Sinclair St & Rocklands Rd)? Q. Has a traffic survey been undertaken in relation to the proposal?	The proposed landscaping will assist in navigating from Gillies St to Rocklands Rd. No. There is no designated vehicle ‘lay-by’ on the corner. All vehicle access to and from the carpark is off Rocklands Rd west of the current Bus Stop. Yes. A traffic consultant is involved and has proposed the current vehicular access to the facility in Rocklands Rd to reduce additional traffic on Gillies & Sinclair Sts. This process is ongoing in conjunction with the EA application. All documents will be accessible during the public exhibition stage of the approvals.
Q. Previous design included an ‘air-bridge’ to link the Mater Hospital and the new Justinian House. The matter was raised as an issue at a local Precinct Committee meeting. What is the current plan?	The proposed over-head bridge-link to the Hospital has been deleted from the project. A letter was sent to the Chair of the Precinct Committee to discuss their views on project proposal but no response has been received to date.
Q. Stormwater run off across the site – what is the plan to improve the current issues? Will run-off be re-used?	Plans to include a retention tank to collect roof water run-off and drainage of sub-soil water for re-use on gardens and some

	internal water uses. Geotech investigations reveal that the new basement will capture most of the sub-soil run-off on the site and will ease through flows to Gillies Street.
Q. Dilapidation report / survey for the demolition. What notification will be given to Strata owners for access etc in light of the proposed Dec 07 /Jan 08 commencement?	Dilapidation surveys are undertaken by the successful contractor. Dilapidation reporting conditions will be specified in the DA conditions. Once these have been received the necessary surveys will be carried out. Notification will be circulated to the affected owners as soon as practical after the determination of the Demolition DA.
Q. What lead time (notification) will be given to surrounding residents before carrying out of any significant works? Can we request local notification as early as possible?	These conditions are generally set by the Council and various permits must be obtained from the Council by the contractor. We will pass this request onto the successful contractors.
Q. How will the waste from the demolition site be controlled as many of the residents are subterranean from the site?	The contractor must provide a Construction Management Plan detailing the control of sediment (eg use of silt traps over drains), soil erosion / movement and dust controls as part of the tenders. These items form part of the contract as well as fencing, security of the site, noise and other requirements.
Q. The proposed use of 'native' palms on the property – which grow very tall and drop their fronds. Are there other options that could be considered? There is an existing palm with dangerous barbs – will this be removed?	The under-storey of the landscaping is very important and will be developed to balance the height of the palms. Regular maintenance of the gardens is necessary for a safe and healthy garden. Yes. North Sydney Council has also requested the same in preliminary discussions.
Q. Considering the potential lag between completion of demolition and approval to construct, why not delay demolition commencement?	We have considered the worse case scenario for approval and feel there will be a smooth transition between demolition and construction. We all want the project to be completed as soon as possible and have developed the programme to best achieve this.
Q. What if any impact will there be with a change in Government?	The approval process is governed by State and Local Council legislation and changes to legislation are very slow. We feel there will be no impact.
Q. Why demolition in December when there is significant time closed over Christmas?	Aim is to establish the site prior to the holiday break to enable the commencement of work as soon as practical after this period.
Q. Considerable noise from air conditioning plant emanates from the existing building. What controls are in place for the new one?	Acoustic consultant is undertaking an assessment of the building & plant (external & internal) and makes recommendations for acoustic treatment. Existing noise levels on neighbouring properties have been logged over a 2-week (24 hours a day) period, to

	<p>assess the ambient noise levels that should not be exceeded by the new facility.</p> <p>Demolition & construction: Noise limits and durations and working timeframes are set out in DA conditions and must be adhered to by the contractor in preparing a Construction Management Plan.</p>
<p>Q. Will there be any landscape treatment of the northern boundary strip?</p>	<p>Yes. This is currently being developed to shield the neighbours from the building and to ensure that there overlooking is mitigated from the facility.</p>
<p>Q. When will the tender for the construction occur?</p>	<p>The 'process' will start early in the New Year (2008)</p>
<p>Q. What will be the operating hours of the facility?</p>	<p>In general Monday to Friday business hours with intermittent after hours access for education forums.</p>
<p>Q. Rocklands Rd is very busy with access to Mater Hospital & now to SMU building. Is this plan the best option?</p>	<p>Traffic will definitely need to be managed on Rocklands Rd.</p> <p>Other street accesses were considered by traffic consultants</p> <ul style="list-style-type: none"> - They advised that Gillies St and Sinclair St were to be avoided due to unacceptable increase in traffic for the surrounding residents. - Traffic consultant advised that no car drop-off be planned on the corner of Sinclair St & Rocklands Rd
<p>Q. What happens from here?</p>	<p>The schematic design as presented will be developed and finalised before an Environmental Assessment application is submitted to the Department of Planning. The website will continue to be updated on the progress of the project and feedback is always welcome.</p>

Meeting closed at 2010hrs.