

# St Vincents & Mater Health Sydney

## Research Precinct Concept Plan Pre-lodgement Community Information and Consultation Report

21 May 2009



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## 1 Introduction

St Vincents and Mater Health Sydney (SV&MHS) is the largest non-government, non-profit health care provider in Australia. It consists of five major hospitals with over 50 inpatient and outpatient departments. SV&MHS is part of the Sisters of Charity Health Service, which has a long and proud tradition of excellence in research and teaching. St Vincents is now in the midst of realising a vision to create one of the world's finest research precincts on its Darlinghurst campus.

The precinct will reflect the mission of the Health Service which is:

*"...dedicated to providing the best possible health care by drawing on the talents and creativity of our people, and by forming relationships with others who share our vision."*

The Precinct is a creative research hub, supporting world's best practice research and technological innovations. The work of the Precinct is driven by its close proximity to one of Australia's leading teaching hospitals. This ensures clinical challenges directly drive laboratory research and enable research findings to be rapidly translated into improvements in patient treatment and care.

To realise its vision to expand the Precinct, SV&MHS is currently preparing a Concept Plan which will guide its future development.

The Precinct is already home to the Garvan Institute of Medical Research, the Victor Chang Cardiac Research Institute and the St Vincents Centre for Applied Medical Research. To complete the Precinct two new buildings will be constructed.

One will be home to the Garvan St Vincent's Campus Cancer Centre, which will align Garvan's internationally acclaimed cancer research with the best practice cancer services at SV&MHS, with the aim of developing more effective approaches to the prevention, diagnosis and treatment of cancer.

The other will house an initiative of the University of New South Wales, a National Institute of Virology which will provide a new home for the National Centre in HIV Epidemiology and Clinical Research, a world leader in HIV treatment and prevention.

The Research Precinct is being developed in stages.

- ♥ Stage One - the Victor Chang Cardiac Research Institute has been completed.
- ♥ Stage Two - the National Institute of Virology is in the early planning phase.
- ♥ Stage Three - the Garvan St Vincent's Campus Cancer Centre has well developed plans with a project application expected to be lodged with the NSW Department of Planning in 2009.

In the lead-up to the lodgement of the Research Precinct Concept Plan, SV&MHS engaged KJA to provide information and consult with key stakeholders, including the local community, about its plans.



## **2 Methodology**

### **2.1 Consultation Framework**

A series of opportunities were developed to provide St Vincent's neighbours and the surrounding community with the ability to learn more about the proposed Concept Plan for the Research Precinct.

Those opportunities included a community cocktail party, the Hospital's Twilight Fair and a community information drop-in session. The community was notified via letterbox drop about each opportunity.

Briefings about the Concept Plan were also provided to two local community groups.

### **2.2 Letterbox Drops**

Each community event was advertised via letterbox drop to approximately 2,750 households.

A letter inviting local residents to a community cocktail evening was distributed in early March 2009. (attached as an appendix)

A letter inviting local residents to the community Twilight Fair was distributed in March 2009. (attached as an appendix)

A letter inviting local residents to a community information session was distributed at the beginning of April 2009. (attached as an appendix)

### **2.3 Community Cocktail Evening**

The CEO of St Vincents & Mater Health Sydney, Steven Rubic invited local residents to an informal cocktail evening. The event was held from 6-7pm on Monday 16 March 2009 in the Function Room on the ground floor of St Vincent's Clinic.

Large information panels explaining SV&MHS's Concept Plan to expand the Research Precinct were on display during the evening.

Approximately thirty local residents attended the cocktail evening.

### **2.4 Twilight Fair**

The CEO of St Vincents & Mater Health Sydney, Steven Rubic, wrote to local residents inviting them to a Local Community Twilight Fair to celebrate the Centenary of St Vincent's Private Hospital.

The Fair was held behind the Hospital at Barcom Avenue Park from 4-7pm on Friday 27 March 2009. Along with health checks, a sausage sizzle, face painting, and live music, SV&MHS hosted a stall displaying large information panels explaining SV&MHS's proposed Concept Plan to develop the research precinct.

The stall was manned by three people - a representative of the planning firm Urbis, a representative of the architectural firm Daryl Jackson Robin Dyke and a representative from communication consultants KJA.

Approximately 20 to 25 people visited the stall, viewed the panels and discussed the proposed Concept Plan with the project's representatives.

### **2.5 Community Information Session**

A dedicated community information session was offered to St Vincents neighbours on Tuesday 7 April 2009 between 5pm and 7pm in the St Vincent's Clinic Function Room. Local residents were advised they could drop by anytime between those hours to view a series of information panels which were on display.



A number of the Precinct partner's senior representatives were available during the evening to speak to local residents about the proposed plans and answer any questions.

Five people took the opportunity to attend the information session.

## **2.6 Community Group Briefings**

There are two organisations that refer to themselves as 'Darlinghurst Residents Action Group' or DRAG.

A briefing was provided to one of those groups on 17 April 2009. Two representatives of this DRAG group attended the briefing with SV&MHS's CEO Steven Rubic; St Vincents Public Health Services Executive Director Jonathon Anderson; SV&MHS's Public Affairs and Communications Manager David Faktor; and Urbis Director David Hoy.

A briefing for the second DRAG group was held on 1 May 2009. Four representatives of this group attended a briefing provided by SV&MHS's Major Capital Works Manager Owen Judge; SV&MHS's Public Affairs and Communications Manager David Faktor; and Urbis Director David Hoy.

## **2.7 Agency and Authority Consultation**

Project representatives liaised with a number of agencies and authorities including the City of Sydney Council, NSW Ministry of Transport, NSW Roads and Traffic Authority and relevant utility providers.

Issues raised were embodied in the DGRs and responses are included in the technical reports provided to support this application.



### 3 Matters Raised During Consultation

#### 3.1 Scale of Proposed New Buildings

Comments related to the height and scale of the proposed new buildings. One person was concerned that the proposed buildings were significantly larger than described in an earlier Master Plan prepared for the Precinct.

##### SV&MHS response

The size and heights of the proposed new buildings are determined by the needs of each research institution. To undertake the planned research, each group requires a certain number of researchers, laboratories and other associated facilities.

Work has been undertaken to understand the requirements of each new research institute and the scale of the buildings reflect those requirements.

#### 3.2 Shadowing and Wind

The additional shadows and potential wind impacts that would be created by the proposed new buildings were raised.

##### SV&MHS response

The shadowing impacts from the proposed building envelopes have been closely analysed. The likely additional shadow impacts do not add major additional shadows when compared to the current shadowing on the surrounding area.

In relation to the issue of wind, Wind Management Reports will accompany the Project Application for each building. These reports will provide expert analysis of the likely wind effects of each building and any ameliorative measures required to achieve wind conditions on and in the vicinity of the site in accordance with the following publications:

- Melbourne, W.H., 1978, "Criteria for Environmental Wind Conditions", Journal of Wind Engineering and Industrial Aerodynamics, vol.3, pp.241-249.
- Davenport, A.G., 1972, "An approach to human comfort criteria for environmental conditions", Colloquium on Building Climatology, Stockholm.

#### 3.3 Car Parking

The amount of car parking to be provided within the expanded Precinct was raised.

##### SV&MHS response

The Concept Plan tries to balance the parking requirements of the Precinct to ensure cars don't overflow onto the surrounding streets, while ensuring any increase in traffic is appropriately managed. The proposed parking levels seek to achieve this balance.

#### 3.4 Traffic

Traffic generation is a topic regularly raised by the local community. Issues in particular included.

- 1) A preference for the Precinct to use Liverpool Street instead of West Street as the car park entry/exit. It was felt this should have been the solution when the Victor Chang Cardiac Research Institute was being planned.
- 2) Delivery vehicles using West Avenue to access the loading dock and existing car park. There were also concerns about heavy vehicles reversing into the loading dock from West Street to make deliveries.



#### SV&MHS response

- 1) The car park entry and exit point was designed in West Street as there was concern an exit into Liverpool Street may lead to an unsafe situation for general traffic as exiting vehicles would attempt to perform a right hand turn. The driveway from Liverpool Street would mean a loss of street parking, not just for the driveway itself but also on both sides of the driveway for driver/pedestrian visibility. The RTA prefers driveways such as this to be provided in a street with lower traffic volumes. The West Street egress provides an efficient alternative where vehicles can safely turn in any direction at the traffic signals.
- 2) It is recommended the 'All Traffic Turn Right' sign remain as well as the kerb extension preventing the left hand turns and through movements. Anecdotal evidence suggests that some courier vehicles attempting to use West Avenue do so being guided by GPS systems. SV&MHS intends to approach the main GPS mapping providers with a request to rectify this situation.

### **3.5 Landscaping of West Street**

It was suggested improved landscaping along West Street should form part of the Precinct planning. It was thought the landscaping would soften the interface between the Precinct and adjoining residential neighbourhood.

#### SV&MHS response

SV&MHS has indicated it will begin looking at some immediate landscaping measures pending the development of plans for UNSW's National Institute of Virology.

### **3.6 Lighting**

It was suggested future development should avoid additional lighting impacts.

#### SV&MHS response

SV&MHS has indicated it will ensure this issue is addressed as part of the planning process. SV&MHS has also indicated it will investigate the situation with existing buildings.

### **3.7 Location of the Precinct**

The location of the Precinct in the heart of Darlinghurst was queried. A number of people wanted to know why the Precinct needed to be located in the proposed location as opposed to another area of Sydney.

#### SV&MHS response

The goal is to build on the close collaboration between researchers at the existing research organisations and doctors at St Vincent's Hospital. The work of the Precinct is driven by its close proximity to one of Australia's leading teaching hospitals. This ensures clinical challenges directly drive laboratory research and enable research findings to be rapidly translated into improvements in patient treatment and care.





### **3.8 Planning Process and Consultation**

The Part 3A planning process was noted by several people with at least two people questioning what likely impact their views would have on the final decision.

#### SV&MHS response

The Part 3A planning and assessment process is rigorous. It takes into account all issues raised and submissions made.

### **3.9 Work of the Precinct**

Several members of the community welcomed the proposal to expand the work of the Research Precinct noting the benefits that will potentially flow to patients around Australia and internationally.

#### SV&MHS response

SV&MHS welcomes support for the Research Precinct.



## **4 Conclusion**

SV&MHS welcomes the input from its neighbouring community.

To date only a relatively small number of people have taken up information and consultation opportunities.

The two matters most commonly raised were the scale of the development and also support for the work of the Precinct.

SV&MHS will be continuing to liaise with local residents.

### **4.1 Next steps**

SV&MHS will be continuing to keep its local community informed and updated about its plans for the Precinct.

Further information and consultation opportunities will occur with each of the individual research institute's project applications.



## Appendices

Copies of letters distributed (via letterbox drop)  
Copies of information display boards

20 February 2009

T. +61 2 8382 7171  
F. +61 2 8382 7172

Dear Local Resident

I wrote to you last year to introduce myself as CEO of St Vincents & Mater Health Sydney. Since that time we have made more senior appointments across the St Vincent's Campus. These include Jonathan Anderson as Executive Director of St Vincent's Hospital, Robert Cusack as Executive Director of St Vincent's Private Hospital and Calum Laurie - our new Chief Financial Officer.

We thought it might be a good idea to meet with you to introduce ourselves as I am keen to get continual input from our local community about our endeavours. To this end, I have organised an informal cocktail evening for our neighbours. I hope you will join us between 6-7pm on Monday, 16 March at the Function Room on the ground floor of St Vincent's Clinic.

As some of you may be aware, 2009 marks the Centenary of St Vincent's Private Hospital. We plan to celebrate this milestone with a variety of functions for both staff and our community throughout the year. One function in particular I would like to draw your attention to is our Centenary Local Community Twilight Fair.

The Twilight Fair will be held behind the Hospital at Barcom Avenue Park from 4-7pm on Friday 27 March, 2009. There will be health checks, a sausage sizzle, face painting, live music and much more. I truly hope you will come along and celebrate our Centenary for what will be a fun afternoon.

As mentioned in previous community updates we are moving ahead with plans to create a world class research precinct next to the new Lowy Packer Building (which houses the Victor Chang Cardiac Research Institute and the St Vincent's Centre for Applied Medical Research) and the Garvan Medical Research Institute.

The Precinct will be home to the proposed new Garvan St Vincent's Campus Cancer Centre and the UNSW Centre for Virology. Detailed plans are being prepared over the coming weeks and months and we will be sure to keep you updated.

As you would have noticed, the construction of the O'Brien building which will house our Mental Health, Community Health and Alcohol & Drug Services is progressing well and we look forward to commissioning the new Building early next year.

I look forward to meeting you in the coming weeks.

Yours sincerely



**Steven Rubic**  
**Chief Executive Officer**

Dear local resident

I am writing to provide you with more information about our upcoming Centenary Local Community Twilight Fair on Friday 27 March from 4-7pm. As outlined in the attached flyer, there will be complimentary food, drink, health checks, face painting, live music and much more.

You might also like to know that one of the stalls at the Fair will have some information and preliminary plans for our proposed development of a world class Research Precinct on the St Vincent's Campus. Members of the project team will be on hand to answer any queries you might have. We hope you can join us to share in this fun afternoon.

We would also like to let you know there will be another opportunity to view our plans for the Research Precinct at a community drop-in information session to be held in early April (or we can say on 7 April from 4pm to 7pm in the function room at St Vincent's Clinic on the ground floor.) We will send you a reminder about the information session later this month.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Rubic', followed by a period.

**Steven Rubic**  
**Chief Executive Officer**

1 April 2009

Office of the Chief Executive  
406 Victoria Street  
Darlinghurst NSW 2010  
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Dear local resident

As you might be aware, and as illustrated at our recent informal cocktail evening, St Vincents & Mater Health Sydney has been working to further develop its world class medical research precinct in Darlinghurst. The Precinct is located in the area bounded by Liverpool, Victoria, Burton and West Streets.

The Precinct is a creative research hub, supporting world's best practice research and technological innovations. The work of the Precinct is driven by its close proximity to one of Australia's leading teaching hospitals. This ensures clinical challenges directly drive laboratory research and enable research findings to be rapidly translated into improvements in patient treatment and care. To realise our vision to expand the Precinct, we are currently preparing a Concept Plan which will guide its future development.

Already the Precinct is home to the Garvan Institute of Medical Research, the Victor Chang Cardiac Research Institute and the St Vincent's Centre for Applied Medical Research. To complete the Precinct, two new buildings will be constructed.

One will be home to the Garvan St Vincent's Campus Cancer Centre, which will align Garvan's internationally acclaimed cancer research with the best practice cancer services at SV&MHS, with the aim of developing more effective approaches to the prevention, diagnosis and treatment of cancer.

The second will house an initiative of the University of New South Wales, a National Institute of Virology which will provide a new home for the National Centre in HIV Epidemiology and Clinical Research, a world leader in HIV treatment and prevention.

A Concept Plan for the Research Precinct is currently being prepared and will shortly be submitted to the NSW Department of Planning. Following our display about our proposal at the recent Community Twilight Fair, we would like to invite you to find out more about these specific plans by attending a **community information session on Tuesday, 7 April between 5pm and 8pm in the St Vincent's Clinic Function Room.**

Please drop by anytime between these hours to view a series of information panels which will be on display. Representatives of the project team and the research precinct will be on hand to explain the plans and answer any queries.

In the meantime, should you have any questions or comments, please feel free to contact us on 1800 252 040.

Yours sincerely



**Steven Rubic**  
**Chief Executive Officer**



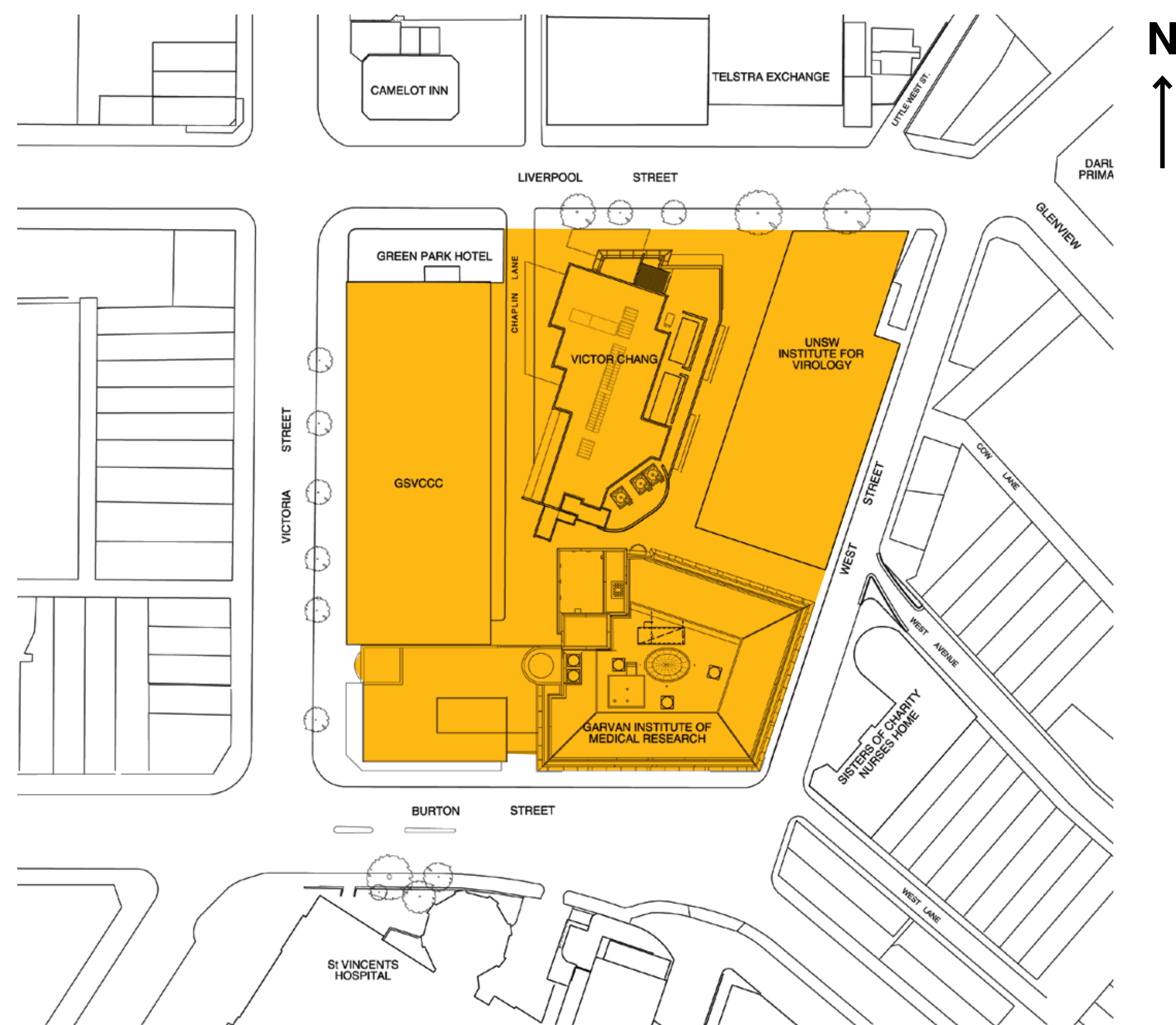
# St Vincent's & Mater Health Sydney Darlinghurst Research Precinct – Concept Plan



## St Vincent's & Mater Health Sydney – Darlinghurst Research Precinct

St Vincent's & Mater Health Sydney (SV&MHS) has a vision to create one of the world's finest research precincts on its Darlinghurst campus. The Precinct will be a creative research hub, supporting world's best practice research and technological innovations. Importantly, its work will be driven by a close collaboration between researchers and clinicians. Continuing challenges around the clinical management of patients will inform research directions and create an environment for the rapid translation of research findings into patient care.

Already the Precinct is home to the Garvan Institute of Medical Research and the Victor Chang Cardiac Research Institute. To complete the Precinct two new buildings will be constructed. One will be home to the Garvan St Vincent's Campus Cancer Centre which will be developing more effective approaches to the prevention, diagnosis and treatment of cancer. The second will house a new UNSW Institute of Virology and provide a new home for the National Centre in HIV Epidemiology and Clinical Research, a world leader in HIV treatment and prevention.



The Darlinghurst Research Precinct

## THE WORK OF THE PRECINCT

### The Garvan Institute of Medical Research

The Garvan Institute is one of Australia's largest autonomous research institutions with over 400 scientists, students and support staff. Recognised as a world leader in medical research, the Garvan is focused on the role of genes in health and disease as the basis for developing ways to prevent and cure many widespread diseases affecting our community.

### Victor Chang Cardiac Research Institute (VCCRI)

The VCCRI is an independent research organisation committed to excellence in cardiovascular research and training, as well as in the rapid application of research discoveries to patient care. It employs 130 full-time scientific staff who conduct research into the prevention of heart disease. Their discoveries and achievements over the past 13 years have led to significant improvements in patient treatment and care.

The Institute's mission is *"The relief of pain and suffering and the promotion of well-being, through an understanding of the fundamental mechanisms of cardiovascular biology in health and disease."*

### The Garvan St Vincent's Campus Cancer Centre (GSVCCC)

The proposed new Cancer Centre is a major new initiative of the Garvan Institute of Medical Research and St Vincent's & Mater Health Sydney (SV&MHS). The GSVCCC will align Garvan's internationally acclaimed cancer research with the best practice cancer services at SV&MHS, one of Australia's leading teaching hospitals with a long history of providing a holistic approach to cancer care. Bringing together 250 researchers and clinicians onto a single site the Centre will allow clinical challenges to directly drive laboratory research and enable research findings to be rapidly translated into clinical applications for the prevention, diagnosis and treatment of individual cancer patients.

### The UNSW Institute of Virology

The National Centre in HIV Epidemiology and Clinical Research (NCHECR) is recognised internationally as a research leader in the field of HIV and AIDS. The Centre plans to move into a new home within the Precinct and establish an Institute of Virology. The proposed new Institute would build on the high level work already underway and expand into other vitally important areas of public health such as the treatment of viral hepatitis and sexual transmitted infections.



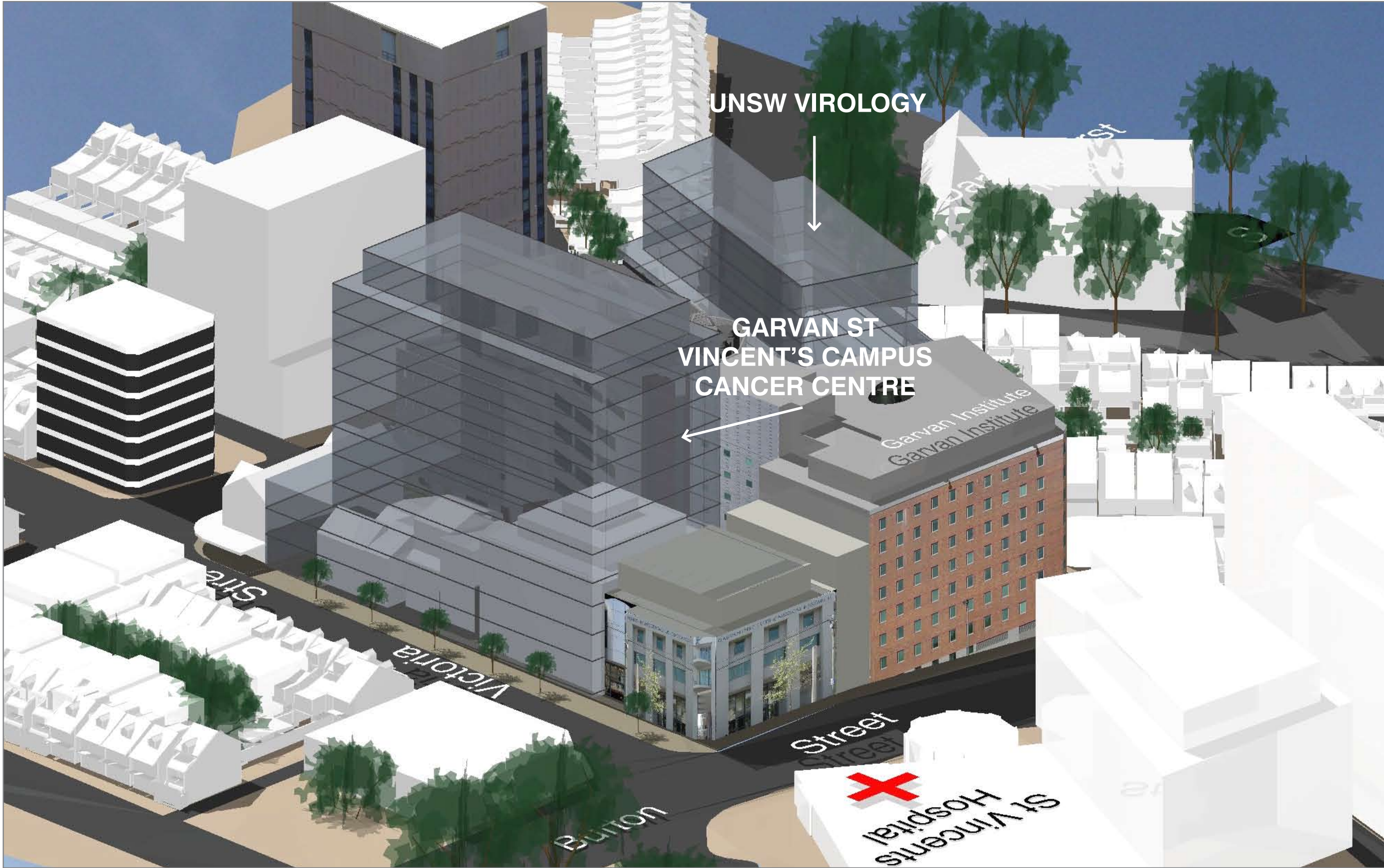


# St Vincent's & Mater Health Sydney Darlinghurst Research Precinct – Concept Plan



## The Draft Concept Plan

	Existing		Proposed		
	Victor Chang Cardiac Research Institute	Garvan Institute	Garvan St Vincent's Campus Cancer Centre	UNSW Virology	TOTAL PRECINCT
Approximate Floor Space	9,354m <sup>2</sup>	17,157m <sup>2</sup>	12,000m <sup>2</sup>	11,000m <sup>2</sup>	49,511 m <sup>2</sup>
Number of storeys (above ground)	8 Storeys	9 Storeys	12 storeys	10 storeys	-

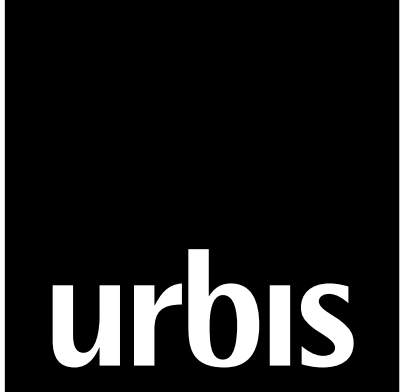


The Research Precinct viewed from the North-West



The Research Precinct viewed from the South-East

The above images do not show actual building designs. They show proposed controls defining the space within which future buildings must be contained. The actual design of those buildings will be subject to future applications.





# St Vincent's & Mater Health Sydney Darlinghurst Research Precinct – Concept Plan



## Major Considerations

### Consistency with Planning Controls

The Research Precinct is within an area zoned “5(a) (Hospital)”. In this zone the size of buildings is determined by their urban context rather than specific height of floorspace controls.

To fulfil the vision for the Research Precinct, the buildings are being designed to meet the needs of research uses and provide state-of-the-art facilities. The new Cancer Centre will be up to 12 storeys high while the National Institute of Virology will be up to 10 storeys high.

### Transport, Traffic, Access and Parking

Transport and parking studies are being prepared. These reports will take into account traffic, car parking, and service and delivery movements.

Traffic access into the Precinct is proposed via West Street, with consideration of secondary point via Chaplin Lane. Up to 500 basement car parking spaces will be provided.

### Heritage

The Precinct includes a heritage item of local significance at 372 Victoria Street and adjoins the Green Park Hotel at 360 Liverpool Street. The Green Park Hotel and the heritage character and activity of Victoria Street will be respected through the design of the new buildings. The proposed GSVCCC building will replace the existing buildings between the Garvan and Green Park Hotel.

### Design and Urban Form

Design excellence and the context of the Kings Cross ridgeline are key principles underlying the proposed built form of the Research Precinct. While respecting the local context, the goal is to create buildings that can house internationally recognised research institutions. The ground level of the GSVCCC building will have several retail/commercial premises opening onto Victoria Street.



*Approximate RLs calculated by Jackson Architects*



St Vincents  
& Mater Health  
Sydney





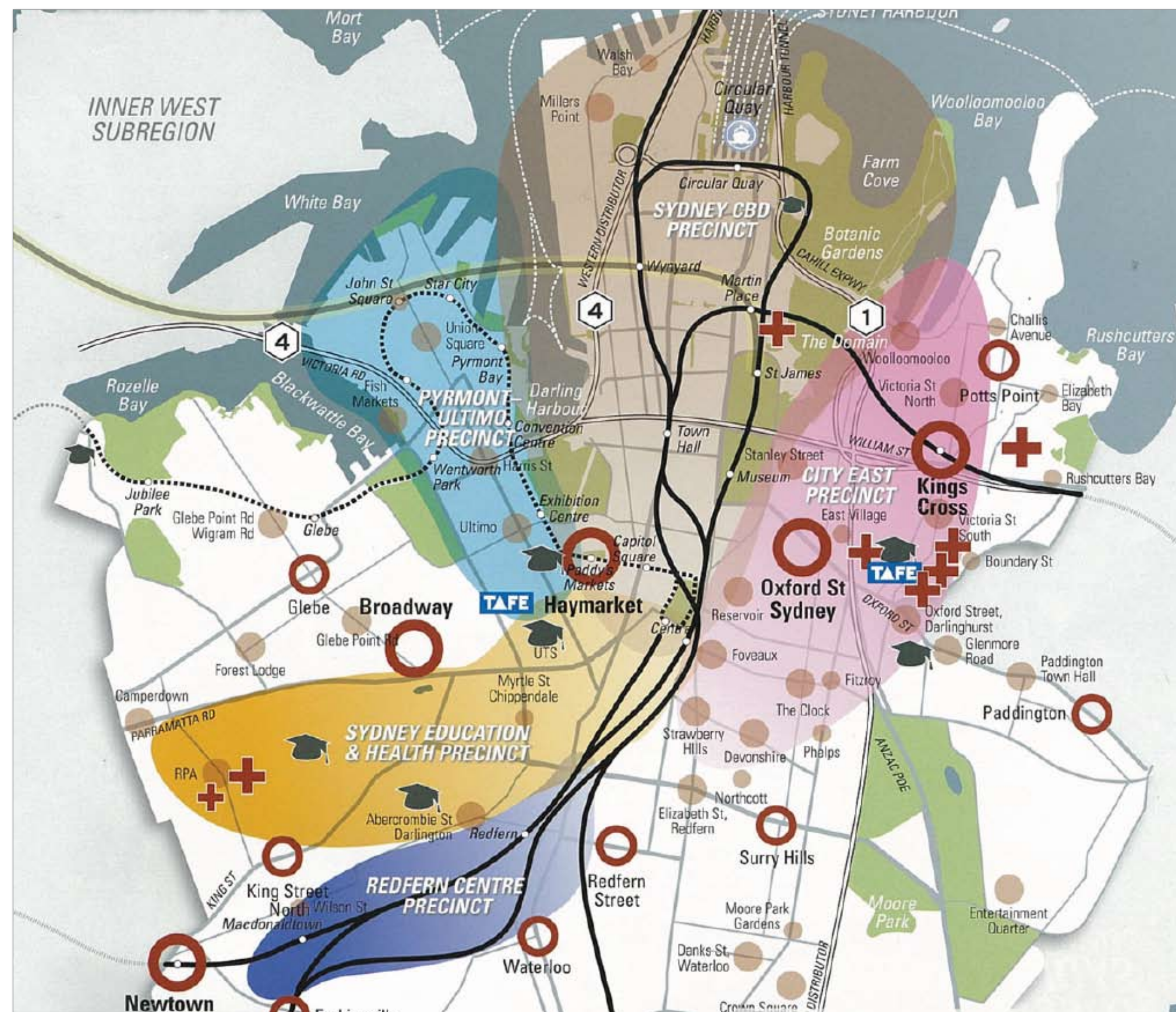
# St Vincent's & Mater Health Sydney Darlinghurst Research Precinct – Concept Plan



## The Planning Process

The NSW Government's draft Inner Sydney Subregional Strategy seeks to ensure:

*"...world class health, medical and biotechnology research activities are located in a cluster around the St Vincent's Hospital..."*



The Minister for Planning has recently declared the development of the precinct as a 'Major Project'. This means the project will be assessed by the Department of Planning with the Minister to make the final decision.

SV&MHS is now finalising a Concept Plan for the Precinct which will set out proposed 'envelopes' for the new buildings and will include an Environmental Assessment report that addresses key site planning issues. Detailed architectural designs for each building will be submitted in the future as part of individual Project Applications.

It is expected that a draft Concept Plan will be submitted to the Department of Planning in mid April 2009, and be formally exhibited for public comment by the middle of the year.

## Find out more

To make a comment or ask a question about our plans please ring our information line on 1800 252 040 Monday to Friday during business hours.



St Vincents  
& Mater Health  
Sydney

