



## Fast Facts

- Who:** Sullivan Nicolaides Pathology (SNP).
- What:** SNP proposes to redevelop their existing Taringa headquarters. This will provide off-street underground parking for all staff, the refurbishment of the existing buildings and two new buildings.
- Where:** 134 Whitmore Street Taringa, also known as 52 Seven Oaks Street Taringa.
- When:** A development application is being prepared and will be lodged with Brisbane City Council for consideration and assessment. It is anticipated that the application will be lodged in December 2009. Subject to the assessment and approval of the application, construction work may commence in early 2011.
- Why:** SNP needs to upgrade facilities and amenities for its business and staff, and is keen to remain part of the Taringa community.



## The Proposal

SNP established their headquarters in Taringa in 1987. This proposal is for the redevelopment of the headquarters to facilitate a new consolidated Queensland headquarters that will continue to include all of the existing uses (histology, pathology, microbiology, clinical trials and haematology).

Specifically, the proposal is to upgrade the existing facilities which includes:

- a two (2) level basement car park providing off-street parking for all staff;
- enclosing all services within the building (e.g. waste);
- refurbishing the existing buildings, located on the corner of Whitmore and Seven Oaks Streets; and
- constructing two new buildings over the eastern portion of the site (the current car park).





## Knowing our Neighbourhood

SNP have been in Taringa for over 20 years. During that time, we have learnt a lot about the impact of our headquarters on our neighbours. Therefore, as part of the proposed redevelopment of the site, we have tried to take into consideration as many of your concerns as possible.

### Taking Staff Parking off Local Roads

- Over 400 on-site car parking spaces will be provided as part of the redevelopment, the majority as part of a two (2) level basement, so there should be no employees or visitors parking on surrounding streets. This is an increase from the current amount of parking provided on-site.
- Access to the site will be provided via three access points on Seven Oaks Road, and one access point on Whitmore Street.

### Preserving Neighbours Existing Views

- The height of the buildings have been designed to preserve Swann Road residents' views. The new buildings will be a maximum of four (4) storeys.
- Given the topography of the site, when looking down the ridge, only the upper two levels of the building will be visible, therefore reducing the impact on the adjoining residential apartments to the south.
- To reduce noise to surrounding residents, the majority of the building facilities (e.g. plant, equipment, refuse collection areas, car parking) will be located within the basement and envelope of the building. The amount of plant proposed on the roof will be minimal, and will include only the elevator shafts and air conditioning units (for which noise mitigation measures will be adopted to minimise potential noise impacts).
- A landscaped green roof will be established on the new Stage 1 building, which is both sustainable and provides a more attractive outlook for adjoining residents to the south, than the existing car park.

### Improving the Streetscape Character

- The proposal includes architecturally designed buildings which reflect the character of Taringa.
- The proposal includes a minimum of 6 metre wide grassed setbacks between the proposed buildings and all common boundaries.
- High quality landscape will be provided along Whitmore and Seven Oaks street frontages, with grassed setbacks of up to 9 metres.



## Managing the Impacts of Construction

- Subject to Council approval, SNP would like to commence construction during the first half of 2011.
- A detailed Construction Management Plan will be prepared and approved prior to any works commencing.

## Be Involved

SNP is undertaking a voluntary community consultation program prior to the lodgement of the development application. Information gathered during consultation will be considered by the project team in finalising the design. You are invited to provide feed back until 05 December 2009 in any of the following ways:



**Drop in anytime to talk to the consultants at the Community Information Session to be held at:**

**Location:** SNP Headquarters, Whitmore Street Entrance.

**Time:** Between 12:00 – 2:00pm.

**Date:** Saturday 28 November 2009.



**Email your questions, comments and contact details to:**

[snp@conics.com.au](mailto:snp@conics.com.au)



**Visit the website and complete the online feedback form at:**

[www.snptaringa.yolasite.com](http://www.snptaringa.yolasite.com)



**Phone the project team on:**

3237 8875



**Write to the project team at:**

Conics Brisbane

SNP Taringa

Reply Paid 1559

Fortitude Valley Qld 4006

**Complete the attached feedback form and return it to the Reply Paid address provided.**





The information provided in this survey will only be used for the purpose of preparing a Community Consultation Report to accompany a development application to Brisbane City Council. It will not be passed onto third parties.

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Postcode: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: (optional) \_\_\_\_\_

Your age 15 - 24  25 - 34  35 - 44  45 - 54  55 - 65  65+

How long have you lived in Taringa?

Don't live in Taringa  Less than 1 year  1-5 years  6-10 Years  11-15 years  16-20 years   
over 20 years

Do you live in a property that is adjacent to the SNP redevelopment site? Yes  No

Please tick your response to the following questions.

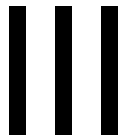
|  | 1           | 2 | 3         | 4            | 5 |
|--|-------------|---|-----------|--------------|---|
|  | (Most like) |   | (Neutral) | (Least like) |   |
| Do you like the proposal to take the staff parking off the local streets? i.e. to basement car parking within the SNP building |             |   |           |              |   |
| Are you supportive of the four (4) storey proposal to retain local views?  |             |   |           |              |   |
| Do you like the idea of having building facilities within the basement (rather than on the roof)?                              |             |   |           |              |   |
| Are you supportive of the landscaped green roof?   |             |   |           |              |   |
| Are you happy with the proposed six (6) metre building setbacks and landscaping?   |             |   |           |              |   |

Any further comments or things you would like us to think about? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Delivery Address:**  
PO Box 1559  
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