

Our ref: Alexandria Health Centre Concept Proposal (SSD-38600121)

Mr Adam Thomas
Project Manager
Alexandria Property Development Pty Ltd
Level 5, 9 Castlereagh Street
Sydney NSW 2000

23 August 2022

Subject: Alexandria Health Centre Concept Proposal (SSD-38600121) - Response to Submissions

Dear Mr Thomas

The exhibition of the development application and environmental impact statement (EIS) for the Alexandria Health Centre Concept Proposal (SSD-38600121) ended on 18 August 2022.

We have placed all submissions on the NSW planning portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/alexandria-health-centre-concept-proposal>.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response may be incorporated into the Submissions Report. Particularly, issues raised by Council and the Environment and Heritage Group regarding flooding must be addressed in detail. It is also advised that the Department is awaiting a submission from the Sydney Trains division of Transport for NSW, Government Architect NSW and NSW State Emergency Services and will forward these upon receipt.

Additionally, the Department also requires a response to the issues outlined below:

- the design of the envelope and reference scheme and any future design brief for the design competition must appropriately consider the design controls in Council's draft SDCP 2012 Southern Enterprise Area, particularly in relation to the envisaged streetscape and laneway network.
- the traffic assessment must model the impacts on the future road network (excluding unfunded long term road network scenarios) and provide an assessment of the existing and proposed operations of the Wyndham Street / Bourke Road / Bourke Street / Botany Road intersections.
- provide detailed plans and maps from Appendix B in a readable format.

Further, as the SSD project is subject to an amendment to the Sydney Local Environmental Plan (LEP) 2005, it is the Department's strong preference the final Response to Submissions is not lodged in the major projects portal until that amendment has been gazetted. This would ensure that the proposal is consistent with the strategic planning outcomes for the Council's Southern Enterprise Area and does not set an inappropriate precedence.

Please lodge your Response to Submissions report upon finalising your response to the matters raised in the submissions and agency advice and following the abovementioned LEP amendment via the NSW planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Megan Fu, on 9274 6531 or via email at megan.fu@planning.nsw.gov.au.

Yours sincerely



David Gibson
Team Leader
Social Infrastructure

as delegate for the Planning Secretary