

Our ref: Alexandria Health Centre - Detailed Design (SSD-59006709)

Mr Barnaby Goodman  
Consultant  
Alexandria Property Development Pty Ltd  
Chifley Tower, Level 41, 2 Chifley Square  
Sydney NSW 2000

8 April 2024

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**Subject: Alexandria Health Centre - Detailed Design (SSD-59006709) - Response to Submissions**

Dear Mr Goodman

The exhibition of the development application and environmental impact statement (EIS) for the Alexandria Health Centre - Detailed Design (SSD-59006709) ended on 2 April 2024.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/alexandria-health-centre-detailed-designs>.

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 should be incorporated into the Submissions Report. Particularly, issues raised by the City of Sydney (Council) and the Biodiversity Conservation and Science group (BCS) 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 and Government Architect NSW and will forward these upon receipt.

The Department also received feedback from Sydney Water, which has also been attached for your consideration and response. Please provide a response to these issues in the submissions report.

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

- provide a revised Flood Impact and Risk Assessment prepared in accordance with NSW Government Flood Prone Lands Policy and NSW Flood Risk Management Manual 2023 and

LU01 Flood Impact and Risk Assessment guideline, including addressing matters raised by Council, BCS and NSW State Emergency Services (SES).

- provide an Operation Flood Emergency Response Plan(s) prepared in consultation with Council, BCS and NSW SES, including addressing current and future laneway scenarios.
- demonstrate that any structures below the probable maximum flood level will be constructed from flood compatible building components, having regard to flood velocity, and that the structural integrity of the building would provide safe and secure shelter-in-place until flood waters have receded and it is safe to leave.
- provide further refinement of the design of the landscaping and open space forecourt to ensure deep soil zones are optimised and sufficient depths are provided, including reducing fragmentation of deep soil zones.
- provide further clarification and details regarding how the plant and solar panels would preclude delivery of a green roof.
- provide a preliminary risk screening in accordance with the Department's Applying SEPP 33 guideline with due consideration on the maximum storage quantity of dangerous goods on-site, including oxygen associated with the development, and provide a preliminary hazard analysis if storage of dangerous goods exceeds relevant criteria.
- provide anticipated timing of finalisation of the planning agreement with Council, which must be finalised prior to any determination of the subject application.

Please lodge your submissions report by 8 July 2024 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 02 9274 6531 or via email at [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au).

Yours sincerely



David Gibson

**Team Leader**

**Social Infrastructure**

as delegate for the Planning Secretary