

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is contained within a white square frame that is partially open on the right side. A white horizontal line extends from the right side of the square frame across the top of the page.

URBIS

ALEXANDRIA HEALTH CENTRE

Engagement and
Communications Outcomes
Report

Prepared for

ALEXANDRIA PROPERTY DEVELOPMENT PTY LTD

5 July 2022

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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1. INTRODUCTION

Urbis Pty Ltd (**Urbis**) has been engaged by Alexandria Property Development Pty Ltd (**Alexandria Property Development**) on behalf of Centuria Healthcare (**Centuria**) to prepare an engagement and communications outcomes report (this **Report**) to support a State Significant Development Application (**SSDA**) for a hospital and medical centre (**Alexandria Health Centre**) at 28-32 Bourke Road, Alexandria (**the site**).

The community and stakeholder engagement for the project was informed by a community and stakeholder participation strategy that was prepared in line with the Department of Planning and Environment's (DPE) *Undertaking Engagement Guide: Guidance for State Significant Projects* and the International Association of Public Participation's (IAP2) Public Participation Spectrum.

1.1. OVERVIEW OF THE PROJECT

Development consent is sought for a concept proposal for the 'Alexandria Health Centre' comprising medical centre uses and anchored by a mental health hospital. Specifically, the application seeks concept approval for:

- In principle arrangements for the demolition of existing structures on the site and excavation to accommodate a single level of basement car parking (partially below ground level).
- A building envelope to a maximum height of 45 m (RL 53.41) (including architectural roof features and building plant). The podium will have a maximum height of RL 28.41.
- A maximum gross floor area of 11,442.20 sqm, which equates to a maximum FSR of 3.85:1. The total FSR will comprise a base FSR of 2:1, a community infrastructure bonus FSR of 1.5:1 and a 10% design excellence bonus FSR (subject to a competitive design alternatives process).
- Indicative use of the building as follows:
 - Mental health hospital at levels 5-7.
 - Medical centre uses at levels 1-4; and
 - Ground level reception/lobby and pharmacy.
- Principles for future vehicular ingress and egress from Bourke Road along the site's western frontage.
- Subject to agreement on a public benefit offer submitted with this application, the proposal includes the indicative dedication of the following land to Council as envisaged by the Draft Sydney Development Control Plan 2012 – Southern Enterprise Area Amendment (Draft DCP):
 - A 2.4m wide strip of land along the site's frontage to Bourke Road for the purpose of footpath widening
 - A 3m wide lane along the site's western boundary contributing towards a 6m wide lane (it is noted that the concept proposal will allocate an additional 3 m strip of land within the site along the western boundary to enable two-way vehicle movement into and out of the site).
 - A 3m wide lane along the site's southern boundary, contributing towards a 9m wide lane.

1.2. RESPONSE TO SEARS

This engagement and communications outcomes report aims to meet the Secretary's Environmental Assessment Requirements (SEARs) for SSD-38600121. Table 1 identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 Response to SEARs - SSD-38600121

SEARs item	Reference within this report
Issue and Assessment Requirements – 27. Engagement	
Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> .	<p>A Community and Stakeholder Participation Strategy (the Strategy) was prepared and implemented to ensure Alexandria Property Development Pty Ltd delivered an engagement program consistent with DPE's <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>.</p> <p>The strategy carefully considered stakeholders and the surrounding community and their likely impact and interest in the proposal.</p> <p>Refer to Section 2 of this report for more detail.</p>
Detail how issues raised and feedback provided have been considered and responded to in the project.	<p>The outcomes of the engagement, including all issues, feedback and questions raised has been detailed in Section 4.</p> <p>During the consultation period, there was no feedback or questions received from the community.</p> <p>We suggest this outcome is a result of the proposal being located within the rapidly developing Southern Enterprise Area, wherein near neighbours are already experiencing significant change and are likely to understand the type of impact from this proposal.</p> <p>Additionally, the nearest residential neighbours are located at least 180 metres from the project and are separated by a main road.</p>
<p>In particular, applicants must consult with:</p> <ul style="list-style-type: none"> ▪ the relevant Department assessment team. 	<p>Alexandria Property Development engaged with the Department of Planning and Environment's Planning and Assessment Group as part of stakeholder engagement.</p> <p>Refer to Section 4 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> ▪ any relevant local councils. 	<p>Alexandria Property Development engaged with City of Sydney Council as part of stakeholder engagement.</p> <p>Refer to Section 4 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> ▪ any relevant agencies. 	<p>Alexandria Property Development engaged with relevant agencies, including Transport for NSW, Sydney Water,</p>

SEARs item	Reference within this report
	<p>Ausgrid and National Broadband Network as part of stakeholder engagement.</p> <p>Refer to Section 4 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> ▪ the community. 	<p>Alexandria Property Development engaged with all surrounding local landowners, businesses and stakeholders via a community letterbox drop.</p> <p>Refer to Section 4 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> ▪ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>The development does not require approval or authorisation under another act.</p>

2. COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

Community and stakeholder participation throughout the development of the SSDA was achieved through the implementation of the engagement strategy outlined in this section.

2.1. ENGAGEMENT OBJECTIVE AND APPROACH

Urbis Engagement was engaged by Alexandria Property Development to prepare and execute a Community and Stakeholder Participation Strategy for the proposed Alexandria Health Centre at 28-32 Bourke Road, Alexandria.

In accordance with NSW Department of Planning and Environment (DPE) expectations around early and effective engagement for state significant projects, the strategy was prepared and implemented to ensure Alexandria Property Development delivered an engagement program consistent with DPE’s *Undertaking Engagement Guide: Guidance for State Significant Projects*.

The engagement approach was adapted from the International Association of Public Participation’s (IAP2) Public Participation spectrum. The spectrum (Figure 1) describes goals for public participation and the corresponding promise to the public. For this participation strategy, the engagement objective aligned to the goal of **consulting** with stakeholders and the community. This means our objective was to provide balanced and objective information to assist stakeholders in providing feedback on the project.

Figure 1 IAP2 Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

To achieve this objective, the engagement approach involves:

- Providing consistent, relevant, and plain English information on the proposal, impacts, benefits, and the planning process through accessible and open lines of communication.
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders.
- Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.
- Clearly outlining the negotiables and non-negotiables and the level of effect as a result of feedback.
- Managing expectations by closing the feedback loop by sharing how stakeholder and community views influenced the proposal.

3. STAKEHOLDERS

DPE’s *Undertaking Engagement Guide: Guidance for State Significant Projects*, describes the community as anyone (individuals, groups of individuals or organisations) interested in or are likely to be affected by the project.

The stakeholders for the project have been categorised into three groups (DPE and Council, agencies, and community), as shown in Figure 2 below.

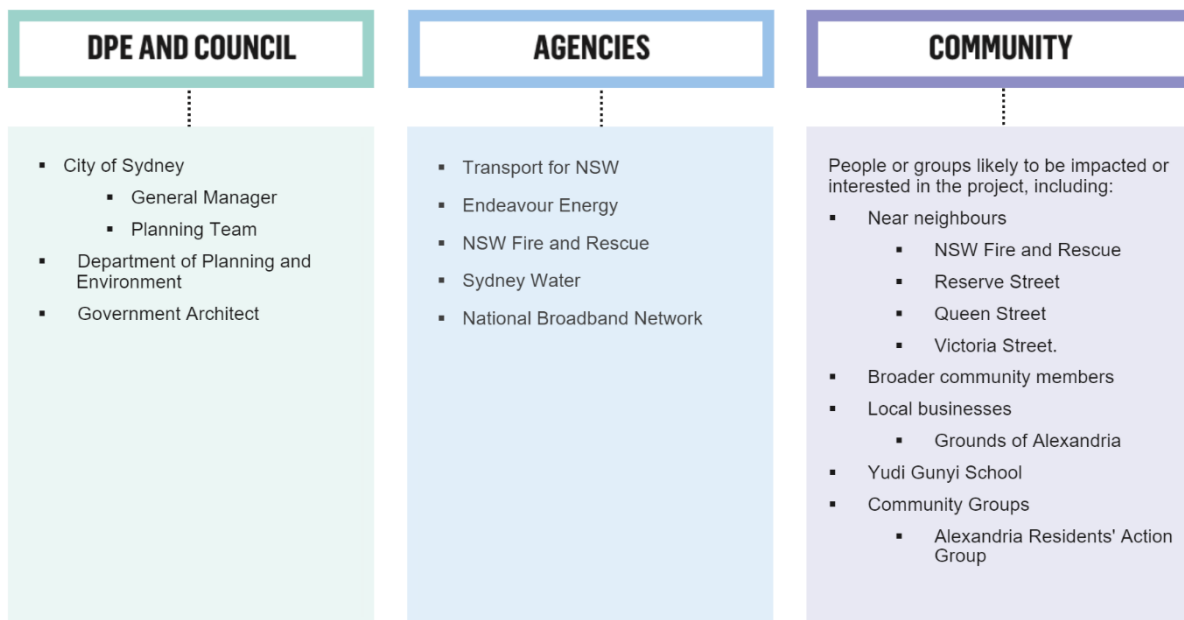


Figure 2 Stakeholder categorisation

The Stakeholder matrix in Table 2 outlines the stakeholders, engagement objective and forms of engagement. The issues raised through engagement are described in Section 4.

Table 2 Stakeholder identification

Stakeholder	Engagement objective	Forms of engagement
City of Sydney Council: <ul style="list-style-type: none"> General Manager Planning Team 	Consult: Obtain feedback on the proposal as their constituents may be impacted by noise, traffic or views. They may also benefit from employment opportunities generated by the proposal. Discussions on the laneway dedication plan.	Meetings were held with City of Sydney Council on 5 April, 13 April and 30 May 2022.
Department of Planning and Environment (DPE), specifically: <ul style="list-style-type: none"> Planning Delivery Unit 	Consult: Obtain feedback on the proposal.	A meeting was held with DPE and Planning Delivery Unit officers on 23 March 2022.
The Government Architect NSW	Consult: Obtain feedback on the proposal.	Alexandria Property Development provided written information (including the draft Design Excellence Strategy) and have commenced preliminary discussions with GANSW.

Stakeholder	Engagement objective	Forms of engagement
<p>Government authorities:</p> <ul style="list-style-type: none"> ▪ Transport for NSW ▪ Sydney Water 	<p>Consult: Obtain feedback on the proposal as their areas of management may be impacted by the proposal.</p>	<p>Alexandria Property Development provided written information (including the Traffic Impact Assessment Report) and offered meetings and briefings with Transport for NSW on 8 June 2022.</p> <p>Alexandria Property Development provided written information and offered meetings and briefings with Sydney Water on 28 March 2022, with a response received on 6 April 2022.</p>
<p>Utility providers:</p> <ul style="list-style-type: none"> ▪ Ausgrid ▪ National Broadband Network (NBN). 	<p>Consult: Obtain feedback on the proposal and understand how the proposal may impact each utility's service.</p>	<p>Alexandria Property Development provided written information and offered meetings and briefings with Ausgrid on 2 May 2022.</p> <p>An application to connect to the NBN will be lodged with service type determined by NBN during detailed design.</p>
<p>Near neighbours (business and community)</p>	<p>Consult: Obtain feedback on the proposal as they may be concerned by project impacts.</p>	<p>Letter box dropped fact sheet.</p> <p>Provided details of 1800 number, email address and website address.</p>

4. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders, and the project response.

Table 3 Issues raised and response

Stakeholder	Feedback	Project response
<p>City of Sydney Council Planning team</p>	<p>Meeting held on 5 April 2022.</p> <p>Key matters raised were:</p> <ul style="list-style-type: none"> • Visual impact: Council noted that 4 storey street wall is a central element of Council's controls and needs to be accommodated at the Bourke Road frontage. • Traffic and parking: Council noted that a traffic impact study would be required to justify the level of parking proposed. • Flooding: Council noted that flood modelling would be required to account for the provision of new laneways. • Consultation: Council noted that the City of Sydney Council's design excellence team are to be involved early to efficiently progress with the design competition. • Generally supportive of the proposal as it would address the need to provide community/mental health facilities. <p>Meeting held on 13 April 2022.</p> <p>Key matters raised were:</p> <ul style="list-style-type: none"> • Landscaping: Council noted that the City's greening principles for the rooftop terrace should be followed. They also noted that the rooftop terrace should be accessible to patients, not just staff. • Operation: 	<p>All comments related to traffic and parking, and flooding impacts have been addressed as part of the EIS preparation.</p> <p>See section 6.1.4 and Appendix L of the EIS for the Traffic, Transport and Accessibility assessment. See section 6.1.8 and Appendix G of the EIS for the flooding assessment.</p> <p>Alexandria Property Development noted the recommendation to engage with the City of Sydney Council's design excellence team early in the development process.</p> <p>Additionally, Council comments related to visual impact and landscaping will be addressed during preparation of the Design Excellence Strategy and</p> <p>Alexandria Property Development will continue consult with City of Sydney Council and offer the opportunity to comment / provide feedback on plans.</p>

<p>Department of Planning and Environment and the Planning Delivery Unit.</p>	<ul style="list-style-type: none"> ○ Council noted that there were opportunities for the facility to connect with other public facilities such as Health One. ○ Council advised preparing a Plan of Management to manage safety. ● Generally supportive of the proposal as it would address the need to provide community/mental health facilities. <p>Key matters raised were:</p> <ul style="list-style-type: none"> ● Consultation: DPE recommended engagement with GANSW and with City of Sydney Council's VPA officers. ● Planning process: The project team was encouraged to lodge an application to the Priority Assessment Program. 	<p>Alexandria Property Development have provided written information (including the draft Design Excellence Strategy) and have commenced preliminary discussions with GANSW. Additionally, a meeting was held with City of Sydney's VPA officer on 8 June 2022.</p> <p>An application to the Priority Assessment Program was lodged 29th April 2022. On 12 May 2022, the project team were informed that the proposal does not satisfy enough of the program criteria to be eligible for the program.</p> <p>Alexandria Property Development will continue to consult with the Planning and Assessment Group and offer the opportunity to comment / provide feedback on plans.</p>
<p>The Government Architect NSW (GANSW)</p>	<p>None to date.</p>	<p>As requested, Alexandria Property Development provided a copy of the Design Excellence Strategy to GANSW for discussion and comment.</p> <p>Alexandria Property Development will continue to consult with GANSW during the assessment phase of the concept SSDA, in preparation of a design competition brief. This will include discussions about the design alternatives process to occur following determination of the concept SSDA.</p>

Transport for NSW (TfNSW)	<p>The Traffic Impact Assessment Report was sent to TfNSW on 8 June 2022.</p> <p>Stakeholder has raised no issues or feedback at this time.</p>	<p>Alexandria Property Development will continue to engage with TfNSW and offer the opportunity to comment / provide feedback on plans.</p>
Sydney Water	<p>Sydney Water provided details on the on-site detention (OSD) requirements for the site in March 2022.</p>	<p>Alexandria Property Development notes the OSD requirements for the site and will incorporate these requirements into the project design.</p> <p>Alexandria Property Development will continue to engage with Sydney Water and offer the opportunity to comment / provide feedback on plans.</p>
Ausgrid	<p>None to date.</p>	<p>An application for connection will be lodged with Ausgrid as part of the next phase of detailed design.</p> <p>Alexandria Property Development will continue to engage with Ausgrid and offer the opportunity to comment / provide feedback on plans.</p>
National Broadband Network (NBN)	<p>None to date.</p>	<p>An application to Connect will be lodged with service type determined by NBN during detailed design.</p>
Surrounding local landowners, businesses and stakeholders	<p>At the time of writing this report, no response has been received.</p>	<p>Alexandria Property Development will continue to reach out to surrounding local landowners, businesses and stakeholders as plans progress.</p>

5. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

Alexandria Property Development welcomes feedback on the proposal and will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project and its impacts, as the project moves through subsequent stages of the approval process
- Enabling the community to seek clarification about the project through the two-way communication channels.

DISCLAIMER

This report is dated 5 July 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Centuria Healthcare (**Instructing Party**) for the purpose of Consultation Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

FACT SHEET



A brand new, purpose built health centre is proposed at 28-32 Bourke Road, Alexandria.

Alexandria Health Centre will comprise of Allied Health services and a Mental Health Hospital for both inpatient and outpatient services for patients aged 18 + with mood disorders, anxiety disorders, and those with associated drug and alcohol disorders.

Alexandria Property Development Pty Ltd is seeking concept approval from the Department of Planning and Environment (DPE) through the State Significant Development Application (SSDA) process. What this means is that Urbis, on behalf of Alexandria Property Development Pty Ltd will prepare an Environmental Impact Statement (EIS). The EIS will assess any potential impacts of the Alexandria Health Centre, and will suggest mitigation measures. Before taking this next step, Alexandria Property Development Pty Ltd would like to hear from neighbours and the community. Feedback from the community will be collated into a report, which will be included as part of the EIS.

ESSENTIAL HEALTH SERVICES FOR A GROWING AREA

Sydney's inner and eastern suburbs are serviced by only one dedicated mental health hospital. According to research undertaken for this project, it is estimated that more than 3,000 patients per year can't receive the care they need in their local area.

Alexandria Health Centre will provide essential health services in a fast growing part of Sydney, where they are needed.

Alexandria Health Centre will generate about 120-130 full time equivalent jobs for the proposed mental health hospital, and about 350 full time jobs for allied health services in the remainder of the building.

ABOUT

The proposed facility will involve:

- constructing a single level basement car park for 60 car spaces, with additional parking on the ground floor.
- building a multi-purpose health facility to a maximum height of 40.31 metres (or eight storeys) above existing ground level.
- the building will be competitively designed in accordance with City of Sydney's Design Excellence Strategy
- use of the building as a multi-purpose health facility.
- a widened footpath along Bourke Road.
- laneways along the site's western and southern boundaries.

Figure 3 Project newsletter page 1



SEEKING DEVELOPMENT APPROVAL

The proposed Alexandria Health Centre complies with the City of Sydney's development control plan, including the Southern Enterprise Area Amendment. As such, the planning pathway for the Alexandria Health Centre will include the following three stage process:

Stage 1: Concept Development Application



Future planning stages include:

Stage 2: Competitive Design Process – late 2022

Stage 3: Detailed Development Application – early 2023

Alexandria Property Development Pty Ltd is committed to keeping near neighbours informed.

<p>MORE INFORMATION</p> <p>Alexandria Property Development Pty Ltd has commissioned Urbis Engagement to collect your feedback and provide further information.</p>	<p>You can reach the team on:</p> <p>✉ engagement@urbis.com.au</p> <p>☎ 1800 244 863</p> <p>💻 alexandriahealthcentre.com.au</p>	
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Figure 4 Project newsletter page 2

APPENDIX B

DISTRIBUTION AREA



Figure 5 GPS tracking of letterbox drop

