



SOCIAL IMPACT ASSESSMENT

28-32 Bourke Road,
Alexandria

Gadigal Country

Prepared for
ALEXANDRIA PROPERTY DEVELOPMENT PTY LTD
15 December 2023



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Project Code	P0037375
Report Number	Final

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

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EXECUTIVE SUMMARY

Urbis Pty Ltd (Urbis) was engaged by Alexandria Property Development Pty Ltd (the proponent) to prepare a Social Impact Assessment (SIA) to inform a Detailed State Significant Development Application (SSDA) for the proposed 'Alexandria Health Centre', a multipurpose health facility and mental health hospital. The proposal is located at 28-32 Bourke Road, Alexandria (the site).

REPORT PURPOSE AND SCOPE

A SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention of that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers physical and intangible impacts, direct and indirect impacts, short term (construction) and long term (operational) impacts.

The Social Impact Assessment Guideline (NSW Department of Planning and Environment 2023) states that a SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

METHODOLOGY

The following methodology undertaken to prepare this SIA is outlined in Section 3. This methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPE 2023).

The potential social impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain). This risk assessment methodology has been applied from the SIA Guideline: Technical Supplement (DPE 2023) and is outlined in Section 6 of this report.

1.1. POTENTIAL POSITIVE AND NEGATIVE SOCIAL IMPACTS

The potential positive and negative social impacts identified are listed below. The full assessment of each impact is provided in Section 6.

Way of Life

- Improved urban realm.

Community

- No impacts identified.

Accessibility

- Potential pressure on the road network.

Culture

- Incorporation of Country in the proposal's design
- Potential disturbance to sites of Aboriginal significance.

Health and wellbeing

- Access to targeted mental health services
- Providing holistic and integrated care.

Surroundings

- Amenity impacts during construction and operation
- Change in visual character.

Livelihoods

- Increased availability of health sector jobs.

Decision-making systems

- No impacts identified.

Cumulative social impacts

- Potential impacts on people's way of life and surroundings during construction.

PROPOSED MITIGATION, ENHANCEMENT AND MANAGEMENT MEASURES

A consolidated list of measures to enhance positive social impacts and mitigate negative social impacts identified throughout this report and summarised in the table above is provided in Section 7 of this report. Additional SIA recommendations to further enhance positive impacts and mitigate negative impacts are also provided in Section 7 of the report.

2. INTRODUCTION

Urbis Ltd (Urbis) was engaged by Alexandria Property Development Pty Ltd (the proponent) to prepare a Social Impact Assessment (SIA) to inform a Detailed State Significant Development Application (SSDA) for the proposed 'Alexandria Health Centre', a multipurpose health facility and mental health hospital. The proposal is located at 28-32 Bourke Road, Alexandria (the site).

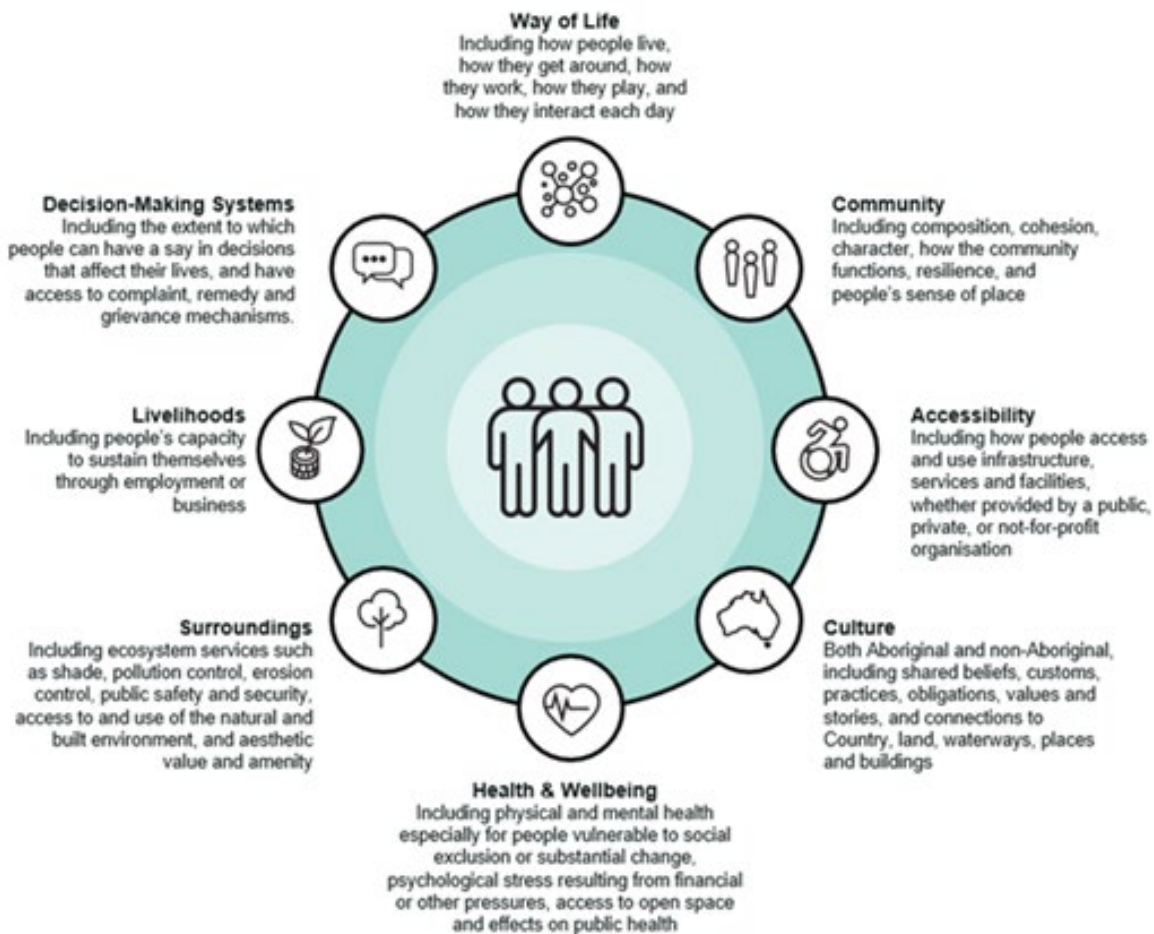
2.1. REPORT PURPOSE AND SCOPE

A SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention of that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers physical and intangible impacts, direct and indirect impacts, short term (construction) and long term (operational) impacts.

The Social Impact Assessment Guideline (NSW Department of Planning and Environment) states that a SIA should consider the likely changes to the following social elements of value to people.

Figure 1 SIA categories



Source: SIA Guideline (DPE 2023, p. 19)

2.2. SIA GUIDELINE AND REQUIREMENT

This SIA aligns with the best practice methods contained within the SIA Guideline (DPE 2023). The Guideline provides a framework to identify, predict and evaluate likely social impacts and helps to provide greater clarity and certainty for proponents and the community.

This SIA has been prepared to satisfy the Secretary's Environmental Assessment Requirements (SEARs) for the proposal issued on 8 June 2023. The individual SEARs item relevant to this SIA is outlined in Table 1 below.

Table 1 SEARs item

21. Social Impact
<ul style="list-style-type: none">Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.

Source: SEARs issued for the project, issued 8 June 2023 (DPE 2023)

2.3. PROJECT BACKGROUND

2.3.1. Concept SSD Approval (SSD-38600121)

In July 2022 a Concept SSDA (SSD-38600121) was prepared for the site.

Under Division 4.4 of the EP&A Act, a concept SSDA proposal was sought. Concept approval was sought for the following:

- 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 45m (RL 53.41).
- A maximum gross floor area of 11,442.20 sqm, equating to a maximum FSR of 3.85:1.
- Indicative use of the building as follows:
 - Mental health hospital at levels 5-7
 - Medical centre occupied by allied health providers 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.
- Partial dedication of land to the City of Sydney Council as envisaged by the Sydney Development Control Plan 2012 – Southern Enterprise Area Amendment.

The Concept SSDA was approved by the DPE on the 30 of March 2023.

2.3.2. Competitive Design Process and Design Integrity

Centuria Healthcare Property Services invited four local architecture firms to participate in the Competitive Design Process and prepare design proposals for the site in response to the Competition Brief. The four architectural firms that participated in the Competitive Design Process were:

- COX Architecture
- NBRS + CHROFI
- Warren and Mahoney + MAAP
- HDR Architecture.

All four competitors participated in the Competitive Process and produced a final submission for consideration and assessment by the Competition Jury (the Jury). An analysis and evaluation of the designs was undertaken in accordance with the evaluation criteria contained within the Competition Brief. This included the design, planning and commercial objectives of the Brief and compliance with the relevant planning controls (LEP and DCP).

The Competitive Design Process resulted in a winning scheme that was determined by the Jury to demonstrate the potential for the highest design quality. The Jury determined that the Warren and Mahoney + MAAP scheme best demonstrated the ability to achieve design excellence as per Clause 6.21 of the Sydney LEP 2012 and the scheme which best met the design, planning, and commercial objectives of the Competition Brief. The Warren and Mahoney + MAAP scheme was subsequently awarded the winner of the Competitive Design Process.

2.4. PROJECT OVERVIEW

The application seeks consent for the following in accordance with the Concept SSDA approval:

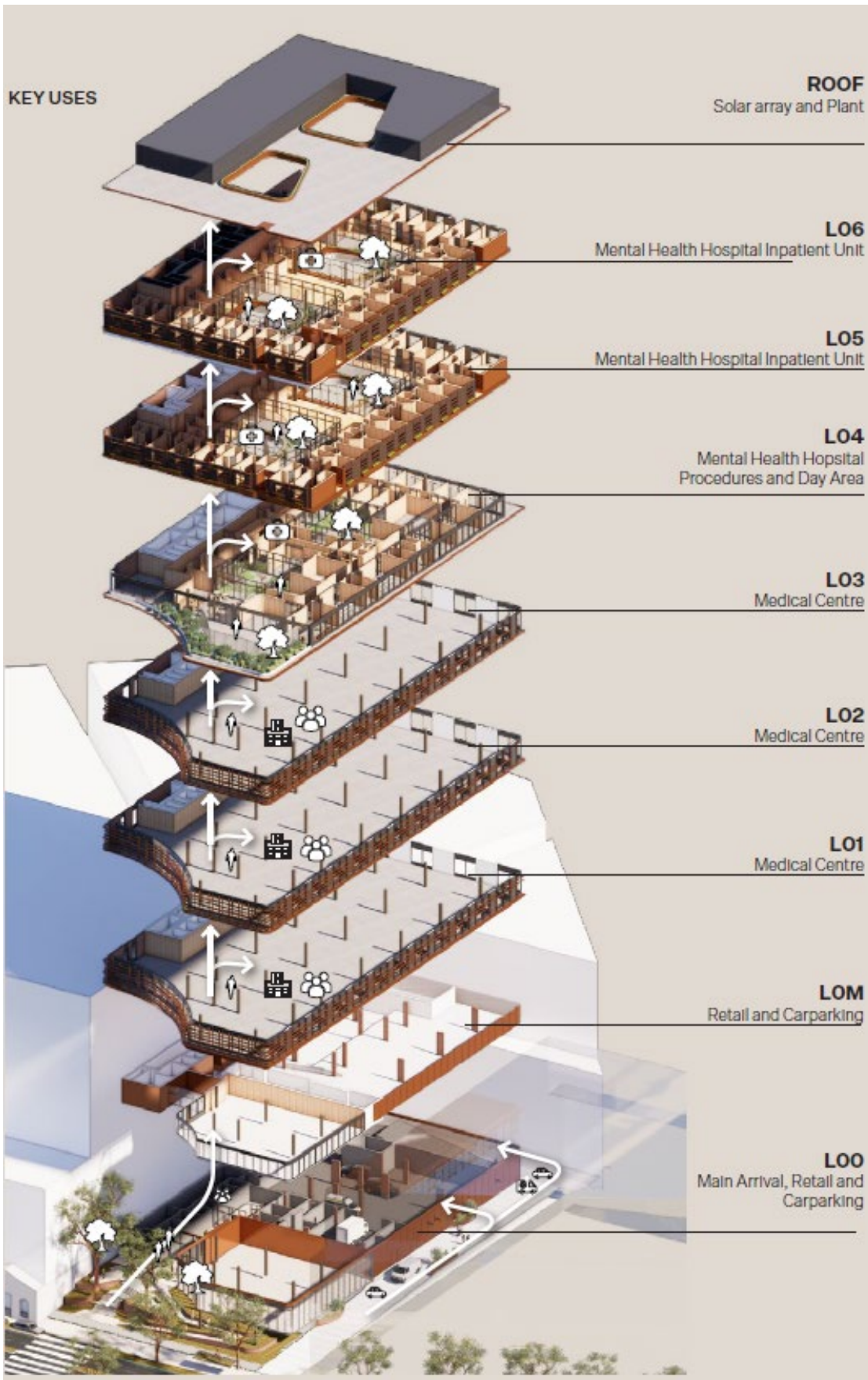
- Site establishment including earthworks.
- Construction of the Alexandria Health Centre:
 - Total GFA of 11,436sqm
 - Maximum FSR of 3.85:1
 - Maximum height of 34.95m, Max RL. 45.4
- Ancillary development including:
 - Car parking: 77 car parking spaces distributed across basement, ground, and ground mezzanine levels
 - Utility infrastructure and services connections
 - Building identification signage and wayfinding signage
 - Stormwater management
 - Landscaping.
- Laneway for vehicle and pedestrian access along with western boundary of the site
- Operation of the Alexandria Health Centre as a mental health hospital and medical centre with ancillary uses.

Figure 2 3D visualisation of the proposal



Source: Stage 2 Detailed SSDA Design Report (Warren and Mahoney 2023 and MAAP)

Figure 3 Proposed uses by level



Source: Stage 2 Detailed SSDA Design Report (Warren and Mahoney and MAAP 2023)

2.5. AUTHORSHIP AND SIA DECLARATION

The authorship SIA Declarations for this report are provided in the following sections.

2.5.1. Authors

This report has been prepared by a suitably qualified and experienced lead author and reviewed and approved by a suitably qualified and experienced co-author, who hold appropriate qualifications and have relevant experience to carry out the SIA for this Project. The following introduces each author:

Alyce Noney	Review and quality assurance
Position	Associate Director
Qualifications	Master of Urban Management and Planning, Western Sydney University Bachelor of Planning, Western Sydney University
Affiliations	Member, Planning Institute of Australia
Experience	Experience in writing, reviewing and quality assurance SIA reports for health projects in the context of the SIA Guideline (DPE 2023) and best practice social research, evaluation and impact assessment.

Sarah Braund	Review and quality assurance
Position	Associate Director
Qualifications	Master of Policy Studies, University of New South Wales Bachelor of Landscape Architecture, University of New South Wales
Experience	Experience in writing, reviewing and quality assurance SIA reports for health projects in the context of the SIA Guideline (DPE 2023) and best practice social research, evaluation and impact assessment.

Gilbert Elliott	Co-author
Position	Consultant
Qualifications	Bachelor of City Planning (Honours), University of New South Wales
Affiliations	Full Member, Planning Institute of Australia
Experience	Experience in writing SIA reports for health projects in the context of the SIA Guideline (DPE 2023) and best practice social research, evaluation and impact assessment.

Sarah Kerridge-Creedy	Co-author
Position	Assistant Planner
Qualifications	Bachelor of City Planning (Honours), University of New South Wales
Affiliations	Student Member, Planning Institute of Australia
Experience	Experience in writing SIA reports for health projects in the context of the SIA Guideline (DPE 2023) and best practice social research, evaluation and impact assessment.

2.5.2. Declaration

The authors declare that this SIA report:

- Was completed on 15 December 2023
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the SIA Guideline (DPE 2023)
- Contains all reasonably available project information relevant to the SIA
- As far as Urbis is aware, contains information that is neither false nor misleading.



Gilbert Elliott
Consultant, Community Planning
15 December 2023



Alyce Noney
Associate Director, Community Planning
15 December 2023

2.6. SIA GUIDELINE REVIEW QUESTIONS AND RESPONSES

The review questions outlined by the SIA Guideline (2023) are designed to confirm that the requirements of the SIA Guideline have been fulfilled when considering the scale of social impacts associated with the proposed development. Table 2 below outlines these review questions and indicates how they have been addressed in this SIA.

Table 2 SIA Guideline review questions and responses

SIA Review questions	Addressed in report? (yes/no)
Does the lead author meet the qualification and experience requirements?	Yes See Section 2.5
Has the lead author provided a signed declaration?	Yes See Section 2.5.2
Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Yes
Project's social locality and social baseline	
Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes See Section 4
Does the SIA report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes See Section 4
Does the SIA report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes See Section 4

SIA Review questions	Addressed in report? (yes/no)
Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of view and likely experiences?	Yes See Section 4
Does the social baseline study demonstrate social-science research methods and explain any significant methodological data or limitations?	Yes See Section 4
Identification and description of social impacts	
Does the SIA report adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA report been detailed?	Yes See Section 6 SIA was not undertaken for scoping, however a SIA was prepared for the Concept SSDA.
Does the SIA report apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Yes See Section 6
Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Community and stakeholder engagement was undertaken for this Detailed SSDA and the previous Concept SSDA and has informed the assessment and recommendations in Section 6.
Community engagement	
Were the extent and nature of engagement activities appropriate and sufficient or canvass all relevant views, including those of vulnerable or marginalised groups?	Yes See Section 5
How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	See Section 5
Predicting and analysing social impacts	
Does the SIA report impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes See Sections 4, 5 and 6.

SIA Review questions	Addressed in report? (yes/no)
Does the SIA report analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will lose from the project?	Yes See Sections 4, 5 and 6.
Does the SIA report identify its assumptions, and include sensitivity analysis and alternate scenarios? (including 'worst-case' and 'no project' scenarios where relevant?)	Alternative scenarios are addressed in the EIS.
Evaluating significance	
Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes See Section 6
Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes See Sections 4, 5 and 6.
Responses, monitoring and management	
Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Yes See Sections 6 and 7
Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	Yes See Sections 6 and 7
Does the SIA report demonstrated how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Yes See Sections 6 and 7

2.7. STRUCTURE OF THIS REPORT

This SIA has seven chapters as summarised below:

- **Chapter 1** provides an executive summary of the report and its findings.
- **Chapter 2** introduces the proposal, purpose and scope of this report.
- **Chapter 3** (this chapter) outlines the methodology applied to complete this SIA.
- **Chapter 4** provides a social baseline of the study area including the site's locality, social and demographic characteristics, and policy context.
- **Chapter 5** provides an overview of the field study undertaken to inform the SIA, including an overview of the key findings.
- **Chapter 6** assesses the positive and negative social impacts of the proposal, including with and without mitigation and enhancement measures.
- **Chapter 7** summarises the mitigation and enhancement measures of the assessed impacts, and additional SIA recommendations.

3. METHODOLOGY

This section provides an overview of the methodology applied to this SIA.

3.1. ASSESSMENT METHODOLOGY

The methodology undertaken to prepare this SIA is outlined in Table 3. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPE 2023).

Table 3 Methodology overview

Stage	Activities
Stage 1: Inception and social baseline	<ul style="list-style-type: none"> ▪ Desktop review of surrounding land uses and site. ▪ Review of relevant state and local policies and strategies to understand potential social implications. ▪ Analysis of relevant data sets to understand the existing community profile and community values, strengths and vulnerabilities. ▪ Identification of the project’s social locality and likely impacted groups. ▪ Early identification of potential social impacts (positive and negative) based on research tasks undertaken and impacts scoped in the previous SIA for the Concept SSDA.
Stage 2: SIA field study	<p>As specified in the SIA Guideline (DPE 2023), SIAs require community and stakeholder engagement to be undertaken to develop an understanding of potential impacts to communities and people as a result of the proposal. Community and stakeholder engagement also provides the opportunity for potentially impacted people and groups to provide feedback and input into a project. To achieve this, the following engagement activities were conducted:</p> <ul style="list-style-type: none"> ▪ Videoconference interview with City of Sydney’s social planning representative ▪ Written correspondence from the Sydney Local Health District ▪ Analysis of field study data from community and stakeholder engagement and identification of key themes.
Stage 3: Impact scoping	<ul style="list-style-type: none"> ▪ Review of social baseline and SIA field study outcomes ▪ Review of proposal plans, project documentation and relevant technical assessments ▪ Identification and scoping of potential social impacts (positive and negative), mitigation and enhancement measures. ▪ Identify potential opportunities for additional measures to be incorporated into the proposal.
Stage 4: Assessment and reporting	<ul style="list-style-type: none"> ▪ Assessment of social impacts (positive and negative) with and without mitigation and enhancement measures.

Stage	Activities
	<ul style="list-style-type: none"> <li data-bbox="491 226 1385 293">▪ Provision of recommendations to further reduce negative social impacts and enhance positive social impacts. <li data-bbox="491 322 1023 349">▪ Preparation of draft and final SIA reports.

3.2. APPROACH TO ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. SIA Guideline: Technical Supplement (DPE 2023) highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the magnitude of an impact against the likelihood of the impact occurring.

The DPE’s risk assessment methodology has been applied in this SIA and is outlined in Section 6.

4. SOCIAL BASELINE

This chapter provides a social baseline of the study area including the site's location, defined social locality, policy context, demographic characteristics and identified vulnerable groups.

4.1. SITE LOCATION

4.1.1. Local context

The site is located on Gadigal land. It is known as 28-32 Bourke Road, Alexandria and is within the City of Sydney local government area (LGA). The site is a rectangular shape and currently accommodates a single storey warehouse building used for vehicle repairs.

The surrounding area predominately consists of industrial and commercial uses. To the north of the site are various light industrial and retail uses and an NSW Fire and Rescue facility. To the east, directly adjoining the site on Bourke Road, is a single storey warehouse building. Further east is the Green Square Town Centre with a range of infrastructure including Green Square Railway Station, Green Square Infinity Health and Medical Centre, Green Square Library and the Gunyama Park Aquatic Centre.

To the south of the site are industrial and commercial uses. Further to the south, on the southern side of O'Riordan Street, is a small pocket of low density residential uses. Directly west of the site on Bourke Road is a two-storey warehouse building owned and operated by the City of Sydney. To the southwest of the site is Perry Park and the Grounds of Alexandria, a café and restaurant.

Figure 4 Site context map



Source: Urbis 2022

Figure 5 Site photos



Picture 1 View of the site from Bourke Road looking south



Picture 2 View of Bourke Road looking southwest



Picture 3 View of the City of Sydney building immediately west of the site



Picture 4 View of high density residential development in Green Square



Picture 5 View of Green Square Library and plaza
Source: Urbis 2022



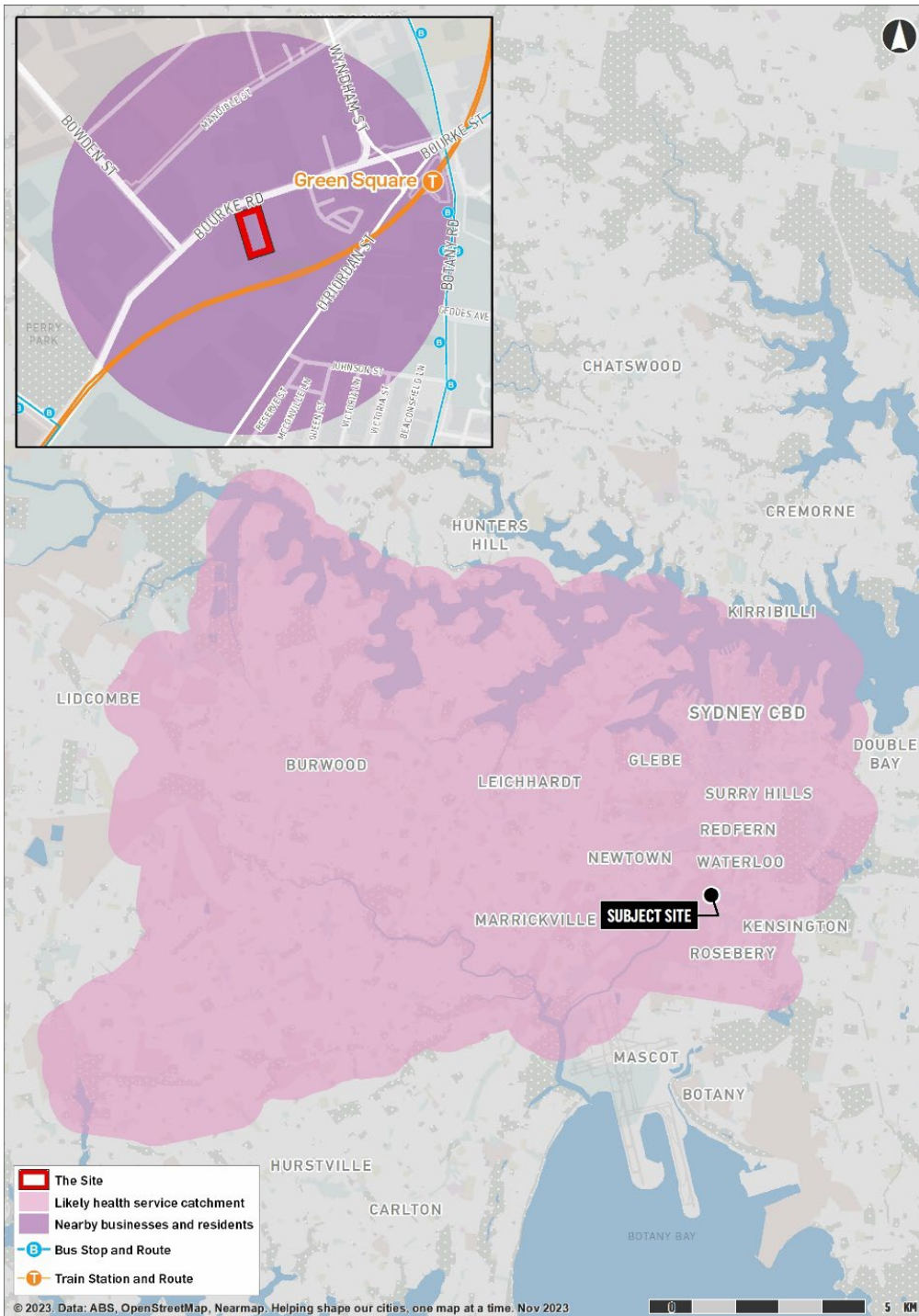
Picture 6 View of entry to Green Square Station

4.2. SOCIAL LOCALITY

The proposal's likely social locality is shown in the Figure 6 below. The map shows two key areas which are described below along with the likely impacted groups:

- Nearby businesses and residents immediately surrounding the site. These communities may experience localised impacts such as noise, dust and changes to the traffic and pedestrian network.
- A larger area comprising the potential health service catchment for the proposal. This would include patients, visitors and staff. The Sydney Local Health District area has been applied for the purposes of this assessment.

Figure 6 Social locality








Source: Urbis, 2023

4.3. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential social impacts. A summary of key findings relating to the potential social impacts of the proposal is provided below. A full list of policies and strategies reviewed is provided in the References section of this report.

Table 4 Relevant social themes from policy review

Theme	Summary of findings
<p data-bbox="164 488 462 591">Developing connection with Aboriginal culture and heritage</p> 	<ul style="list-style-type: none"> <li data-bbox="523 488 1390 622">▪ The City of Sydney’s Draft Community Strategic Plan 2030-2050 and Vision (2022) and Sustainable Sydney 2030 acknowledge the importance of Aboriginal culture and heritage to the past, present and future of the City. <li data-bbox="523 640 1406 775">▪ Council’s Local Strategic Planning Statement (2020) (LSPS) notes that archaeological or historical evidence of Aboriginal life has survived two centuries of urban development and requires careful management and celebration. <li data-bbox="523 792 1374 972">▪ The Government Architect of NSW’s Draft Connecting with Country Framework and Designing with Country Discussion Paper (2020) provides guidance on developing connections with Aboriginal and Torres Strait Islander peoples to implement First Nations design into the built environment. <li data-bbox="523 990 1398 1240">▪ One of the strategies outlined in the Draft Connecting with Country Framework and Designing with Country Discussion Paper (2020) is to design with a Country-centred approach. One example of this is utilising in-between spaces to strengthen understanding of self, community, and place, as well as convey the purpose of the space. This approach extends to considering how to work ‘in between’ Aboriginal perspectives and standard project delivery practices.
<p data-bbox="164 1279 453 1382">Increased focus on mental health as a key health issue</p> 	<ul style="list-style-type: none"> <li data-bbox="523 1279 1414 1413">▪ The City of Sydney’s Social Sustainability Policy and Action Plan (2019) identifies youth mental health, domestic and family violence and harm minimisation for substance misuse as priority issues in the City of Sydney. <li data-bbox="523 1431 1390 1570">▪ Self-reported health data provided in the City of Sydney’s Community Wellbeing Indicators Report (2019) suggests that residents’ mental ill health and psychological stress has increased between the survey recording periods of 2015 and 2018. <li data-bbox="523 1588 1406 1798">▪ The Mental Health Commission of NSW’s Strategic Plan for Mental Health (2014) and the Sydney Local Health District’s (SLHD) Mental Health Service Strategic Plan (2015) recognise that some groups may have a greater risk of developing mental ill health. This includes LGBTI people, CALD people, people with an intellectual disability, people with eating disorders and people with borderline personality disorder.

<p>Mental health service delivery is changing</p> 	<ul style="list-style-type: none"> ▪ The Mental Health Commission of NSW's Strategic Plan for Mental Health (2014) notes that mental illness and physical illness are typically addressed by different parts of the health system. This fragmented approach contributes to poorer physical health among people with mental illness. ▪ The Mental Health Commission of NSW advocates for an integrated approach to mental and physical health. This could involve a community hub model where GPs and allied health clinicians work with mental health professionals within the same location to provide holistic care for the patient.
<p>Providing social infrastructure in accessible locations</p> 	<ul style="list-style-type: none"> ▪ All strategic land use planning documents, from the District Plan to the LSPS, recognise the value of social infrastructure in supporting healthy and strong communities. ▪ The LSPS recognises that locating social infrastructure close to homes and public transport will help the City of Sydney achieve its goal of becoming a 15-minute city by 2030. ▪ All health-related documents reviewed as part of this SIA highlight the importance of collaboration between levels of government, patients, the community and industry to deliver successful health services and programs.
<p>Renewing the Green Square Town Centre and the surrounding Northern Alexandria area</p> 	<ul style="list-style-type: none"> ▪ All strategic land use planning documents reviewed as part of this SIA recognise that Green Square is a key urban renewal centre within the City of Sydney. According to the City of Sydney's Draft Community Strategic Plan and Vision 2030-2050 (2022), Green Square will be home to 61,000 people and 22,000 workers by 2030. ▪ The LSPS notes that the area of North Alexandria (where the site is located and close to Green Square station) is a key location for business transformation, with a shift from the former industrial activities towards a range of higher-density and more knowledge-intensive employment sectors.

4.4. LITERATURE AND HEALTH DATA REVIEW

Mental health in Australia

Mental health is a key component of a person's health and wellbeing. According to the National Study of Mental Health and Wellbeing 2020-2022, more than two in five Australians (42.9%) aged 16-85 years have experienced a mental health disorder in their lifetime, with one in five Australians (21.5%) experiencing a mental disorder in the previous 12 months (ABS 2022). In 2019-20, 4.4 million people in Australia received mental health-related prescriptions (Australian Institute of Health and Wellbeing (AIHW) 2021). The proportion of the population receiving mental health-related prescriptions rose from 16.6% in 2015-16 to 17.2% in 2019-20 (AIHW 2021).

Another insight into the mental health and wellbeing of Australians can be provided by measures of psychological distress (AIHW). In February 2017, it was reported that 7.7% of Australians identified as having severe psychological distress. The COVID-19 pandemic lockdowns and social distancing measures further impacted the mental health of Australians. This is demonstrated by the number of Australians who identified as having severe psychological distress in April 2021, which increased to 9.7%. (Biddle & Gray, 2021).

The impacts of the COVID-19 pandemic have placed even more pressure on an already fragile mental health system (Rosenberg et al. 2020). In a report prepared by the University of Sydney, it was

acknowledged that even before the COVID-19 pandemic, “Australia’s mental health system was providing a low level of care far below what could be expected” (Roseberg et al. 2020, p.4).

There is a particular gap in what is often referred to in literature as the ‘missing middle’. This is understood as people who are too unwell and their needs too complex for a general practitioner (GP) to successfully support, but whose condition is not severe enough for admission to a public hospital (Davey 2021).

Over the past 15 years, the Federal Government has generally focused mental health reform around Medicare by including psychological and social interventions within the general health system (Roseberg et.al 2020). This has left the primary responsibility for mental health treatment to GPs, as evidenced by data from the AIHW. According to the AIHW, 9% of the Australian population received clinical mental health services through a GP, 2% from a private psychiatrist and 2% from a public specialised service (hospital or community care) in 2018-19. Since 1 November 2006 to 30 June 2019, GP’s prepared 31 million mental health care plans costing \$2.75bn (Roseberg et.al. 2020).

Private health and socio-economic status in Australia

In 2021, almost 14 million Australians (approximately 54% of the population) had some form of private health insurance, representing an increase of around 1.4% since June 2020 (Australian Competition and Consumer Commission, 2021). In 2014-15, ABS undertook analysis of people with private health and their socio-economic status. This found that people living in areas of relatively high levels of socio-economic disadvantage had the lowest levels of private health insurance in Australia (33%) while people living in areas of low disadvantage had the highest levels (79%) (ABS 2017). The most common reason for people not taking out private health insurance was due to it being too expensive or not being able to afford it (ABS 2017).

4.5. DEMOGRAPHIC PROFILE

A demographic profile identifies the demographic and social characteristics of a proposal’s likely social locality. This is an important tool in understanding how a community currently lives and that community’s potential capacity to adapt to changes arising from a proposal.

A demographic profile has been developed for the suburbs of Alexandria and Waterloo based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPE Population Projections (2019). The demographic characteristics of the City of Sydney (CoS) LGA, Greater Sydney and NSW have been used, where relevant, to provide a comparison.

4.5.1. Population and age



- In 2021, there were 9,649 people living in Alexandria and 16,379 people living in Waterloo.
- People aged 25-39 years account for almost half of the Alexandria and Waterloo populations (45% and 47% respectively), which is significantly higher compared to Greater Sydney (23%).
- The CoS LGA population is expected to increase by 29% between 2022 and 2041. The biggest increase is expected to be in the 20-24 age group (+3,946). The number of people in the 85 years and over is also expected to increase significantly (+2,378).
- Between 2021 and 2041, the CoS LGA population is expected to grow by 1.07% annually, a higher growth rate compared to NSW (0.95%).

4.5.2. Culture and diversity



- Waterloo has a higher proportion of people who identify as Aboriginal and/or Torres Strait Islander (2.8%) compared to Alexandria (1.8%) and Greater Sydney (1.7%).
- Waterloo has a higher proportion of people who were born overseas (62.8%) and speak a language other than English at home (45.2%) compared to Alexandria (40.1% and 26.8% respectively) and Greater Sydney (43.2% and 42% respectively).
- The top three languages spoken at home in Alexandria and Waterloo are Mandarin (3.1% and 12% respectively), Spanish (2% and 3.2% respectively) and Cantonese (1.9% and 3% respectively).

4.5.3. Housing



- Flats or apartments is the most common dwelling structure in Alexandria (65.2%) and Waterloo (91.1%).
- Alexandria has a higher average number of people per household (2.0) compared to Waterloo (1.8) but lower compared to Greater Sydney (2.7).
- Waterloo has a higher proportion of lone person households (40.5%) compared to Alexandria (34.9%) and Greater Sydney (23.2%).
- Rental or mortgage stress is defined as households spending more than 30% of their household income on rent or mortgage payments. In Alexandria, 25.2% of households are under rental stress and 16.2% are under mortgage stress, a lower proportion compared to Waterloo (29.6% and 21.5% respectively), CoS LGA (33% and 20.8% respectively) and Greater Sydney (35.3% and 19.8% respectively).

4.5.4. Education and qualifications



- Alexandria has a higher proportion of people with a bachelor's degree level and above (57.6%) compared to Waterloo (47.5%) and Greater Sydney (33.3%).
- Of Alexandria residents aged 15 and over, 12.2% have only completed year 12 and 16.3% have completed a certificate or diploma qualification, a similar proportion compared to Waterloo (14% and 16.3%).

4.5.5. Employment and income



- Health care and social assistance is the third most common industry of employment for residents in Alexandria, Waterloo and the CoS LGA, representing around 9% of all employed residents in all localities.
- Alexandria residents have a higher median weekly household income (\$2,654) compared to Waterloo (\$2,028) and the CoS LGA (\$2,212).
- Alexandria has lower rates of unemployment (3.2%) compared to Waterloo (6.2%), CoS LGA (5.6%) and Greater Sydney (5.1%).

4.5.6. Health and wellbeing



- Waterloo (21%) and Alexandria (22%) have a slightly higher proportion of residents with one or more long-term health conditions compared to the City of Sydney (20%), but a lower proportion compared to Greater Sydney (24%).
- The three most common long term health conditions in Alexandria and Waterloo are mental health conditions (including depression or anxiety) (9.8% and 8.7% respectively), asthma (8.2% and 6.8% respectively) and arthritis (3.4% and 4.9% respectively).

4.5.7. Vulnerable groups

There are several vulnerable groups within the study area community. This includes socio-economically disadvantaged groups, people with a disability, people with mental health conditions, and people with insecure housing. The following sections provide further detail on key vulnerable groups.

It is also recognised that the number of elderly people (aged 85+ years) in the City of Sydney LGA is expected to increase significantly over the next 20 years.

4.5.7.1. SEIFA

According to the 2021 Socio Economic Indexes for Areas (SEIFA), there is some variation in terms of socio-economic advantage and disadvantage between communities within the local area and regional area. The ABS Index of Relative Socio-economic Advantage and Disadvantage summaries information about the economic and social conditions of people and households within an area. This index includes both relative advantage and disadvantage.

A low score indicates relatively greater disadvantage and a lack of advantage in general. For example, an area could have a low score if there are: many households with low incomes, or many people in unskilled occupations, AND a few households with high incomes, or few people in skilled occupations (ABS 2021).

A high score indicates a relative lack of disadvantage and greater advantage in general. For example, an area may have a high score if there are: many households with high incomes, or many people in skilled occupations, AND few households with low incomes, or few people in unskilled occupations (ABS 2021).

A review of SEIFA data indicates the following:

- Alexandria is ranked within the top 10% of suburbs in NSW in terms of relative socio-economic advantage and disadvantage
- Waterloo is ranked within the top 20% of suburbs in NSW in terms of relative socio-economic advantage and disadvantage
- City of Sydney LGA is ranked within the top 10% of LGAs in NSW in terms of relative socio-economic advantage and disadvantage.

4.5.7.2. Disability

- Waterloo has a higher proportion of residents who identified as having a need for assistance due to disability old age or long-term health condition (4.4%) than Alexandria (1.7%).
- Alexandria has a higher proportion of residents who provided unpaid assistance to someone with a disability, old age or a long-term health condition (7.2%) than Waterloo (5.3%).

4.5.7.3. Mental health

- Mental health conditions (including depression or anxiety) are the most common long term health conditions in Alexandria (9.8% or 942 people) and Waterloo (8.7% or 1,421 people).
- Mental health conditions (including depression or anxiety) are the most common long term health conditions in the CoS LGA (8.5% or 17,911 people).
- Mental health conditions (including depression or anxiety) are the third most common long term health conditions in Greater Sydney (6.6% or 344,699 people), after asthma (6.8%) and arthritis (6.7%).

4.5.7.4. Insecure housing

- Waterloo has a high proportion of social housing, with 28% dwellings rented as social housing. This figure is 2% in Alexandria.
- Data on the estimated levels of homelessness according to the ABS 2021 Estimating Homelessness: Census is only available at a regional level and has been gathered for CoS LGA. Across the CoS LGA, there were approximately 3,598 homeless people in 2021, including 64 people in improvised dwellings (e.g. tents), 312 people in supported homeless accommodation, and 731 people in 'severely' crowded dwellings.
- The rate of homelessness per 10,000 people in 2021 for CoS LGA was 170, a significantly higher rate compared to NSW (43.4).

4.6. SURROUNDING HEALTH INFRASTRUCTURE

The proposed mental health facility will be integrated within a network of existing and planned health infrastructure within the Alexandria, Green Square and Waterloo area. A desktop audit of surrounding health facilities on 21 November 2023 identified several private and allied health facilities, including eight independent medical centres.

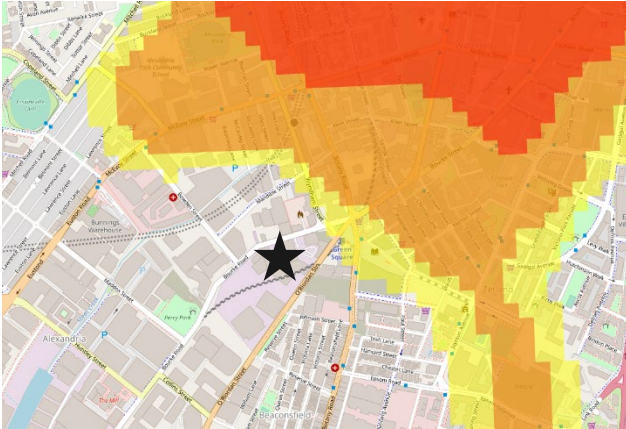
A new public health facility is proposed at 944 Bourke Street, Zetland, known as RPA HealthOne. This facility is being delivered by the Sydney LHD and will function in partnership with the Central and Eastern Sydney Primary Health Network, as well as university partners. The facility will also contain an Academic Primary Health Care Unit, and will partner with primary practitioners in the area, such as GPs, nurse practitioners, pharmacists and other allied health professionals.

4.7. CRIME AND SAFETY

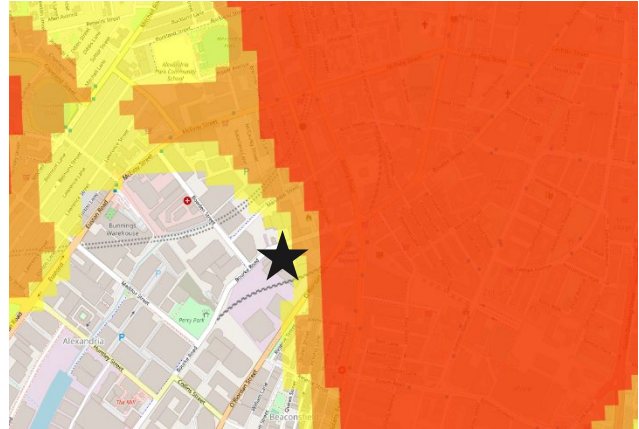
As part of the demographic profile, 2022 hotspot map data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was analysed to understand the crime and safety context around the site. These maps show areas of high crime density relative to crime concentrations across NSW.

As shown in Figure 7, the site is in a hotspot for motor vehicle theft and close to hotspots for non-domestic and domestic assault, break and enter non-dwelling, malicious damage to property and steal from motor vehicle.

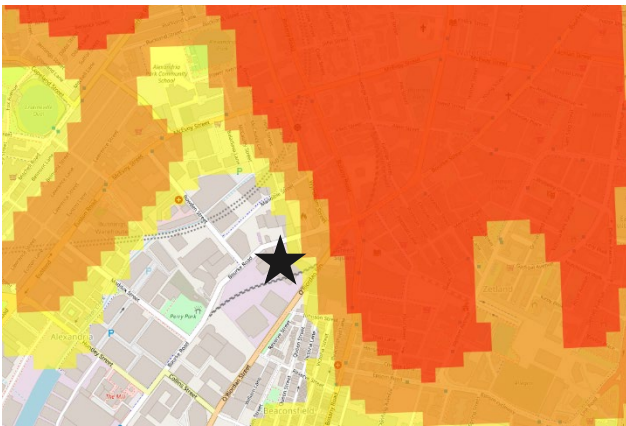
Figure 7 Crime hotspots (approximate site location indicated by black star)



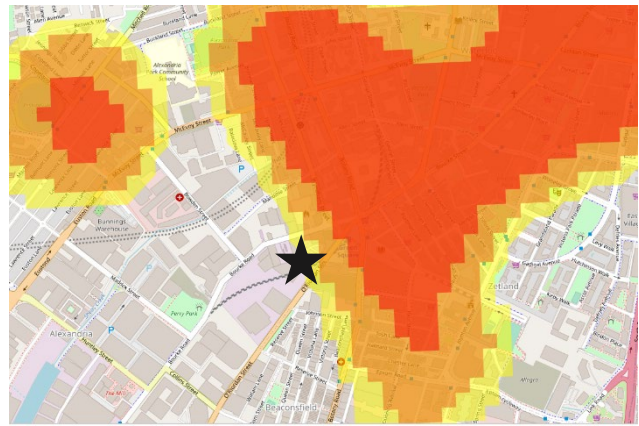
Picture 7 Non-domestic assault



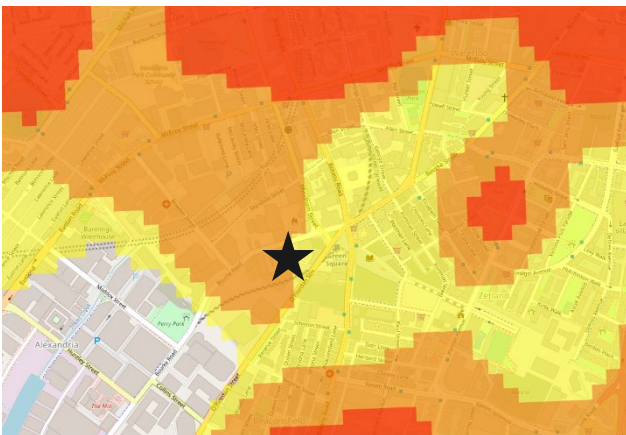
Picture 8 Domestic assault



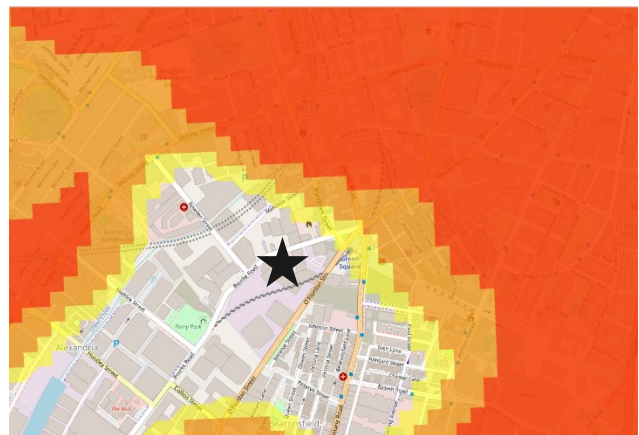
Picture 9 Malicious damage to property



Picture 10 Break and enter non-dwelling



Picture 11 Motor vehicle theft



Picture 12 Steal from motor vehicle

Source: BOCSAR 2022

5. SIA FIELD STUDY

As specified in the SIA Guideline (DPE 2023), SIAs require community and stakeholder engagement to be undertaken to develop an understanding of potential impacts on communities and people. Community and stakeholder engagement also provides the opportunity for potentially impacted people and groups to provide feedback and input into a project.

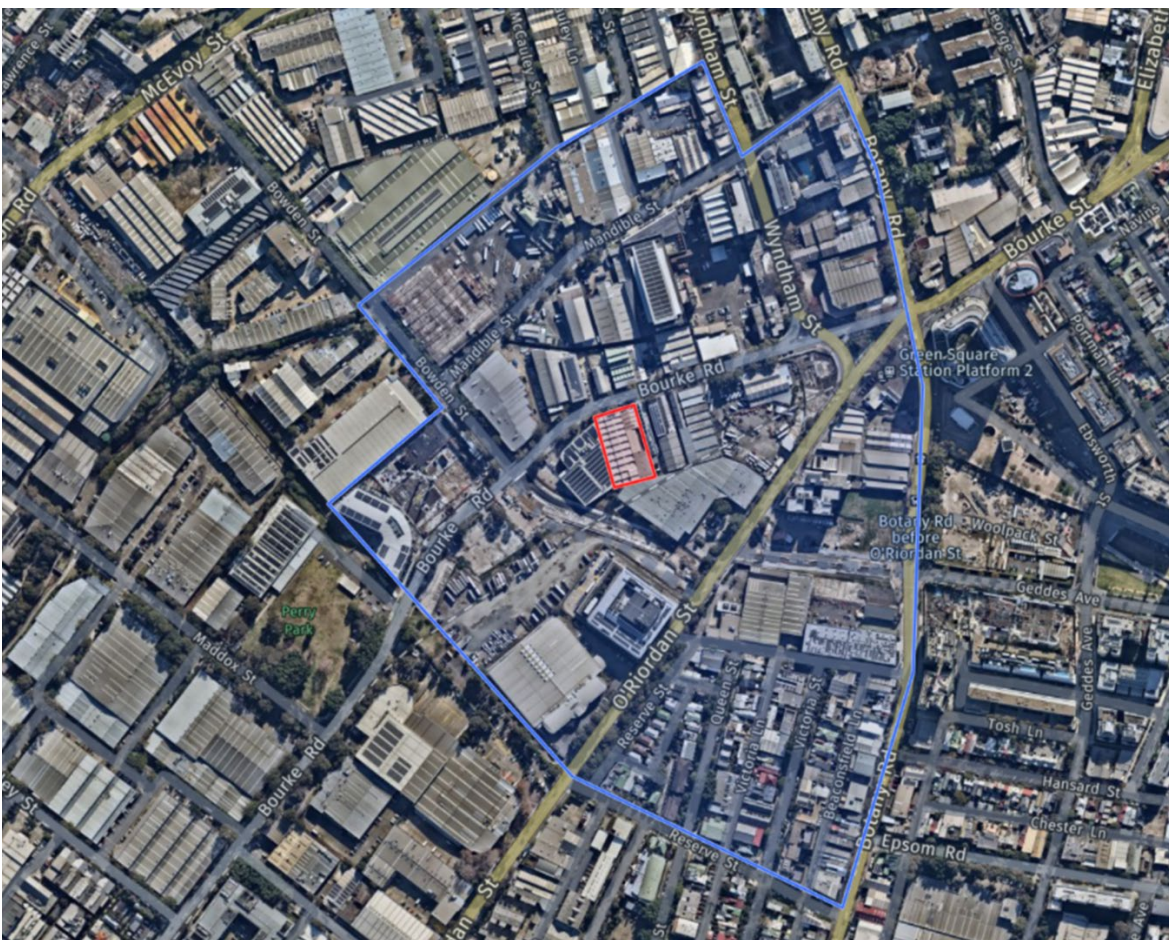
A summary of the engagement activities undertaken to inform this SIA is provided below.

5.1. ENGAGEMENT WITH THE LOCAL COMMUNITY

Urbis Engagement (on behalf of the proponent) distributed a community newsletter to 613 nearby properties on 21 September 2023. The community newsletter provided an overview of the proposal and invited feedback via an 1800 number and enquiry email. The distribution area is shown in blue in Figure 8.

At the time of writing this report, no community feedback has been received.

Figure 8 Community newsletter distribution area



Source: Consultation Outcomes Report (Urbis 2023)

5.2. CONSULTATION WITH THE CITY OF SYDNEY

Urbis Community Planning undertook a videoconference interview with the City of Sydney's Social Strategy Advisor as part of the SIA prepared for the Alexandria Health Centre Concept SSDA (SSD-38600121). The videoconference was undertaken on 13 April 2022.

The interview focused on understanding the local characteristics of the Alexandria and Green Square communities, mental health needs in the LGA, and potential positive and negative social impacts of the proposal from Council's perspective.

A summary of consultation outcomes from the Concept SSDA is provided below.

- Overall, the proposal is seen to represent a positive addition to the community as there is a lack of community and mental health facilities in the local area.
- The proposal is located close to vulnerable communities in Waterloo, which is undergoing a period of transition. Green Square was identified as having a high number of international students and people from different cultural backgrounds. These communities may not have the resources to seek assistance from a private facility for mental ill health.
- Connection with other public facilities such as HealthOne, a SLHD service being provided in 2023 in Green Square, will be important.
- The proposal will likely be accessible to a range of people throughout Sydney due to its proximity to public transport, including Green Square Station and inner-city bus routes, as well as the onsite car parking.
- It will be important to prepare a plan of management in the detailed DA stage to manage patient and staff safety during the proposal's operation (and potential negative community perceptions around mental health facilities).
- Consideration of 'wrap-around' services (i.e. referrals to other services like employment and housing assistance) will also be important when the project is operational.
- Consideration of the City of Sydney's greening principles should be given during the detailed design of the rooftop terrace component of the proposal. The rooftop terrace should be accessible to patients, as well as staff.

Urbis Community Planning contacted the City of Sydney's Social Strategy Advisor via email on 30 October 2023. The email contained an overview of the Detailed SSDA proposal and asked whether the staff member would like to provide any additional comments on the proposal. The Social Strategy Advisor confirmed that their previous comments remained relevant and re-iterated the importance of the development co-existing with any future health/medical facilities that are proposed as part of the Waterloo South redevelopment.

5.3. CONSULTATION WITH THE SYDNEY LOCAL HEALTH DISTRICT

Urbis Community Planning contacted a representative from the Priority Populations and Places team of the Sydney Local Health District (SLHD) via email on 30 October 2023. The email contained an overview of the proposal and welcomed comments or feedback on the proposed development.

A summary of the SLHD response dated 27 November 2023 is provided below:

- The SLHD is supportive of the project 'in principle', however it requires further information on the proposed mental health services and patient cohort to understand implications for the SLHD and key surrounding health infrastructure and services, including:
 - Inpatient acute and subacute mental health units for adults and for older persons at Professor Marie Bashir Centre
 - Presentations to the Emergency Department and critical care services at RPA
 - Ambulatory care services at Royal Prince Alfred Hospital
 - SLHD Community Health Services
 - SLHD Drug Health Services.
- The proposed service will need to develop partnerships and referral pathways with community based mental health services provided by the SLHD.
- As Alexandria is located close to Waterloo, the proposal should consider the needs of very low-income and vulnerable populations living in this area. This could include the provision of bulk-billed mental health care.

- Consultation with South-Eastern Sydney Local Health District (SESLHD) and the St Vincent’s Health Network should be undertaken given the proximity of the proposal to the Prince of Wales and St Vincent’s Hospitals.

5.4. SUMMARY OF SIA FIELD STUDY FINDINGS

Potential social impacts identified by stakeholders throughout the SIA field study and previous engagement undertaken for the Concept SSDA are summarised in Table 5 below.

Table 5 Summary of stakeholder identified potential social impacts

Positive impacts	Negative impacts	Opportunities
<ul style="list-style-type: none"> ▪ Meeting needs for mental health services in the inner Sydney area. ▪ Good physical access to the site, given its proximity to Green Square Station. 	<ul style="list-style-type: none"> ▪ Vulnerable populations in the nearby Waterloo area may not be able to access a private health facility due to cost. 	<ul style="list-style-type: none"> ▪ Consulting with key health service providers in the SLHD and the SESLHD to understand impacts on these services and to identify potential partnerships with other health services. ▪ Integrating the City of Sydney’s greening principles in the proposal’s design.

6. SOCIAL IMPACT ASSESSMENT

This chapter provides a ranking of the identified social impacts of the proposal. It is structured by the social impact categories outlined in the SIA Guideline (DPE 2023).

Each impact is assessed in accordance with the risk assessment methodology applied in the SIA Guideline Technical Supplement, whereby the significance of potential social impact is assessed by comparing the magnitude of the impact against the likelihood of the impact occurring. This methodology is outlined below.

Table 6 Significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: SIA Guideline: Technical Supplement (DPE 2023, p. 13)

Table 7 Likelihood levels

Level	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: SIA Guideline: Technical Supplement (DPE 2023, p. 12)

Table 8 Magnitude levels

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.

Magnitude level	Meaning
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: SIA Guideline: Technical Supplement (DPE 2023, p. 13)

Table 9 Dimensions of social impact magnitude

Dimension	Explanation
Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g near neighbours, local, regional, future generations).
Duration	When is the social impact expected to occur? Will it be time-limited (e.g. over particular project phases) or permanent?
Intensity or scale	What is the likely scale or degree of change? (e.g. mild, moderate, severe)
Sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
Level of concern / interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Source: SIA Guideline: Technical Supplement (DPE 2023, p. 12)

Mitigation and enhancement measures

Social impacts are assessed before and after the implementation of mitigation measures (for negative social impacts) and enhancement measures (for positive social impacts). These measures can take different forms and may be incorporated in the design, planning, construction, or operational stage of the proposed development.

6.1. WAY OF LIFE

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the way of life as a consequence of the proposal. The matters assessed include:

Table 10 Summary of way of life impacts

Matter	Affected stakeholders	Duration	Extent	Unmitigated/unenhanced	Mitigated/enhanced
Improved urban realm	Future workers and visitors at the site Community members accessing nearby businesses and services	Operation	Local	Neutral	Medium (+ve)

6.1.1. Improved urban realm – Unenhanced

An urban realm and streetscape which has high quality landscaping (including green infrastructure and wide footpaths) and built form with visual interest can have a positive impact on an individuals' way of life.

The site is located in a commercial and light industrial area which currently lacks street appeal or visual interest to visitors and pedestrians. The existing building on site is built to the front boundary and has limited on-site landscaping. This is consistent with the surrounding buildings on Bourke Road as observed through the site visit.

The proposal incorporates a range of design measures to improve the urban realm and pedestrian experience. These are discussed further in the section below.

Without considering enhancement measures, the unenhanced impact is assessed as **neutral**.

6.1.2. Improved urban realm – Enhanced

The Architectural Design Report prepared by Warren and Mahoney and MAAP (2023) proposes several built form improvements which will assist to enhance the pedestrian experience in the urban realm. This includes widening the existing footpath on Bourke Road by 2.4m metres and providing new 3m wide laneways along the site's eastern and southern boundaries.

A forecourt garden along the Bourke Road frontage is also proposed. The Architectural Design Report notes this will function as a welcome/meeting place to support informal interactions for patients away from clinical settings. The Landscaping Design Report prepared by Place Design Group (2023) shows that this space will accommodate paved sandstone areas, low plantings, seating areas and trees. These inclusions align with the directions and actions outlined in the City of Sydney's Greening Sydney Strategy.

The incorporation of these built form elements is expected to create an improved urban realm experience for future workers and visitors at the site, as well as community members accessing nearby businesses and services. The enhanced impact is assessed as **medium**, given an almost certain likelihood and a minor magnitude.

SIA recommendation/s

- No additional recommendations are proposed.

6.2. COMMUNITY

Based on the current information available and stage of development, social impacts in relation to community were not identified as part of the impact scoping for the proposal.

6.3. ACCESSIBILITY

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the accessibility as a consequence of the proposal. The matters assessed include:

Table 11 Summary of accessibility impacts

Matter	Affected stakeholders	Duration	Extent	Unmitigated/unenhanced	Mitigated/enhanced
Potential pressure on the road network	Surrounding workers and residents in Alexandria	Operation	Local	Neutral	Neutral

6.3.1. Potential pressure on the road network – Unmitigated

Changes to the road network, such as increased traffic volumes and changes in access routes, can increase commute times. This can reduce people’s access to key activities, result in longer times away from home and impact on important day-to-day activities.

Once operational, the site will be accessed by health workers, patients accessing the allied health services and as well as people visiting patients in the mental health hospital. While the site is well connected to public and active transport routes, it is likely that some people within these groups will access the site by private motor vehicle.

The Traffic Impact Statement (TIS) prepared by Transport and Traffic Planning Associates (2023) indicates that the proposal will result in a four to six percentage increase in traffic flows on Bourke Road. The TIS notes that this increase is ‘marginal’ and that the Bourke Road / Wydham Street intersection would continue to operate at a satisfactory level of service with spare capacity. The TIS therefore considers the potential traffic impacts of the proposal to be satisfactory.

Based on the findings of the TIS, the proposal is not expected to have a significant impact on the traffic network. Potential accessibility impacts on users of the surrounding road network is therefore expected to be **neutral**.

6.3.2. Potential pressure on the road network – Mitigated

A Green Travel Plan (GTP) has been prepared by Transport and Traffic Planning Associates (2023). The GTP highlights and promote actions and incentives to increase the uptake of walking, cycling, public transport and carpooling to reduce dependency on single-occupant private vehicles.

The GTP recommends providing end-of-trip facilities to encourage active transport usage. These have been incorporated into the proposed design and are located on the ground floor level.

The GTP also provides a range of recommendations which are the responsibility of the operator to implement. These include, but are not limited to:

- Incentivising carpooling schemes by allocating priority parking spaces for car poolers

- Incentivising public transport usage by providing staff with promotional material outlining public transport connections to the site
- Appointing a Travel Plan Coordinator to ensure the successful implementation and monitoring of the GTP.

If implemented, these recommendations have potential to further reduce some pressure on the road network as well as increase accessibility to immediate users who can ride or cycle to the site. Given these are dependent on the future operator and are not included as part of the existing scheme, the impact remains **neutral** with potential for enhancement at a later stage.

SIA recommendation/s

- The proponent should consult with the operator of the mental health hospital and the management teams of the future allied health service tenants to implement the recommendations in the GTP. This can be undertaken prior to the issuing of the occupation certificate.

6.4. CULTURE

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the culture as a consequence of the proposal. The matters assessed include:

Table 12 Summary of culture impacts

Matter	Affected stakeholders	Duration	Extent	Unmitigated/unenhanced	Mitigated/enhanced
Incorporation of Country in the proposal’s design	Local Aboriginal communities	Operation	Local	Neutral	High (+ve)
Potential disturbance to sites of Aboriginal significance	Local Aboriginal communities	Construction	Local	Medium (-ve)	Low (-ve)

6.4.1. Incorporation of Country in the proposal’s design – Unenhanced

The site currently accommodates a single storey warehouse building used for vehicle repairs and is predominantly surrounded by other industrial and commercial uses.

The Architectural Design Report prepared by Warren and Mahoney and MAAP provides an overview of the rich Indigenous history of the site and surrounding area. The report notes the site is located on Eora Country and is nearby to Shea’s Creek, a natural water system that was partially excavated in the 1980s to become Alexandria Canal. This area likely had a healthy wetland/river ecosystem with species that would have provided food and fibre for weaving. Weaving was not only a critical activity making practical goods, but also for sharing stories, culture and values.

As the existing site does not incorporate any First Nations design elements, the unenhanced impact is assessed as **neutral**.

6.4.2. Incorporation of Country in the proposal's design – Enhanced

The proposal was subject to an Architectural Design Competition, which included a design excellence process alongside a Design Integrity Panel. Blaklash, an Aboriginal design expert, was engaged to inform the design excellence process.

Blaklash, in collaboration with Warren and Mahoney's internal Te Matakirea Indigenous design team, developed an Indigenous Healthcare Design to inform the proposal's internal and external design. Key features, as described in the Architectural Design Report, include:

- Inclusion of Bamuru kangaroo grass in landscaped areas. The grass was traditionally used for bread making and represents the un-forgetting of knowledge and stories that have been silenced and, sometimes, erased for the Eora people.
- Incorporation of native medicinal planting in green spaces which connects back to traditional methods of healthcare.
- Opportunities to include materials and design elements which reference Country in the ground floor landscaped area fronting Bourke Road.

The Public Art Plan prepared by UAP (2023) outlines the proposal's curatorial vision of 'deep listening', acknowledging the importance of hearing one another and creating safe spaces for people to share and be heard. This vision has informed the potential integration of artworks, including small to medium sculptural elements or integrated treatment to seating elements. The potential locations for artworks identified in the Public Art Plan include the Bourke Road forecourt, soffit and undercroft areas, the reception area/welcome space, and on the hard paved areas in the Bourke Road forecourt.

The Public Art Plan also identifies several First Nation artists whose practice would be suited to developing an outcome that supports the public realm aspirations on site. Potential artists will be invited to work alongside landscape designers, architects and the broader project team to create public art which compliments the site's end use and curatorial vision.

With consideration to the above enhancement measures, the enhanced impact is assessed as **high**, given the likely likelihood and moderate magnitude.

SIA recommendation/s

- Engage with local First Nations artists during the detailed design stage to develop and deliver public art opportunities at the site.

6.4.3. Potential disturbance to sites of Aboriginal significance – Unmitigated

Any new development should consider impacts on Aboriginal culture. Urban developments may impact on Aboriginal objects, the landscape or landform, or the spiritual connection Aboriginal people have with Country.

The Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Urbis (2023) found no registered Aboriginal objects or places within the site area. No previous Aboriginal archaeological investigations have been identified that directly address the site. However, similar investigations near the site identified the potential for archaeological findings within intact soils below historical disturbance. As such, the ACHAR found there to be nil to low potential for Aboriginal sites within the disturbed soil layers to depths of approximately 0.6m below the site's existing ground surface. However, there is moderate archaeological potential for a range of Aboriginal artefacts (including artefact scatters, campsites, burials, etc.) to be found within intact natural soils exceeding 0.6m below the sites existing ground surface.

The ACHAR concludes, based on evidence obtained during the consultation process with the Registered Aboriginal Parties (RAPs), the subject area is determined to have no historic or aesthetic significance to the local Aboriginal community but has moderate social and cultural heritage significance for its location and scientific value from potential Aboriginal artefacts.

As such, the unmitigated impact is assessed as **medium**, given the possible likelihood and minor magnitude.

6.4.4. Potential disturbance to sites of Aboriginal significance - Mitigated

To mitigate the potential for Aboriginal artefacts to be impacted during construction activities, the ACHAR recommends the following mitigation measures:

- Consultation with the RAPs should continue until the development is finalised to ensure there is ongoing opportunity for input
- As suggested by the RAPs during the consultation process, retain the native landscaping proposed in the landscape plans
- A staged subsurface archaeological excavation will be undertaken post demolition and should be undertaken with the participation of nominated Aboriginal RAPs and appropriately qualified archaeologists
- An unexpected archaeological finds procedure should be implemented and followed after the investigation program is complete and the construction program is underway
- A human remains procedure should be implemented and followed after the investigation program is complete and the construction program is underway.

Assuming these mitigation measures are followed, the mitigated impact is assessed as **low**, given the unlikely likelihood and minor magnitude.

SIA recommendation/s

- No additional recommendations are proposed.

6.5. HEALTH AND WELLBEING

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the health and wellbeing as a consequence of the proposal. The matters assessed include:

Table 13 Summary of health and wellbeing impacts

Matter	Affected stakeholders	Duration	Extent	Unmitigated/unenhanced	Mitigated/enhanced
Access to targeted mental health services	Individuals requiring mental health support in Greater Sydney	Operation	Regional	High (+ve)	Very high (+ve)
Providing holistic and integrated care	Individuals requiring mental health support	Operation	Regional	High (+ve)	Very high (+ve)

6.5.1. Access to targeted mental health services – Unenhanced

As identified in Section 4.4, mental health is a key issue impacting Australians' health and wellbeing. The proportion of people who identify as having severe psychological distress has risen in the past five years and has been exacerbated by the COVID-19 pandemic. The rise in mental health challenges has placed pressure on the health system, with a particular gap in the 'missing middle' services. This has left

responsibility for mental health treatment to many GPs who may not have specialist training in this area of health.

Self-reported health data from the ABS 2021 Census indicates that mental health conditions (including depression and anxiety) are the most common long term health conditions in Alexandria, Waterloo and the City of Sydney LGA. Mental health conditions account for between 8.5% - 9.8% of the population in each of these areas.

The proposal will provide targeted mental health services for privately insured patients aged 18+ with mood and anxiety disorders, and those with comorbid drug and alcohol disorders. The proposed facilities and spaces on the mental health hospital component of the proposed development include approximately 28 inpatient units, 10 group therapy and exercise rooms, eight consulting suites, one GP room and a dining area. The lower levels of the proposal will include allied health tenancies which may assist with mental health treatment.

The proposal will help fill the gap in the 'missing middle' by providing short stay, intensive inpatient hospital admission with a focus on assessment, treatment, stabilisation and/or detox. The facility will also provide in-patient and out-patient services to suit the specific needs of patients.

As noted by representatives from the City of Sydney and the SLHD, the proposal is located close vulnerable populations in Waterloo. Compared to Alexandria and the City of Sydney LGA residents, Waterloo generally has higher levels of people with need for assistance due to disability, lower median household incomes, lower levels of higher educational attainment and are more likely to live in social housing.

Research indicates about half of the Australian population has some form of private health insurance, and there is a strong correlation between communities with higher levels of socio-economic advantage and higher levels of private health insurance (see Section 4.4).

The proposal will fill an important gap in short stay, intensive care for people with mental ill health in Greater Sydney, however access to the services may be restricted for some individuals due to financial barriers. This includes including residents close to the proposal in Waterloo. While the positive impact is assessed as **high**, given a likely likelihood and moderate magnitude, the following section proposes recommendations to further enhance this positive impact.

6.5.2. Access to targeted mental health services – Enhanced

The proponent, in collaboration with the mental health hospital operator and the allied health tenants, should undertake the following recommendations to enhance access to targeted mental health services for people with mental ill health in Greater Sydney:

SIA recommendation/s

- Once further details on services and operation of the mental health hospital are known and the allied health services are confirmed, undertake further consultation with the SLHD and SESLHD to understand how the proposal may impact on other health facilities and services in the region (including those mentioned in the correspondence from the SLHD) and to identify opportunities for referral pathways and partnerships.
- Investigate opportunities to increase access to the mental health hospital and the allied health services for low-income individuals who may not be able to afford private health insurance. This could include providing affordable payment options for the mental health hospital and selecting allied health service providers bulk bill.

Undertaking these recommendations will help to enhance this impact by:

- Improving patient care through identification of clear referral pathways and partnerships with other local health providers. This will also help to inform the operator's clinical services plan.
- Providing access to individuals who are not able to afford private health insurance.

If the above recommendations are implemented, the enhanced impact would be assessed as **very high**, given an almost certain likelihood and major magnitude.

6.5.3. Providing holistic and integrated care – Unenhanced

As discussed in Section 4.4, mental illness and physical illness have historically been addressed by different parts of the health system, leading to a fragmented approach and poorer health outcomes. This has led the Mental Health Commission of NSW to advocate for an integrated approach to mental and physical health. This includes providing an integrated care model with GPs and allied health clinicians working with mental health professionals within the same location. This enables a holistic care approach for patients, and likely better physical and mental health outcomes.

The proposal will provide a holistic and integrated care model with a mix of mental health services and ancillary facilities on the site. This includes direct health providers including mental health specialists, a GP clinic and allied health consulting rooms. These services will be supported by a range of facilities available to patients including a pharmacy, communal green spaces, activity/therapy rooms and a gym.

This holistic and integrated approach is intended to enhance referral pathways between mental health staff and allied health providers, enabling patients to receive wrap-around physical and mental health care at the same location. With consideration to the above, the unenhanced impact is assessed as **high**, given the almost certain likelihood and moderate magnitude.

6.5.4. Providing holistic and integrated care – Enhanced

It is recommended that the recommendations in Section 6.5.2 are implemented prior to the building being occupied.

If these recommendations are implemented, the positive impact of providing holistic and integrated care would be increased to **very high**, with an almost certain likelihood and major magnitude.

SIA recommendation/s

- Implement the recommendations in Section 6.5.2.

6.6. SURROUNDINGS

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the surroundings as a consequence of the proposal. The matters assessed include:

Table 14 Summary of surroundings impacts

Matter	Affected stakeholders	Duration	Extent	Unmitigated/unenhanced	Mitigated/enhanced
Amenity impacts during construction and operation	Alexandria community	Construction and operation	Local	Medium (-ve)	Low (-ve)
Change in visual character	Alexandria community	Operation	Local	Low (-ve)	Neutral

6.6.1. Amenity impacts during construction and operation – Unmitigated

Impacts during construction can include increases in noise, dust, traffic and changes to the urban realm and pedestrian environment due to footpath and/or road. Impacts during operation of a health facility can include increases in noise to surrounding residences from mechanical plants, equipment, ambulances, and vehicular traffic.

The Acoustic and Vibration Impact Assessment (AVIA) prepared by Acor (2023) identified two residential noise sensitive receivers on O’Riordan Street and Reserve Street (approximately 150 from the site) and four commercial noise sensitive receivers on Bourke Road and O’Riordan Street (immediately adjacent and across the road from the site).

During construction, the AVIA found that construction noise levels will generate minimal noise disturbance on nearby residential receivers. However, given the commercial receivers are in closer proximity, it is likely that construction activities will exceed noise management levels if no mitigation measures are implemented. The report identifies that noise impacts from construction vehicles would not generate a significant impact on Bourke Road when compared to existing vehicle noise in the local area.

During operation, the AVIA notes that noise will likely be generated from the pumphouse, building services, additional road traffic, underground carpark and from the ambulance bay. The AVIA found that noise from additional road traffic, the underground car park and the ambulance bay is unlikely to impact on nearby sensitive receivers. However, the assessment notes that there is insufficient detail on the mechanical plant and equipment and emergency fire pumps and further assessment will be required.

Based on the findings of the AVIA and considering other potential amenity impacts during construction, the unmitigated impact is assessed as **medium**, given the likely likelihood and moderate magnitude.

6.6.2. Amenity impacts during construction and operation – Mitigated

The AVIA recommends a range of mitigation measures to mitigate amenity impacts during construction and operation.

To manage noise levels during construction, the AVIA recommends installing a temporary noise barrier/hoarding around the site and implementing standard mitigation measures that are outlined in Section 9.1.4.2. of the AVIA. These recommendations have been incorporated in the Preliminary Construction Management Plan (CMP) prepared by Johnstaff. The CMP also indicates a Noise and Vibration Management Plan (NVMP) will be developed for the construction and operation phases. The objectives of the NVMP are to identify any additional at-risk receivers, measure and monitor construction and operational noise to ensure noise limits are adhered to.

During operation, the AVIA recommends that suitable noise control mitigation measures are considered when selecting and installing mechanical plant and equipment. These include selecting quieter equipment and installing acoustic screens or noise barriers around them, amongst others listed in Section 8.1.1. of the AQIA. The AVIA also recommends mitigation measures to minimise noise from vehicle traffic in the underground carpark. These include using a brushed or textured surface that does not result in tyre squeal and not using loud speed humps. The full list of mitigation measures is outlined in Section 8.1.6 of the AQIA. NIVA concludes that with the incorporation of all mitigation measures, the operation of the proposal is expected to have a minimal impact on nearby receivers.

The AVIA does not assess cumulative noise impacts. The detailed CMP and the NVMP should identify and assess cumulative noise impacts, as well as other amenity impacts during construction such as changes to air quality and the pedestrian environment due to footpath closures. Section 6.9 of this report identifies projects that may need to be considered when assessing cumulative impacts.

Based on the findings of the AVIA, noise impacts on surrounding sensitive receivers are more likely to occur during the facility’s construction, rather than operation. These construction impacts will be temporary, with the CMP estimating construction activities will be completed over two years from September 2024 to March 2026. While the AVIA outlines mitigation measures for potential construction and operation impacts, further assessment of some operational impacts will be required once details on the mechanical plant and equipment and emergency fire pumps are confirmed. Based on above factors and assuming the mitigation measures identified at this stage are implemented, the mitigated impact is assessed as **low**, given a possible likelihood and a minor magnitude.

SIA recommendation/s

- Prepare a detailed CMP prior to the issuing of the construction certificate. The CMP should consider amenity impacts associated with construction, such as changes to noise, air quality and the pedestrian environment. It should also identify and assess any cumulative amenity impacts with other nearby developments.

- Prepare a NVMP prior to the issuing of the construction certificate. The NVMP should assess construction impacts and the operational noise impacts that cannot be assessed at this stage. It should also identify and assess any cumulative noise impacts with other nearby developments being constructed.

6.6.3. Change in visual character – Unmitigated

Changes to visual character can impact on surroundings as people often have attachment to the environment where they live, work and visit.

The site currently consists of a single storey warehouse building used for vehicle repairs and is in an area characterised by light industrial uses. As discussed in Section 4.3, the North Alexandria precinct desired future character will see a transition from existing industrial uses towards a range of higher-density and more knowledge-intensive employment sectors. The proposal will introduce a taller building (approximately 34.95m) to the site which will create visual change.

While the height of the building is below maximum height for the site as set out in the Sydney Development Control Plan 2012 (45m), the proposal may impact the local Alexandria community over the short-term as this building will be the first of its kind to transition to the desired character of Alexandria. However, as other developments in the area are redeveloped in line with this vision, this impact will be reduced.

The unmitigated impact is assessed as **low**, given the possible likelihood and minimal magnitude.

6.6.4. Change in visual character – Mitigated

The design and overall visual character of the proposal was subject to a Competitive Design Process, as outlined in Section 2.3.2. This process was undertaken to achieve design excellence and improve the urban design and built form of the city.

The Visual Impact Assessment (VIA) prepared by Warren and Mahoney (2023) assesses the design as contributing positively to the streetscape and enhancing the current visual amenity of Bourke Road through:

- Aligning with the current and future vision for Alexandria with a unique urban form that responds not only to its current context, but also draws on the site's precolonial history
- Using materiality that draws on the surrounding context and industrial heritage
- Creating a built form that provides a distinct street wall, with a building that is uniquely of its place
- Including a large deep soil zone fronting the public domain with scope for large trees and planting in a heavy industrialised context
- Providing vegetated and landscaped facades that enhance the amenity of Bourke Road.

The above mitigation measures help to minimise the visual change of the proposal by delivering design excellence and incorporating design elements which contribute positive to the streetscape. The visual change of the site will also be consistent with the desired future character for the North Alexandria precinct, with the community expected to adjust to this change as more buildings are redeveloped. Based on these factors, the visual change is likely to have a **neutral** impact on the local Alexandria community.

SIA recommendation/s

- No additional recommendations are proposed.

6.7. LIVELIHOODS

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the livelihoods as a consequence of the proposal. The matters assessed include:

Table 15 Summary of livelihoods impacts

Matter	Affected stakeholders	Duration	Extent	Unmitigated/unenhanced	Mitigated/enhanced
Increased availability of health sector jobs	Health professionals in Sydney	Operation	Regional	Low	Low

6.7.1. Increased availability of health sector jobs – Unenhanced

The proposal will create 109 construction and non-construction jobs during the construction phase. The mental health hospital and allied health services component will create approximately 480 full time equivalent (FTE) operational jobs jobs.

These health sector jobs generated by the proposal aligns with the City of Sydney’s desire for the North Alexandria precinct to host more knowledge intensive employment opportunities and will contribute to approximately 2.2% of the 22,000 jobs anticipated for the Green Square area by 2030.

These employment opportunities also align with the existing skill set of residents in Alexandria, Waterloo and the City of Sydney LGA, where health care and social assistance was the third most common industry of employment and represented approximately 9% of employed residents in each of these areas.

The site is also in proximity to public transport nodes, including Green Square train station and several bus stops and routes, as shown in Figure 6. The site’s location next to public transport contribute to a level of equitable access, with incoming health workers not necessarily required to use a car or private vehicle to access the site. This will help extend the availability of these jobs to a wider range of healthcare professionals across Sydney.

This unenhanced impact is assessed as **low**, given the likely likelihood and minimal magnitude.

6.7.2. Increased availability of health sector jobs – Enhanced

No enhancement measures have been identified at this stage, therefore the enhanced impact remains as **low**.

SIA recommendation/s

- The operator of the mental health facility and individual allied health tenancies should consider providing Indigenous employment opportunities and partnering with local universities and TAFEs to provide employment opportunities for local students and graduates. These initiatives could be undertaken prior to the issuing of the occupation certificate.

6.8. DECISION-MAKING SYSTEMS

Based on the current information available and stage of development, social impacts in relation to decision-making systems were not identified as part of the impact scoping for the proposal.

6.9. CUMULATIVE SOCIAL IMPACTS

Cumulative impacts are the result of incremental, sustained and combined effects of human action and natural variations over time, and can be both positive and negative (DPE 2022, p.4). They can be caused by compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current, and future activities as they arise (ibid, p.4).

As the site is located within an area that has been earmarked for transformation from light industrial to knowledge intensive uses, there is the potential for cumulative social impacts to occur given surrounding

buildings are likely to be redeveloped. To understand the likelihood for cumulative social impacts, a summary of local and state significant development applications within a 1km radius of the site is provided in Table 16 overleaf.

Of note is D/2023/691 at 20-24 Bourke Road, which is adjacent to the proposed Alexandria Health Centre. This development application seeks concept approval to demolish the existing structures on site and construct a new commercial building. The application is currently being assessed by Council.

While construction activities for the proposal are expected to be completed over two years from September 2024 to March 2026, the construction timeframe for the redevelopment of 20-24 Bourke Road is not known.

If the redevelopment of 20-24 Bourke Road is approved, the proponent should consider potential cumulative impacts associated with construction, such as increased noise, dust and changes to the pedestrian network. These impacts would affect the surroundings and way of life of Alexandria residents, workers and visitors.

To minimise potential cumulative social impacts, the proponent of the Alexandria Health Centre should consult with the proponent of the 20-24 Bourke Road development to understand their construction timeframes. This consultation should occur prior to the construction of the Alexandria Health Centre. The detailed CMP and the CNVMP for the Alexandria Health Centre should then be updated consider any potential cumulative impacts, including measures to minimise or mitigate these impacts.

Table 16 Concurrent development projects

DA Reference	Development Description	Current Status
D/2023/691	<p>Site location: 20-24 Bourke Road</p> <p>Consent is sought for concept approval for the demolition of existing structures and the retention of the majority of the existing building at 26 Bourke Road (Mecca). Approval is also sought for basement excavation to provide one level of basement car parking and servicing, and a building envelope for a 45m commercial building (12 storeys) with vehicular access from Bourke Road.</p> <p>The total GFA is anticipated to be 13,724m² comprising 12,123m² of commercial office GFA and 992m² of end-of-trip GFA.</p>	Under assessment
SSD-35784535	<p>Site location: 84 Burrows Road, Alexandria</p> <p>A waste transfer station is proposed with capacity for up to 180,000 tonnes of waste per annum from commercial, industrial and municipal solid waste markets.</p>	Prepare EIS
D/2023/849	<p>Site location: 960A Bourke Street, Zetland</p> <p>Site preparation, remediation, excavation and construction of a mixed-use development comprising residential, commercial and retail uses across three buildings, basement parking, landscaping and public domain works.</p>	Under assessment
D/2023/724	<p>Site location: 118-130 Epson Road, Zetland</p> <p>Stage 1 Concept Development Application for roadways, pedestrian access ways, public open spaces and building envelopes with basement parking and associated landscaping.</p>	Under assessment

Source: Major Projects website (DPE 2023)

7. MITIGATION, ENHANCEMENT AND MANAGEMENT

This section provides a summary of:

- Identified positive and negative social impacts,
- Corresponding unmitigated and mitigated risk rankings, and
- Proposed mitigation, enhancement and management measures.

To inform the implementation of the proposed mitigation and enhancement strategies, key potential stakeholder and/or partners have been identified. The involvement and participation of these key stakeholders and/or partners in the monitoring and management of social impacts and social benefits will improve the outcomes of the proposed mitigation and management strategies.

Not all potential impacts will be the responsibility of the proponent to mitigate or manage. In some cases, their role may be to cooperate or inform the mitigation, provide data and information to future tenants. In other cases, they may have direct responsibility for mitigation and management of the identified potential social impacts and the opportunity for partnerships.

A summary of the identified social impacts and benefits, risk ratings and proposed mitigation, enhancement and management strategies is provided in Table 17 overleaf.

Table 17 Summary of proposed mitigation, enhancement and management of social impacts

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Way of life	Improved urban realm	Neutral	Medium (+ve)	The Architectural Design Report proposes built form improvements which will assist to enhance the pedestrian experience for future workers and visitors at the site. This includes widening the existing footpath on Bourke Road by 2.4m metres, providing new 3m wide laneways along the site's eastern and southern boundaries, and providing a forecourt garden along the site's Bourke Road frontage.	Centuria	Project landscape architect
Accessibility	Potential pressure on the road network	Neutral	Neutral	<p>A Green Travel Plan (GTP) has been prepared which highlights and promotes actions and incentives to increase the uptake of walking, cycling, public transport and carpooling to reduce dependency on single-occupant private vehicles.</p> <p>The GTP recommends providing end-of-trip facilities to encourage active transport usage. These have been incorporated into the proposed design and are located on the ground floor level.</p> <p>The GTP also provides a range of recommendations which are the responsibility of the operator to implement. These include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Incentivising carpooling schemes by allocating priority parking spaces for car poolers ▪ Incentivising public transport usage by providing staff with promotional material outlining public transport connections to the site ▪ Appointing a Travel Plan Coordinator to ensure the successful implementation and monitoring of the GTP. 	Mental health hospital operator Allied health tenants	Centuria Project transport consultant
Culture	Incorporation of Country in the proposal's design	Neutral	High (+ve)	<p>Blaklash, in collaboration with Warren and Mahoney's internal Te Matakirea Indigenous design team, have developed an Indigenous Healthcare Design to inform the proposal's internal and external design. Key features, as described in the Architectural Design Report, include:</p> <ul style="list-style-type: none"> ▪ Inclusion of Bamuru kangaroo grass in landscaped areas. The grass was traditionally used for bread making and represents the un-forgetting of knowledge and stories that have been silenced and, sometimes, erased for the Eora people. ▪ Incorporation of native medicinal planting in green spaces which connects back to traditional methods of healthcare. ▪ Opportunities to include materials and design elements which reference Country in the ground floor landscaped area fronting Bourke Road. <p>The Public Art Plan identifies opportunities for the integration of artworks including small to medium sculptural elements or integrated treatment to seating elements. It also identifies several First Nation artists whose practice would be suited to developing an outcome that supports the public realm aspirations on site.</p>	Centuria	Project landscape architect Project public art consultant Artists and creatives Local Aboriginal Community
Culture	Potential disturbance to sites of Aboriginal significance	Medium (-ve)	Low (-ve)	<p>The Aboriginal Cultural Heritage Assessment Report (ACHAR) recommends the following mitigation measures:</p> <ul style="list-style-type: none"> ▪ Consultation with the Registered Aboriginal Parties (RAPs) should continue until the development is finalised to ensure there is ongoing opportunity for input ▪ As suggested by the RAPs during the consultation process, retain the native landscaping proposed in the landscape plans ▪ A staged subsurface archaeological excavation will be undertaken post demolition and should be undertaken with the participation of nominated Aboriginal RAPs and appropriately qualified archaeologists ▪ An unexpected archaeological finds procedure should be implemented and followed after the investigation program is complete and the construction program is underway 	Centuria	Project archaeologist Local Aboriginal Community RAPs

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<ul style="list-style-type: none"> A human remains procedure should be implemented and followed after the investigation program is complete and the construction program is underway. 		
Health and wellbeing	Access to targeted mental health services	High (+ve)	Very high (+ve) Note: This enhanced impact rating is subject to the adjacent recommendations being undertaken.	<p>While no enhancement measures are identified at this stage, the following should be undertaken over the next 12-18 months:</p> <ul style="list-style-type: none"> Once further details on services and operation of the mental health hospital are known and the allied health services are confirmed, undertake further consultation with the Sydney Local Health District (SLHD) and the South East Sydney Local Health District (SESLHD) to understand how the proposal may impact on other health facilities and services in the region (including those mentioned in the correspondence from the SLHD) and to identify opportunities for referral pathways and partnerships. Investigate opportunities to increase access to the mental health hospital and the allied health services for low-income individuals who may not be able to afford private health insurance. This could include providing affordable payment options for the mental health hospital and selecting allied health service providers bulk bill. 	Mental health hospital operator Allied health tenants Centuria	SLHD
Health and wellbeing	Providing holistic and integrated care	High (+ve)	Very high (+ve) Note: This enhanced impact rating is subject to the above recommendations being undertaken.	While no enhancement measures are identified at this stage, the above recommendations should be undertaken over the next 12-18 months.	Mental health hospital operator Allied health tenants Centuria	None identified
Surroundings	Amenity impacts during construction and operation	Medium (-ve)	Low (-ve)	<p>During construction, the AVIA recommends installing a temporary noise barrier/hoarding around the site and implementing standard mitigation measures that are outlined in Section 9.1.4.2. of the AVIA. The CMP also indicates a Noise and Vibration Management Plan (NVMP) will be developed for the construction and operation phases.</p> <p>During operation, the AVIA recommends that suitable noise control mitigation measures are considered when selecting and installing mechanical plant and equipment. These include selecting quieter equipment and installing acoustic screens or noise barriers around them, amongst others listed in Section 8.1.1. The AVIA also recommends mitigation measures to minimise noise from vehicle traffic in the underground carpark. These include using a brushed or textured surface that does not result in tyre squeal and not using loud speed humps. The full list of mitigation measures is outlined in Section 8.1.6 of the AQIA.</p>	Centuria	Mental health hospital operator Allied health tenants Project acoustic consultant
Surroundings	Change in visual character	Low (-ve)	Neutral	<p>The design and overall visual character of the proposal was subject to a Competitive Design Process. This process was undertaken to achieve design excellence and improve the urban design and built form of the city.</p> <p>The Visual Impact Assessment (VIA) prepared by Warren and Mahoney (2023) assesses the design as contributing positively to the streetscape and enhancing the current visual amenity of Bourke Road through:</p> <ul style="list-style-type: none"> Aligning with the current and future vision for Alexandria with a unique urban form that responds not only to its current context, but also draws on the site's precolonial history Using materiality that draws on the surrounding context and industrial heritage Creating a built form that provides a distinct street wall, with a building that is uniquely of its place 	Centuria Project Architect Project landscape architect	N/A

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<ul style="list-style-type: none"> ▪ Including a large deep soil zone fronting the public domain with scope for large trees and planting in a heavy industrialised context ▪ Providing vegetated and landscaped facades that enhance the amenity of Bourke Road. 		
Livelihoods	Increased availability of health sector jobs	Low (+ve)	Low (+ve)	No enhancement measures have been identified at this stage.	Mental health hospital operator Allied health tenants	Centuria Local universities and TAFEs

7.1. FURTHER SIA RECOMMENDATIONS

- The proponent should consult with the operator of the mental health hospital and the management teams of the future allied health service tenants to implement the recommendations in the GTP. This can be undertaken prior to the issuing of the occupation certificate.
- Engage with local First Nations artists during the detailed design stage to develop and deliver public art opportunities at the site.
- Once further details on services and operation of the mental health hospital are known and the allied health services are confirmed, undertake further consultation with the SLHD and SESLHD to understand how the proposal may impact on other health facilities and services in the region (including those mentioned in the correspondence from the SLHD) and to identify opportunities for referral pathways and partnerships.
- Investigate opportunities to increase access to the mental health hospital and the allied health services for low-income individuals who may not be able to afford private health insurance. This could include providing affordable payment options for the mental health hospital and selecting allied health service providers bulk bill.
- Prepare a detailed CMP prior to the issuing of the construction certificate. The CMP should consider amenity impacts associated with construction, such as changes to noise, air quality and the pedestrian environment. It should also identify and assess any cumulative amenity impacts with other nearby developments.
- Prepare a NVMP prior to the issuing of the construction certificate. The NVMP should assess construction impacts and the operational noise impacts that cannot be assessed at this stage. It should also identify and assess any cumulative noise impacts with other nearby developments being constructed.
- The operator of the mental health facility and individual allied health tenancies should consider providing Indigenous employment opportunities and partnering with local universities and TAFEs to provide employment opportunities for local students and graduates. These initiatives could be undertaken prior to the issuing of the occupation certificate.

REFERENCES

This SIA has been informed by a range of data sources, information and technical studies. The following data sources have been used:

Demographic, crime and health data

Australian Bureau of Statistics, Census of Population and Housing, 2021, Greater Sydney (Greater Capital City Statistical Areas), City of Sydney LGA (LGA), Alexandria (suburb) and Waterloo (suburb) data.

Australian Bureau of Statistics, 2017, Health Service Usage and Health Related Actions, Australia, 2014-15, Private Health Insurance in Australia.

Australian Bureau of Statistics, 2022, National Study of Mental Health and Wellbeing, Australia, 2020-2022.

Bureau of Crime Statistics and Research, 2022, Alexandria (suburb), City of Sydney (LGA) and NSW hotspot maps and crime rates.

NSW Department of Planning and Environment, 2021, population projections.

Policy documents

City of Sydney, 2017, Sustainable Sydney 2030: Community Strategic Plan 2017-2021.

City of Sydney, 2019, Community Safety Action Plan 2019-2023.

City of Sydney, 2019, Social Sustainability Policy and Action Plan 2018-2028.

City of Sydney, 2019, Community Wellbeing Indicators 2019.

City of Sydney, 2020, City Plan 2036: Local Strategic Planning Statement.

City of Sydney, 2022, Draft Community Strategic Plan and Vision 2030-2050.

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8. DISCLAIMER

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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

COMMUNITY NEWSLETTER

AN UPDATE ON THE PROPOSED ALEXANDRIA HEALTH CENTRE



A PURPOSE-BUILT HEALTH CENTRE AT 28-32 BOURKE ROAD, ALEXANDRIA

SEPTEMBER 2023

Artist impression view from Bourke Road.

ABOUT

In March 2023, concept approval was granted by the Department of Planning and Environment (DPE) for an up to 45 metre or approximately eight-storey building with floor space of around 11,442 sqm. This is in line with the City of Sydney Local Environment Plan (LEP 2011).

Alexandria Property Development and Centuria Healthcare are now seeking approval from DPE for the detailed design of the site, including:

- Ground level reception and allied health services on levels 1-4
- A multi-purpose health facility at levels 5-7
- Architectural and design features like a large roof terrace, public art and garden pods, providing a connection to nature
- Approximately 81 car parking spaces for staff, patients and visitors
- Dedication of land along the site's frontage to Bourke Road to Council, for the purpose of footpath widening
- Dedication of land along the site's western and southern boundaries to Council, for the creation of two new lanes.

We are seeking feedback from the community on the proposal. Your feedback will be collated into a report and submitted as part of the development application.

PROVIDING ESSENTIAL MENTAL AND ALLIED HEALTH SERVICES LOCALLY

Across the Sydney Eastern Suburbs Local Health District, more streamlined and collaborative models of care are needed now and in the future (Healthier Lives Strategy 2022-25).

In line with NSW health priorities and the Eastern City District Plan, Alexandria Health Centre will provide mental and allied health services in a fast-growing part of Sydney, where they are needed.

PROVIDING LOCAL JOBS

Alexandria Health Centre will create:



121 jobs during construction.



About 120-130 full-time equivalent jobs for the proposed mental health hospital.



About 350 full-time jobs for allied health services in the remainder of the building.



MANAGING IMPACTS

Centuria Healthcare is committed to understanding and mitigating potential impacts when building and operating the Alexandria Health Centre.

Care will be taken to restrict and minimise noise, dust and traffic impacts during construction. Best practice measures will be taken including careful scheduling of noisy work, dust control, and traffic management.

During construction and operation, all vehicle access to the site will be via Bourke Road. Initial traffic modelling anticipates up to 30 heavy vehicle movements per day during construction and up to approximately 100 vehicle movements per day once operational. A detailed traffic assessment will be prepared as part of the Environmental Impact Statement (EIS) so that impacts on the local road network, public transport, and pedestrians can be managed.

PROJECT TIMELINE

EARLY-MID 2022 – Community consultation was undertaken to support a concept development application for the Alexandria Health Centre.

JULY 2022 – Centuria sought concept approval for the Health Centre through a State Significant Development Application (SSDA) lodged with the DPE in July 2022.

MARCH 2023 – Concept development approved by DPE.

SEPTEMBER 2023 – WE ARE HERE
Centuria is now seeking approval for the detailed design of the Health Centre through a second SSDA. Community feedback is invited to support the preparation of the EIS for the second SSDA.

LATE 2023 – The application will be lodged with DPE and placed on public exhibition. During this time, the community will have another opportunity to provide feedback on the plans.

EARLY 2024 – DPE will review the application and any feedback from the community.

MID-LATE 2024 – A decision is expected within six to nine months of lodging the SSDA.



MORE INFORMATION

Centuria Healthcare is committed to keeping near neighbours informed.

Urbis Engagement has been appointed to collect your feedback and provide further information.

You can reach the team on:

 engagement@urbis.com.au

 1800 244 863

 alexandriahhealthcentre.com.au



