Alexandria Health Centre

Stage 2 Detailed SSDA
Design Report
28-32 Bourke Road Alexandria

Submission by Warren and Mahoney and MAAP
Prepared for Urbis on behalf of Centuria

maap

WARREN AND MAHONEY

Acknowledgement of Country

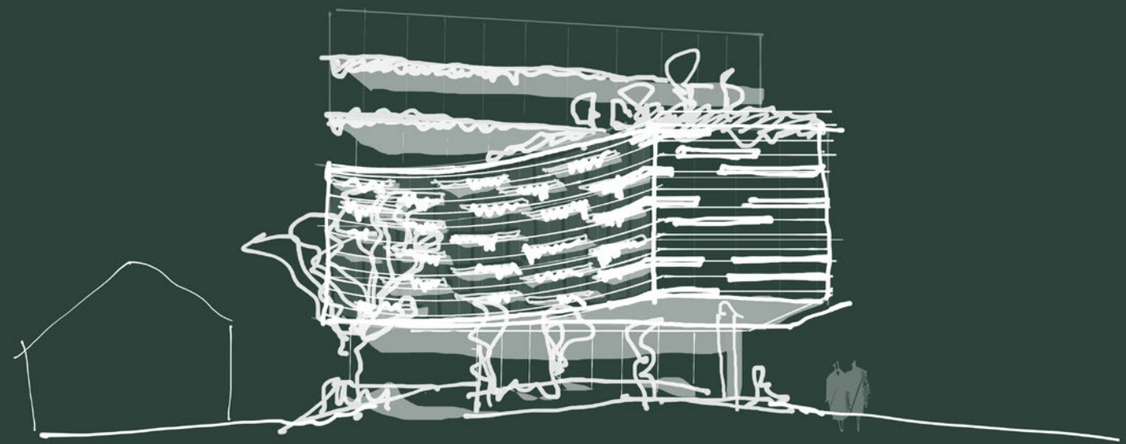
In the spirit of reconciliation, we acknowledge the Traditional Custodians of the land on which this project is situated, The Gadigal people of the Eora Nation.

We acknowledge their connection to land, sea and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

WARREN AND MAHONEY®

maap

Team



Client:
Centuria Healthcare Property Services

Consultant Team

Architecture + Interiors: Warren and Mahoney / MAAP
Town Planner: Urbis
Project Manager: Johnstaff
Landscape: Place Design Group
Indigenous Consultant: Blaklash
Public Art: UAP
Building Services: Acor
Structure: Northrop
Cost Manager: Genus
BCA Blackett Mcguire
Traffic: Positive Traffic
Geotech and Environmental: EP Risk
Facade: Surface Design
Surveyor: LTS Lockley

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1.0 Executive Summary

This Architectural Design report has been prepared by Warren and Mahoney and MAAP to accompany a Detailed State Significant Development Application (SSDA) for the proposed mental health hospital and medical centre at 28-32 Bourke Road, Alexandria, NSW 2015 in the City of Sydney Local Government Area (LGA). The site is legally described as Lot 1-3 of DP324707.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-59006709) dated 8 June 2023.

This report concludes that the proposed mental health hospital and medical centre is suitable subject to development and refinement of the design in line with the principles outlined in this report and in the response from the Design Integrity Panel.

1.0 Project Context

Centuria is seeking development consent for the 'Alexandria Health Centre', which will comprise an eight-storey building up to a maximum of 40 metres in height.

The building will operate as a multi-purpose health facility, accommodating a mental health hospital and allied health services. The mental health hospital will provide services for privately insured patients aged 18 + with mood disorders, anxiety disorders, and those with comorbid drug and alcohol disorders. The centre will provide both inpatient and outpatient services.

Specifically, the application seeks approval for:

- Excavation to accommodate a single level of basement car parking (partially below ground level).
- A building envelope to a maximum height of 45 m (including architectural roof features and building plant).
- A maximum gross floor area of 11,442.2m2
- Use of the building as a multi-purpose health facility including ground level reception/ lobby and retail, medical centre uses for allied health services at levels 1-4, and a mental health hospital at levels 5-7.
- Vehicular access from Bourke Road along the site's western frontage.

The dedication of the following land to Council:

A 2.4m wide strip of land along the site's frontage to Bourke Road for the purpose of footpath widening.

A 3m wide lane along the site's western boundary contributing towards a 6m wide lane (it is noted that the concept proposal will allocate an additional 3 m strip of land within the site along the western boundary to enable two-way vehicle movement into and out of the site).

A 3m wide lane along the site's southern boundary, contributing towards a 9m wide lane.

1.1 Process & Engagement

In July 2022, a Stage 1 SSDA was lodged which outlined the concept proposal and concept building envelope. This SSDA was approved in March 2023.

In November 2022, Centuria began an Architectural Design Competition in collaboration with the Government Architect New South Wales (GANSW).

The Competition was undertaken in accordance with the draft GANSW Design Excellence Guidelines, the City of Sydney Competitive Design Policy December 2020, the Design Excellence Strategy and a Design Competition Brief endorsed by GANSW.

Throughout the Competition, four design schemes were presented to a Jury consisting of built form urban design experts.

In January 2023, it was determined that Warren and Mahoney + MAAP's scheme achieved the design, planning, and commercial objectives of the brief.

Warren and Mahoney + MAAP's key design drivers sought to balance design excellence alongside the needs of those using the healthcare centre and have developed key design principles alongside the Design Integrity Panel in the design excellence process.

The project team met with and reviewed the design with the Design Integrity Panel on 3 occasions and have worked through the below key items in collaboration with the panel:

4th September 2023:

Panel Commentary:

- Recommended seeking advice from Aboriginal spatial design expert
- Explore ways of achieving additional light into lower levels 01-03
- Resolution of eastern blank wall with patternation rather than artwork
- Lyrical voids to be reintroduced after VM

Response:

- The project team initiated a process to engage an Aboriginal spatial design expert, and engaged Blaklash, who has provided the principles for design outlined in section 2.1
- The project team added additional windows facing the eastern boundary, providing additional light into the lower levels 01-03
- The project team developed the eastern blank wall with additional fenestration and patterning.
- The lyrical voids were reintroduced in a functional way that worked without extensive structural transfers.

28th September 2023:

Panel Commentary:

- Noted additional light had been introduced on eastern boundary on L01-03
- Resolution of voids were more lyrical
- Blank eastern facade was to be a single color rather than reflect the shadow gap in the building.
- The Panel encouraged retention of the layered and rich façade and noted planters on the façade were not fundamental to design excellence and would be supported provided that the level 4 podium rooftop planting is enhanced.

Response:

- The project team amended the eastern blank wall to be a single colored pignmented concrete facade.
- The project team worked with the DIP to submit a facade without planting that retained the layering of the competition and increased the amount of level 4 planting.

The project team also met with City of Sydney for a briefing session on the project prior to lodgement on the 4th of October.

1.2 Design Excellence

This Architectural Design report supports the Stage 2 SSDA for Alexandria Health Centre that follows a design excellence competition undertaken in November 2022.

The report summarises the project's response to site context, its relationship to historic, cultural, social and operational elements, and how this building aims to provide a harmonious relationship between built form and landscape.

The project is founded on design that improves wellness, with strong connection to nature, natural colors and materials and the removal of hard edges.

A Generous Community Gesture

Objective:
Improving the public domain through:

An activated street front to encourage access, with an elevated landscape podium invites the community in, while protecting the building and site infrastructure from flood risk.

- The building aligns with the current and future vision for Alexandria and is one of the first developments to form part of the future laneway connection.
- A welcoming space that integrates with Alexandria's local character
- The plan and massing provide generous setbacks to the street with deep soil planting allowing future large trees to grow.

Urban Design

Objective:
Improving the urban design and built form of the city through:

- Creating a built form that provides a distinct street wall, with a building that is uniquely of its place.
- A unique urban form that responds not only to its current context, but also draws on the site's pre-colonial history.
- A large deep soil zone fronting the public domain with scope for large trees and planting in a heavily industrialised context.
- Providing vegetated and landscaped facades that enhance the amenity of Bourke Road.
- Carefully designed to suite a broad range of services and uses.

Mental Health Hospital

Objective:
Improving the patient and staff journey through:

- Creating an outdoor terrace on L04 with views of the surrounding streetscape.
- A Mental Health Hospital with finishes, spaces, public and private areas that are designed as supportive environments that enhances the sense of a home without the institutional feel.
- Spaces that provide private and semiprivate and social engagement opportunities.
- Transition spaces that have been deliberately treated with soft edges, greenery, intuitive wayfinding, and clear sightlines to reduce anxiety in moments of high stress.
- Through open vistas from corridors to the outside or internal courtyards provide connections to outside views or internal landscape courtyards.
- Access to internal protected landscaped courtyards open to the sky above at each level.
- Consumer pods are in each quadrant of the plan, separated by shared and support areas.

Commercial & Workplace

Objective:
Improving the workplace amenity through:

- A large flexible and contiguous floorplate which allows for adjustment and subdivision.
- Facades with horizontal bands that have been optimised for shading and to reduce glare but cast light deeper into the floorplate.
- Centrally located core configurations reducing the travel distances to both circulation and amenities.

Improves the commercial outcomes through:

- A city fringe development specially designed for health tenants.
- Flexibility through contiguous and well-connected floorplates
- Planning of core and structural grids minimising transfers and complexity
- Concept envelope optimises the developable area of the site.

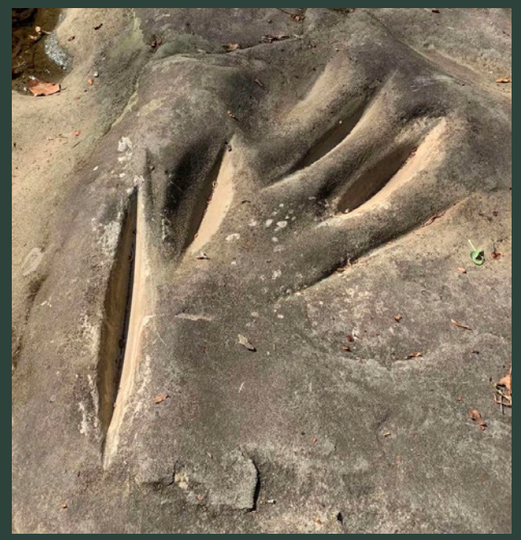
Environmental

Objective:
Reducing planetary impact through:

- Building less and efficiently, with one floor less that the reference design, and ensuring all materials have a function.
- Passive design with a high performing envelope and horizontal shading that is optimised to reduce the operational energy requirements.
- Optimised design, with smart building systems, natural ventilation, low energy appliances and lighting and efficient mechanical systems.
- Reduced carbon intensity through low embodied material selection and low embodied carbon concrete
- Resilient building systems with electric infrastructure located above the flood level.
- Reducing heat island effect through light roofing colour selection
- Biophilic environment that allow ecosystems to flourish.

1.2 Design Excellence

The report addresses the GANSW - Better Placed Guidelines and the GANSW Design Guide for Health as outlined below.



1.3 Better Placed

Objective:
To align the development with the key considerations outlined in GANSW - Better Placed;

Better Fit:
The building aligns 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 pre-colonial history.

Better Performance:
The building has an emphasis on Building less and efficiently, with one floor less that the reference design. At the same time, the passive design with a high performing envelope and horizontal shading reduce the operational energy requirements. Solar panels produce energy and reduce grid resilience during the daytime operational hours.

Better for Community
The building not only provides a very important program in Mental Health, but does it in a way that is welcoming, inclusive and aims to remove stigma. The building entry provides a landscaped space that is beneficial not only to the building users, but also enhances the public domain.

Better for People
The building design is based on the principles of wellness, with a focus on creating a place for people to heal, recover and connect with nature.

Better Working
A large flexible and contiguous floorplate allows for adjustment and subdivision, and is designed with a centrally located side core maximising contiguity whilst minimising travel distances to circulation and amenities.

Better Value
The building is an owner-operated program with a focus on enduring, low maintenance materials and a reduction of both operational carbon and operational expenditure, and relies on functional and useable spaces to succeed.

Better Look and Feel
The massing and built form respond to the surrounding current area, but also remembers the past and looks to the future laneways and surrounding networks.

It maximises light and amenity, removing hard edges and inviting its patients, staff, and visitors in.

Tactile materials, championing low environmental impact and durability permeate the building. Subtle references point to the local history and the continuous thread of landscape throughout the customer journey.

1.4 Design Guide for Health

Objective:
To align the development with the design principles outlined in GANSW - design guide for health;

Design for dignity
Entering the building, either from a private vehicle drop in the parking area or the main street entrance on Bourke Road, the design presents a warm, welcoming environment, with a overlay that draws more on hospitality than finishes and arrangements typically associated with mental health.

Design for wellbeing
Through open vistas to the outside, the entry lobbies, corridors, main activities spaces and private accommodation are all connected to outdoor areas around the building and the internal landscaped courtyards. Access to natural light and the sense of openness enhances the occupants experience and feeling of connection to the natural world.

Design for efficient and flexible delivery of care
Consumer pods are in each quadrant of the plan, separated by shared and support areas. This approach sets up an enduring zonal access control structure for the facility allowing each pod to operate independently or in combination with adjoining areas. This allows for a range of connections and routes around the facility that can be programmed to "open-up" or "close-down" with access based on the levels of occupation and/or supervision available at any time.

Design with Country
Care is cultural. Our project team includes external Aboriginal design consultancy Blaklash and Warren & Mahoney's internal Te Matakirea Indigenous design team who specialise in Indigenous health design. As such, our team are established experts in health planning, design and construction across Australia and New Zealand.

We strive to embed facilities with values and stories that connect users to place and in doing so help to reconnect consumers to Country.

Design for the neighborhood and surrounding environment
The building aligns 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 pre-colonial history.

Design for connection
For many residential patients, the bedroom needs to serve as a haven, however for others depression can be amplified by withdrawal into the bedroom. This is countered by offering a diverse range of spaces and activities to foster a sense of purpose and identity, both indoor, on the level 04 terrace and through sheltered courtyards.

Design for sustainability
Embedded through architecture, this project is committed to exceptional sustainability performance, with a particular focus on reducing built area, passive design strategies and a design that connects its users with nature.

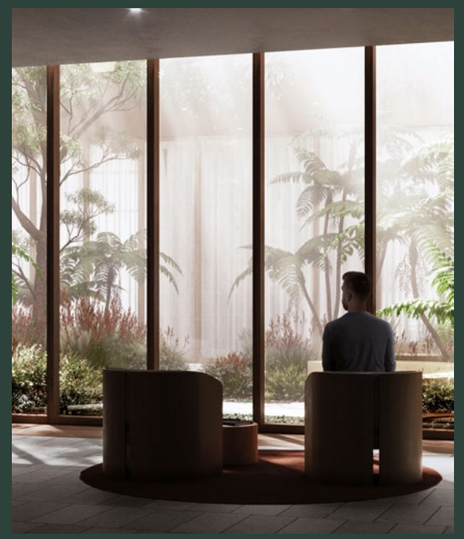
1.5 Environmental Assessment

This report has been prepared to accompany a SSDA for the mental health hospital and medical centre at 28-32 Bourke Road, Alexandria, NSW 2015 (SSD-59006709).

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-59006709) dated 8 June 2023.

Specifically, this report has been prepared to respond to the SEARs requirement issued in the adjacent table.

The report addresses the Concept SSD-38600121 Conditions of Consent as outlined below.



1.5 SEARs Requirements

3. Design Quality

- Demonstrate how the concept development will achieve:
- design excellence in accordance with any applicable EPI provisions.
- good design in accordance with the seven objectives for good design in Better Placed.
- Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been or will be subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury and Design Integrity Panel) are to be addressed prior to lodgement.

Section 1.2, Chapter 3, Section 3.1, Section 4.1

4. Built Form, Urban Design and Visual Impacts

Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.

- Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.
- Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage and integration of services.
- Assess how the development complies with the relevant accessibility requirements.

Chapter 3, Section 3.1, Section 4.1, Section 5.1, Section 5.2

5. Environmental Amenity

- Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.
- Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.
- Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).

Section 3.5-3.10, Section 4.5, Appendix A.05

6. Visual Impact

- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
- Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.

Appendix A.07

7. Public Space

- Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.
- Demonstrate how the development:
- ensures that public space is welcoming, attractive and accessible for all.
- maximises permeability and connectivity.
- maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.
- minimises potential vehicle, bicycle and pedestrian conflicts.
- Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.

Section 3.1, Section 3.2, Section 5.2

1.6 Conditions of Consent

B4. Future development application(s) must include:

- (a) detailed plans, elevations and sections;
  Appendix 01

  (b) artist's perspectives / photomontages; and
  Appendix 07
- (c) a Design Statement demonstrating the design quality of the proposed development and have regard to the existing and emerging character of surrounding development.
  Section 1.6
- B8. Future development application(s) must include an assessment of overshadowing impacts, including provision of detailed overshadowing diagrams.
  A**ppendix 05**

A series of outdoor rooms provide an opportunity for consumers, healthcare professionals and guests to connect with nature and each other

1.6 Vision

Blending the healing power of the natural and spiritual worlds, Alexandria Health Centre is an oasis of calm in the city.

Science and nature are intertwined to create holistic wellbeing.

1.7 Architectural Concept and Character

Care begins at home. This facility is the next step in that progression. The design solution intentionally breaks down the street edge, presenting an approachable building for an informal first contact.

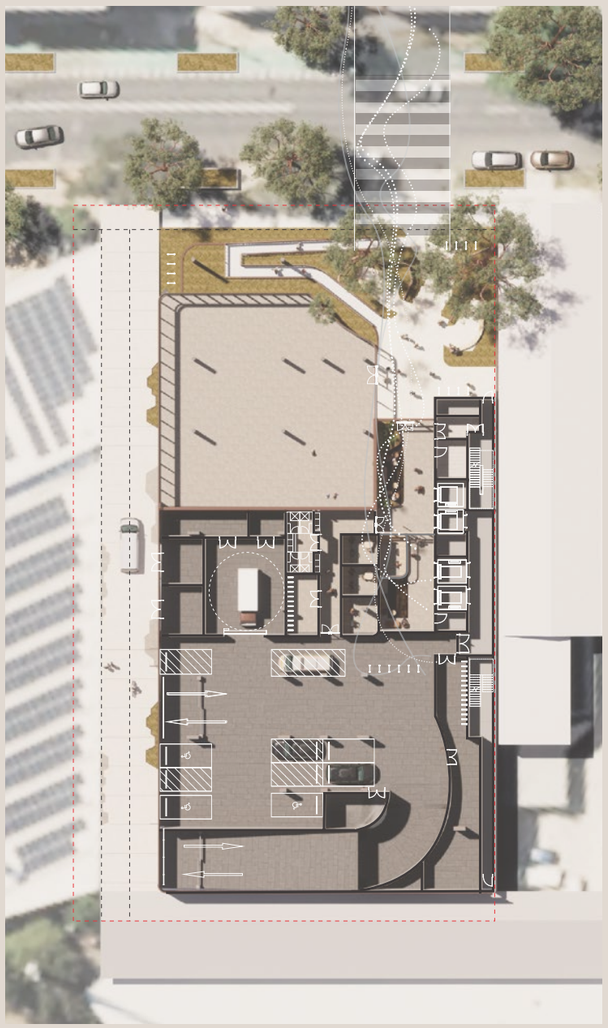
A highly efficient floor plan centres around internal courtyards harnessing the power of nature to create wellness. Natural materials that reference the urban fabric have been chosen throughout to ensure the building belongs in Alexandria.

A Generous Community Gesture

- An elevated landscape podium invites the community in, while protecting the building from flood risk.
- The building aligns with the current and future vision for Alexandria. The plan and massing provide generous setbacks to the street with deep soil planting allowing future large trees to grow.

A Safe Respite in Nature

- Connection to flora and fauna
- Access to daylight, fresh air and sky views
- Healing benefits of nature strongly represented throughout the building
- Private spaces for caregivers offer respite



A High Performing Asset

- Planning of core and structural grids minimising complexity
- Floorplate design provides flexibility for multiple layouts and single or multiple tenancies
- Concept envelope optimises the developable area of the site

1.8 Guiding Principles

Successful projects are designed according to strategic principles that capture the potential of the site, brief and wider operational context. In the case of the Alexandria Health Centre, these principles set up a basis to satisfy the needs of the facility owner, the healthcare operator, clients, staff and the wider community.

We know that creating an operationally efficient model is simply ‘hygiene’ for contemporary healthcare facilities. To be truly successful the facility will need to be approachable and provide a positive customer experience – one that will be comfortable to return to over time.

Lowering physical and psychological barriers to entry will therefore be essential and creating a sensitive response at the street edge as the first and most vital moment in the customer journey.

2.0

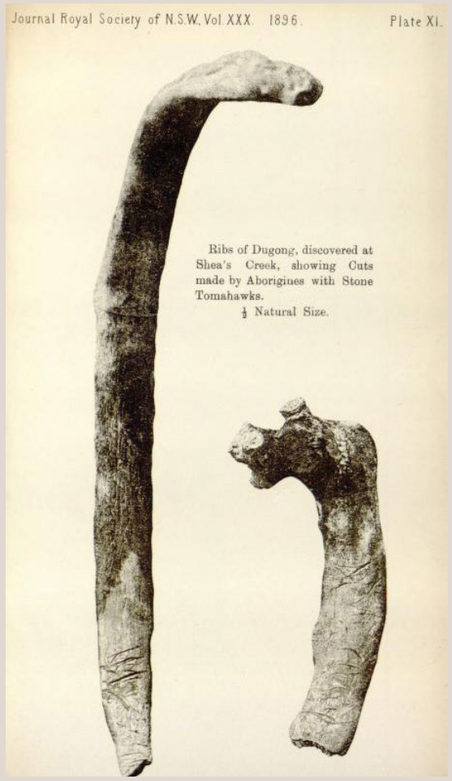
Site Context & Analysis

2.1 Connecting with Country

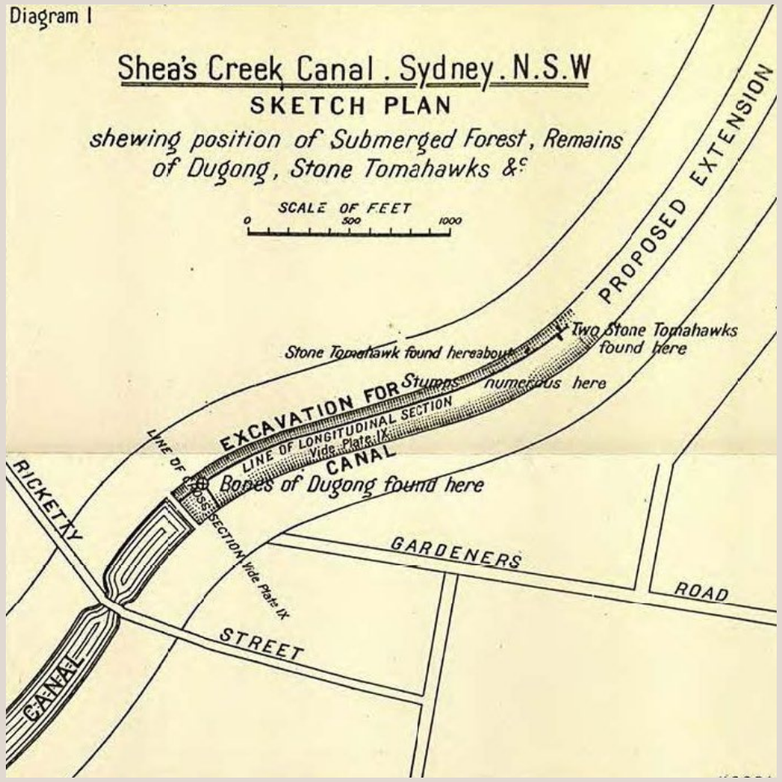
The Alexandria Health Centre is located within the rich, diverse and complex cultural landscape of so-called Sydney.

The area's history is filled with stories, good and bad, of the First Peoples of the area - the Eora. In developing land upon this Country, we must ensure these stories are platformed as and where appropriate and that opportunities are sought for recognition, celebration and involvement of First Nations people.

As part of the project, we must acknowledge the Land, Water and Sky Country that has supported life here since time immemorial, not only through our words but through our actions.



Dugong ribs discovered at Shea's Creek in 1896



Sketch plan showing the position of submerged forest, remains of dugong, stone tomahawks, 1986

Federal Match Factory, also known as 'Wellington Matches'

In the Banks of Shea's Creek

The Alexandria Health Centre is located nearby Shea's Creek (as named by the colony), a natural water system that was partially excavated in the 1890s to become Alexandria Canal. In doing so, the city aimed to support the area's booming industrial sector - local brickworks, woollen mills, tanneries and foundries - a far cry from the existing use of the area by the Eora people as a plentiful marshland, rich with natural resources.

In 1896, dugong ribs were discovered during excavation of Shea's Creek indicating that the area had been occupied for at least 6,000 years. The bones were also found to have been marked by stone tools, some of which were also discovered nearby in the banks of the creek, highlighting dugong as a food source for the Eora people at a time when the region's waters must have been warmer.

Given the prevalence of the dugong, we understand that the area must have included a healthy wetland/river ecosystem with reed species such as cumbungi (Typha domingensis) and lomandra. These species would have provided food and fiber for weaving which was a critical activity for sharing stories, culture, and values, whilst forming baskets. Space to share thoughts and feelings, culture and perspective are critical aspects of mental health and ultimately human connection, all of which would have been intertwined with the prevalence of food and resources.

Food as Catalyst

Fitting is the thematic of food and resources when discussing healing. Food is a catalyst for survival, but also an opportunity for thriving, healing, and coming together - all necessary for the health and wellbeing of all.

At Alexandria Health Centre, the opportunity to respond to and spotlight stories of healing through the lens of food and all it encapsulates feels an appropriate choice given the area's history as lush, freshwater wetlands and sandhills, full of tubers, fruits, and wildlife, and the broad and communal cultural practices that food brings with it.

Country in this region has provided sustenance and supported the wellness of the Eora for generations. Who is to say that the same notion cannot be embedded in the built environment here today?

A Cultural Hub

Alexandria and the surrounding region has long been home to a diverse range of First Nations peoples, both pre and post-colonisation. According to Barani, one of Sydney's registries of local histories, "Aboriginal women living in South Sydney [often] worked for the Federal Match Factory in Alexandria, which was affectionately known as Wellington Matches because so many of the Aboriginal workers were originally from the New South Wales country town of Wellington."

This excerpt highlights that despite the industrialisation of the region for the processing of goods, Aboriginal people continued to live and thrive in the area against the societal pressures of the time. It reiterates the ongoing presence of culture and community in this area, and the resilience of these communities to endure and continue occupying spaces that were now very different to what once was.

As such, this development needs to act as a vehicle for opportunities that support the continued presence and wellbeing of First Nations people in Alexandria, now and into the future.

Accessibility for Mob

It is important to note however that the accessibility of the Alexandria Health Centre to First Nations users may well be limited given it will provide a privatised healthcare offering. In acknowledging this, it is critical that Indigenous communities and culture be recognised and acknowledged as part of the project, however not burdened or negatively impacted as a result.

It is a fine balance on projects when delivering against the GANSW's Connecting to Country Framework to relieve pressures on First Nations communities and design professionals, and ensure that efforts provided by such are for good reason, that community benefit is a priority, and that First Nations people's best interests are always at heart, not the ticking of a box.

2.1 Connecting with Country

The Designing with Country principles to the right have been established for Country-driven projects to ensure multifaceted outcomes are achieved that exist within and extend beyond the project lifecycle:

Care for Country

Country - its tangible and intangible aspects, knowledge and cultural practices, belonging and identity, well-being and relationships - are to be cared for as a matter of priority.

Embed Knowledge in Place

Use places as a vehicle and resource for sharing knowledge and educating about history and culture through the built environment.

Create Journey & Threshold

Entry to the site to consider a journey of arrival, creating a sense of threshold and space for reflection and grounding in place.

Ground People in Country

Provide opportunities for people to connect physically, emotionally, visually and spiritually to Country through immersion.

Support Ecosystems

The city should be fully enriched by nature and have buildings made from organic and local materials that encourage growth and wildlife.

Reference Site in Materiality

Use site-specific materiality through contemporary expressions to tell stories of place, culture and traditional technologies.

Use Geographical Markers

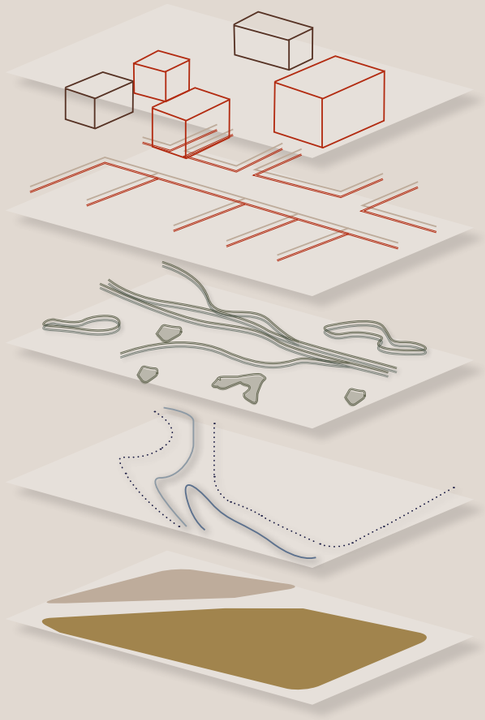
Express relationships between the site and culturally-significant geographical markers through orientation, form and envelope of the architecture and landscape.

Sustain Natural Ecology

Propose a program of restoration and revegetation to sustain the natural ecology of the site.

2.1 Connecting with Country

Precinct Ammenity



Layers of Place

Industrial Alexandria: Medium Scale Warehouses

Colonial Street Grid: Manipulation of Natural Land Mass

Regeneration: Contributing to the natural environment

Hydrology - Regeneration of Sheas Creek

Conditions of Country - Marshland, Marine Sand

Indigenous Healthcare Design

Care is cultural. Our project team includes external Aboriginal design consultancy Blaklash and Warren & Mahoney's internal Te Matakirea Indigenous design team who specialise in Indigenous health design. As such, our team are established experts in health planning, design and construction across Australia and New Zealand.

We strive to embed facilities with values and stories that connect users to place and in doing so help to reconnect consumers to Country.

Our experience and our understanding have informed every element of the design to date, but there is always more that can be done. The following builds upon the uncovered cultural context of the site, and the significance of these details on the design intent and outcomes to date.

Bamuru - Kangaroo Grass

Bamuru - Kangaroo Grass, a Symbol of Unforgetting

Landscape legibility is the concept of understanding a site's history. Understanding how the waterways flowed across the land, shaping and being shaped by the geological form. The waterways also dictate where specific types of flora and fauna could grow. Where there was water and food, there would soon be people.

People who told stories to commit locations to memory, for survival and to entrench a deep sense of connection to the land and to their ancestors who walked the land.

Knowing the landscape means knowing where to find sustenance and nourishment, and which species provide health and medicinal properties essential for your wellbeing.

One example of 'food as catalyst' that has formed the inspiration for the landscape, building form and materiality is bamuru kangaroo grass. Traditionally used for bread-making, the crop represents the un-forgetting of knowledge and stories that have been silenced and, sometimes, erased for the Eora people.

As a place of deep-healing, Alexandria Health Centre draws physical inspiration from the bamuru, with its soft curves and rich colour, and metaphorical inspiration from the power of resurfacing knowledge and identity to create wellbeing.

A Spiritual Connection to the Natural World

Stepping the building back to reveal and uncover the land creates a clear connection between earth and sky onsite. This begins an acknowledgement of Indigenous cosmology and opportunity for the inclusion of narratives in the form of facade design and artworks into the exterior of the building.

Native medicinal planting incorporated into green spaces connects back to traditional methods of healthcare. Water and stone feature incorporating artworks that speak to health concepts.

A Moment for Reflection

Gateways and entranceways are thresholds that create a distinction from the street and can also be a place of gathering before being welcomed into the building. The journey to the entrance creates a transitional zone which allows patients to prepare for the journey ahead, leading to the forecourt and welcome through the main entry and gathering spaces. The native vegetation at the street front is ecologically sourced and reflects the original landscape and features species associated with medicinal, health and wellbeing properties.

Large and flexible welcome spaces accommodate large and small groups. Informal welcomes do not impair the day-to-day function of the facility. These welcome spaces offer opportunity to speak to the features and narratives of the local area.

Barrier Free Design

Removing the stigma and institutional feel traditionally associated with healthcare facilities, in particular mental health has been a priority for the design team. Soft, warm, and welcoming materials like timber, rounding corners, abundant glazing so the building is transparent in non-clinical areas. Collocating health services with other public services such as libraries and cafes to remove stigma and institutional feel.

Internal courtyards allow for safe and secure access to nature, sunlight and the sky above. All bedrooms have views to nature and wider views to the landscape highlighting geographical and urban features. A central circulation space allows for easy navigation and mobility within healthcare facilities.

The relationships between private and communal spaces is carefully considered to facilitate social interaction treating patients as community. The design gives form to this ideal of a caring community.

Public Art

The inclusion of artworks creates opportunities to integrate story into key locations in an authentic manner utilising nominated indigenous artists and designers as identified through the engagement process. We have provided more detail on the opportunities for public art integration in section 3.2.

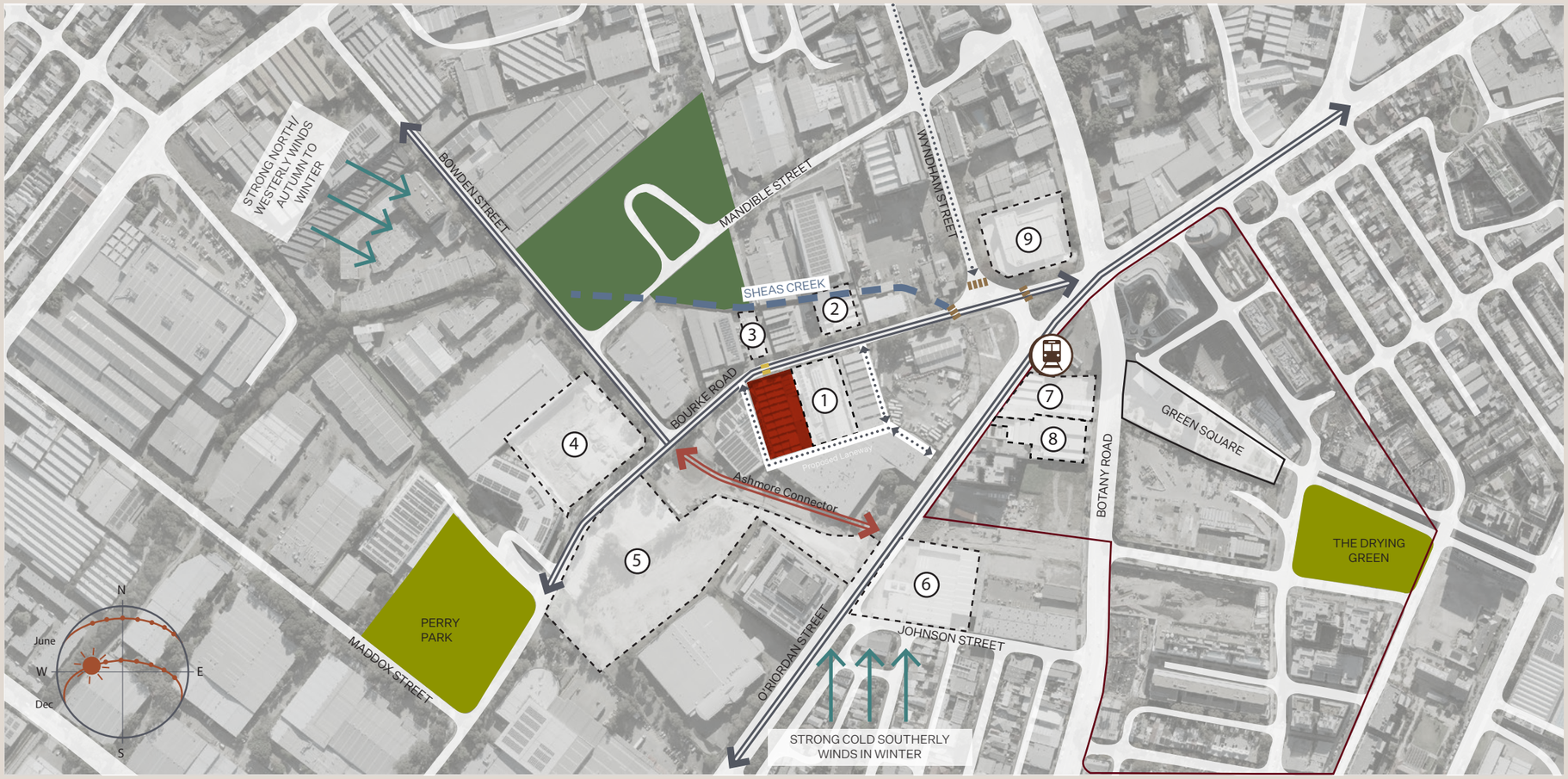
2.2 Connecting with Context

The site is located in the Eastern City District Economic Corridor as defined by the Greater Cities Commission Eastern District Plan. It also sits within the Green Square to Mascot Strategic Centre. The area is undergoing considerable transformation, and the site is set to benefit from regeneration and increase in amenity.

The proposal sits directly adjacent the Green Square Town Center, which is expected to host 30,000 new dwelling by 2030. This adjacency provides the site with excellent connection to public transport. It is at a major confluence of vehicular roads and public transport.

Alexandria and Waterloo were originally low-lying marshland, traversed by Sheas creek. It industrialized due to plentiful water supply and was home to brickworks, candle and soap factories, pottery works and wool washers. Masonry building with sawtooth roofs and multi-storey chimneys became the area's dominant architecture, with minimal street front activation. Today, much of Alexandria presents a harsher industrial urban scape, which is currently being remade into more active, urban neighbourhoods. In the immediate surrounds, there area a number of proposed developments that have been approved by council.

The site is highly accessible to both bus and rail services. The site is approximately 300m from Green Square Railway Station and approximately 320m from the high frequency bus services on Botany Road that provides connections through the Metropolitan Transport Network.



KEY

- Current Design Applications
- Green Square Town Centre
- Pedestrian Crossing
- Site
- Roads
- Future Bus and Shareway
- Future Road/Vehicle Access
- Current Green Space
- Future Green Space
- Winds

SURROUNDING DA'S

1. 20-26 Bourke St - Proposed
2. 5-7 Bourke Road - Approved
3. 15 Bourke Road - Approved
4. 23-27 Bourke Road - Approved
5. 70 Bourke Road - Proposed
6. 22 O'Riordan St - Approved
7. 320-324 Botany Road - Approved
8. 326-328 Botany Road - Approved
9. 296-298 Botany Road - Approved

2.2 Connecting with Context

Surrounding the site are several existing and proposed green spaces which will provide significant amenity to the area within a 5-minute walking distance. Existing Perry Park and the proposed Mandible Park are the key green open spaces in close proximity. Coupled with the street widening, future bicycle paths, and uplift in amenity from surrounding development, the site will benefit significantly from its surrounding area. The development is a key opportunity to set a benchmark of urban design quality for the Bourke Road neighborhood.

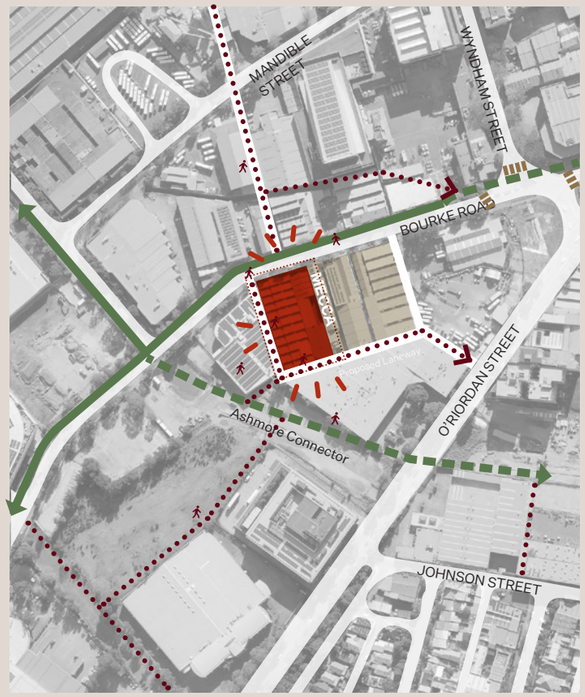
The future Green Square to Ashmore Connector Road is proposed to be constructed in vicinity to the subject site. The Green Square to Ashmore Connector (GS2AC) is a new transport corridor that will connect Botany Road and Geddes Avenue in the Green Square town centre with Bowden Street in Alexandria. The GS2AC (current revised concept plan) comprises a 380m road that runs from Botany Road to Bowden Street via O'Riordan Street and Bourke Road, with two (2) new signalised intersections and upgrade works to the existing Botany Road / Geddes Avenue signalised intersection.

The subject site is located within the Alexandra Canal – Sheas Creek Catchment, an area identified as being prone to flooding.

In accordance with the Voluntary Planning Arrangement (VPA) the land is subject to the provision of land dedicated to the council:

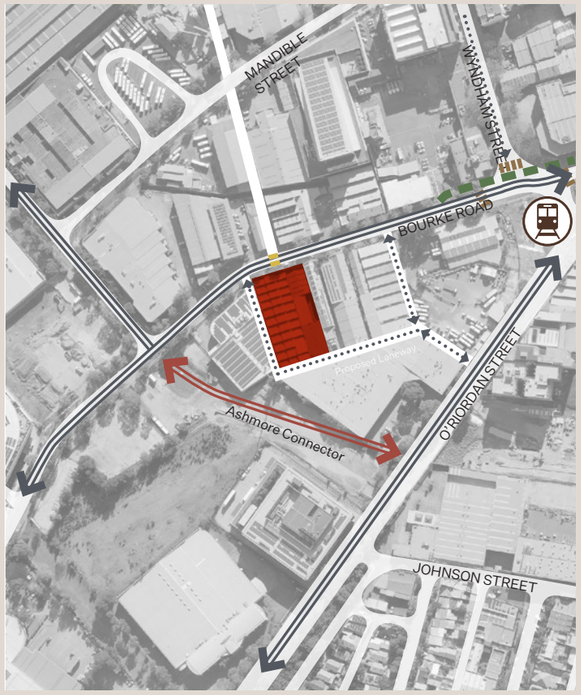
- 2.4m footpath widening on Bourke Road
- 3m laneway dedication along the eastern boundary
- 3m laneway dedication along the southern boundary

Transport and Access



The site is well connected with the future envisioned links in the surrounding area, though there are currently cumbersome pedestrian crossings to the northeast. It is well linked with the bicycle network with the Bourke Street Cycleway and the future Ashmore Connector

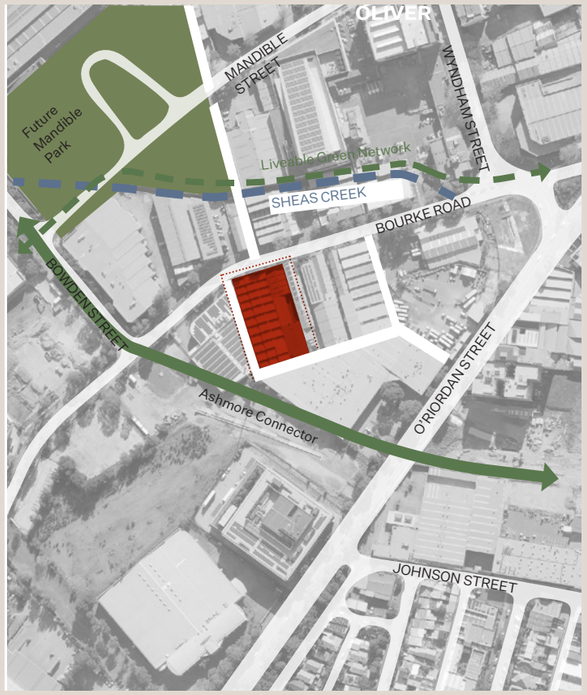
Pedestrian Amenity and Access



The main access to the site is the metro station to the Northeast, located at the "temporary" Green Square station.

Vehicular access to the site will be via Bourke Road, into a laneway to the west, which in the future is envisioned as a one-way laneway.

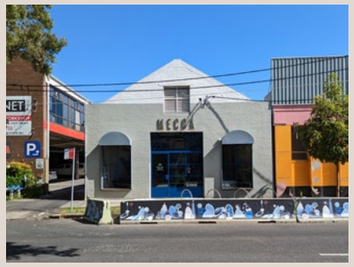
Current and Future Green links



The nearest current green space is Perry Park to the southwest of Bowden Street. In the intersection of Mandible Street and Bowden Street there is a future green space, Mandible Park, linked to the site through a new lane to the north.

KEY

- Current Pedestrian Routes
- Future Pedestrian Routes
- Pedestrian Crossing
- Site
- Roads
- Future Bus and Shareway
- Future Road/Vehicle Access
- Current Green Space
- Future Green Space



2.3
The Site

The site is known as 28-32 Bourke Road, Alexandria and is located within the City of Sydney Local Government Area (LGA). The site is legally described as Lot 1-3 within Deposited Plan 324707. The site is rectangular in shape and has an approximate area of 2,972m2.

The site has a primary frontage along the northern boundary to Bourke Road of 40m. The site currently accommodates a single storey warehouse building used for the purposes of vehicle repairs as shown in Figure 1 below.

Demolition of existing structure on site is to occur after lodgment of the Stage 2 SSDA under a separate CDC.

The surrounding land uses include:

North: Various light industrial and retail uses, including an NSW Fire and Rescue facility.

East: Directly adjoining the site is 26 Bourke Road which comprises a single storey warehouse building. Further east of the site is the Green Square Town Centre. The Town Centre contains critical infrastructure such as the Green Square Railway Station and various other commercial/ retail uses.

South: Industrial and commercial uses as well as small lot residential properties. To the southeast of the site is the new Gunyama Park and Aquatic and Recreation Centre.

West: 34-42 Bourke Road comprises a two-storey warehouse building that is owned and operated by the City of Sydney Council. West of the site is a mix of industrial and warehouse development with Sydney Park located further to the west adjacent to St Peters Station.

The site is generally flat in nature at RL8.51 at the northern frontage to Bourke Road, gently rising to RL9.06 at the southern rear boundary and rectangular in shape, comprising a 40m frontage to Bourke Road and the rear property, and approximately 73m side boundary.

View looking North East on Bourke road.

View from northern sidewalk on Bourke Road, looking directly at the site

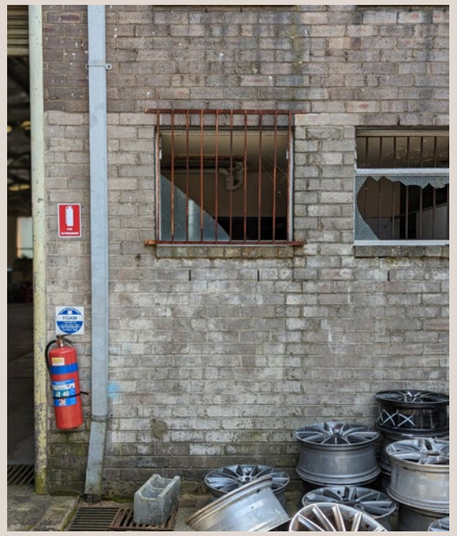


Photo from Site. Existing brick wall and openings

Photo from Site. Existing brick wall and lightweight roof

View of Mecca Coffee, 26 Bourke Rd

Photo from Site. Interior view with sawtooth roof

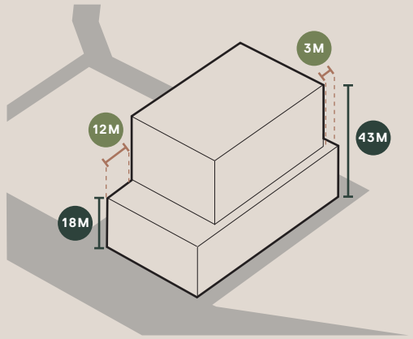
3.0

Design Response

3.1 Massing and Form

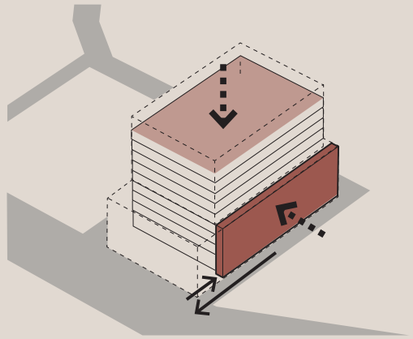
The massing and built form respond to the surrounding current area, but also remembers the past and looks to the future laneways and surrounding networks.

It maximises light and amenity, removing hard edges and inviting its patients, staff, and visitors in.



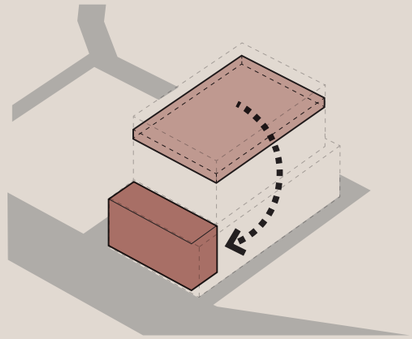
Competition Envelope

The overall height envelope sits at 43m (RL 53.41), with a 12m setback at 18m (28.41). To the south and west, there are 3m future laneway dedications.



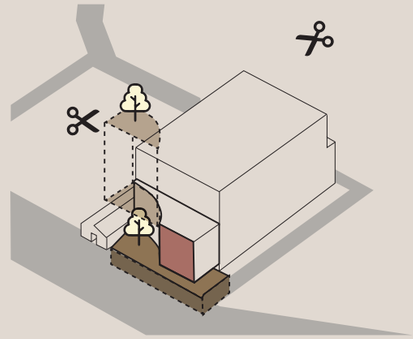
Laneway Wall

The building height is reduced, and the western wall is pushed in to provide a consistent laneway wall and allow vehicular access



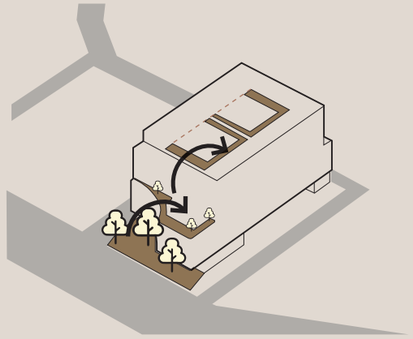
Reconfigured Mass

The built form along the street is reinforced with a streetwall. The increase in floor space area allows for a floor to be removed and the building stack to be reshuffled



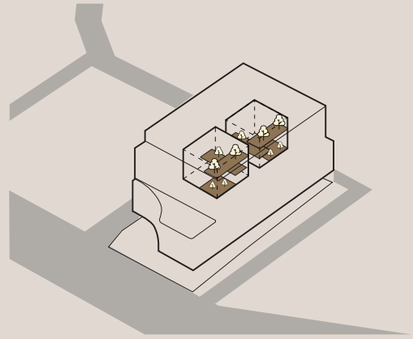
Neighbour Relief, Deep Soil, Streetwall

The corner is carved out, providing space for large planting and a generous entry that links up with the future laneway and park connection to the north.



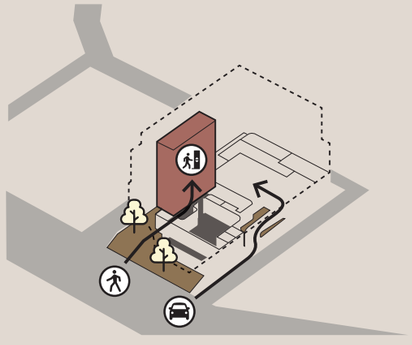
Connected Landscape Exterior

The building form and program ensures a continuous connection to nature and vegetation throughout the building



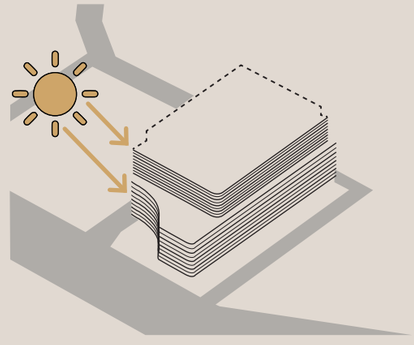
Connected Landscape Interior

This connection to nature is further enhanced through landscaped courtyards that connect the hospital levels and have the potential to continue into the medical center floorplates



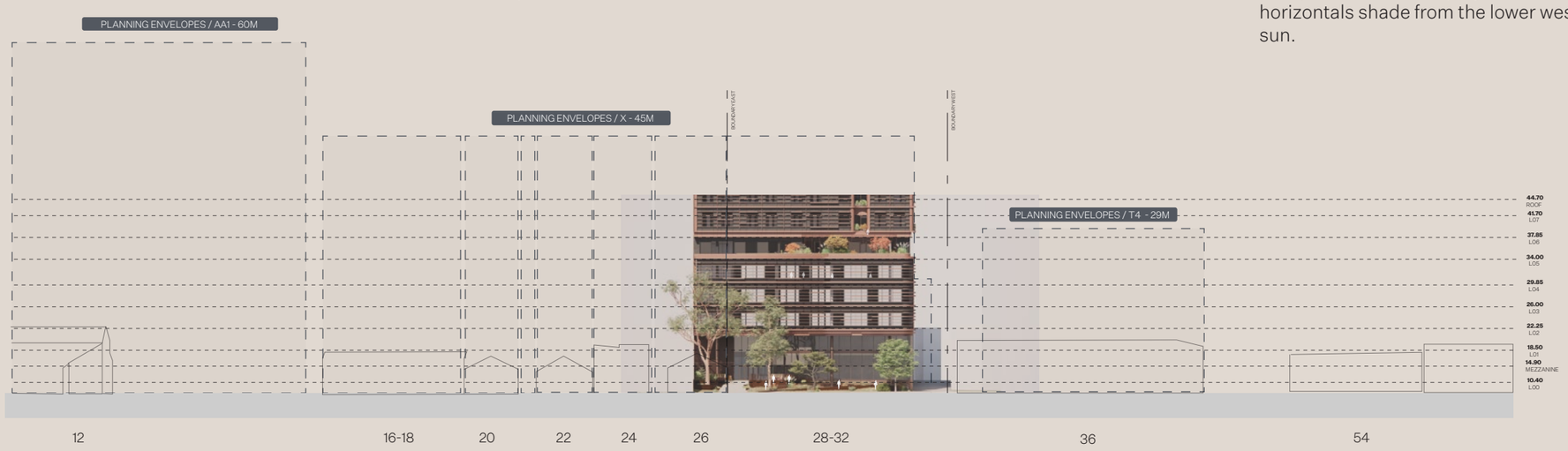
Active & Inviting Ground Plane

Hard edges at the building entry are removed by gently sloping the 2m flood level and integrating a ramp within the edge landscape.



High Performing Facade

The building façade and layout optimise the passive shading to the north with horizontal shading to the north and a side core to the eastern frontage. To the west, a mix of vertical projections and horizontals shade from the lower western sun.

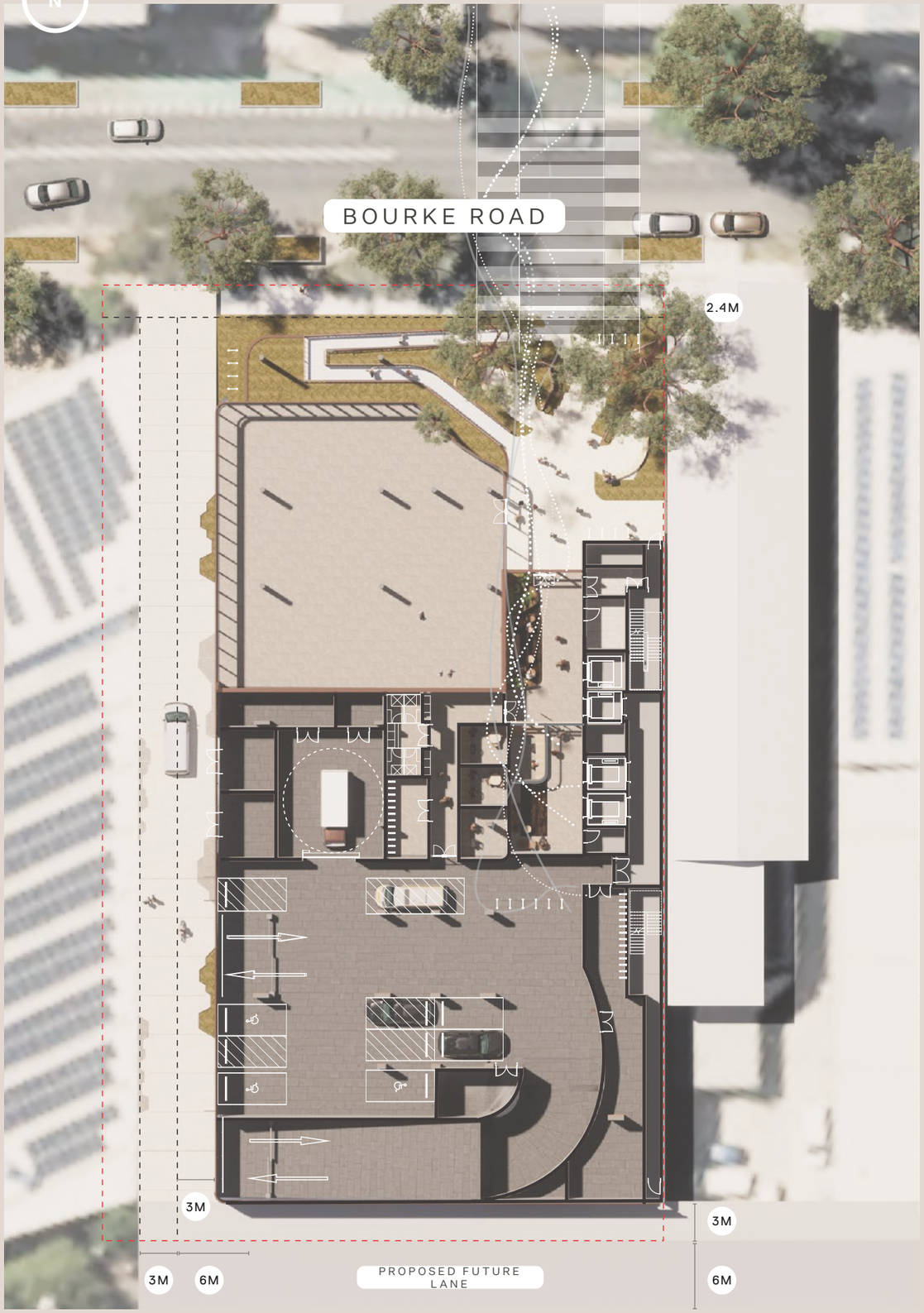


3.2 Public Domain Interface

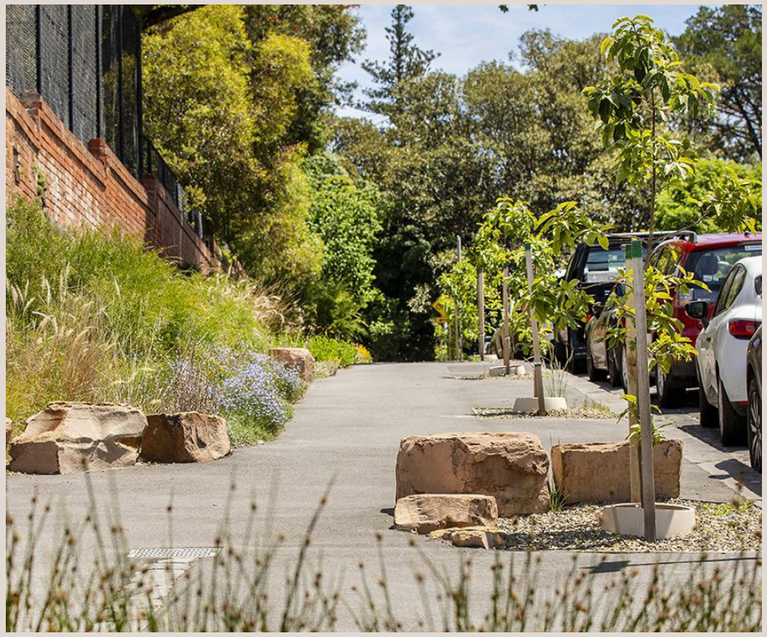
Access for pedestrians from the street is via a forecourt garden, which incorporates stairs and ramp to entry level two meters above grade to align with the flood planning levels.

Space has been allocated for a welcome/meeting place which provide supporting opportunities for community engagement and informal interactions for patients away from the clinical settings. In addition, it provides a safe prospect over the garden and a buffer to the street, beyond.

Vehicles will enter the site via the laneway which accesses staff parking, visitor parking and a discreet secondary pick-up and drop-off bay with access to a dedicated hospital lobby. This drop-off also serves as an ambulance pick-up bay.



Possible artwork locations in Soffit, Ground plane or integrated into landscape in Bourke Road “forecourt”



Laneway Designed for slow traffic movements as partially landscaped shareway

Public Art Integration

We have identified key areas for the integration of artworks by artists nominated through the engagement process we would like to undertake in the next phase of design, these key locations being:

Artwork integrated into the landscaping in the Bourke Road “forecourt”
Soffit and undercroft
Reception area/welcome space
On the hard paved areas in the Bourke Road “forecourt”

An organic building that flexes to welcome and receive consumers and community

3.3
A Connected Journey

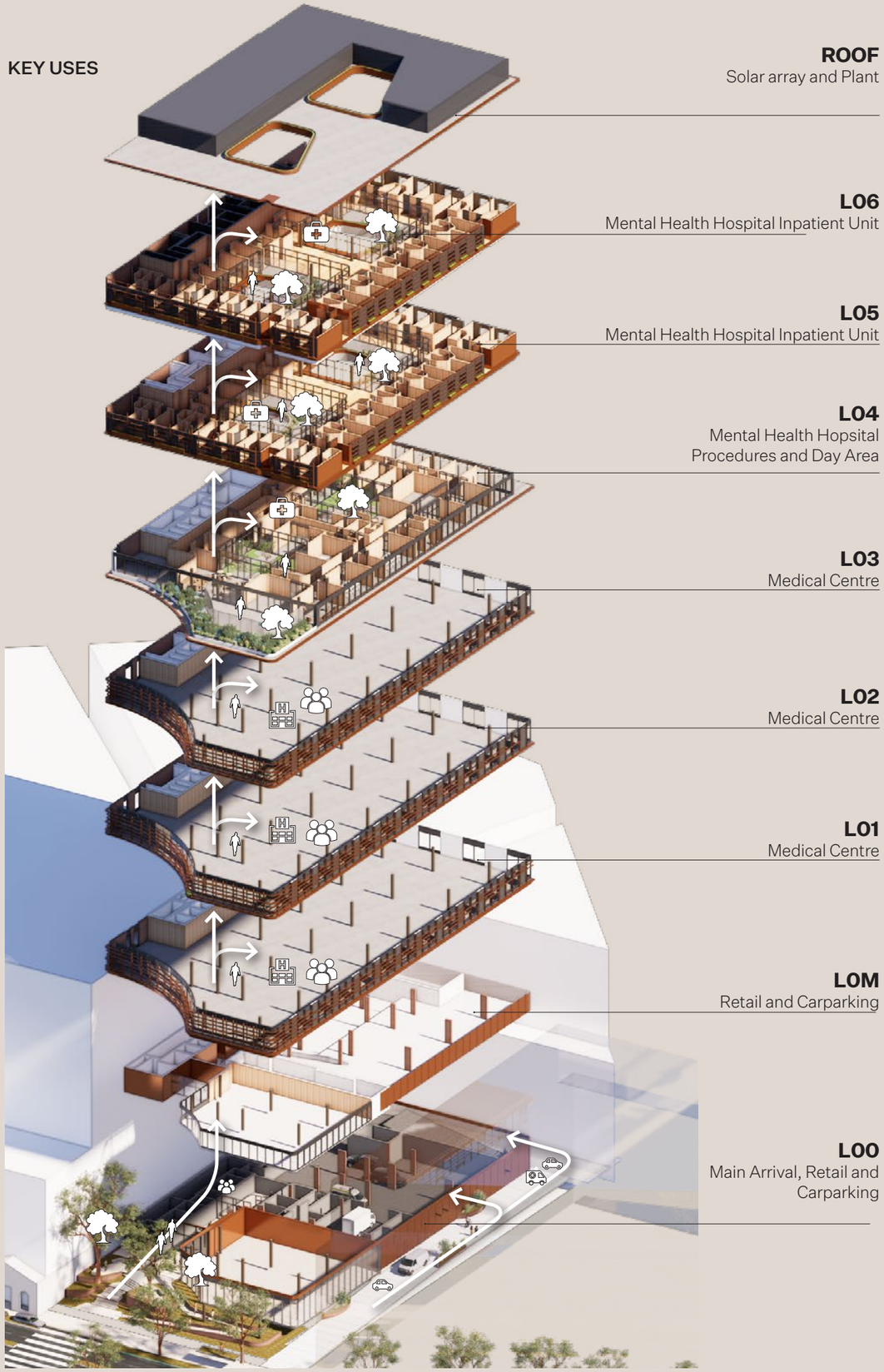
The vision for the non-acute Mental Health Hospital looks to incorporate the ‘Principles of Care’ and MH overarching guidelines as set out in the NSW Mental Health Act 2007 and AHFG Mental Health B.0131.

Through open vistas from corridors to the outside or internal courtyards the entry lobbies, main activities spaces and private accommodation all have connections to outside views or internal landscape courtyards. Access to natural light and the sense of openness enhances the occupants’ experience and feeling of connection to the natural world.

The ground level host’s the buildings lobbies, a smaller tenancy as well as buildings services, loading and parking. Above this is located a smaller mezzanine floor with car parking and an additional tenancy that has the potential to link in the ground level tenancy.

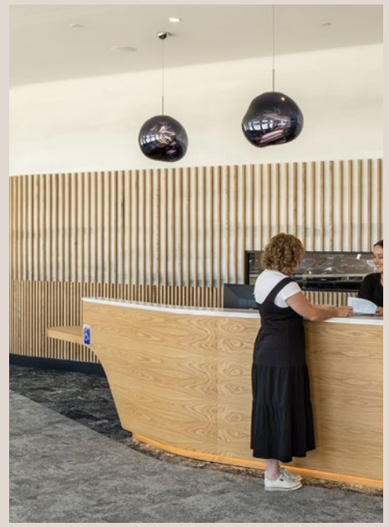
Flexible Allied Health programs are located on levels 01-03, with large contiguous floorplates with a large degree of flexibility for subdivision.

The Mental Health Hospital is located on the upper levels 04-06, with the proposed design taking advantage of the L04 setback to provide a dedicated terrace.



Typical Inpatient room layout (L04-06)

Indicative Perspective: Mental Health Reception (L04-06)



Reference: Southern Cross Hospital
Warren and Mahoney

Indicative landscaping concept (Ground Level)

3.4 Arrival

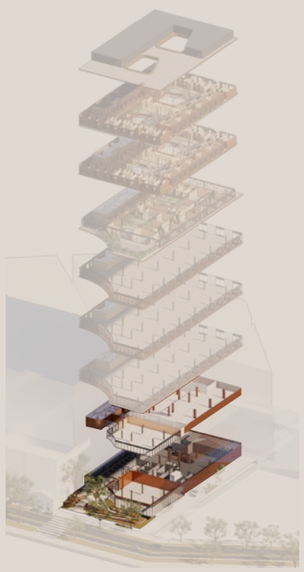
Welcoming, accessible, and supportive

Entering the building, either from a private vehicle drop off or the main street entrance on Bourke Road, the design presents a warm, welcoming environment lined with natural materials with seating providing the opportunity for a rest point before entering the required floor via a lift.

The arrival journey takes patients and visitors through a shared lobby, from which patients and staff going to the upper-level Mental Health Hospital continue to a secure dedicated lobby immediately beyond. Lift lobbies will be directly visible from the entry point providing clear wayfinding.

When arriving in the Mental Health Hospital, patients and visitors are greeted by an interior design that feels home-like and avoids an institutional aesthetic.

This is achieved using high-quality materials throughout. Spaces are planned to feel calm, quiet and safe, with a mix of private, semi-private and more public spaces for different levels of social engagement.



A landscaped backdrop and natural materials continue through into the shared lobby, providing a gentle transition between indoor and outdoor, and lowering the threshold for entry

Transition spaces have been deliberately treated with soft edges, greenery, intuitive wayfinding and clear sightlines to reduce anxiety in moments of high stress.

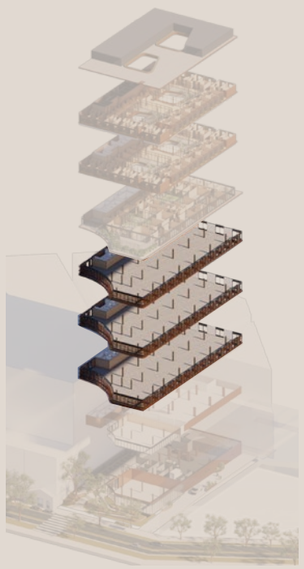
3.5
Allied Health
Levels 01-03

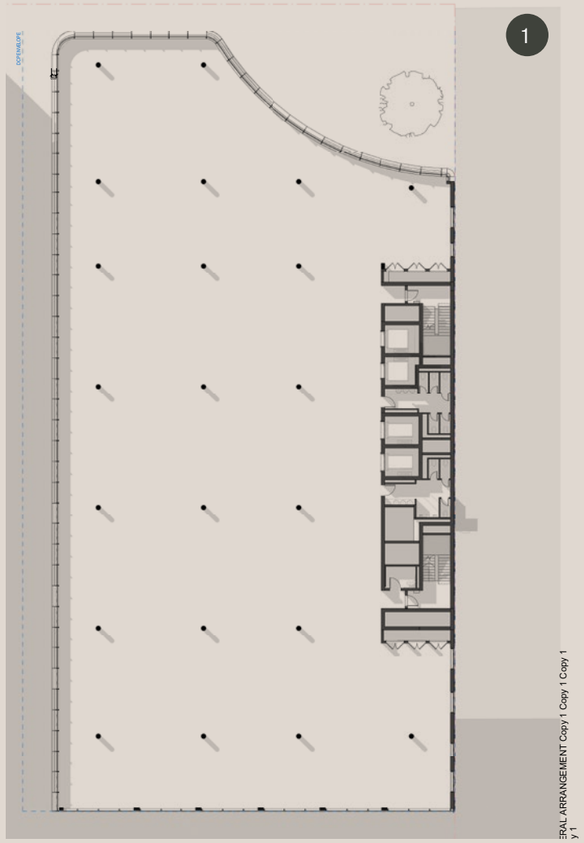
It is proposed that the Medical Suites will occupy three levels of the building. A range of options has been considered to illustrate how the building footprint provides well lit, flexible accommodation that can be sub-divided to suit varying requirements.

The diagrams show how a typical floor can accommodate either a single tenant or two or three tenancies of varying sizes.

Floor Plan

Diagram 1 shows how the single large floor plate is designed with generous column spacing and an off-set circulation core on the eastern side of the building. The off-set building core maximises lettable floor area while also providing a high quality environment to benefit the overall letting potential of the available space.





2. Daylight

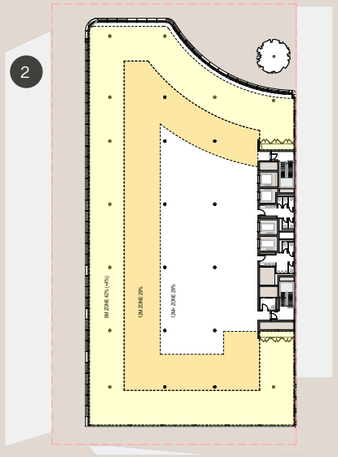
Diagram 2 shows the light quality across the floorplate. Light along all boundaries enhance the light quality on the floorplate with the 6m A grade zone accounting for 42% of the floorplate, the 12m B grade zone at 29% and the deeper 12m+ C grade zone at 29% of the floorplate. This arrangement allows for a flexibility in usage and aligns well to a range of allied health programs.

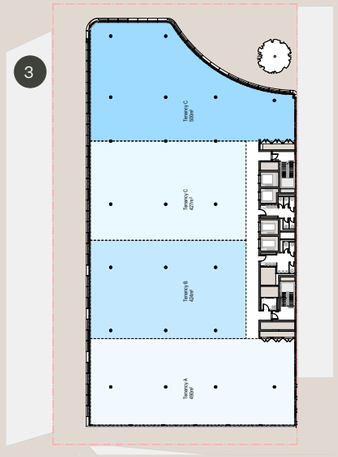
3. Subdivisibility

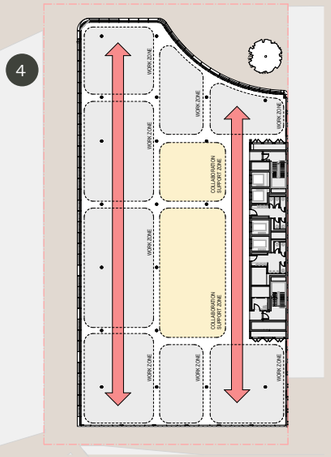
Diagram 3 shows the flexibility of subdivision on the floorplate with the core arranged to maximise the subdivision flexibility without undue impact on the net lettable area. Fire egresses, bathrooms and lifts are all opening up towards the center of the floorplate reducing circulation. The layouts shown are indicative only, with centralized staff and clinical support areas.

4. Contiguity

Diagram 4 shows the contiguity and potential use of the floorplate with the core being arranged on the eastern boundary in a way that provides an adaptive floorplate.







3.6 Mental Health Hospital

Levels 04 - 06

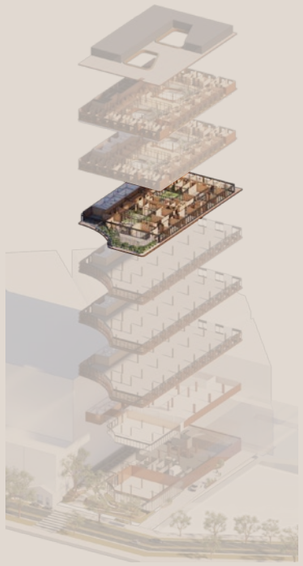
The mental health accommodation is arranged across three levels.

To achieve an effective therapeutic environment, we have developed a plan form which supports an settings that resonate with the model of care.

The plan forms a figure-of-eight around two open courtyards containing garden terraces and lightwells which provide daylight and ventilation to the levels below.

The circulation combines a racetrack loop, some which is single loaded for views to the courtyards, with a crossbar which connects central parts of the layouts directly to the lift core.

The overall effect is to open the heart of the plan, creating a sense of space, providing outlook and some long internal views.



Indicative Perspective - Courtyards offer spaces for connection with nature and light

Adjacency to light and nature, Southern Cross Hospiral Queenstown / Warren and Mahoney

The internal courtyards provide a sensory connection to nature

Compliance

The vision for the hospital looks to incorporate the ‘Principles of Care’ and overarching guidelines set out in the NSW Mental Health Act 2007 and AHFG Mental Health B.0131.

Dignity

For any built project the key requirement is to ensure functionality, equality, and dignity for all users including people with disabilities, their companions, family, and carers.

User experience

The spaces that consumers usually experience the most, and often make the greatest impression on them are access routes and corridors. The Mental Health Hospital plan avoids the internal corridors so typical of institutional settings. Instead, corridors are arranged along the sides of courtyards providing a sense of being outside and yet safe and comfortable inside, even when the weather is hot or wet.

Connected

Through open vistas to the outside, the entry lobbies, corridors, main activities spaces and private accommodation are all connected to outdoor areas around the building and the internal landscaped courtyards. Access to natural light and the sense of openness enhances the occupants experience and feeling of connection to the natural world.

Accessible courtyards

Even though the mental health hospital is located on upper floors, the occupants will have access to internal protected landscaped courtyards which are open to the sky at each level, with a special focus on the relationship between indoor and outdoor spaces.

Each pod of residential overnight accommodation is arranged around a central courtyard with day spaces to one side.

Zones

Consumer pods are in each quadrant of the plan, separated by shared and support areas. This approach sets up an enduring zonal access control structure for the facility allowing each pod to operate independently or in combination with adjoining areas. This allows for a range of connections and routes around the facility that can be programmed to “open-up” or “close-down” with access based on the levels of occupation and/or supervision available at any time.

Graduated privacy

Privacy is part of our defense mechanism against mental illness. Psychoses are thought to develop when people lose the ability to cope because they lack a safe retreat and let go of the never-ending demands of the world.

For many residential patients, the bedroom needs to serve as a haven, however for others depression can be amplified by withdrawal into the bedroom. This can be countered by offering a diverse range of spaces and activities to foster a sense of purpose and identity.

Privacy can be difficult to achieve within the constraints of safety and security in mental healthcare. The design’s single bedrooms and private ensuites provides patients with a sense of ownership and control while allowing for flexible segregation of patients by gender, vulnerability, acuity of illness, and other social and cultural needs.

Holistic health management

Patients that have underlying health issues will need to be supported within the building. Each floor of the mental hospital has the appropriate clinical support space to assess the physical health of the patient and provide the necessary assistance with indoor and outdoor activity spaces that support and promote a healthy lifestyle.

3.7 Mental Health Procedures and Day Areas

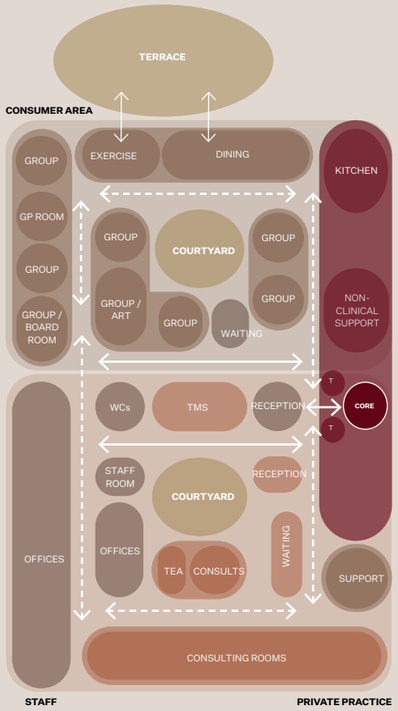
Level 04

The Day Hospital and Private Practice areas on L04 are divided into four distinct zones, a private practice consulting suite, group therapy and exercise rooms, a dining room and adjoining fresh-cook kitchen, and staff support areas.

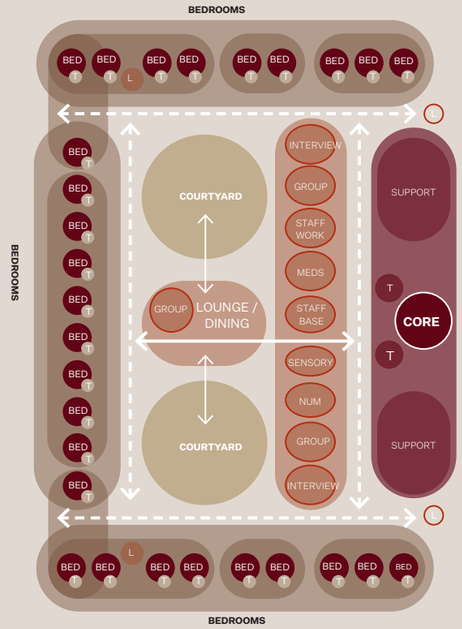
All patient areas are directly accessed from the central lift lobby while a perimeter corridor enables alternative means of access and egress for operational efficiency, fire safety, and security.

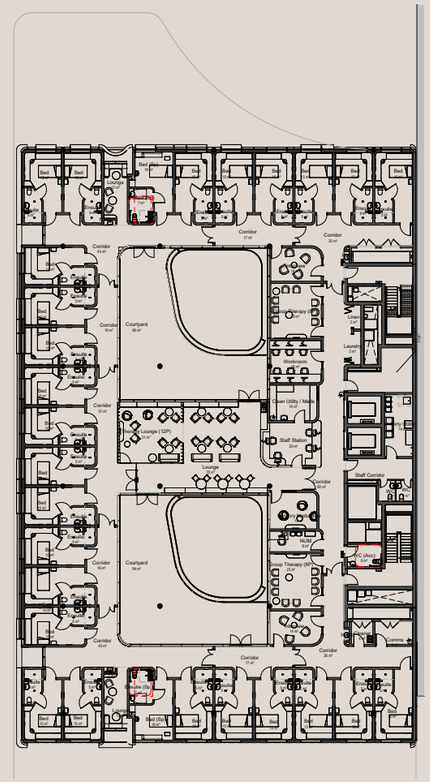
The private practice suite has been designed to operate independently from other areas and subdivided into distinct zones for a more human scale and avoid an institutional aesthetic.

The therapy, exercise and dining zones all enjoy direct access to outdoor areas comprising a large north-facing roof garden designed for exercise, and two more structured embedded courtyards for outdoor dining and therapy.

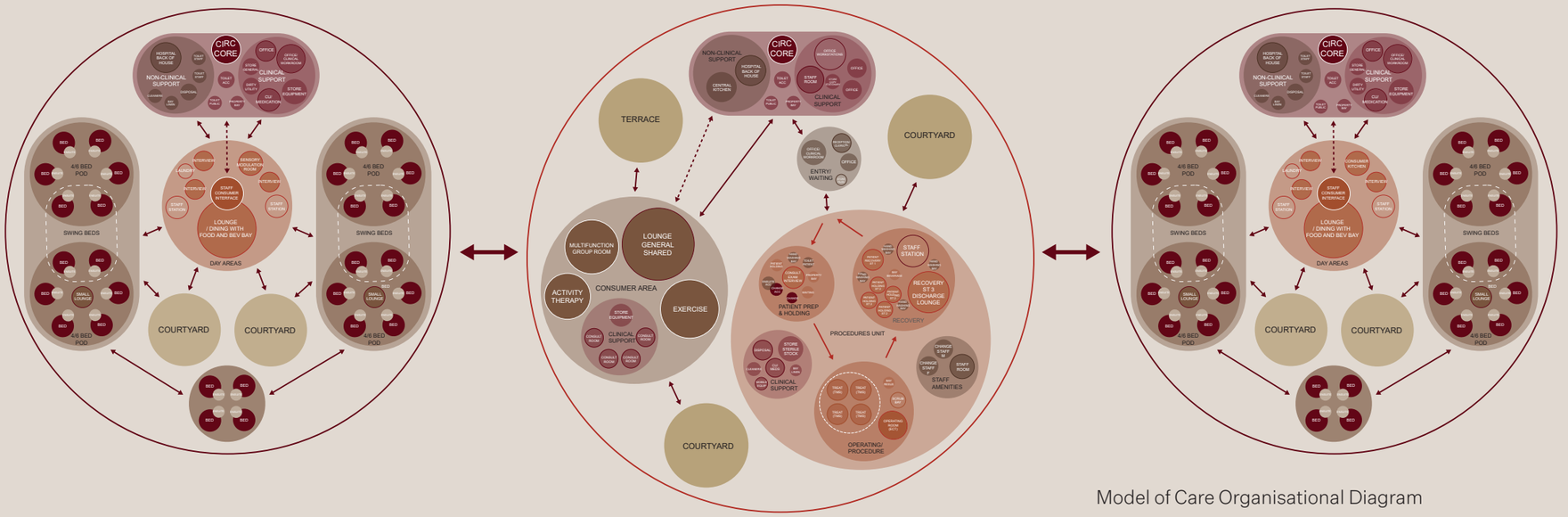


Level 04





Level 05-06



Model of Care Organisational Diagram

3.8 Mental Health Inpatient Units

Level 05-06

The inpatient accommodation is arranged on the remaining upper levels (L05 and L06) with each providing up to 28 No. beds.

The proposed plan combines the components of a typical hospital inpatient unit into a more flexible and adaptable layout.

Floor Plan

By placing bedrooms on the perimeter and day space and gardens at the heart of each unit using ‘single loaded’ corridors, provides most of the circulation areas with extended views across garden courtyards. This layout contributes to:

- Easy access to external areas for residents
- Flexible bed allocation with swing zones
- Management of separate patient cohorts
- Natural light and cross-ventilation
- Circulation areas as social space with opportunities for informal therapeutic engagement
- Good orientation by direct contact with the outside and maintenance of the circadian rhythm
- Looped circulation routes important both for people who like to wander and to provide flexibility in bed management and clustering
- Alternative routes for Facilities Management access and alternative means of escape

Bedroom Orientation

All bedrooms are laid out along the building perimeter facing outwards. Circulation is mostly single loaded providing a second view into the central embedded courtyards gardens.

The bedrooms are arranged in two primary units of 14 No. beds, each supported by a small lounge, interview room group room and courtyard garden.

The gardens are orientated so that each provides shelter from the sun and rain alongside areas open to the sky, with lower level gardens stepping outwards to reduce overshadowing.

Future Flexibility

Further sub-division is possible within each inpatient unit with the loop corridor providing alternative directions of access into the bed room corridors. In this way, up to four discrete pods of three to ten beds can be accessed separately on each level, if required.

Further sub-division is possible using swing beds controlled by the strategic location of corridor doors. Such flexibility may only be required from time to time to allow for the separation of small groups to manage unpredictable behaviors, de-escalate a situation, or isolate vulnerable patients.

Both IPUs are laid out identically but differentiated by alternative garden configurations at each level.

Shared activities are located centrally with consideration given to access from either unit and competing needs for support facilities.

The plans have been configured in conjunction with the service’s user group to suit the current model of care however, the flexible layout can be adapted to suit future changes without necessitating the redesign of the building footprint.

A - Warm and inviting built in furniture finishes

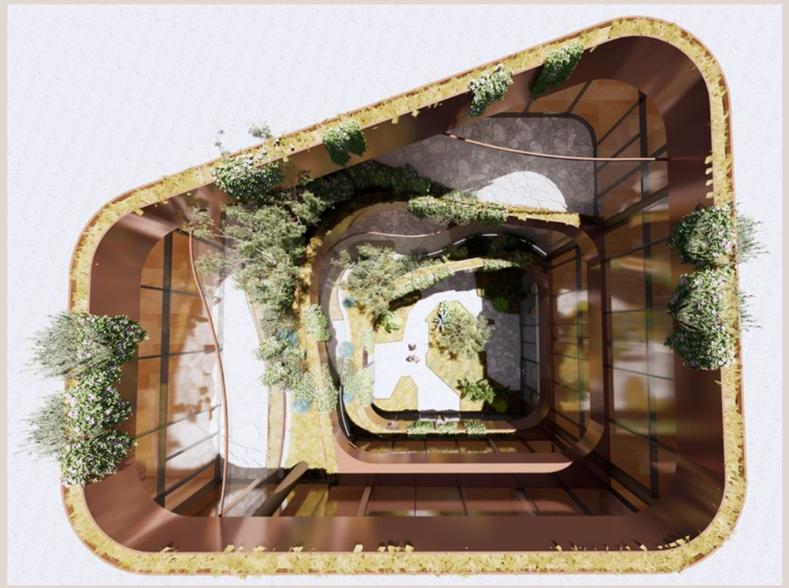
B - Close connection to nature and mulit-purpose spaces within room

C - Removal of hard edges

3.9 Mental Health Outdoor Space

Each pod of Inpatient overnight accommodation is arranged around a central courtyard with day spaces to one side.

This arrangement means that even though the mental health floors are at the top floors of the building, all occupants have access to protected landscaped outdoor space which are partially sheltered from the sun and rain, yet still open to the sky, with a special focus on the relationship between indoor and outdoor spaces.



The plan forms a figure-of-eight around the two open courts containing garden terraces and lightwells which provide daylight and ventilation to the lower levels.

The circulation winds around the courtyards, with communal lounges and dining areas opening onto the courtyards at the centre of the plan. The overall effect is to open up the centre of the facility, creating a sense of space, providing outlook, a sense of connection to nature, and long internal views.

3.10
A Connected Landscape

Connection to nature both physically and spiritually, is fundamental to indigenous concepts of wellness.

New deep soil planting zones create an inviting public streetscape to the Bourke Road elevation. Blurring both the external and internal spaces with a permeability that breaks down the boundaries between inside and outside.

Moving beyond this into the building is a series of elevated sky and landscaped terraces. Connecting both patients, staff and family to a natural setting as they progress through the building levels.

Woven throughout the built form is a series of green spaces providing a source of connection to nature both physically and spiritually.

Elevated Sky Terraces
Two large internal break out areas offer safe and protected spaces with connection to the natural environment

Landscaped Edges
Planted floor edge provides direct connection from the accommodation floors to nature and the northern landscape of the city and inner harbor

Landscaped Edge
Deeper landscaped floor edge provides direct connection from L04 to nature and the coastal landscape to the southeast

Nature in the sky
Two large internal green parks offer visual and physical connection to native trees and lush fauna.

Landscaped Terrace
A large green north facing terrace offers direct connection from L04 with the natural landscape and sheltered by native flora

Bourke Road
A consolidated area of deep-soil planting allows water infiltration and breaks down the built form

Future alignment
Large tree planting aligns to support the future laneway connection

3.11 Vegetation Strategy

The planting strategy for the project draws on species of the coastal suburb environments seeking to connect the landscape experience to the landscape.

At ground and lower levels of the building species are proposed that reinforce the connection to the former topography and influences of life providing water on the land. Responding to the varied growing conditions and microclimates of the proposed spaces by replicating the natural landscape of gullies and coastal slopes through the selection of species.

As the outdoor spaces move up through the building, additional layers of vegetation offer moments of stimulating, calming, medicinal and enable planting that supports social, restorative and contemplative experiences whilst framing and creating visual connections between spaces and to the wider landscape and landmarks.

1. Mental Health Inpatient Floors / L05-06

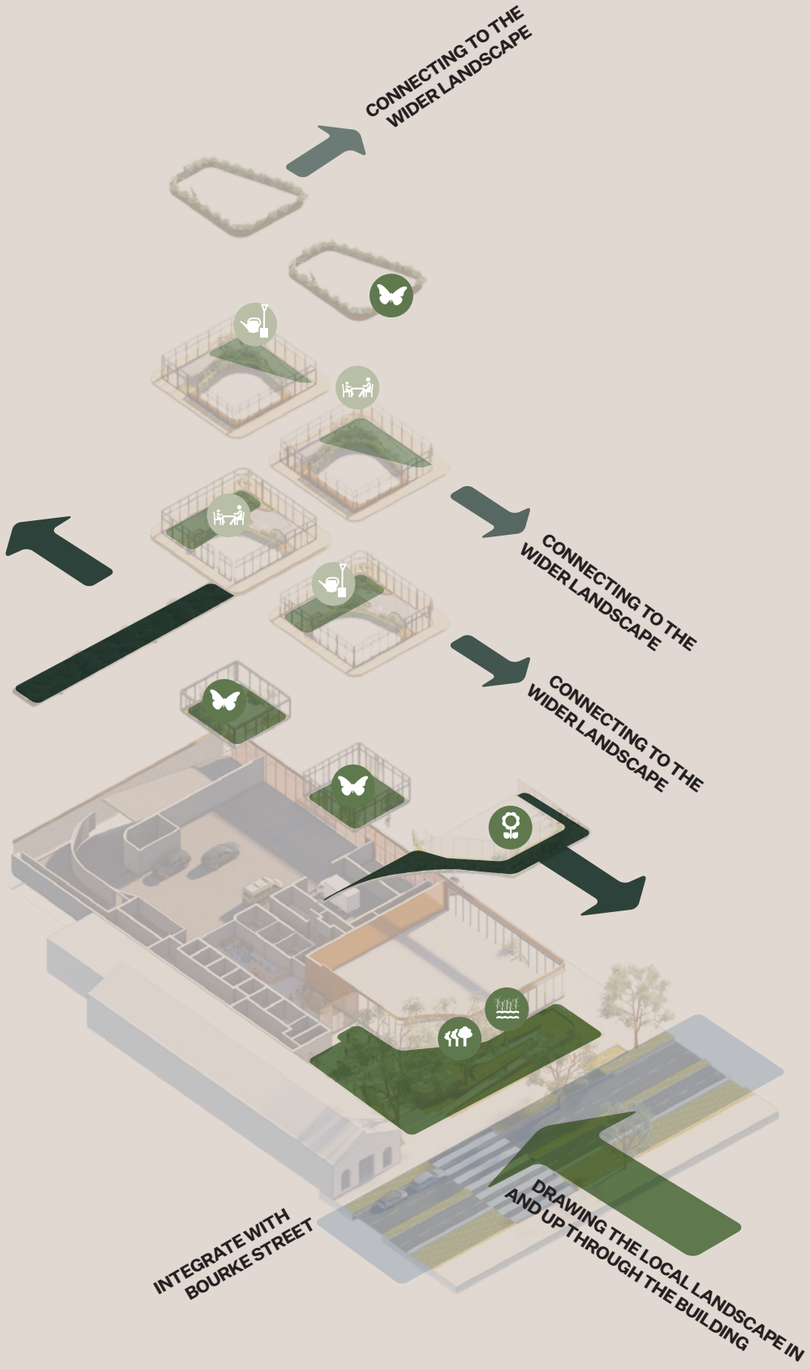
The planting on the 5th and 6th floors provides publicly inaccessible greenery for inpatients, with plant spiecies selected to increase biodiversity with a focus on butterflies.

2. Mental Health Day Areas/ L04

4th floor planting optimise the sensory value of plants by introducing species in diverse texture, color and smell. The lush color, texture and smell can help stimulating patients' senses in the courtyards and terraces.

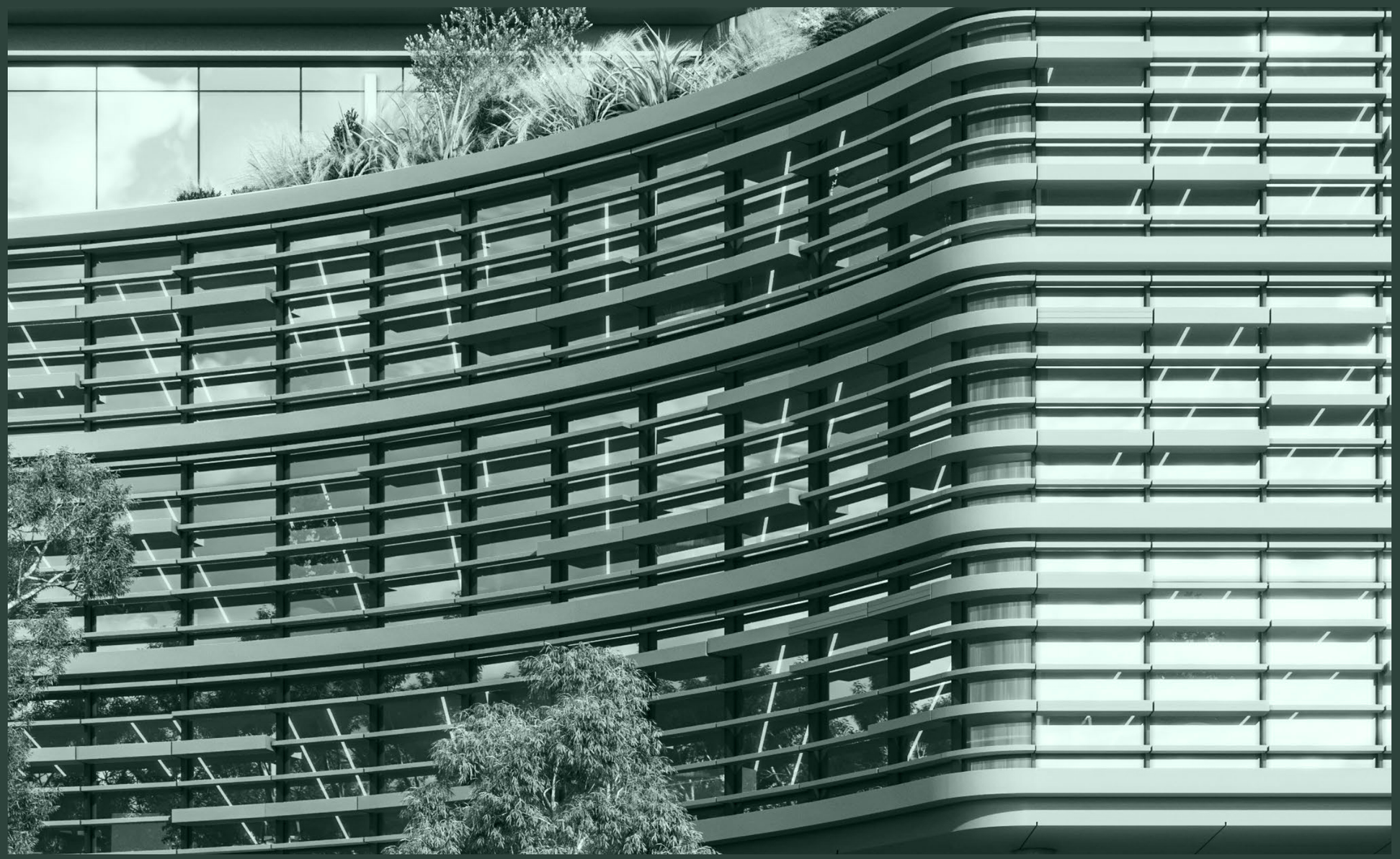
3. Ground Level

Ground floor planting explores an architectural and contrasting palette, that is diverse and colourful. The use of Indigenous planting is complimented with corten steel edge . The diverse and contrasting character of the plants assist in providing a greater sense of place and create the feeling of 'cutting through the landscape'.



4.0

Sustainability and Resilience

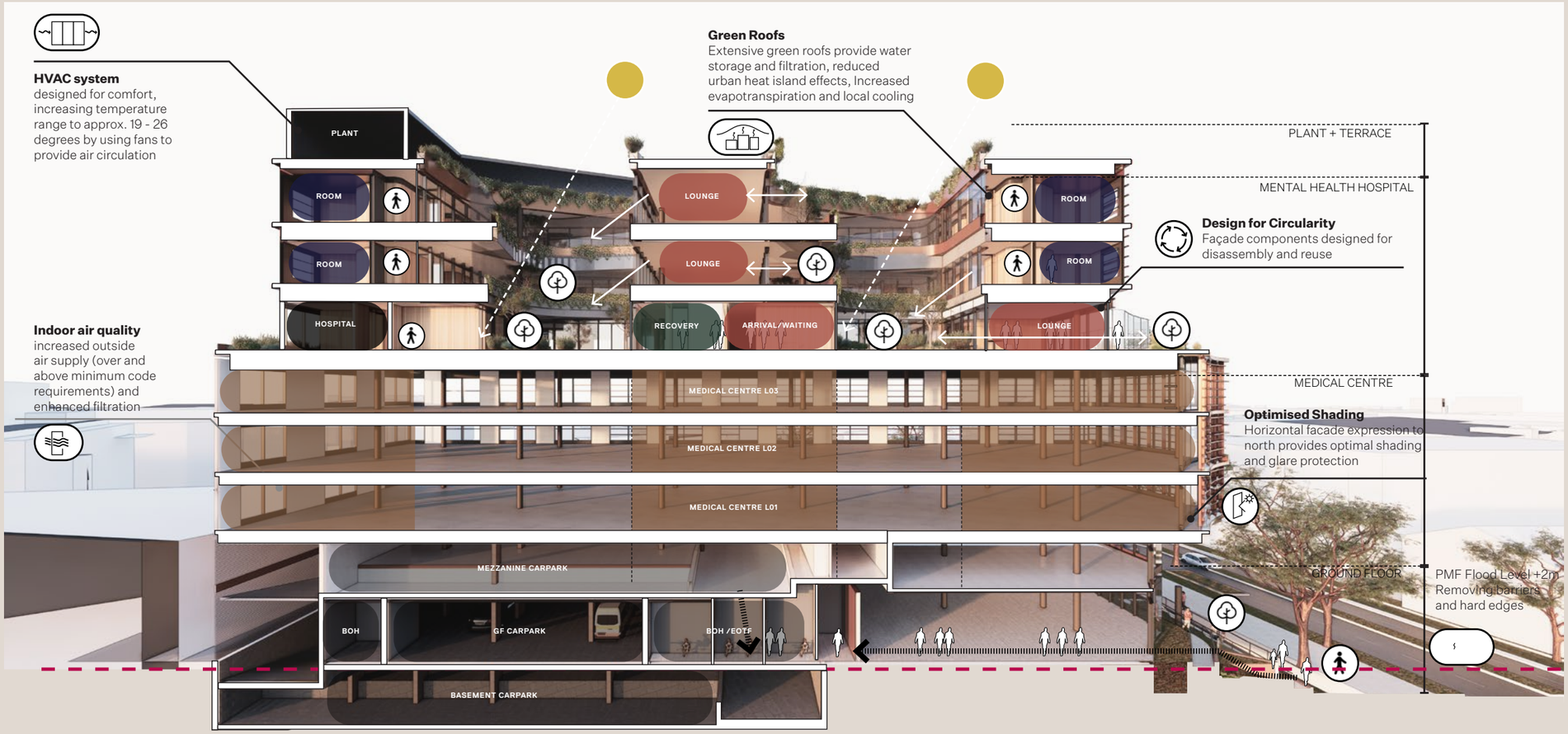


4.1 Minimise Carbon Maximise Resilience

Embedded through architecture, this project is committed to exceptional sustainability performance, with a particular focus on reducing built area, passive design strategies and a design for health and wellbeing.

The building will achieve a 5 Star Green Star Buildings v1 rating, with the initial workshop targeting 67/35 points, far exceeding the required amount for 5 Star Green Star Buildings.

The building makes use of the principles outlined in the Sustainable Buildings SEPP, and will be designed for Net Zero. This will be achieved through:
- Minimising energy usage through high performance envelope and passive design principles.
- High efficiency servicing systems
- A fully electrified , fossil free building
- Generation of on-site energy through PV panels
- Purchasing of 100% renewable energy



Build Less
The primary carbon reduction initiative of the building is building less. The reduction of the built form by one level, through efficient area planning reduces the upfront carbon of both structure, façade, fitout and building systems. Along with an efficient, flexible and repetitive design module, this also allows for less wastage during installation.

The use of low embodied carbon materials throughout the development in reducing upfront carbon emissions, including low embodied carbon concrete, optimised PT structures with minimal transfers and a modular façade. In addition, the embodied carbon will be reduced through carefully selected base build and dividing wall build-up.

The medical centre floors will be delivered as a cold shell, with allowances for lighting and fitout, meaning no base build floors and ceilings will need to be removed for tenants.

Passive Design
With a predominantly northern street frontage and orientation, the building is particularly exposed to the higher northern sun. To the east is a one-storey building with a 40-year lease, meaning the eastern elevation is exposed to the lower eastern sun.
To the west is a two-storey warehouse building owned and operated by City of Sydney Council. The building façade and layout optimises the passive performance with horizontal shading to the north and a side core to the eastern frontage, which is built up against a boundary wall.

The design provides opportunity for natural ventilation to the mental health hospital through courtyards located centrally on the floorplates, as well as a mixed mode lobby on the ground level.

Optimised Design
The building is designed to anticipate and achieve net-zero carbon and includes natural ventilation, smart building systems, all electric systems and an embedded PV system. It also focuses on low energy flicker free LED lighting with a consideration of circadian lighting for staff, patient and visitor wellbeing.

In addition, there is the potential to increase the temperature range for the HVAC systems using comfort temperatures, rather than absolute temperatures to approx. 19-26 degrees with the introduction of fans.

Design for Circularity
Material needs and future waste will be minimised by ensuring that the building components are design for disassembly and reuse, and with a high degree of post-industrial recycled content. In addition, there will the potential to include material passports through QR identification coding of all building components.
Existing brick and structures on site will be sensitively demolished and re-used.

Resilience
The building has been designed to ensure future resiliency to climate change in the form of flooding, storms and heat effects, and also seeks to help mitigate these effects. All critical electrical and other building infrastructure is located above PMF and rooftop solar PVs can provide a source of stand-by power in case of utility failure. Additionally, generators are located on the plant level in the case of power loss.

The landscaping is native draught tolerant species that require little irrigation, extensive greenery and green roofs help mitigate the urban heat island effects.

Healthy Building
The building is to be a building that promotes both physical and mental wellbeing. A biophilic environment for staff, visitors and patients, promoting wellbeing through connection to nature. The re-naturing creates liveable space for ecosystems to flourish with photosynthesis and biodiversity through re-naturing.

4.2 Minimise Carbon Embodied Carbon

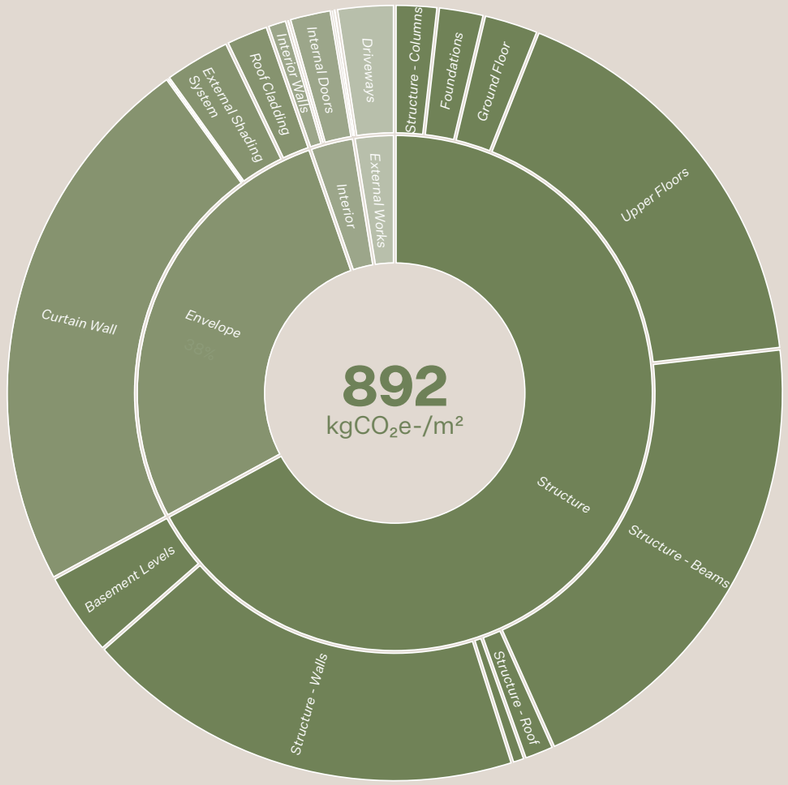
Embodied Carbon Assessment Overview
The embodied carbon assessment was undertaken on a whole of life scope, including modules A1-A5, B1-B5, C1-C4 of a cycle defined by EN 15978. The calculation includes the measurement of the building's structure, envelope, base build interior and external works. Services have been excluded from the carbon assessment due to being quantified in financial cost for NABERS and not being transferable into embodied carbon with the data available.

All other quantities for the assessment have been calculated in alignment with the NABERS requirements for reporting on material quantities. Quantities for embedded materials, for example reinforcing steel, were calculated using rates provided by the structural engineer. Material embodied carbon data was sourced from Australian based projects or the EPIC material data library for generic values. The results are limited to the accuracy of the modeled quantities and data available at the time of assessment.

Insights into the results
The total upfront embodied carbon footprint for the project 892 kgCO2/m2, which is below to LETI's baseline of 1000 kgCO2/m2 and above their best practice 2020 target of 600 kgCO2/m2 for non-domestic buildings. To identify the highest contributors, the results have been broken down by building element (see figure below) and building material.

Building Element Breakdown (see figure below)
The top contributing building elements are curtain wall (24%), beams (19%), structural walls (18%), and upper floors (17%). Collectively, these elements contribute to 78% of the total building carbon footprint.

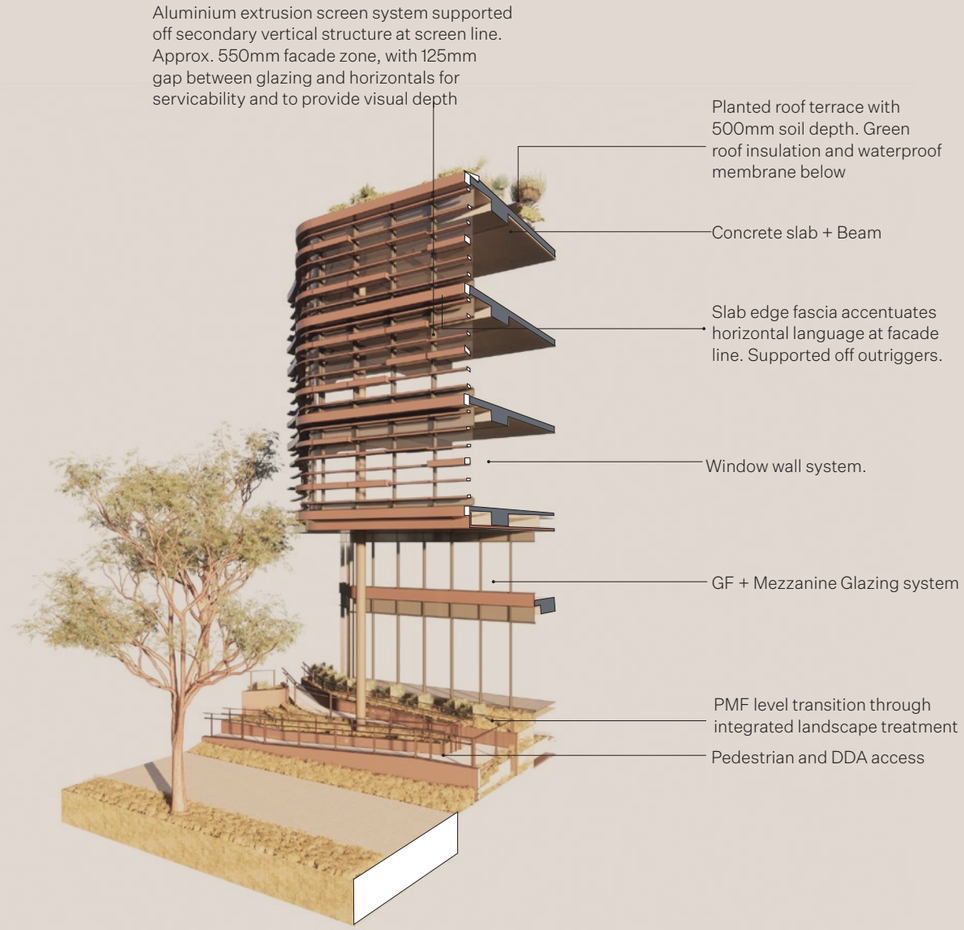
Material Breakdown
The project includes large quantities of high carbon materials that contribute to 90% of the total carbon footprint. The highest contributing materials are concrete (36.5%), reinforcing steel (32.5%), aluminum (18%) and glass (3%).

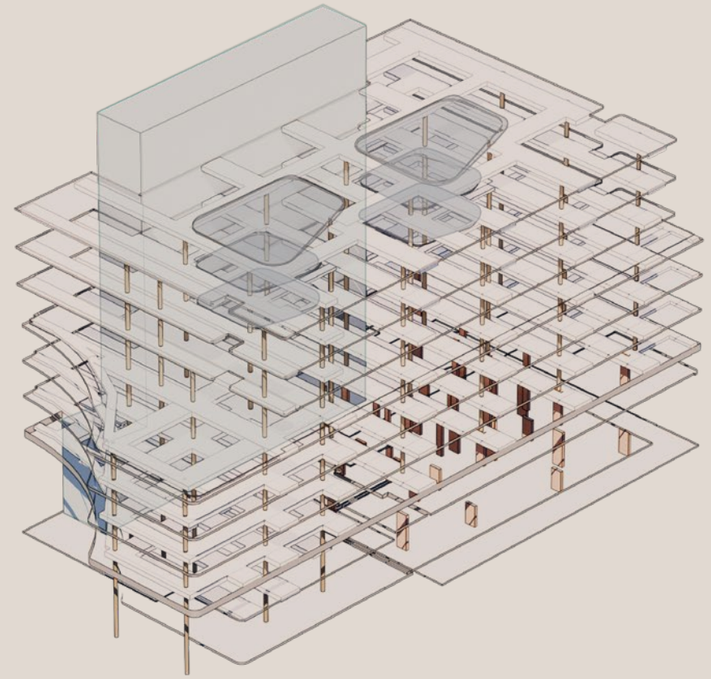


Building Element Breakdown
Global Warming Potential kgCO2e-/m2

4.3 Optimised Design

Via detailed analysis of the site and program, we have chosen a side-core configuration on the eastern boundary alignment. This provides large and flexible floor plates on all levels, with general two structural bays off the core side. Exact positioning of additional sheer walls above the ground plane can easily be coordinated with the detail development of the floors, the accommodation on each floor allows for plenty of locations for sheer elements as required.





Modular, Efficient Façade

The louver system chosen is an efficient, low maintenance system. A modular system, the louvers are simple to install, creating a dramatic effect cost efficiently. Importantly, the materials, in the form of Aluminum, can be easily recycled after use, which reduces the overall building's embodied carbon footprint.

The facade expression is designed to be constructed as a window-wall system, and is developed as a facade that can be maintained from the exterior via rope access, with securing systems / davit posts on L04 and L07.

Building Envelope

The design of the building envelope aims to balance economy, efficiency, and a good sustainability strategy. The west elevation is solid , masonry façade, with patternation to create articulation to the façade. It is building on the boundary with zero-setback.

For the south and west facades, the solidity is increased, to provide an optimised envelope performance. To the south, the horizontal expression drops off for a simpler façade with less material usage.

The roof of the bulding will be light colored to mitigate the heat island effect, with solar panels incorporated.

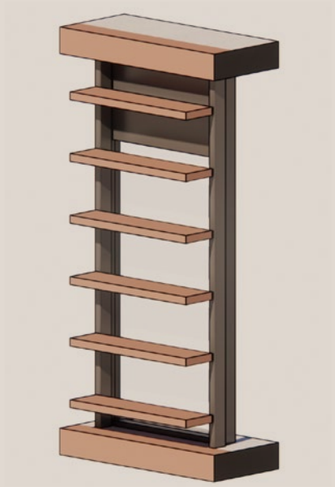
Structural Concept

The combination of the different programme components in a vertical stack has required careful consideration in the structural concept to ensure efficiency and commercial viability. A optimised car park column layout maximizes the quantity of car spaces achieved on the basement, ground and mezzanine levels. The column grid has 2 minor transfers on L04 to transition from the MH floor grid to the carparking and allied health floor grids without any impediment on the accommodation or circulation spaces. Column-offsets are reasonable, with band beam depth available through the available ceiling space; efficiency is further achieved through back-span of band-beams in the east-west direction.

4.4 Optimised Passive Design

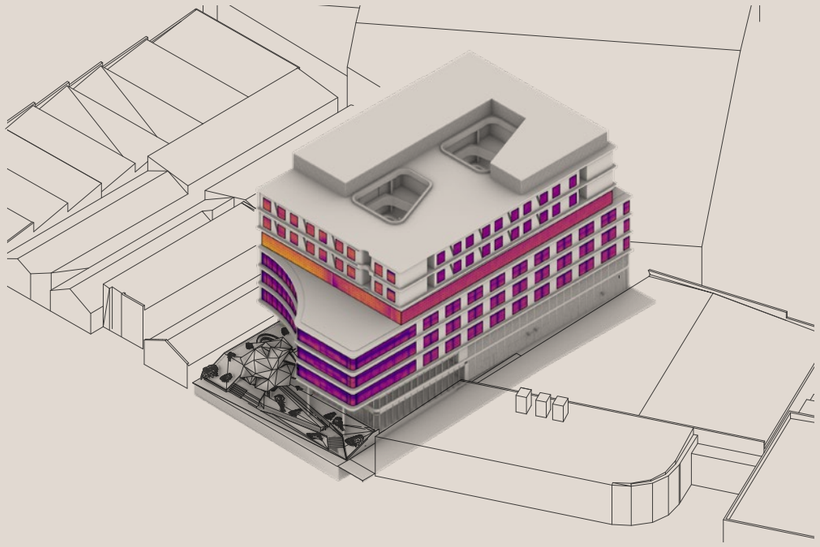
In order to determine the best arrangement and design for the facade louvre system, Warren and Mahoney have studied the effect of different layouts and sizes of louvres on the facades solar performance, check against both the current and future context.

This has allowed us to optimise both the spacing and articulation of the louvres, and to reduce the overall heat load on the façade by 37%, or 322kWh/m^2 annually.

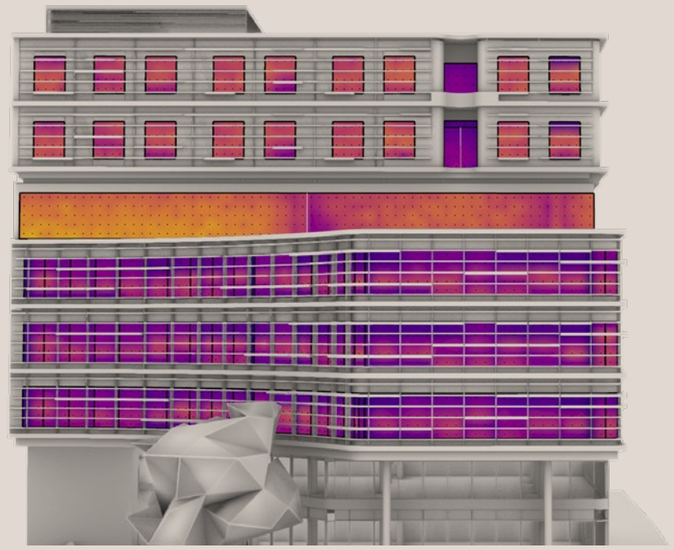


37% reduction in annual heat load

CURRENT CONTEXT

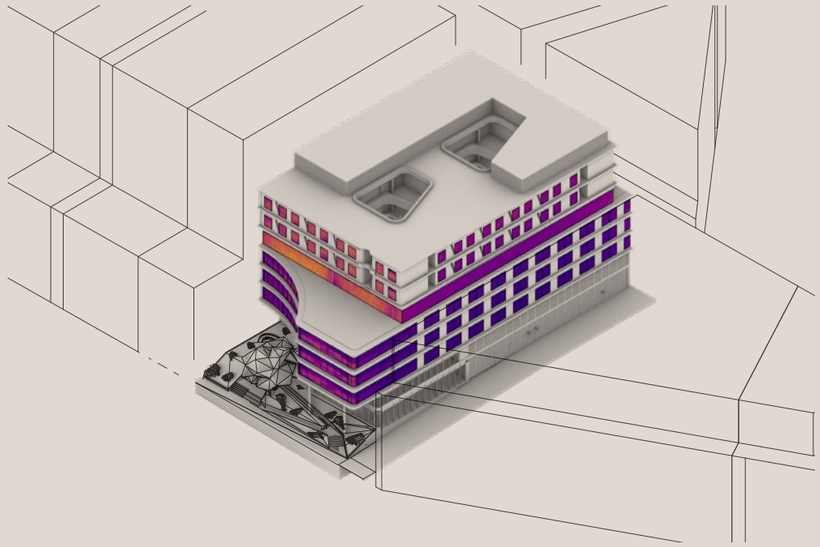


LOUVRE TYPE	SPACING	DEPTH	NO. LOUVRES	TOTAL RADIATION
Facade Study 01	500mm	450mm + 225mm	6 per bay	558kWh

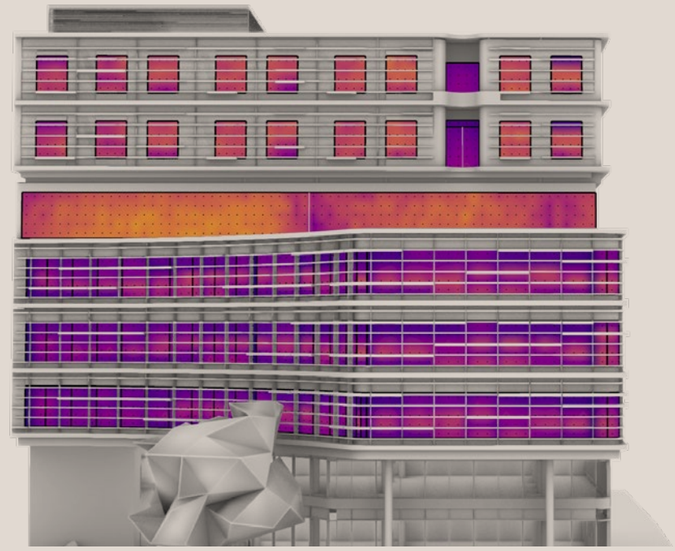


0 kWh/m2 — 1500 kWh/m2

FUTURE CONTEXT



LOUVRE TYPE	SPACING	DEPTH	NO. LOUVRES	TOTAL RADIATION
Facade Study 01	500mm	450mm + 225mm	6 per bay	355kWh



0 kWh/m2 — 1500 kWh/m2

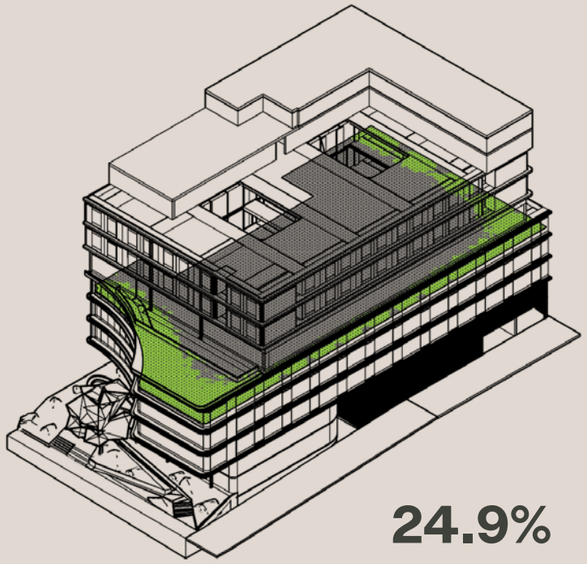
4.5 Optimising Daylight

Warren and Mahoney have undertaken an analysis of daylight availability of a typical level floorplate, comparing the competition facade design and the current proposed design.

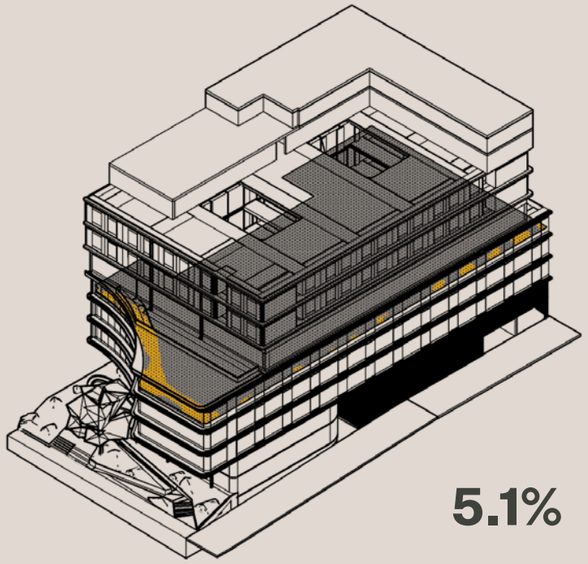
This has informed the development of the facade to introduce fenestration along the west façade on the lower levels, to improve the daylight autonomy on levels 01-04 by 4%, when compared to the submitted competition design.

COMPETITION DESIGN

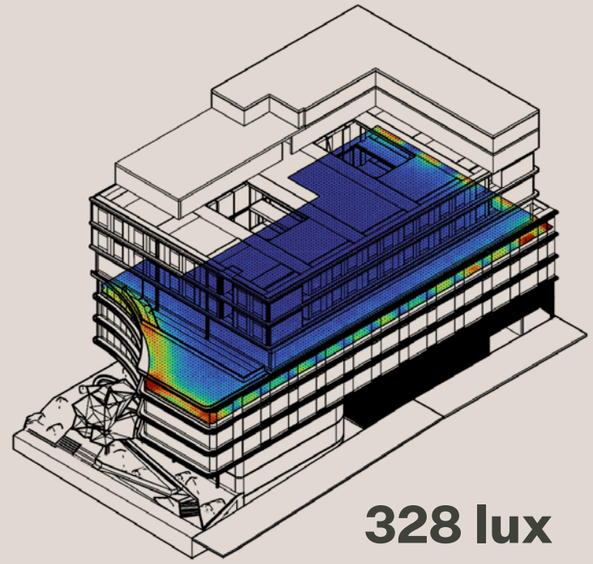
Daylight Autonomy



ASE



Average Lux



STAGE 2 SSDA SUBMISSION

Spatial Daylight Autonomy (sDA)
A good measure of how deep into a space natural light is getting.

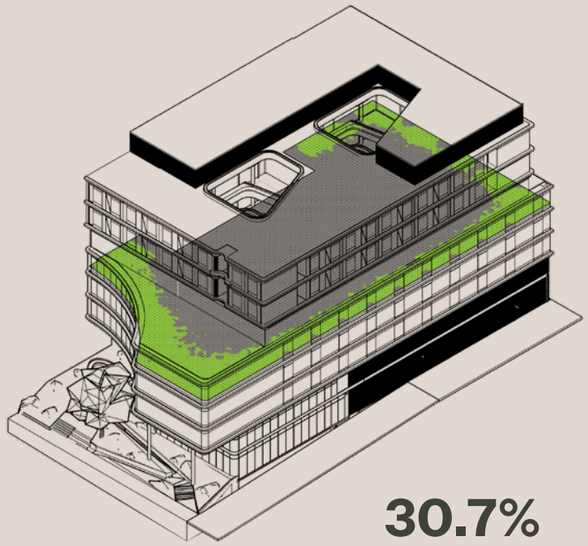
Average daily percentage that a given area of floor plate achieves more than 300 direct or indirect lux.

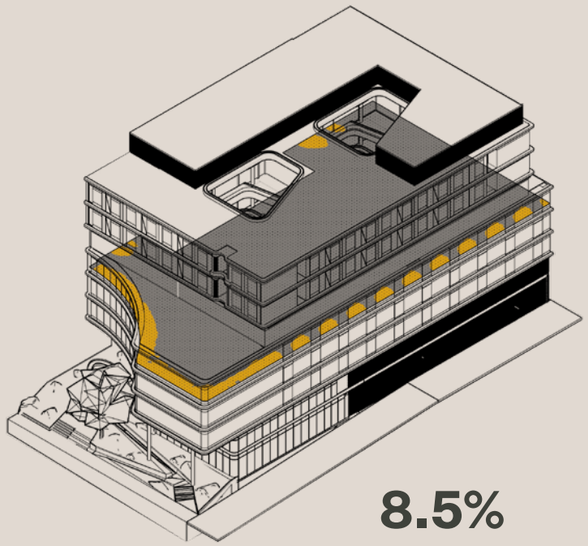
Annual Sunlight Exposure (ASE)
A measurement of overlit areas.

Average daily percentage that a given area of floor plate recieves more than 1000 direct lux.

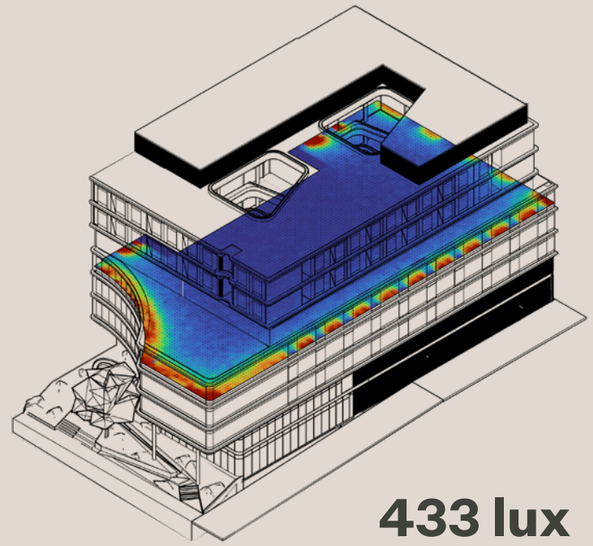
Average Lux
A measurement of daylight.

Average annual lux that a given area of floor plate recieves.





Average Lux



5.0

Facade and Envelope

5.1 Materiality

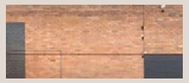
Tactile materials, championing low environmental impact and durability. Subtle references to the local history and the continuous thread of landscape throughout the customer journey.

The material suggestions reflect the planning of the building- to create a tactile, inviting and calming environment for the user, complimented by access to daylight and the ever-presence of landscaping as a key ingredient in the palette.

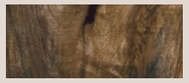
We have chosen the articulation and color of the facades to reflect the natural material of the earth, reminiscent of the brick heritage of the industrial warehouses still dominating the area. Utilizing contemporary technologies, aluminum horizontals form the expressive identity of the building on the main exposed facades to the North and West, providing highly effective passive solar control to minimize heat-gain while maximizing visual light transmission of the glazing.

Planting is an integral element design on the terraces that allows simple access for maintenance of the planting. Surfaces for the public areas continue the natural material palette with the wide use of timber and stone with an aim to consider recycled content where possible.

Colonial Brick Buildings



Industrial Surrounds



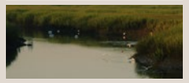
Kangaroo Grass

Sand & Marshland

Ashfield Shale

Surrounding Landforms

Sheas Creek



Biophilia

A - Terracotta colored pigmented concrete finishes on blank facades and core

B - Horizontal aluminium screens wrap the building and shade the northern frontage

C - Re-naturing throughout the building with draught resistant native planting

D - Plant Screen Louvres, charcoal\dark copper finish

E - Clear, high performance DGU

F - Stainless steel fine mesh

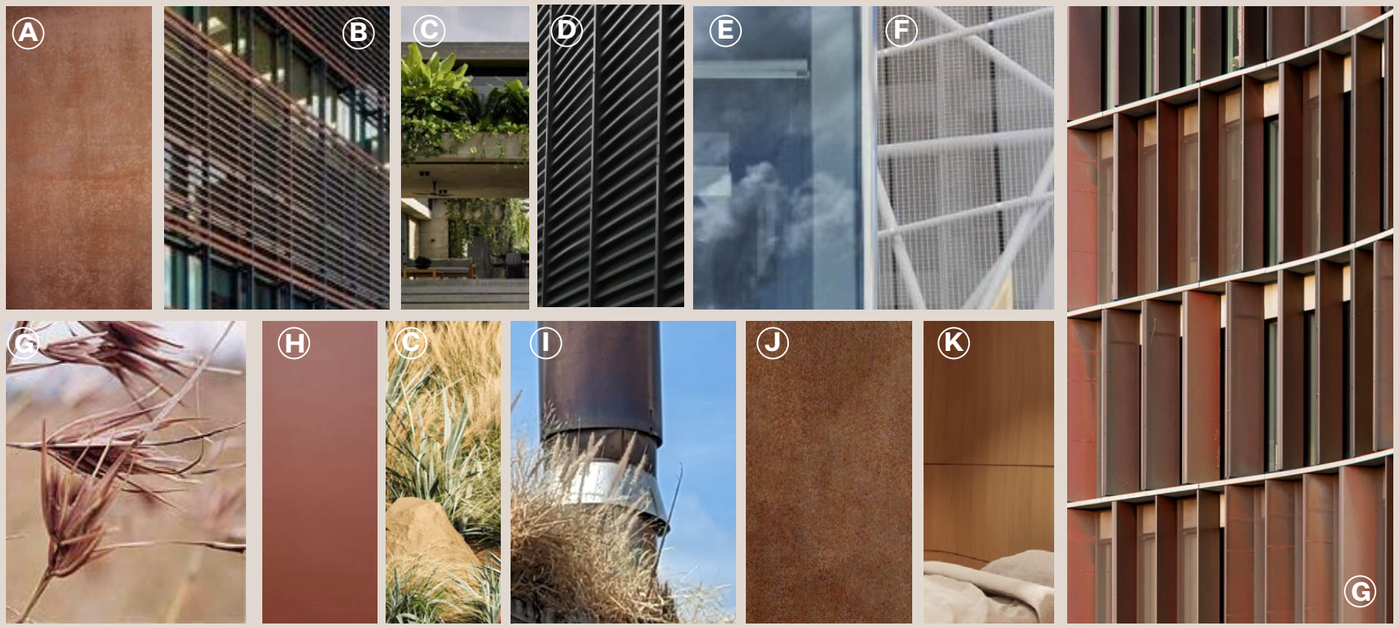
G - As the kangaroo grass ages it turns a rusty red color

H - Aluminium sunshades and finishes

I - The corten steel entry as a nod to the chimneys in the surrounding context

J - Corten Steel carving into landscape

K - Timber finishes provide a warm and welcoming material



5.2 Elevations

The facades are designed to respond specifically to orientation and program around the building, as well as reinforcing the consistent horizontal expression of the building throughout.

North Elevation:
The Northern elevation fronting Bourke Road is designed as the predominant interface with the public realm. Ground level and mezzanine level present a glazed shop front system, with a warm bronze horizontal band. On levels 01 -03, the slab projects out by 550mm and 6 horizontal bands with varying width and depth provide shading from the northern sun.

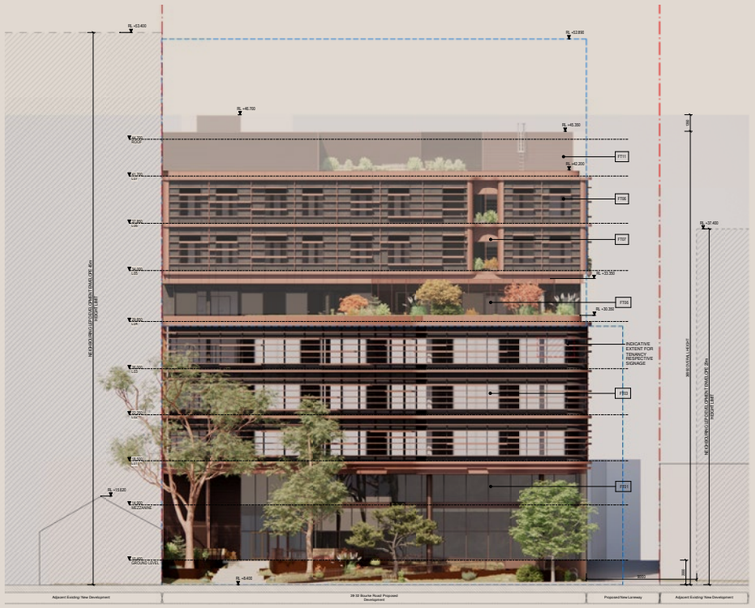
Level 04 is designed as a recessed element that forms the gap between the allied health levels (01-03) and the mental health inpatient unit levels (05-06). The facade on level 04 is designed to be constructed as a window wall system, with a consistent glazed expression around the north, south and west.

Level 05 houses the inpatient rooms and consists of a 450mm slab projection with horizontal bands that provide both shading as well as privacy for the patients.

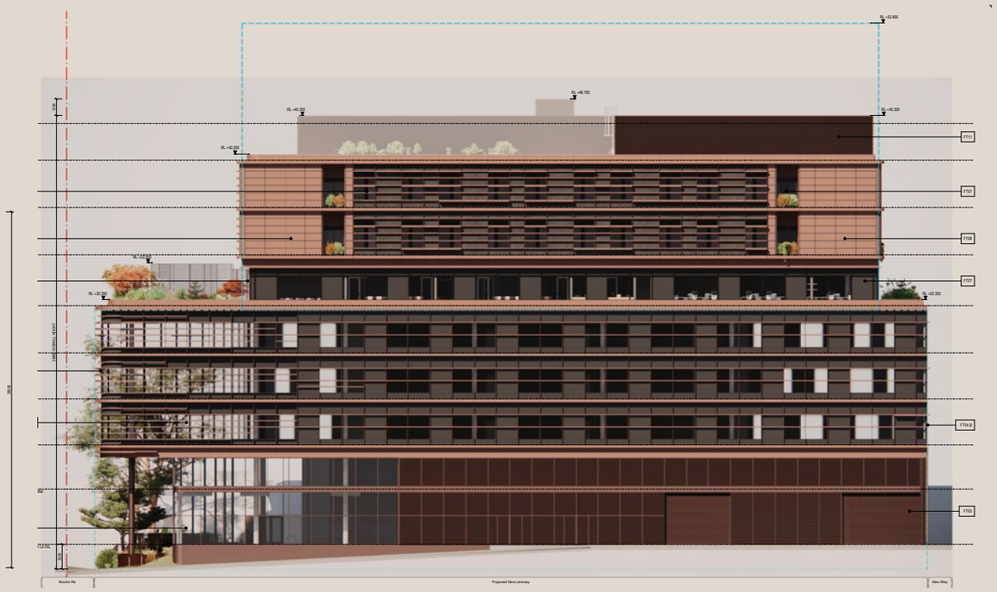
Western Elevation:
Along the Western elevation the ground floor glazing is pushed as far south as possible followed by a louver framed system where the verticals from above continue down. This louvered facade houses substation, parking, loading and servicing. On levels 01 -03 the horizontal bands continue from the north before tapering off from six to two bands are reduced to the highest performing horizontals. The glazed ground plane in combination with the glazed facade on L01-03 provide passive surveillance of the laneway.

Southern Elevation
The southern elevation draws on the horizontal expression of the North and West facades, though with a focus on material and embodied carbon reduction.

Eastern Elevation
The eastern elevation abuts the boundary and is the core elevation. This is predominantly a blank facade, with a patter nation to provide facade relief to a relatively blank facade. Windows on L01-03 provide a variety to the facade as well as bringing light into the lower-level floorplates.

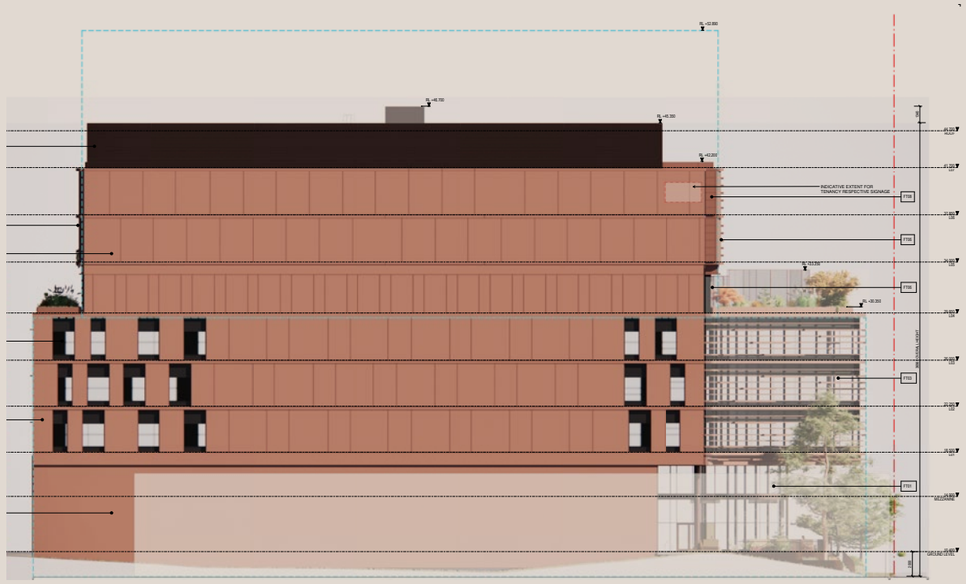


North Elevation - Bourke Road



West Elevation - Laneway

South Elevation - Future Laneway



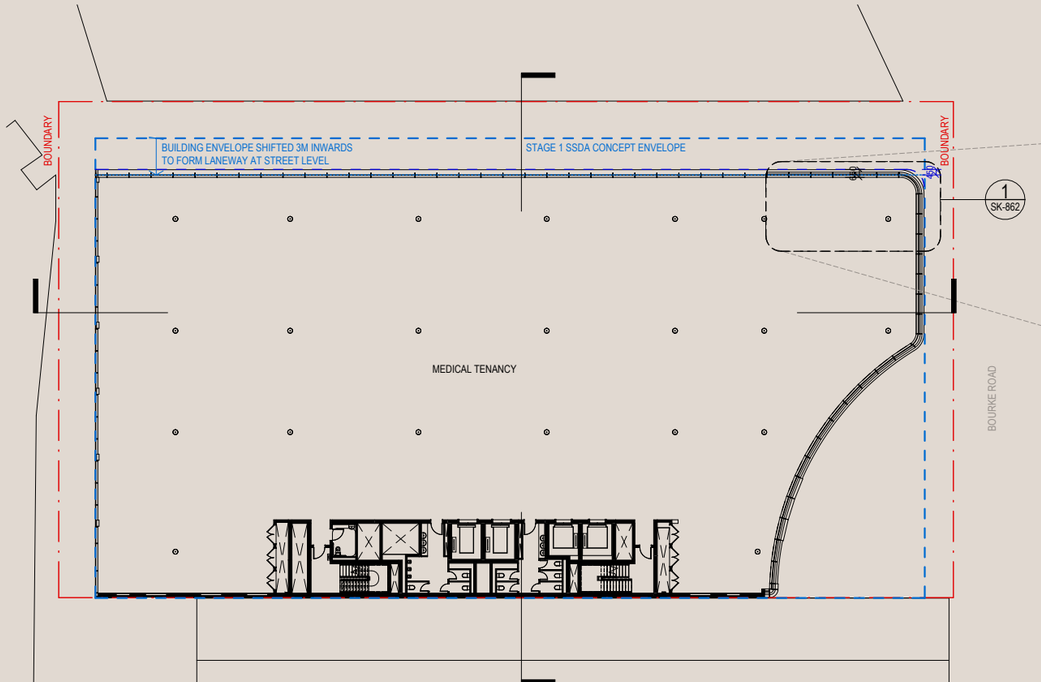
East Elevation - Boundary

5.3 Envelope and Facade Articulation

The GFA of the proposal sits fully within the Stage 1 SSDA Concept envelope.

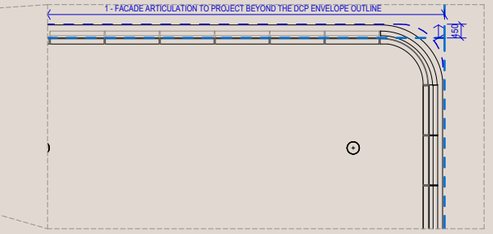
The facade one the North and South on L05-L06 projects 450mm beyond the concept envelope, allowing for a deeper facade with shading and relief to the inpatient rooms.

On the Western Elevation the facade projects by 450mm beyond the concept envelope on Levels 01-03 and Levels 05-06. providing additional depth and relief to the facade and allowing for a deeper courtyard on the inpatient levels 05-06.



LEVEL 01 (MEDICAL TENANCY) PLAN

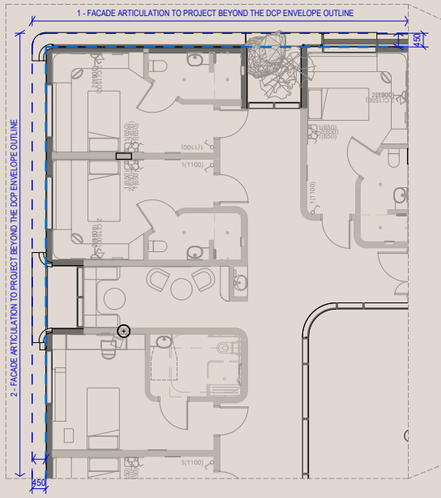
1 : 250



1 SK-862 WEST FACADE PLAN

1 : 100

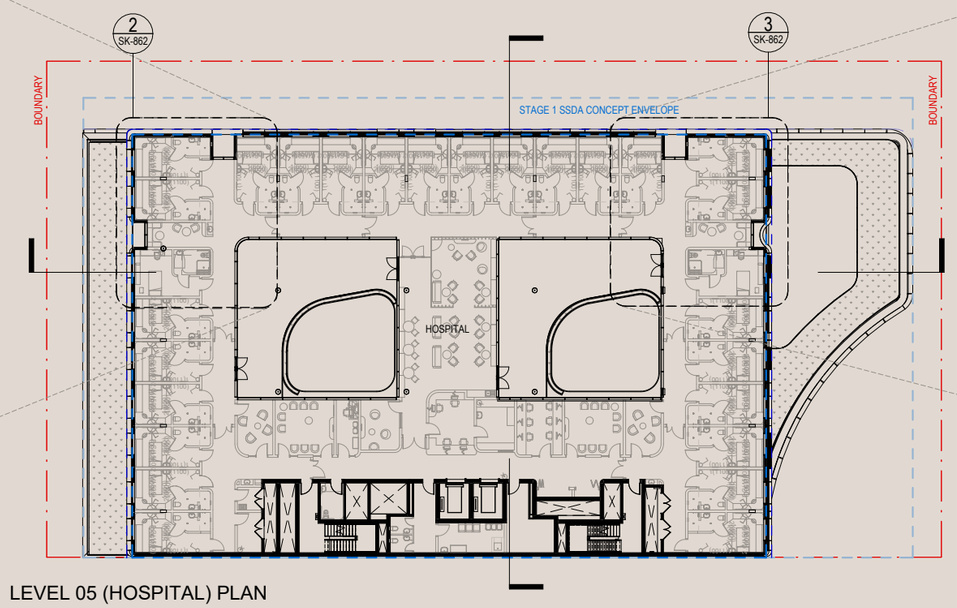
NOTES:
1 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING WEST ON LEVELS 01, 02 AND 03, TO ENABLE ALIGNMENT WITH HOSPITAL LEVELS 05 AND 06 ABOVE.



2 SK-862 SOUTH FACADE PLAN

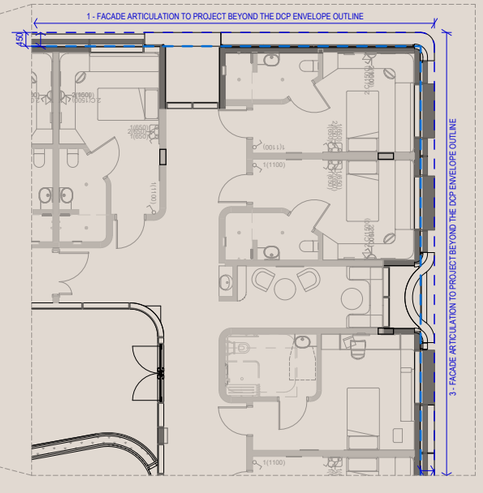
1 : 100

TES:
FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1
DA CONCEPT ENVELOPE FACING SOUTH ON LEVELS 05 AND 06, TO
ABLE OUTLOOK AND PRIVACY FROM HOSPITAL ROOMS IN ADDITION TO
ROVED SHADING AND BETTER FLOORPLATE ORGANISATION.



LEVEL 05 (HOSPITAL) PLAN

1 : 250



3 SK-862 NORTH / WEST FACADE PLAN

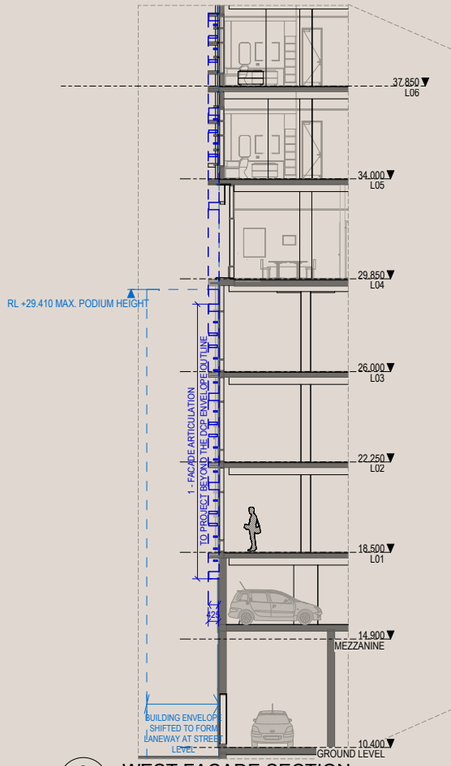
1 : 100

NOTES:
3 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING NORTH ON LEVELS 05 AND 06, TO ENABLE OUTLOOK TO PLANTER FROM HOSPITAL ROOMS IN ADDITION TO IMPROVED SHADING AND BETTER FLOORPLATE ORGANISATION.

5.3 Envelope and Facade Articulation

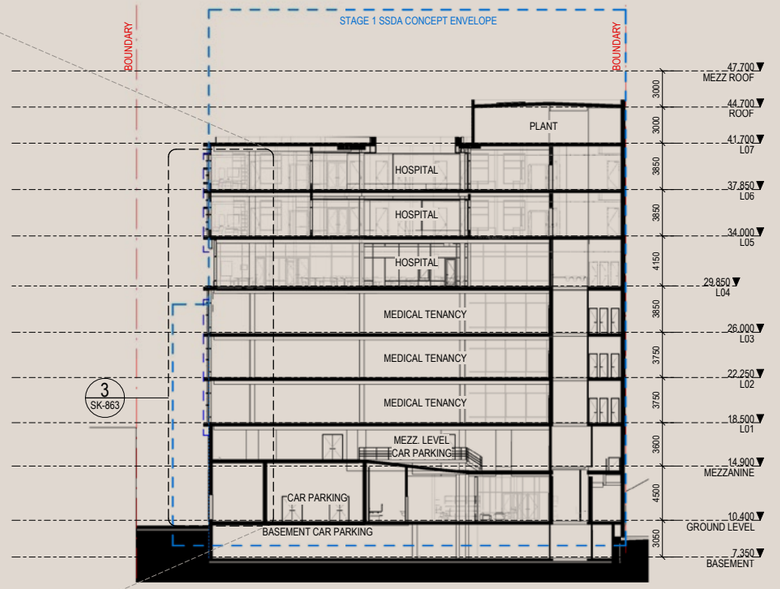
On Level 04, the street wall height sits 440mm above the concept envelope, the setback planter sits 1.0m above the street wall height and the lightweight balustrade projects 4.0m above the concept envelope. The building sits approx. 7.5m below the allowable envelope.

The additional height of the street wall allows the building to have FTF heights that are aligned with the DCP as well as a secure outdoor mental health hospital space with a secure 3m balustrade. The balustrade and planter boxes are designed to reduce the visual impact from street level with a setback planter and a balustrade with a stainless steel mesh.



3 SK-863 WEST FACADE SECTION

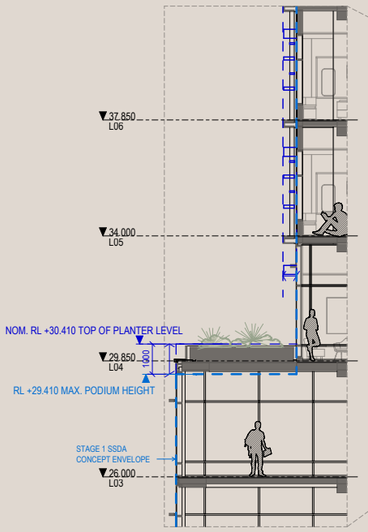
1 : 125



CROSS SECTION WEST - EAST

1 : 250

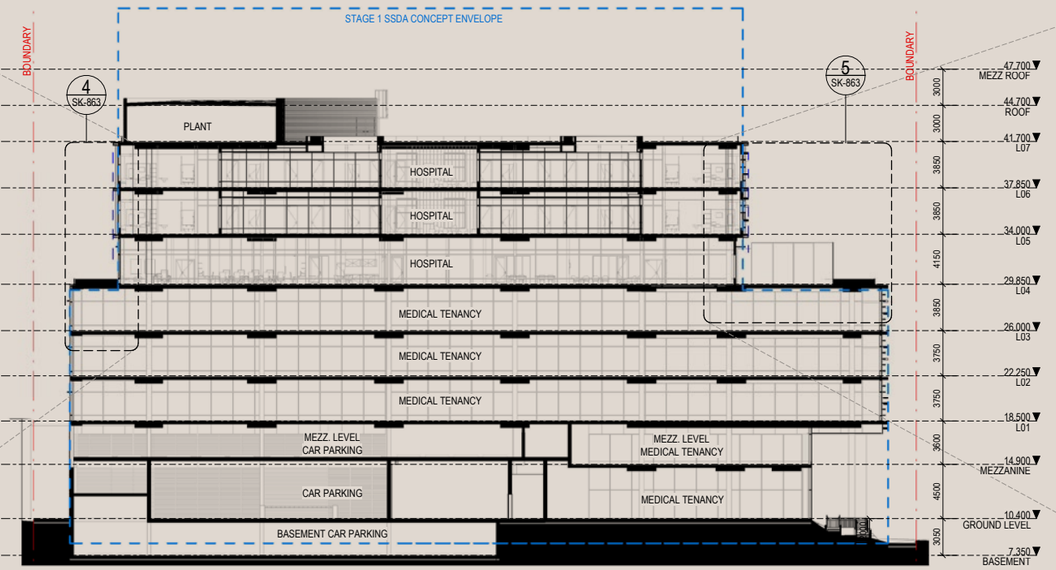
NOTES:
1 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING WEST ON LEVELS 01, 02 AND 03, TO ENABLE FACADE ALIGNMENT WITH HOSPITAL LEVELS 05 AND 06.



4 SK-863 SOUTH FACADE SECTION

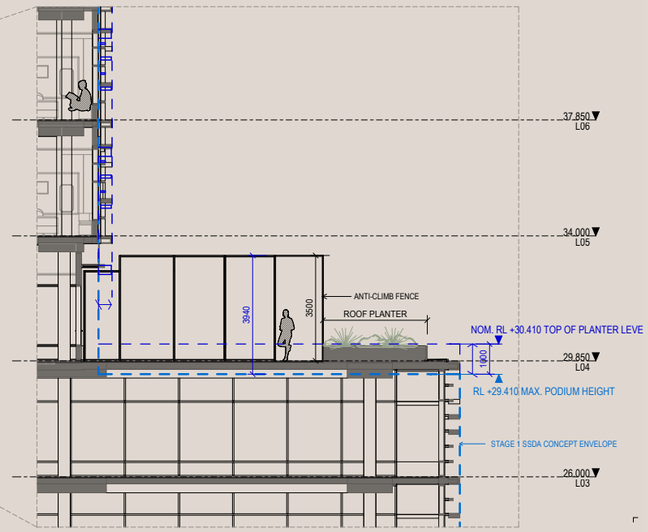
1 : 100

NOTES:
2 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING SOUTH ON LEVELS 05 AND 06, TO ENABLE OUTLOOK AND PRIVACY FROM HOSPITAL ROOMS IN ADDITION TO IMPROVED SHADING AND FLOORPLATE ORGANISATION.



LONGITUDINAL SECTION NORTH - SOUTH

1 : 250



5 A17.105 NORTH FACADE SECTION

1 : 100

NOTES:
3 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING NORTH ON LEVELS 05 AND 06, TO ENABLE OUTLOOK AND SHADING FROM HOSPITAL ROOMS IN ADDITION TO IMPROVED FLOORPLATE ORGANISATION.
4 - STREET WALL HEIGHT:
SECURE SET BACK MESH BALUSTRADE PROTRUDING BEYOND THE STAGE 1 SSDA CONCEPT ENVELOPE, WITH A HEIGHT OF 3.5M.

5.4
Key Metrics and Areas

KEY METRICS

SITE AREA
2,972m²

TOTAL GFA
11,436m²

TOTAL FSR
3.85:1

MENTAL HEALTH ROOMS
56

BICYCLE PARKING SPACES
61 + 8

CARPARKS
77

AREA SCHEDULE

Area Schedule		Total
Level	USE (primary)	GFA
Plant	Plant	
L06	Mental Health Hospital	1,275
L05	Mental Health Hospital	1,275
L04	Mental Health Hospital	1,439
L03	Medical Centre	1,975
L02	Medical Centre	1,975
L01	Medical Centre	1,975
Mezzanine	Parking / Storage / Plant / Medical Centre	491
Ground	Lobby / Medical Centre	1,031
Basement	Carparking	
Totals		**11,436**

Parking	
Level	Number
Mezzanine	34
Ground	7
Basement	36
Totals	**77**

6.0

Appendicies

A.01

Architectural Drawings

DA_LOCATION PLAN

1 : 1000

Warren and Mahoney Architects Australia Pty Ltd
—
Suite 13.03, Plaza Building
Australia Square, 95 Pitt Street
Sydney, NSW 2000
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Phone + 61 2 8021 9809
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1:2000 @ A3

ORIGINAL DRAWING IN COLOUR

N
TRUE NORTH

0 5 10

Client
—
Centuria Healthcare Property Services

Project Title
—
ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
2015 NSW

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Drawing Title
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LOCATION PLAN

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

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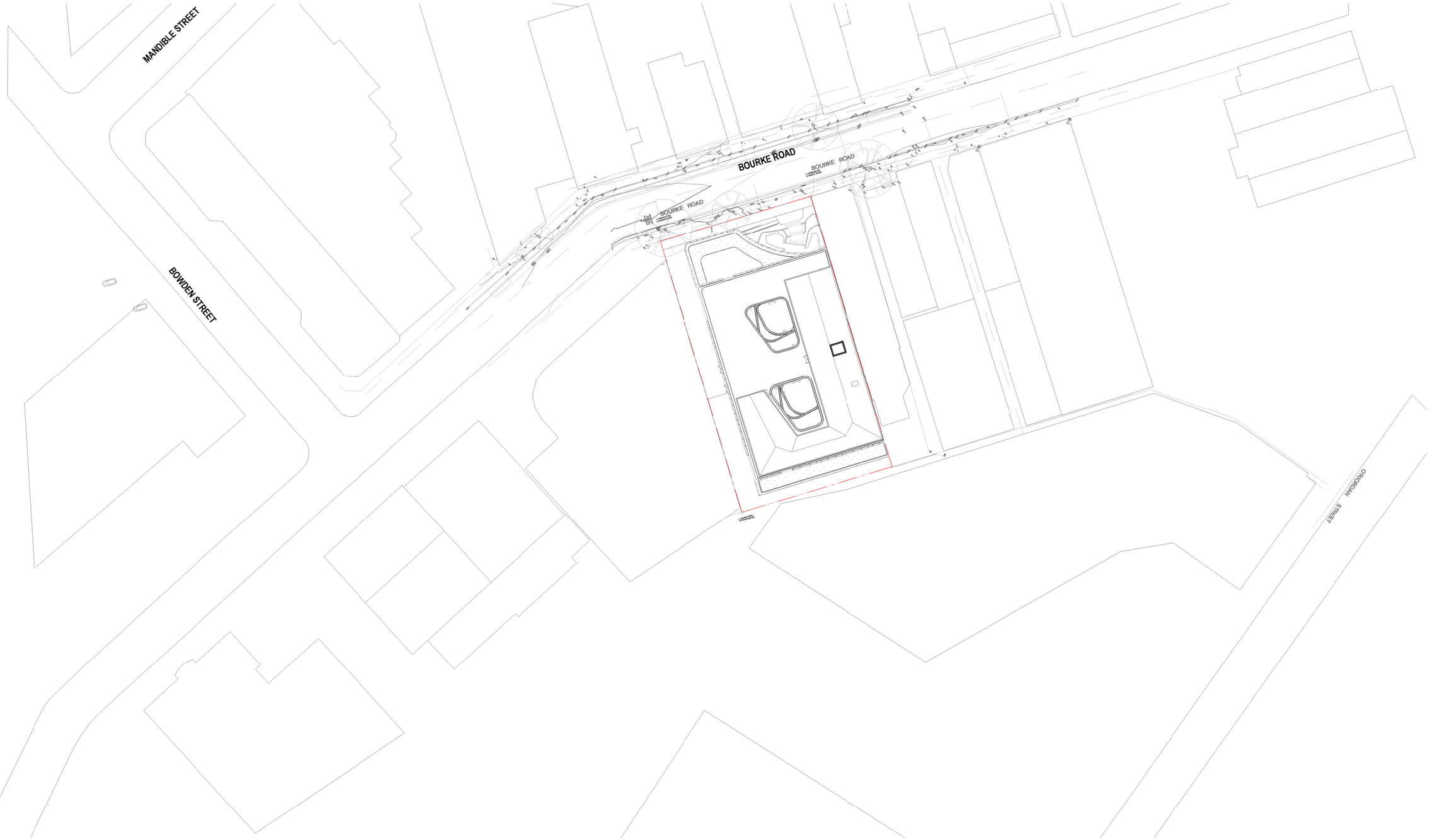
Checked	Checker

Drawing No — DA-A01.001

Revision —



PROPOSED SITE PLAN

1 : 500

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Suite 13.03, Plaza Building
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Drawing Title
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PROPOSED SITE PLAN

Drawing Status
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STAGE 2 SSDA

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Job No	10012
Drawn	Author
Checked	Checker

Drawing No — DA-A01.002

Revision

EXISTING SITE PLAN

1 : 500

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EXISTING SITE PLAN

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STAGE 2 SSDA

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Checked	Checker

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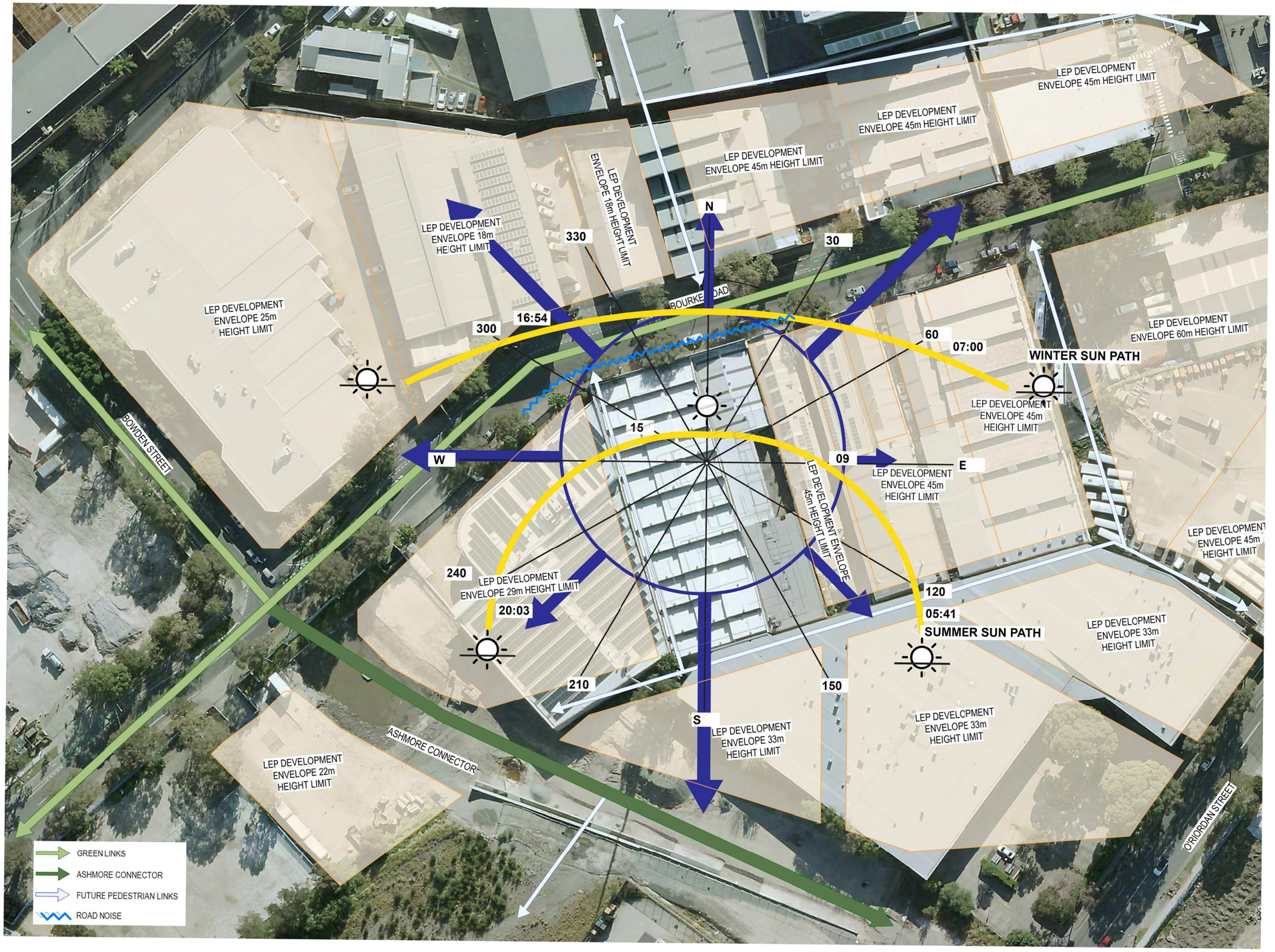
Revision



SITE ANALYSIS PLAN

1 : 500

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Suite 13.03, Plaza Building
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Sydney, NSW 2000
Australia
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Nominated Architect:
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SITE ANALYSIS PLAN

Drawing Status
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STAGE 2 SSDA

Drawing Details
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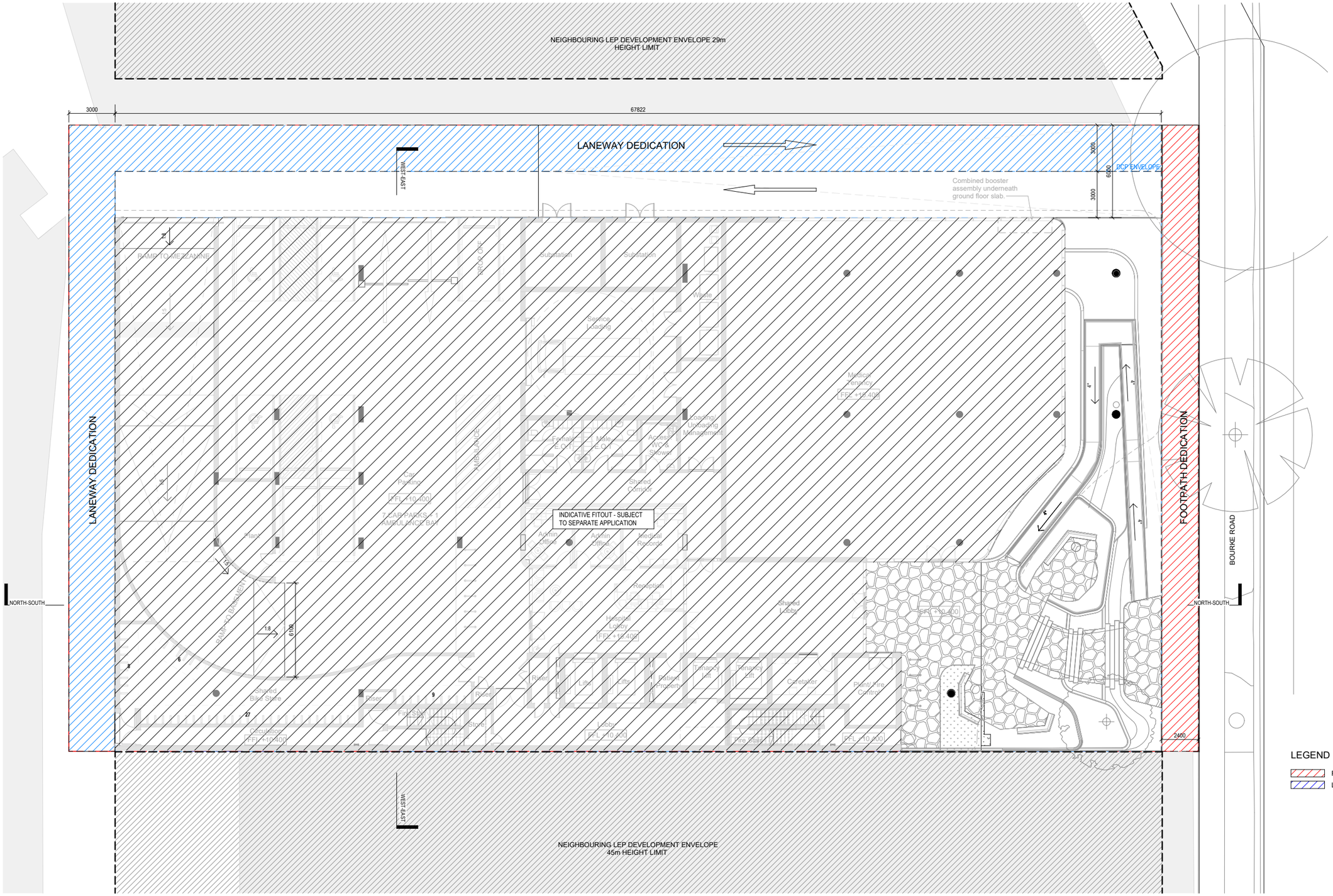
Drawing No — DA A03.001

Revision —



L00 - GF - LANEWAY DEDICATION

1 : 125

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A	08/11/23	DEVELOPMENT APPLICATION

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2015 NSW

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Drawing Title

LANEWAY DEDICATION PLAN

Drawing Status

STAGE 2 SSDA

Drawing Details

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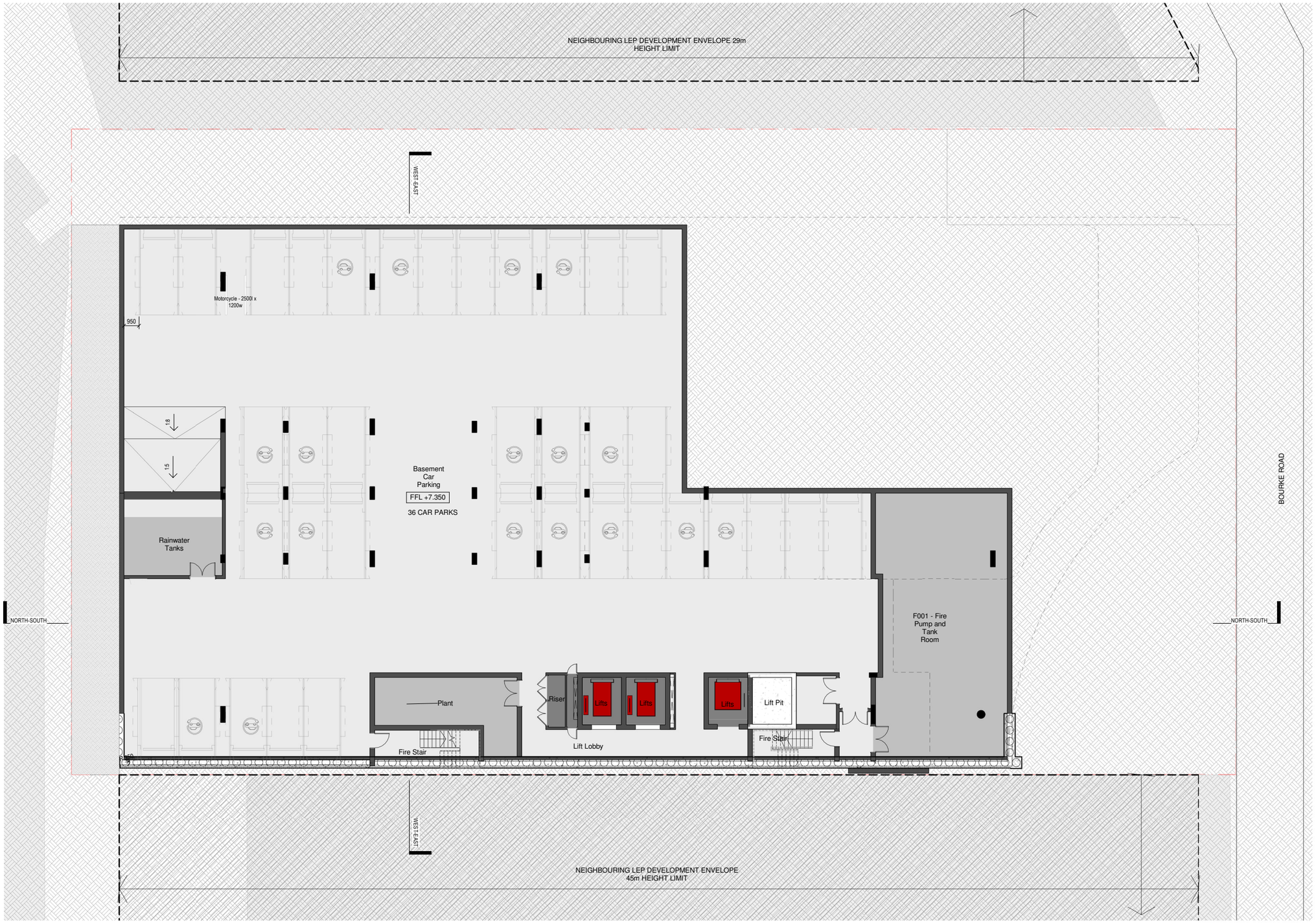
Drawn	BG
Checked	MM

Drawing No

DA-A01.003

Revision



LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

DA_BASEMENT - GENERAL ARRANGEMENT

1 : 125

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1:250 @ A3

ORIGINAL DRAWING IN COLOUR

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0 5 10

Client
—
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Project Title
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ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
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Drawing Title
—
BASEMENT GENERAL ARRANGEMENT PLAN

Drawing Status
—
STAGE 2 SSDA

Drawing Details
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Job No	10012
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Checked	MM

Drawing No
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DA-A10.B01

Revision
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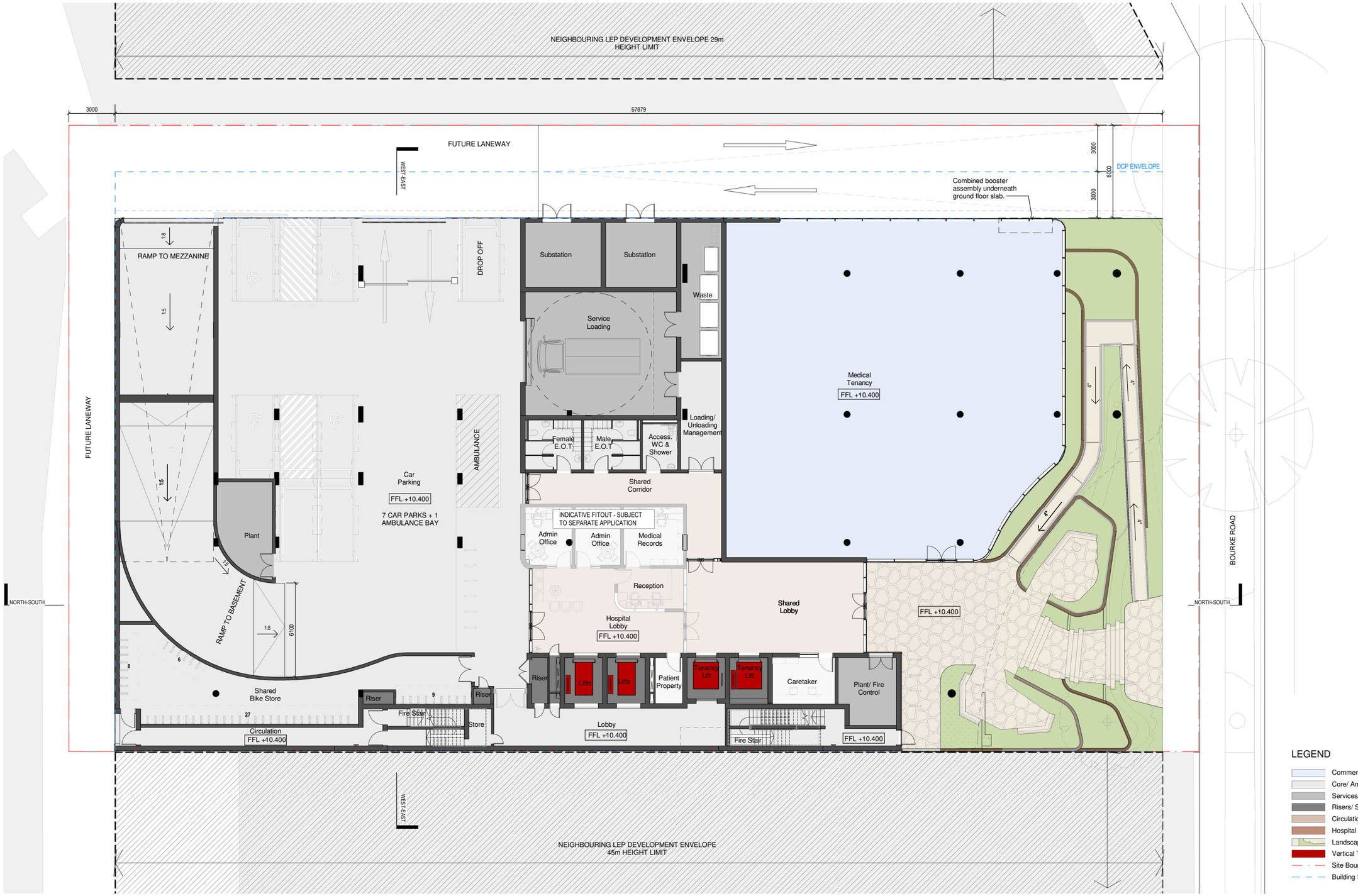

LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

L00 - GF - CAR PARK

1 : 125

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1:250 @ A3

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0 5 10

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28-32 Bourke Road, Alexandria
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Drawing Title
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GROUND FLOOR GENERAL ARRANGEMENT PLAN

Drawing Status
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STAGE 2 SSDA

Drawing Details
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DA-A10.100

Revision
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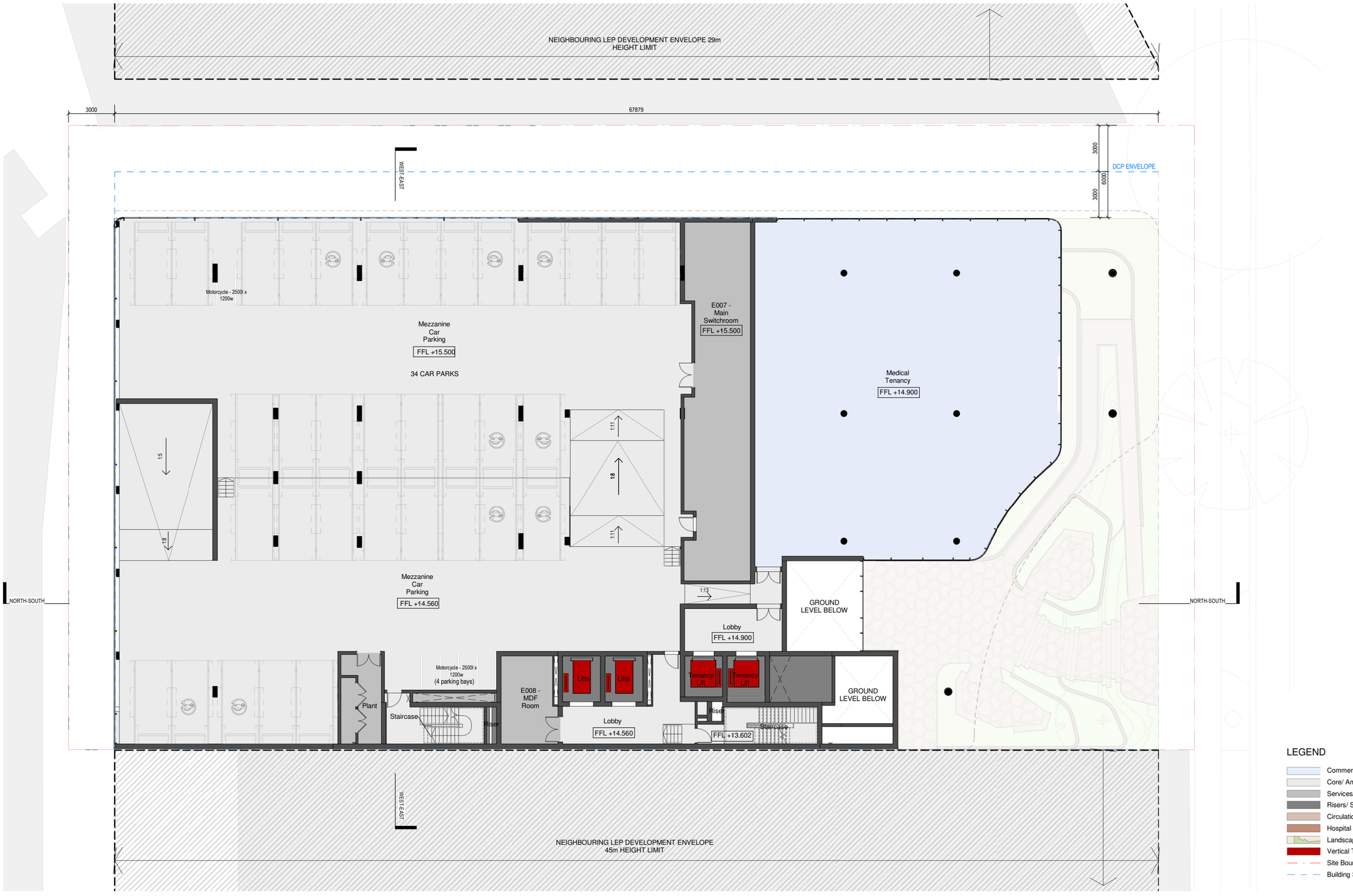

LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

DA_L0M - MEZZANINE GENERAL ARRANGEMENT

1 : 125

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Australia Square, 95 Pitt Street
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ORIGINAL DRAWING IN COLOUR

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0 5 10

Client

Centuria Healthcare Property Services

Project Title

ALEXANDRIA MENTAL HEALTH CENTRE

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Drawing Title

GROUND FLOOR MEZZANINE GENERAL ARRANGEMENT PLAN

Drawing Status

STAGE 2 SSDA

Drawing Details

Scale	As indicated@ A1
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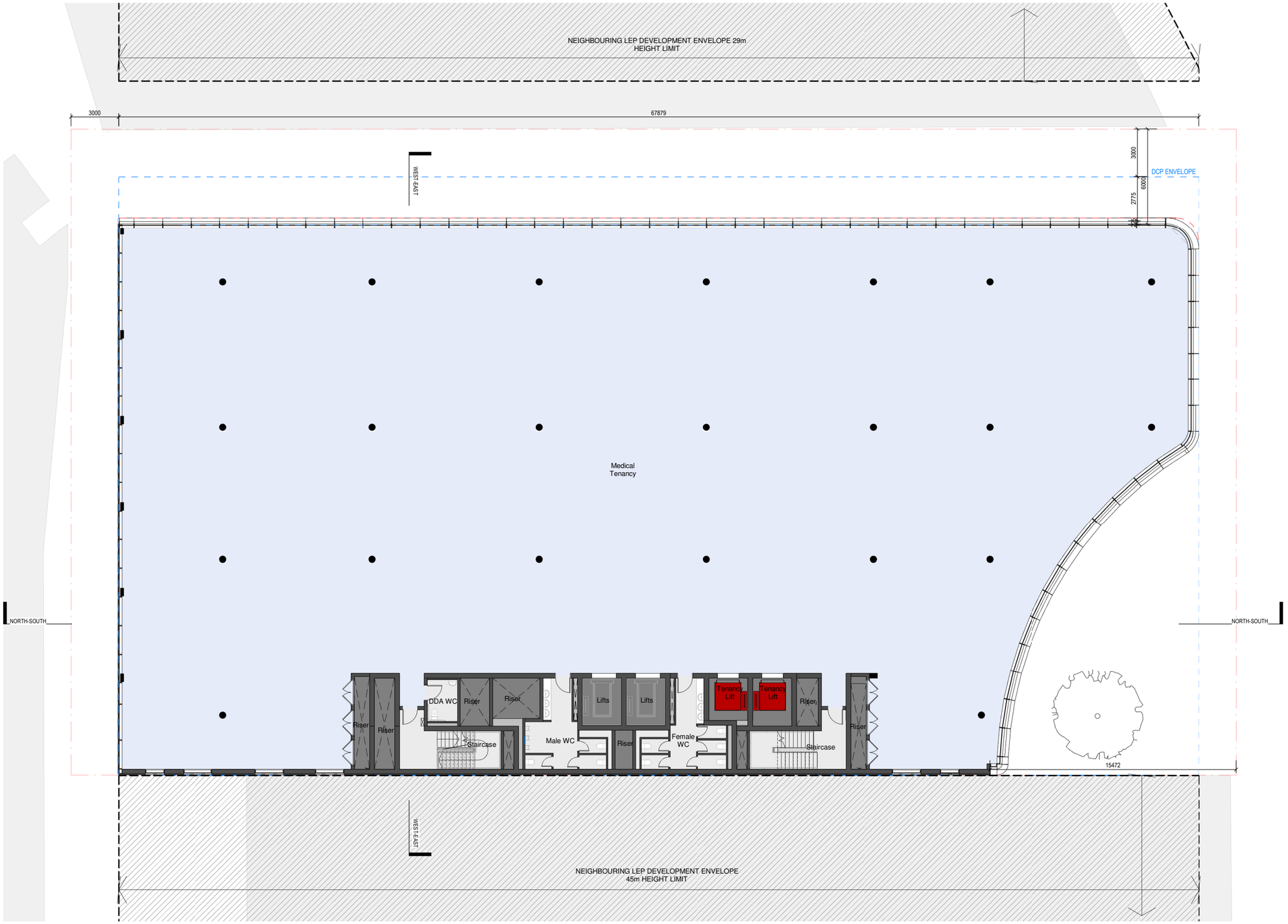
Job No	10012
Drawn	BG
Checked	MM

Drawing No DA-A10.100M

Revision A



LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

DA_L01 - GENERAL ARRANGEMENT

1 : 125

Warren and Mahoney Architects Australia Pty Ltd
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Suite 13.03, Plaza Building
Australia Square, 95 Pitt Street
Sydney, NSW 2000
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Nominated Architect:
Sven Ollmann ARB NSW 11123
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Nominated Architect:
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1:250 @ A3

ORIGINAL DRAWING IN COLOUR

PROJECT NORTH TRUE NORTH

0 5 10

Client
—
Centuria Healthcare Property Services

Project Title
—
ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
2015 NSW

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Drawing Title
—
LEVEL 01 GENERAL ARRANGEMENT PLAN

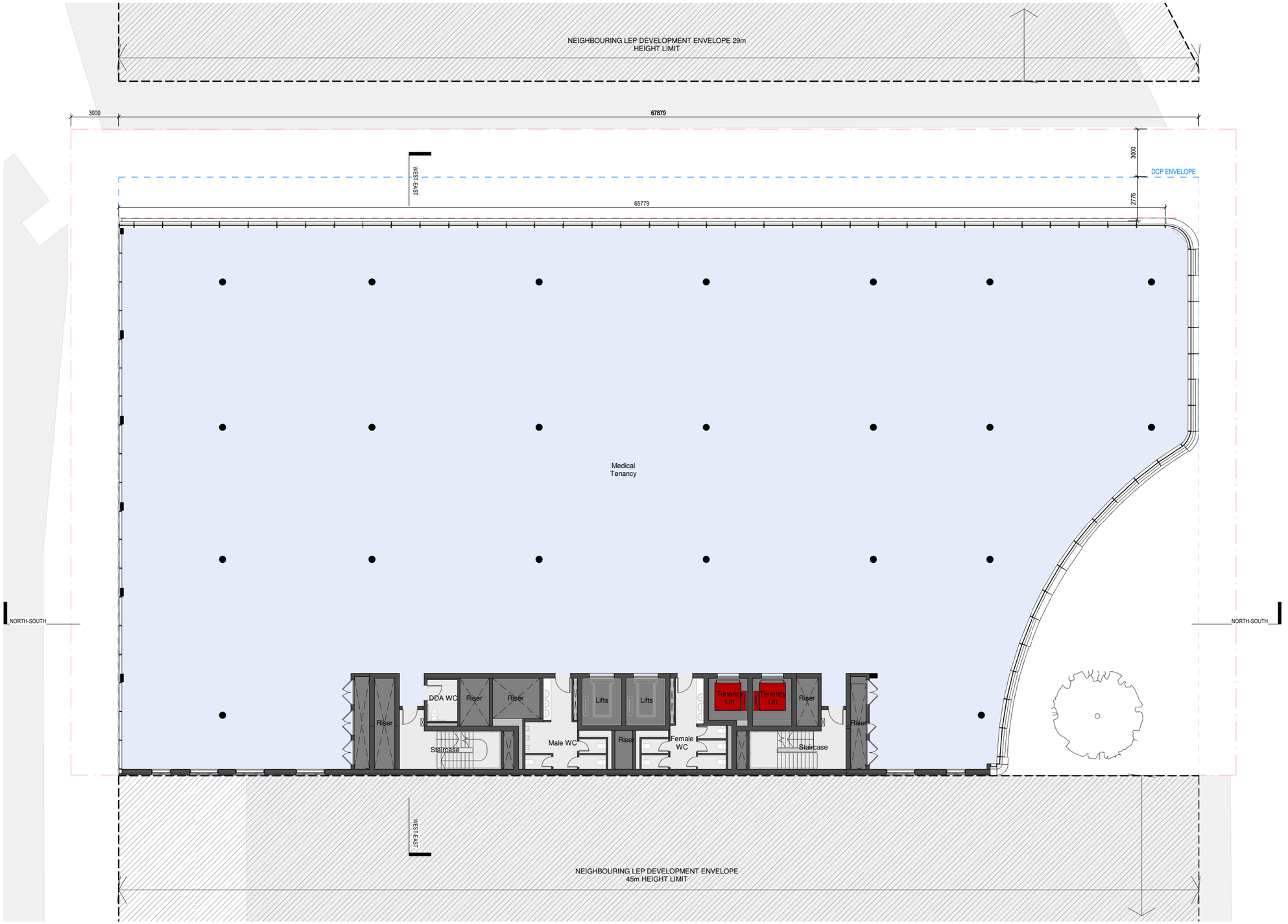
Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

Scale	As indicated@ A1
Date	23/11/2023 4:53:01 pm
Job No	10012
Drawn	BG
Checked	MM

Drawing No DA-A10.101

Revision



LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

DA_L02 - GENERAL ARRANGEMENT

1 : 125

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PROJECT NORTH TRUE NORTH

0 5 10

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Project Title
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Drawing Title
—
LEVEL 02 GENERAL ARRANGEMENT PLAN

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

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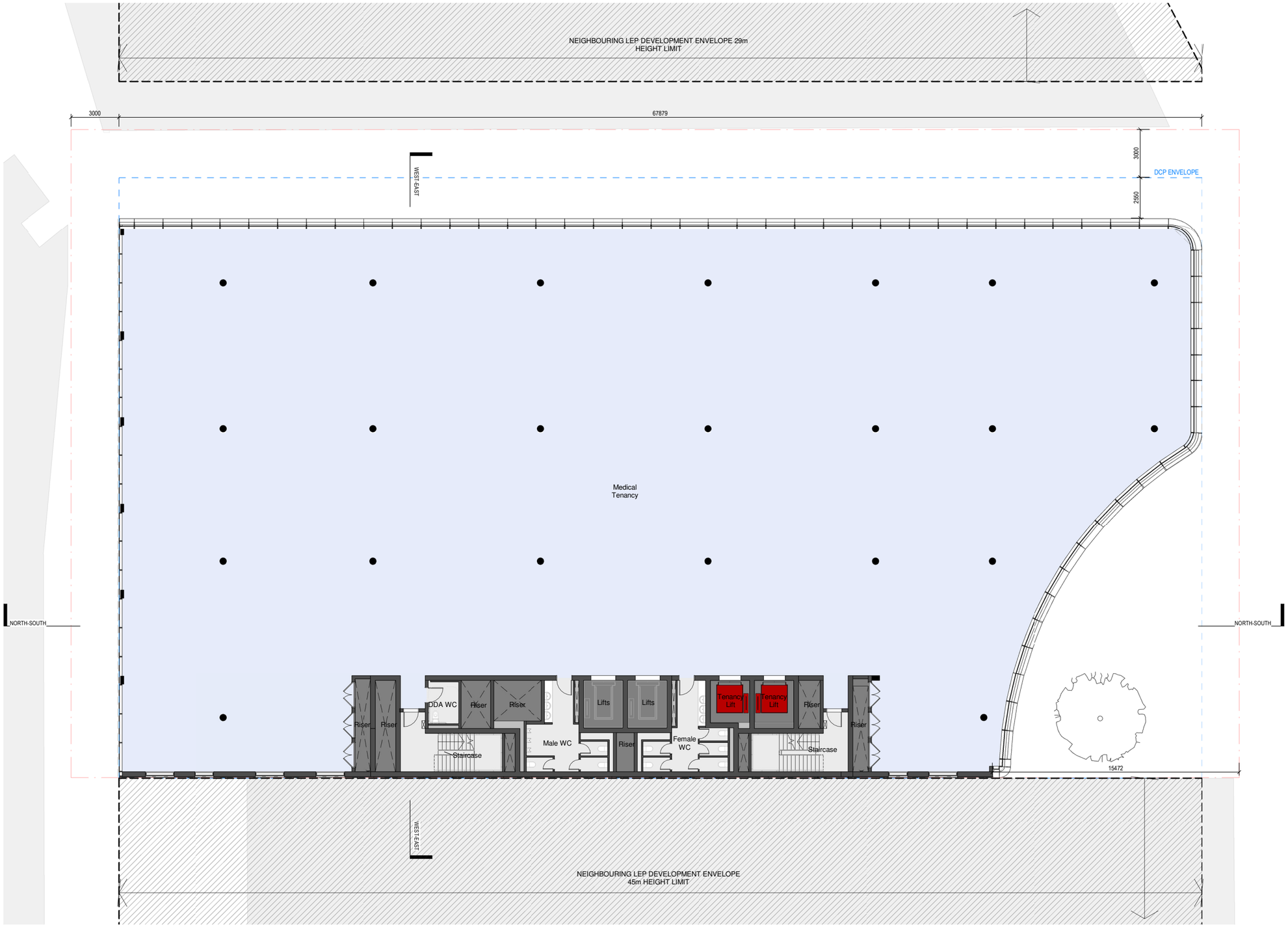
Drawn	BG
Checked	MM

Drawing No DA-A10.102

Revision



LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

DA_L03 - GENERAL ARRANGEMENT

1 : 125

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PROJECT NORTH TRUE NORTH

0 5 10

Client
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Drawing Title
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LEVEL 03 GENERAL ARRANGEMENT PLAN

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

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Checked	MM

Drawing No DA-A10.103

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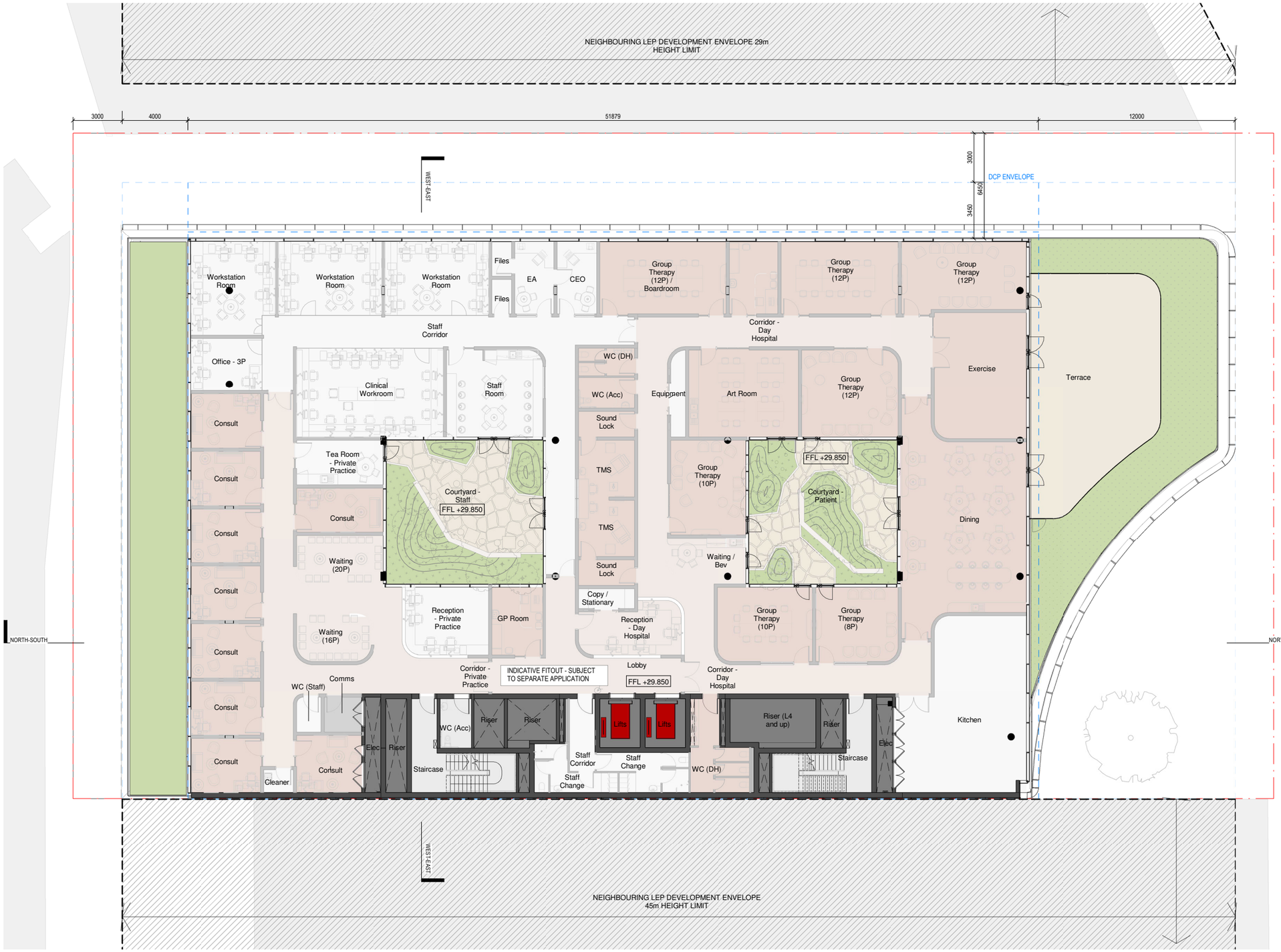

LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

DA_L04 - GENERAL ARRANGEMENT

1 : 125

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PROJECT NORTH

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Client
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Drawing Title
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LEVEL 04 GENERAL ARRANGEMENT PLAN

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

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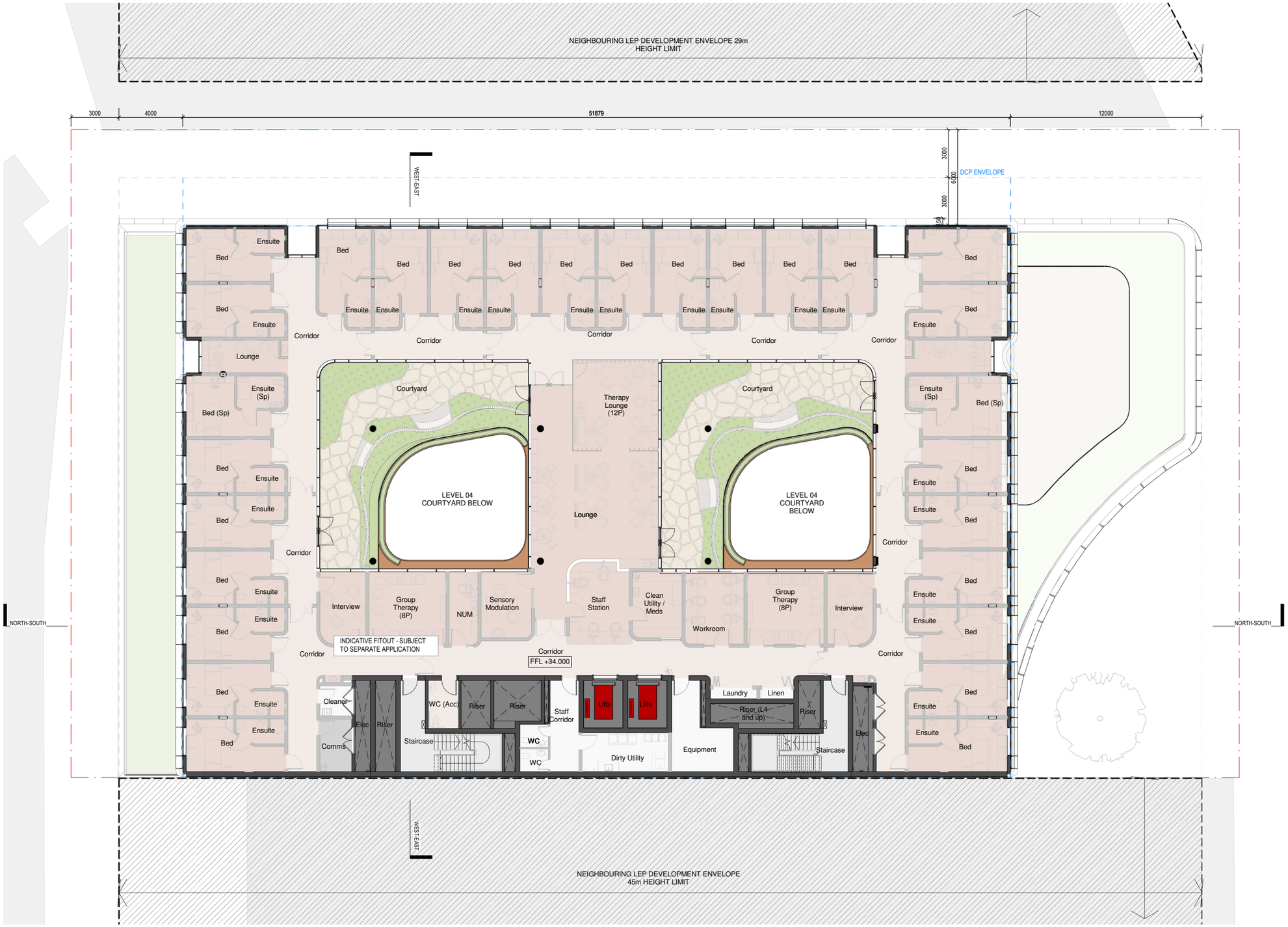
Checked	MM

Drawing No — DA-A10.104

Revision —



DA_L05 - GENERAL ARRANGEMENT IPU

1 : 125

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PROJECT NORTH TRUE NORTH

0 5 10

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Drawing Title
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LEVEL 05 GENERAL ARRANGEMENT PLAN

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

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Job No	10012
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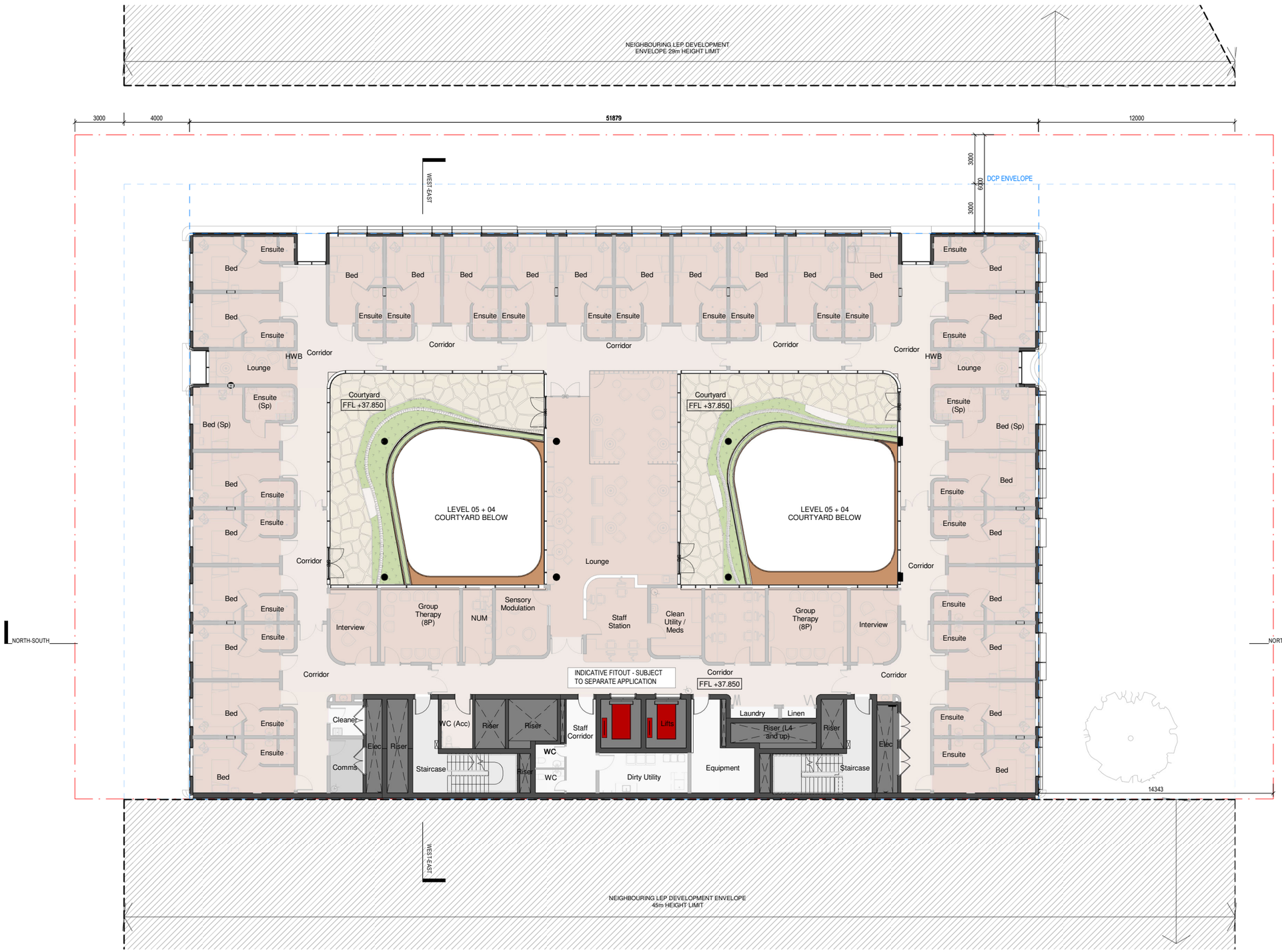
Checked	MM

Drawing No — DA-A10.105

Revision



LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

DA_L06 - GENERAL ARRANGEMENT IPU

1 : 125

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PROJECT NORTH

TRUE NORTH

0 5 10

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Drawing Title
—
LEVEL 06 GENERAL ARRANGEMENT PLAN

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

Scale	As indicated@ A1
Date	23/11/2023 4:54:04 pm
Job No	10012
Drawn	BG
Checked	MM

Drawing No
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DA-A10.106

Revision
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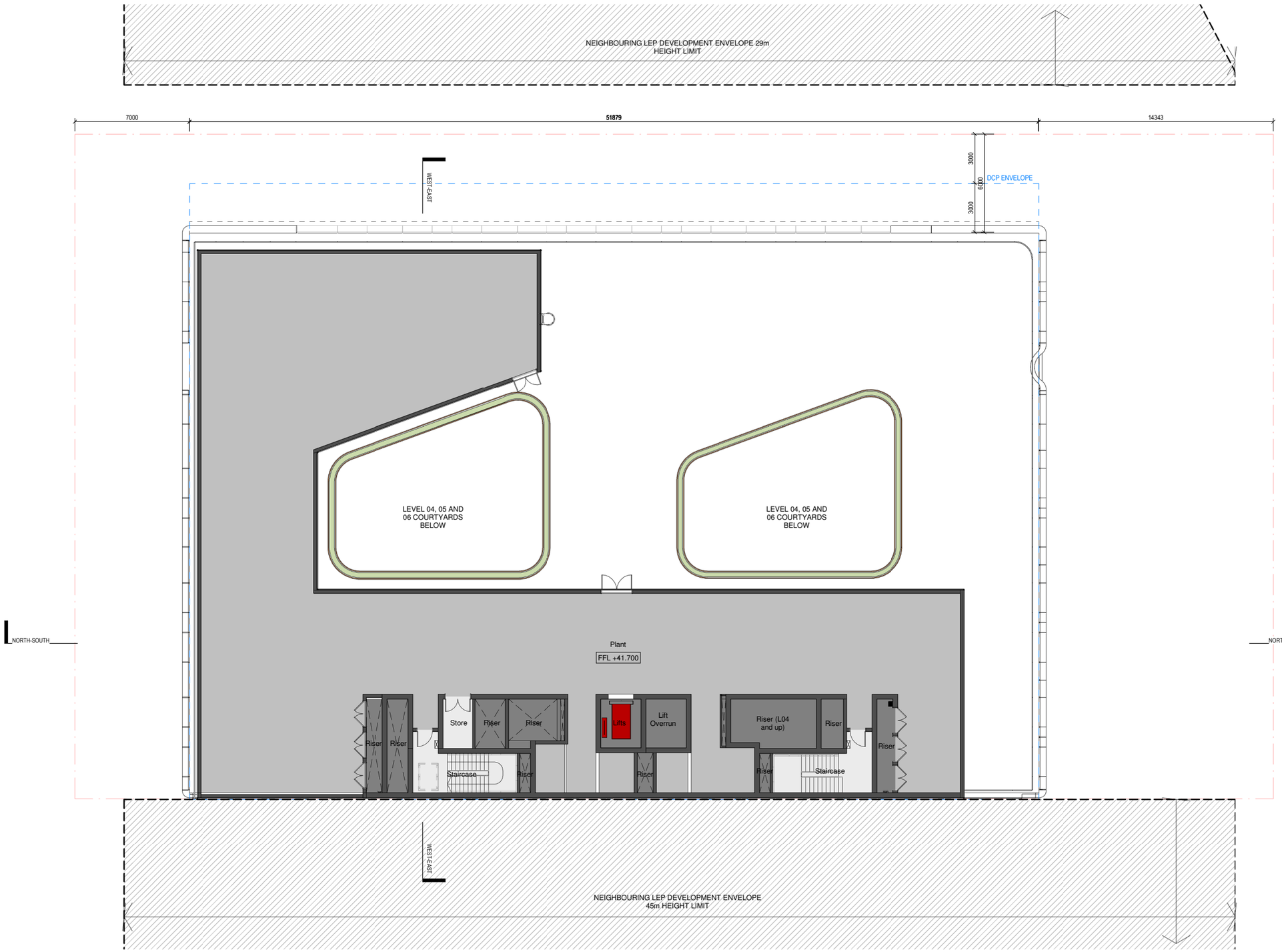

DA_L07 - GENERAL ARRANGEMENT

1 : 125

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ORIGINAL DRAWING IN COLOUR

PROJECT NORTH N

TRUE NORTH N

0 5 10

Client
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Centuria Healthcare Property Services

Project Title
—
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Drawing Title
—
LEVEL 07 GENERAL ARRANGEMENT PLAN

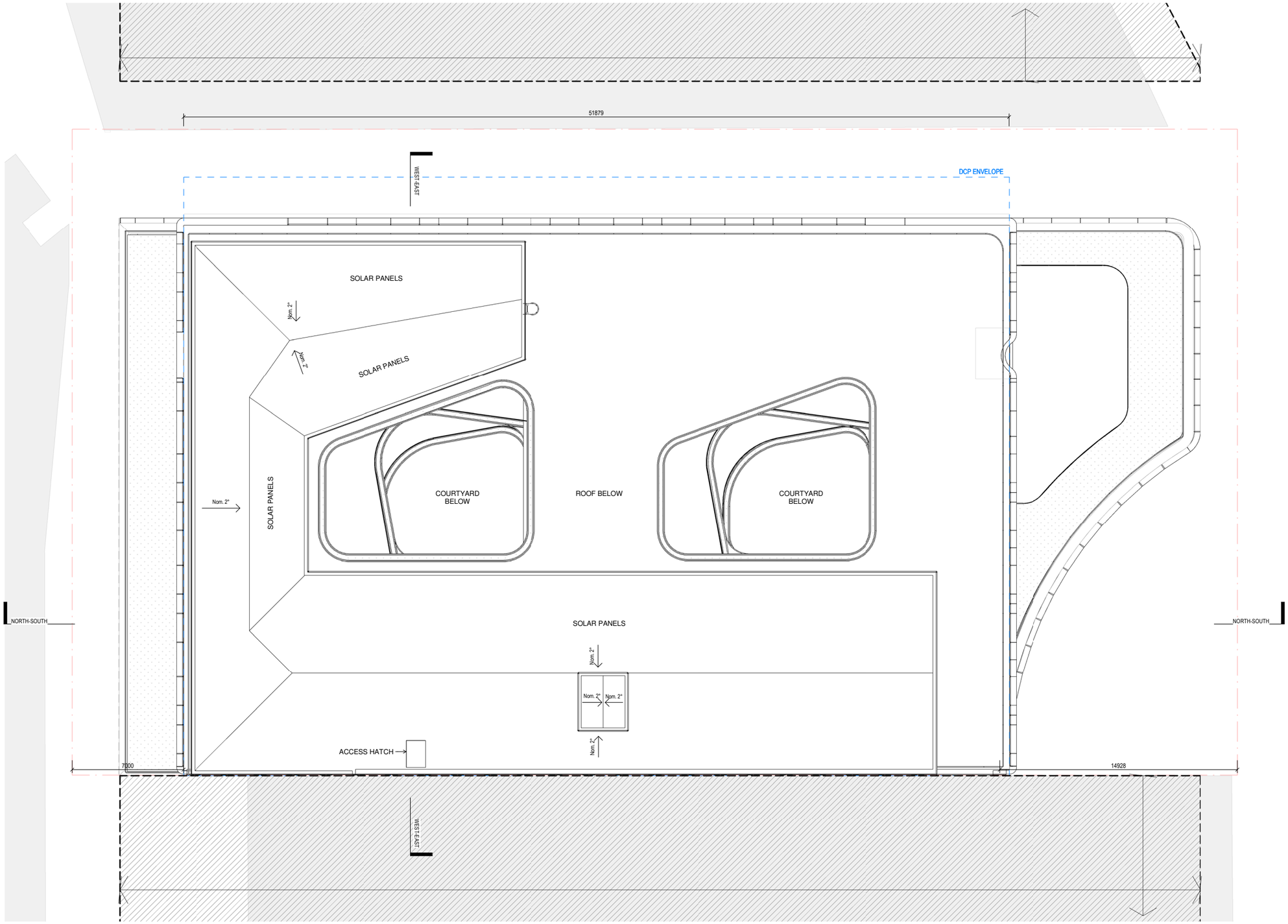
Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

Scale	As indicated@ A1
Date	24/11/2023 8:46:35 am
Job No	10012
Drawn	BG
Checked	MM

Drawing No
—
DA-A10.107

Revision
A



DA_ROOF - GENERAL ARRANGEMENT

1 : 125

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1:250 @ A3

ORIGINAL DRAWING IN COLOUR

PROJECT NORTH N

TRUE NORTH N

0 5 10

Client
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Project Title
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ALEXANDRIA MENTAL HEALTH CENTRE
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Drawing Title
—
ROOF GENERAL ARRANGEMENT PLAN

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

Scale	1 : 125@ A1
Date	24/11/2023 8:46:42 am
Job No	10012
Drawn	BG
Checked	MM

Drawing No
—
DA-A11.108

Revision

NORTH ELEVATION

1 : 100

Facade Types

FT01	- Glass and solid spandrel storefront system	FT06	- Window wall with aluminium baguette solar shading
FT02	- Louvered facade system	FT07	- Window wall system
FT03	- Window wall and aluminium baguette rainscreen system	FT08	- Aluminium facade cladding system
FT04.A	- Window wall with aluminium baguette solar shading	FT09	- Pigmented concrete with feature reveal metric
FT04.B	- Window wall with single aluminium baguette articulation	FT10	- Window wall system to internal courtyards
FT05	- Window wall with vision and spandrel glass panels	FT11	- Louvered facade system to roof plant enclosure

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Client
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Centuria Healthcare Property Services

Project Title
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2015 NSW

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Drawing Title
—
NORTH ELEVATION

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

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Job No	10012
Drawn	NA
Checked	MM

Drawing No
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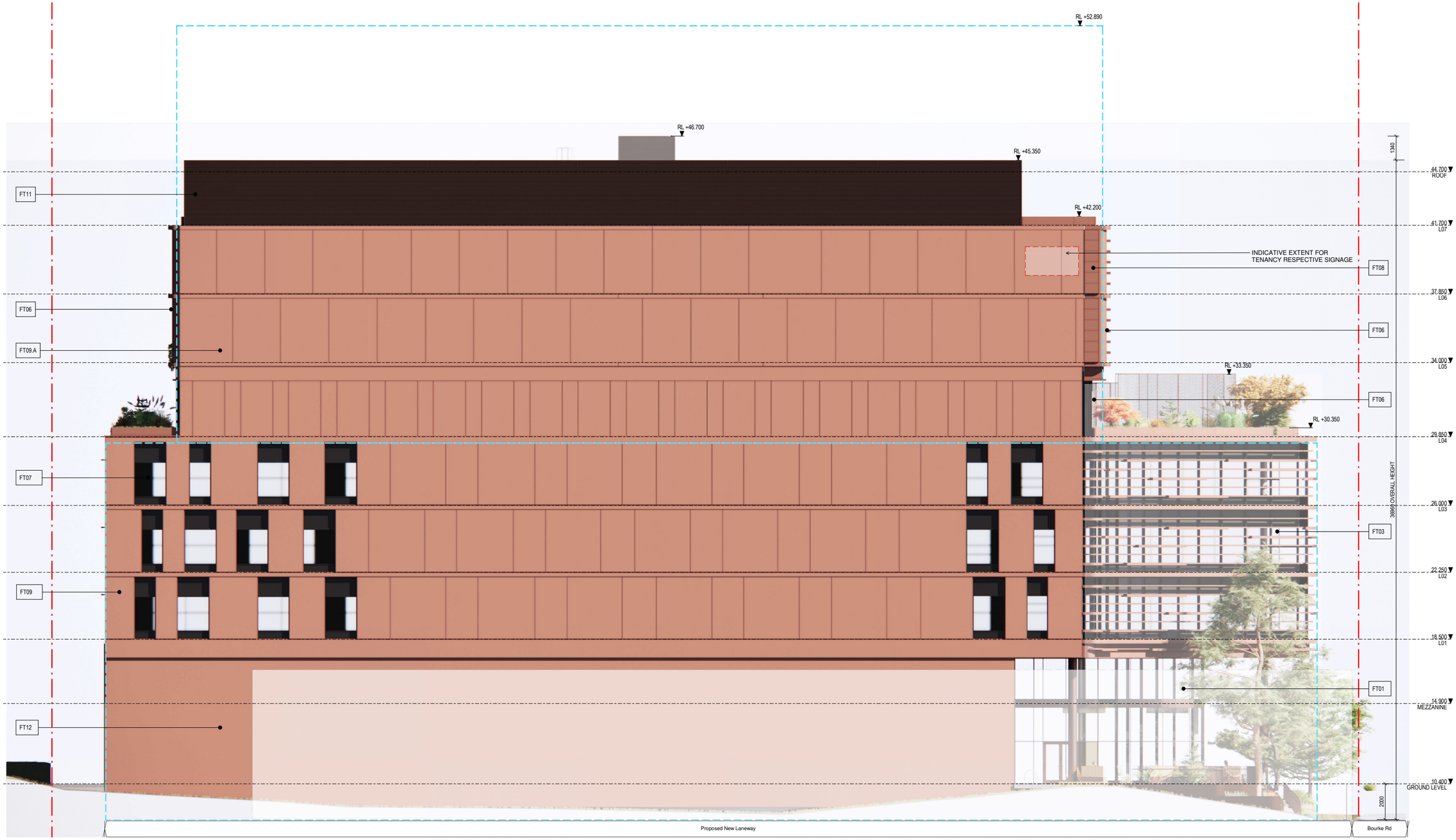
DA-A20.001

Revision



EAST ELEVATION SSDA

1 : 100

Facade Types

FT01	- Glass and solid spandrel storefront system	FT06	- Window wall with aluminium baguette solar shading
FT02	- Louvered facade system	FT07	- Window wall system
FT03	- Window wall and aluminium baguette rainscreen system	FT08	- Aluminium facade cladding system
FT04.A	- Window wall with aluminium baguette solar shading	FT09	- Pigmented concrete with feature reveal metric
FT04.B	- Window wall with single aluminium baguette articulation	FT10	- Window wall system to internal courtyards
FT05	- Window wall with vision and spandrel glass panels	FT11	- Louvered facade system to roof plant enclosure

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ORIGINAL DRAWING IN COLOUR

Client
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Project Title
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Drawing Title
—
EAST ELEVATION

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

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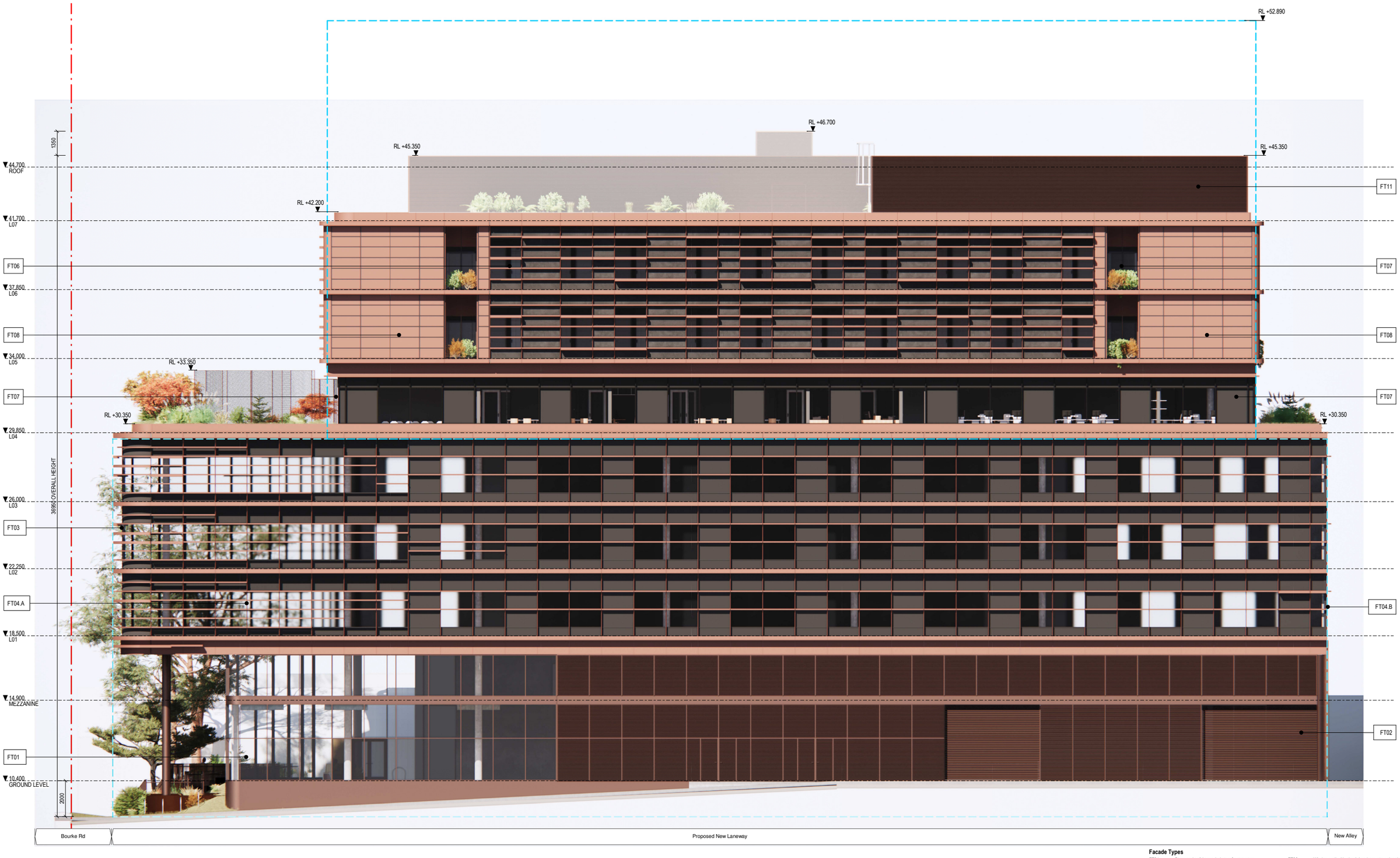
Date	23/11/2023 4:55:45 pm
Job No	10012
Drawn	NA
Checked	MM

Drawing No
—
DA-A20.002

Revision



WEST ELEVATION

1 : 100

Facade Types

FT01	- Glass and solid spandrel storefront system	FT06	- Window wall with aluminium baguette solar shading
FT02	- Louvered facade system	FT07	- Window wall system
FT03	- Window wall and aluminium baguette rainscreen system	FT08	- Aluminium facade cladding system
FT04.A	- Window wall with aluminium baguette solar shading	FT09	- Pigmented concrete with feature reveal metric
FT04.B	- Window wall with single aluminium baguette articulation	FT10	- Window wall system to internal courtyards
FT05	- Window wall with vision and spandrel glass panels	FT11	- Louvered facade system to roof plant enclosure

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Client
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Project Title
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Drawing Title
WEST ELEVATION

Drawing Status
STAGE 2 SSDA

Drawing Details

Scale	As indicated@ A1
Date	23/11/2023 4:56:24 pm
Job No	10012
Drawn	NA
Checked	MM

Drawing No DA-A20.004

Revision

SOUTH ELEVATION SSDA

1 : 100

Facade Types

FT01	- Glass and solid spandrel storefront system	FT06	- Window wall with aluminium baguette solar shading
FT02	- Louvered facade system	FT07	- Window wall system
FT03	- Window wall and aluminium baguette rainscreen system	FT08	- Aluminium facade cladding system
FT04.A	- Window wall with aluminium baguette solar shading	FT09	- Pigmented concrete with feature reveal metric
FT04.B	- Window wall with single aluminium baguette articulation	FT10	- Window wall system to internal courtyards
FT05	- Window wall with vision and spandrel glass panels	FT11	- Louvered facade system to roof plant enclosure

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SOUTH ELEVATION

Drawing Status
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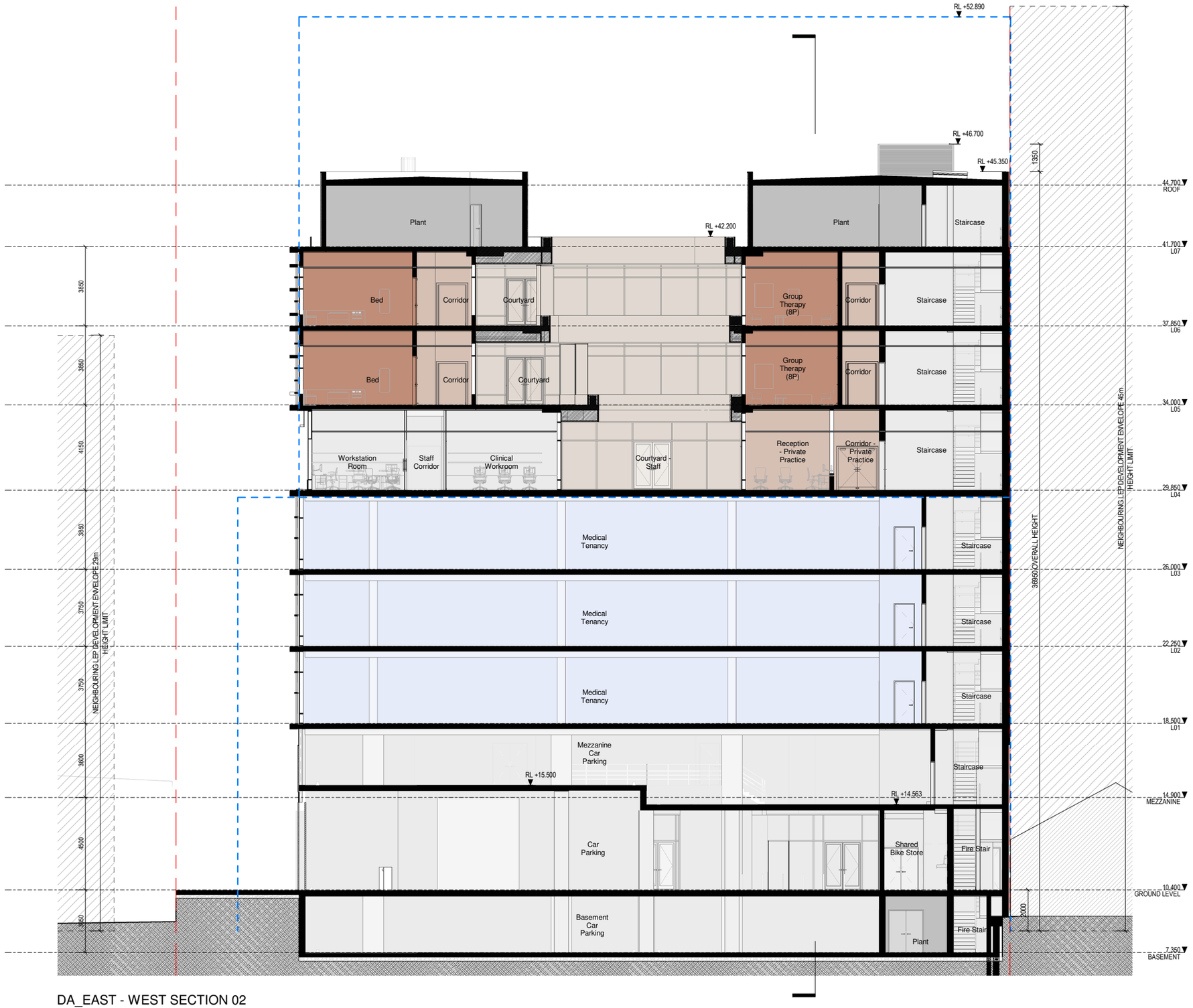
Checked	MM

Drawing No — DA-A20.003

Revision



DA_EAST - WEST SECTION 02

1 : 100

LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

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Suite 6, Level 1
2-12 Foveaux St, Surry Hills
Sydney, NSW 2010
Australia
Phone + 61 2 9380 2625
Nominated Architect:
John Alexander Clarke NSW 8903
—
www.maaparchitects.com

Revisions
—
A 24/11/23 DEVELOPMENT APPLICATION

Notes
—
1:250 @ A3

ORIGINAL DRAWING IN COLOUR

Client
—
Centuria Healthcare Property Services

Project Title
—
ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
2015 NSW

All dimension to be verified on site before producing shop drawings or commencing any work.
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Drawing Title
—
EAST - WEST SECTION

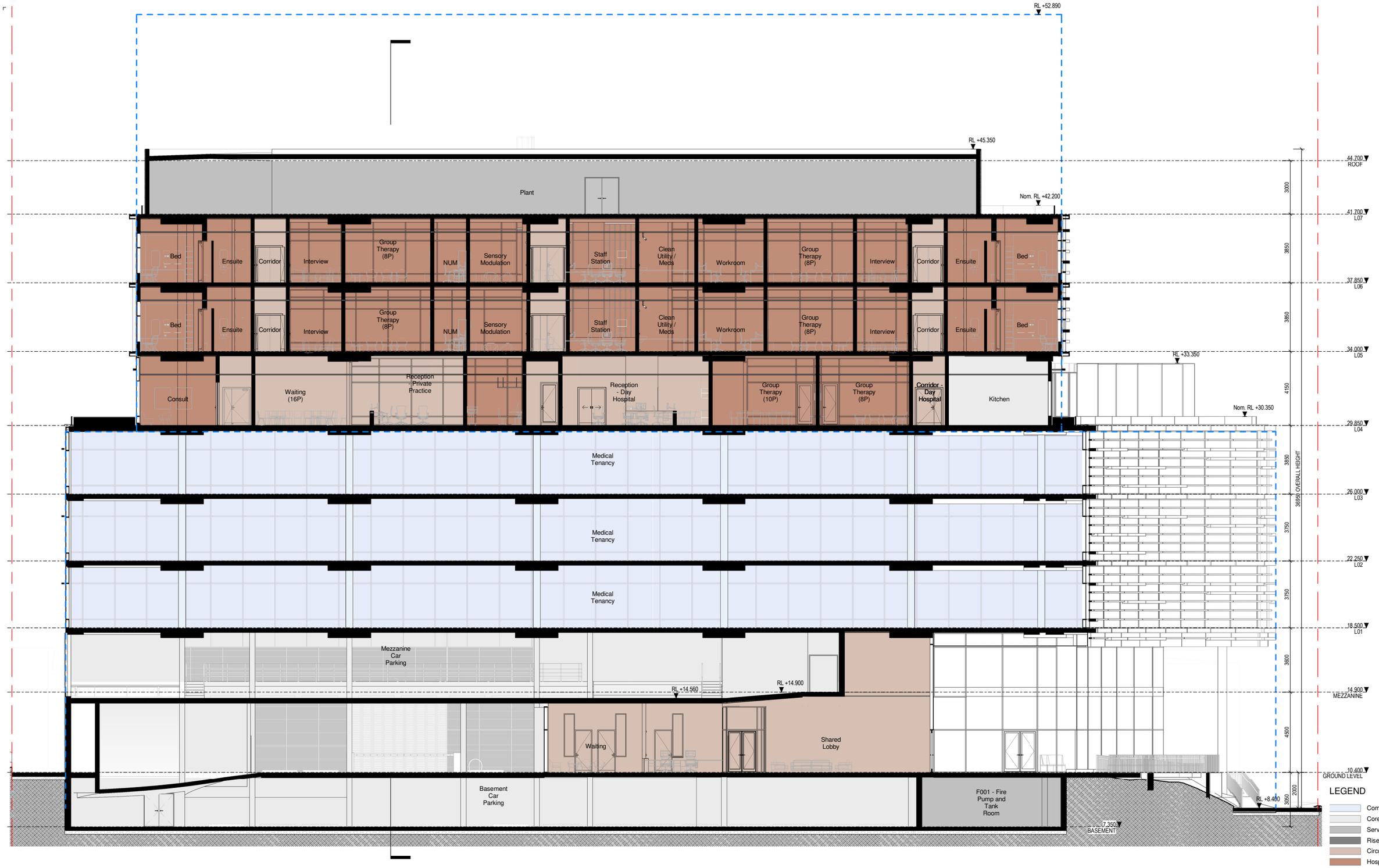
Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

Scale	As indicated@ A1
Date	23/11/2023 4:56:56 pm
Job No	10012
Drawn	BG
Checked	MM

Drawing No — DA-A30.001

Revision



DA_NORTH - SOUTH SECTION 02

1 : 100

LEGEND

- Commercial
- Core/ Amenities/ Back of House
- Services/ Plant
- Risers/ Shafts
- Circulation/ Front of House
- Hospital
- Landscape
- Vertical Transportation
- Site Boundary
- Building Setbacks

Warren and Mahoney Architects Australia Pty Ltd
Suite 13.03, Plaza Building
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Nominated Architect:
Sven Ollmann ARB NSW 11123
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maap

Revisions

A	24/11/23	DEVELOPMENT APPLICATION

Notes

1:250 @ A3

ORIGINAL DRAWING IN COLOUR

Client
Centuria Healthcare Property Services

Project Title
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Drawing Title
NORTH - SOUTH SECTION

Drawing Status
STAGE 2 SSDA

Drawing Details

Scale	As indicated@ A1
Date	23/11/2023 4:57:22 pm
Job No	10012
Drawn	BG
Checked	MM

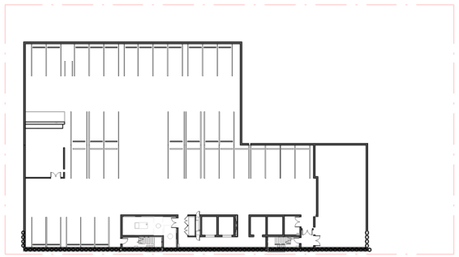
Drawing No DA-A30.002

Revision A

A.02

Area Plans

Area Schedule (GFA)		
Name	**Level**	**Area**
GFA	GROUND LEVEL	1031 m²
GFA	MEZZANINE	491 m²
GFA	L01	1975 m²
GFA	L02	1975 m²
GFA	L03	1975 m²
GFA	L04	1439 m²
GFA	L05	1275 m²
GFA	L06	1275 m²
		11436 m²



DA_GFA BASEMENT

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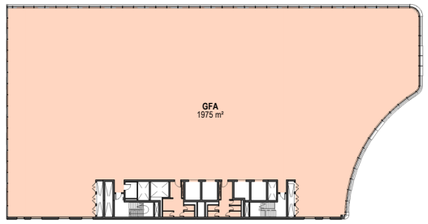

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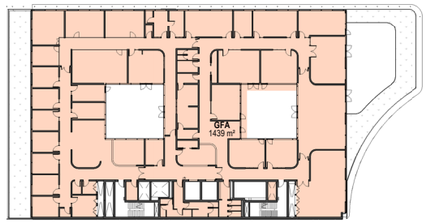

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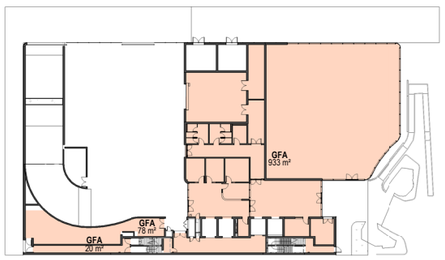

DA_GFA GROUND LEVEL

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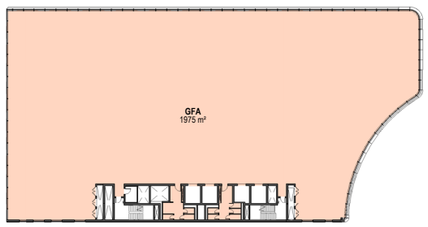

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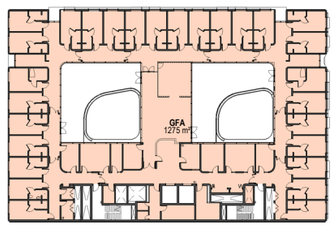

DA_GFA L05

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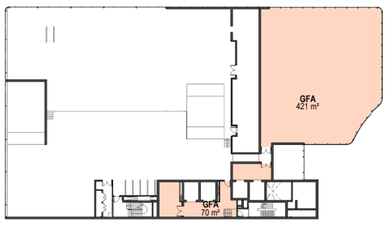
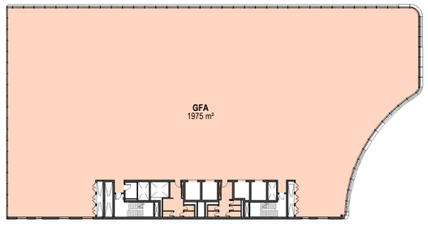


DA_GFA MEZZANINE

1 : 500



DA_GFA L03

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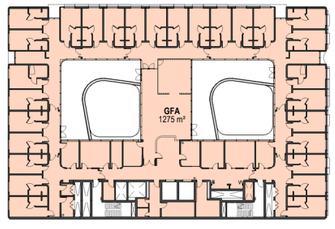

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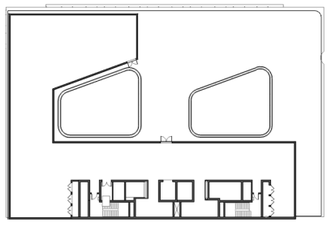

DA_GFA L07

1 : 500

Warren and Mahoney Architects Australia Pty Ltd
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—
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maap

Revisions
—
A 24/11/23 DEVELOPMENT APPLICATION

Notes
—
1:1000 @ A3

ORIGINAL DRAWING IN COLOUR

PROJECT NORTH N

TRUE NORTH N

0 5 10

Client
—
Centuria Healthcare Property Services

Project Title
—
ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
2015 NSW

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Drawing Title
—
AREA PLANS - GFA

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

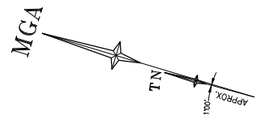
Scale	1 : 500@ A1
Date	23/11/2023 4:52:06 pm
Job No	10012
Drawn	Author
Checked	Checker

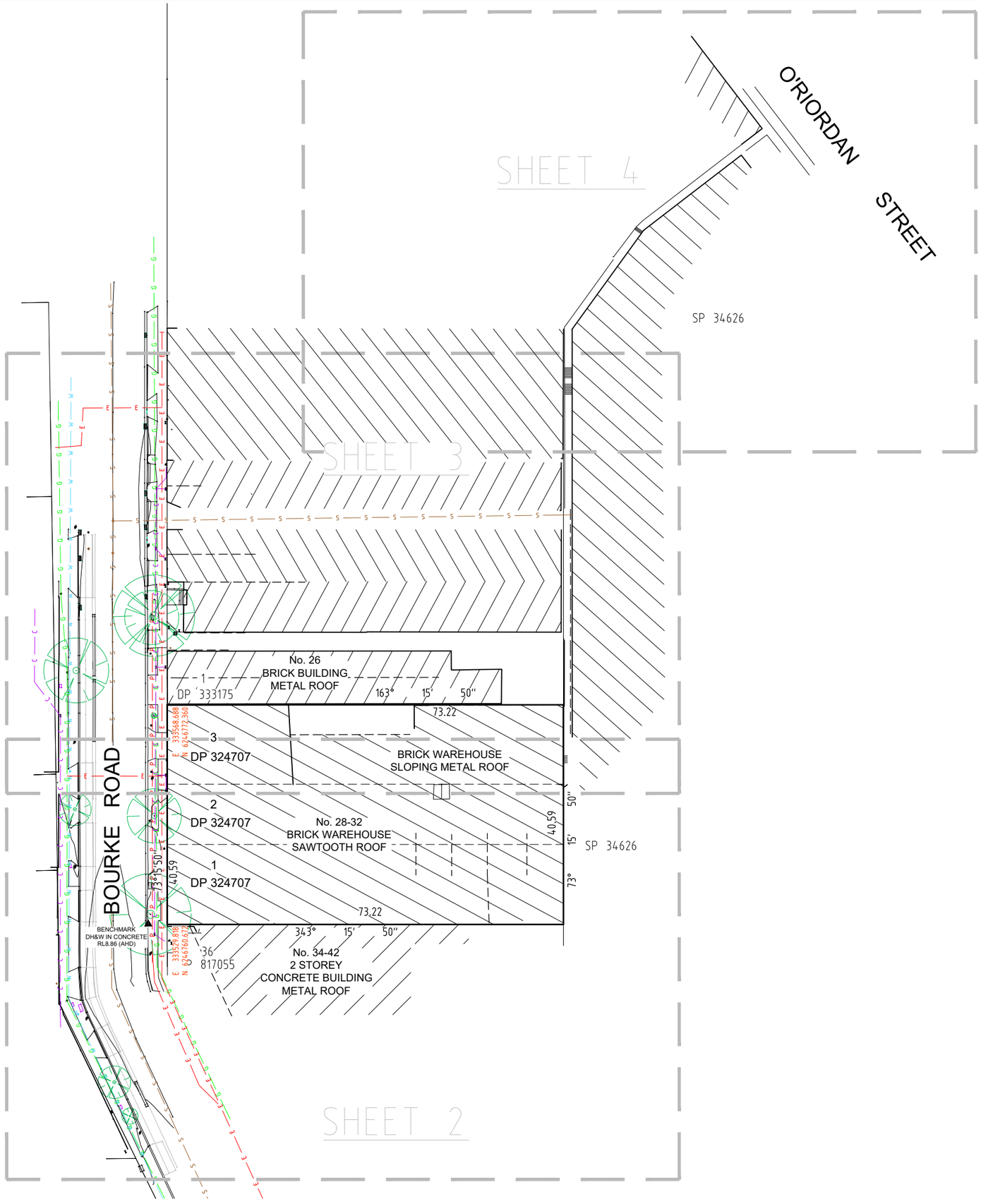
Drawing No — DA-A05.001

Revision

A.03

Survey





LEGEND

BENCH MARK	▲
COMMS PIT	COM
ELECTRIC LIGHT POLE	ELP
STREET SIGN	SS
HYDRANT	HYD
WATER METER	WM
GAS VALVE	GAS
PIT WITH METAL LID	MLID
BOLLARD	BOL
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
STOP VALVE	SV
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
GATE	
VEHICLE CROSSING	(VC)
GAS (DBYD)	G
COMMUNICATIONS (DBYD)	C
WATER (DBYD)	W
SEWER (DBYD)	S
ELECTRICITY (OVERHEAD)	P

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **SSM24974** R.L. **8.337** (A.H.D.) IN BOURKE ROAD
4. CONTOUR INTERVAL **0.5 m**
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
7. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
8. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
10. 8/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

DIAL BEFORE YOU DIG www.1100.com.au

GDA2020

0 8 16 24 32 40
SCALE 1:400 @ A1

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00

Revision	Date	Description	Reference
D	00/00/00	–	00
C	20/07/22	MGA COORDINATES ADDED	002
B	13/05/22	ADDITIONAL DETAIL ADDED	002
A	08/03/22	ADDITIONAL DETAIL ADDED	001

LTS CONFIDENCE TOGETHER
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THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
Registered Surveyor NSW
ID: 8650

Client JOHNSTAFF
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOTS 1,2&3 IN DP324707 KNOWN AS 28-32 BOURKE ROAD, ALEXANDRIA

datum AHD
site Area 2972m²
LGA SYDNEY

reference number 51596 001DT
scale 1:400 @A1
date of survey 02/12/2021
SHEET 1 OF 4

A.04

Material Sample Board

A.04
Material Sample Board

A - Terracotta colored pigmented concrete finishes on blank facades and core

B - Horizontal aluminium screens

C - Draught resistant native planting

D - Plant Screen Louvres, charcoal\dark copper finish

E - Clear, high performance DGU

F - Stainless steel fine mesh on L04 Balustrade and in courtyards

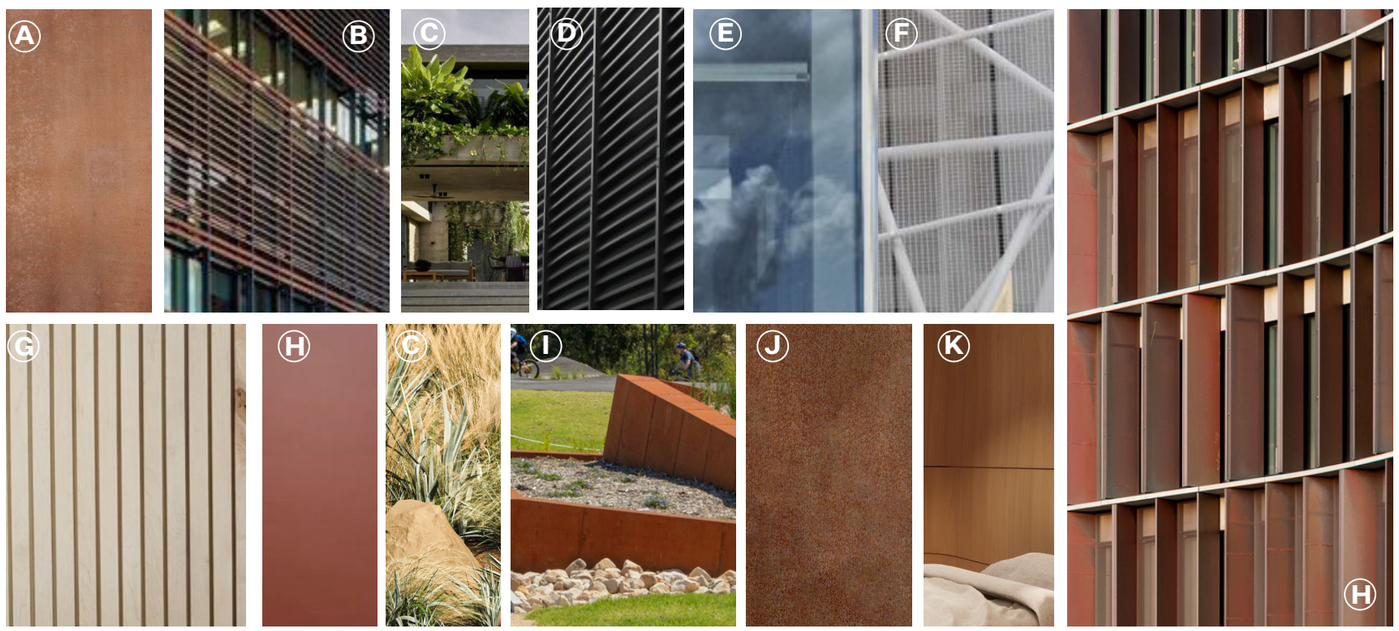
G - Timber finishes in key soffits and walls

H - Aluminium sunshades and finishes

I - The corten steel entry as a nod to the chimneys in the surrounding context

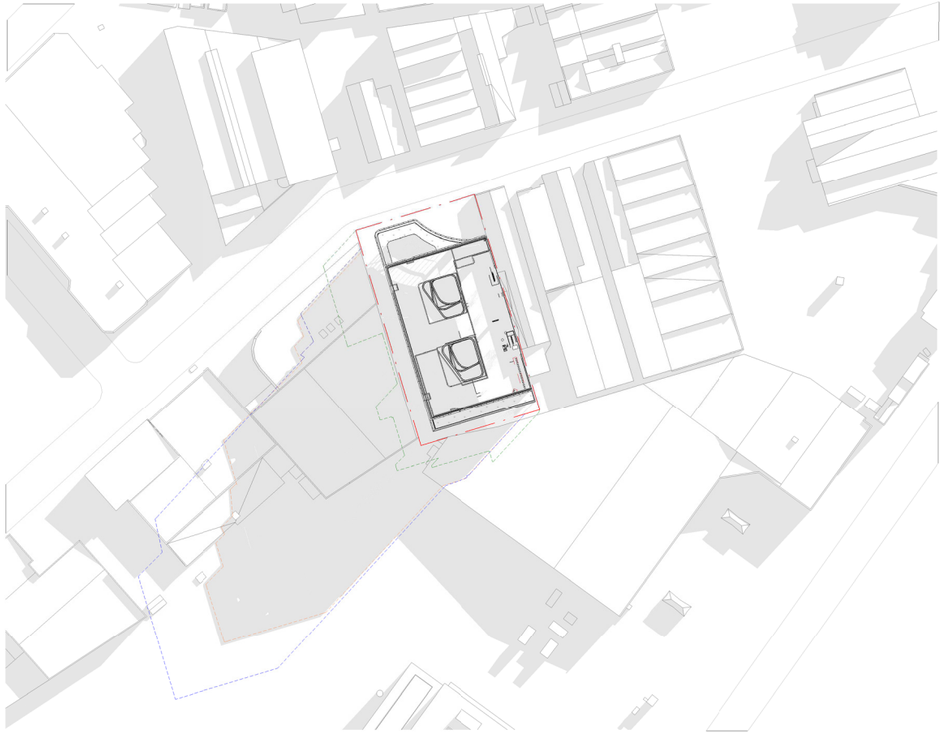
J - Corten Steel carving into landscape

K - Timber finishes provide a warm and welcoming material to inpatient rooms

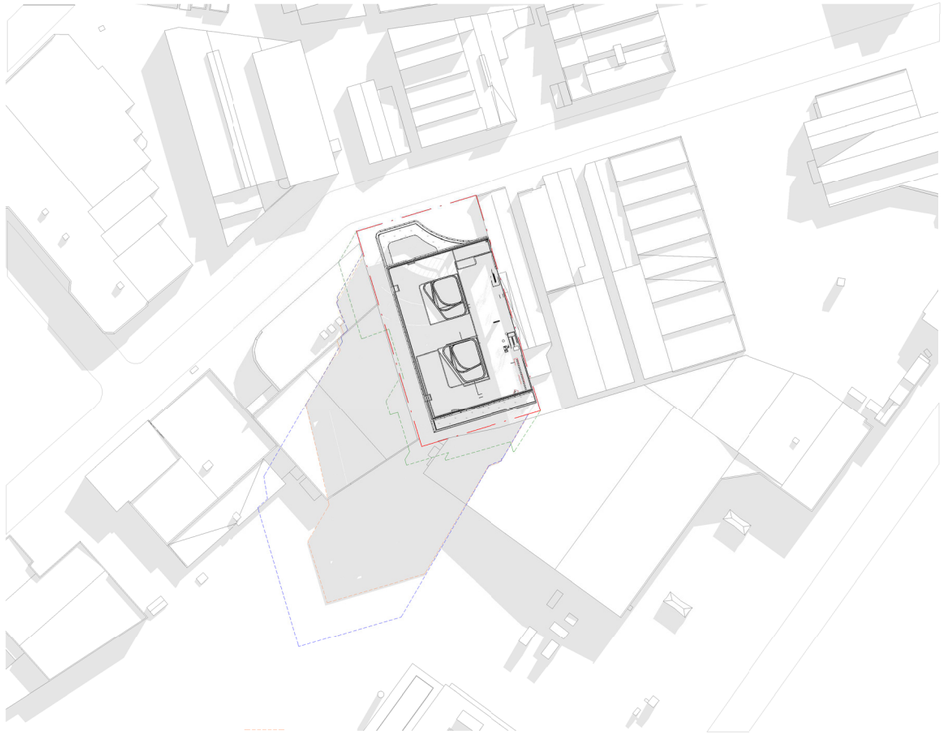


A.05

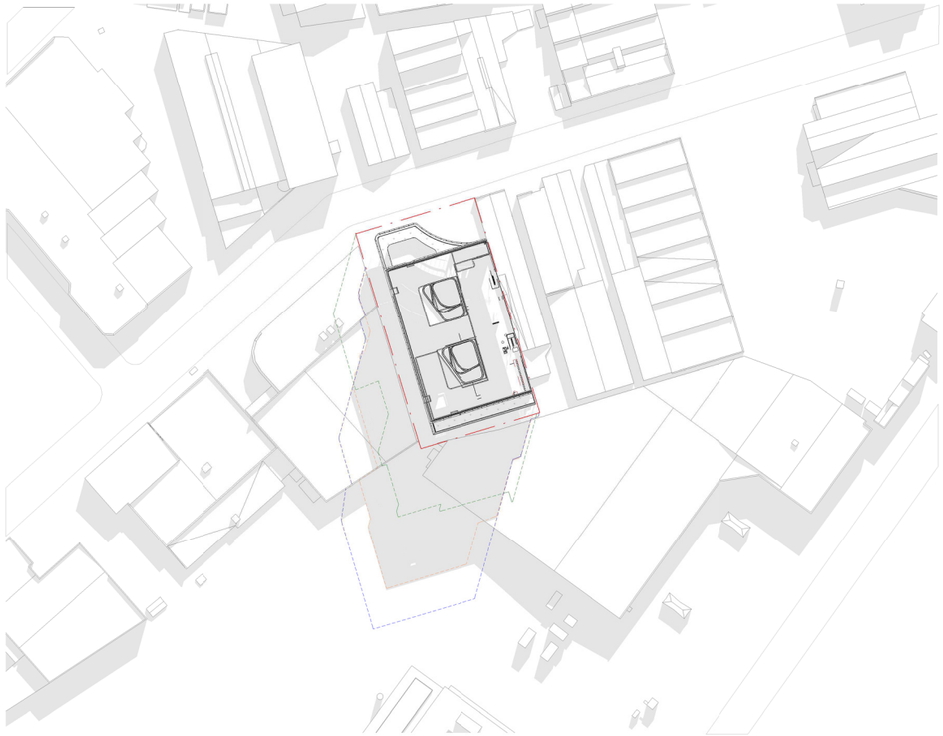
Shadow Analysis



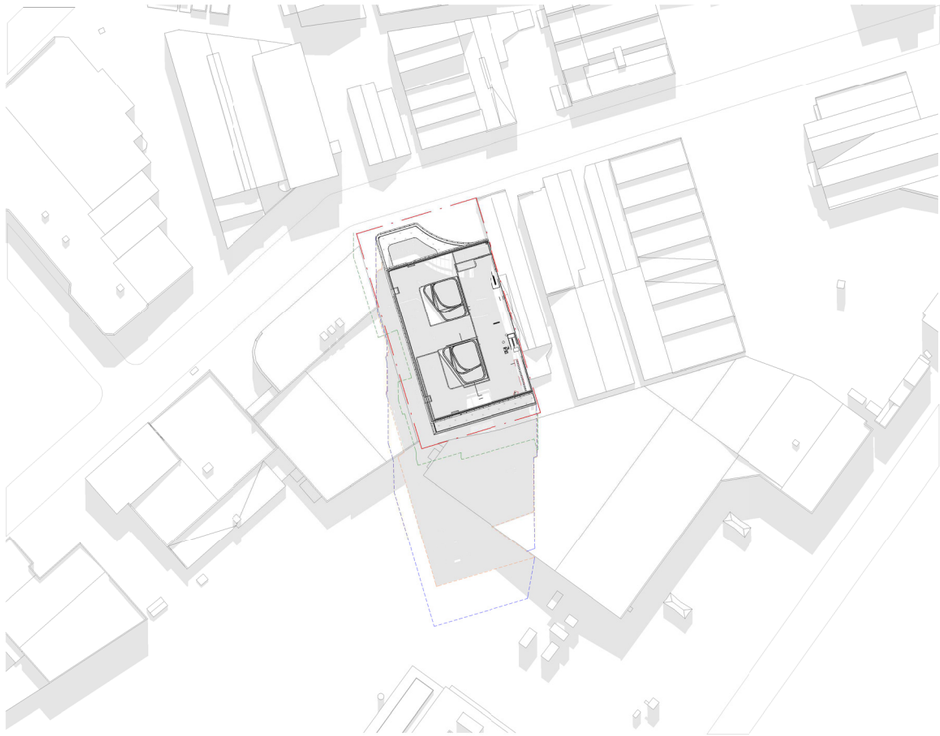
Winter Solstice 9am



Winter Solstice 10am



Winter Solstice 11am



Winter Solstice 12pm

Concept Envelope
Proposed Envelope
Original Building

Note:
The development does not overshadow Green Square, parks in the surrounding area, residential developments or other sites sensitive to overshadowing. The development sits 7.5 metres below the Stage 1 SSDA concept envelope.

Warren and Mahoney Architects Australia Pty Ltd
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Revisions
—
A 24/11/23 DEVELOPMENT APPLICATION

Notes
—

ORIGINAL DRAWING IN COLOUR

N
TRUE NORTH

0 5 10

Client
—
Centuria Healthcare Property Services

Project Title
—
ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
2015 NSW

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Drawing Title
—
SHADOW IMPACT DIAGRAMS - WINTER SOLSTICE

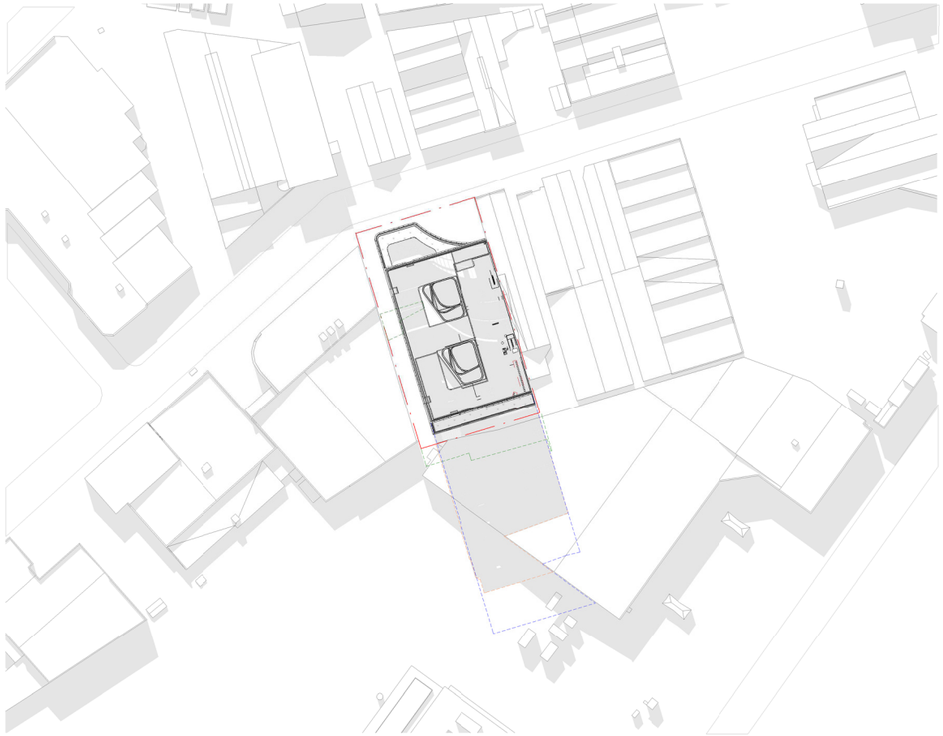
Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

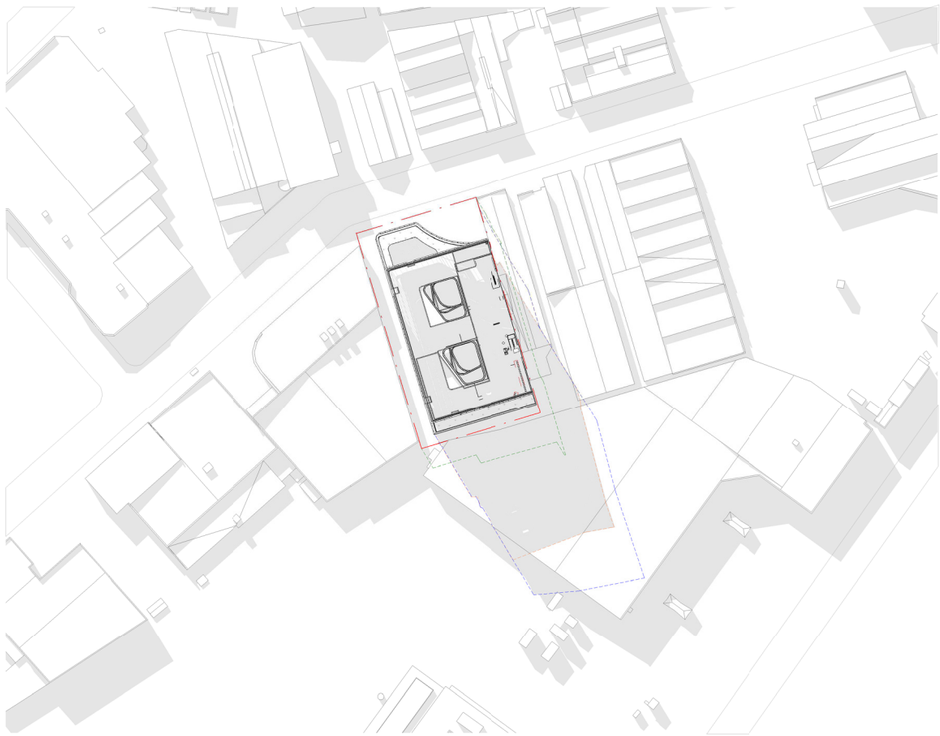
Scale	1 : 1000@ A1
Date	23/01/2024 4:34:29 pm
Job No	10012
Drawn	BG
Checked	MM

Drawing No — DA-A40.001

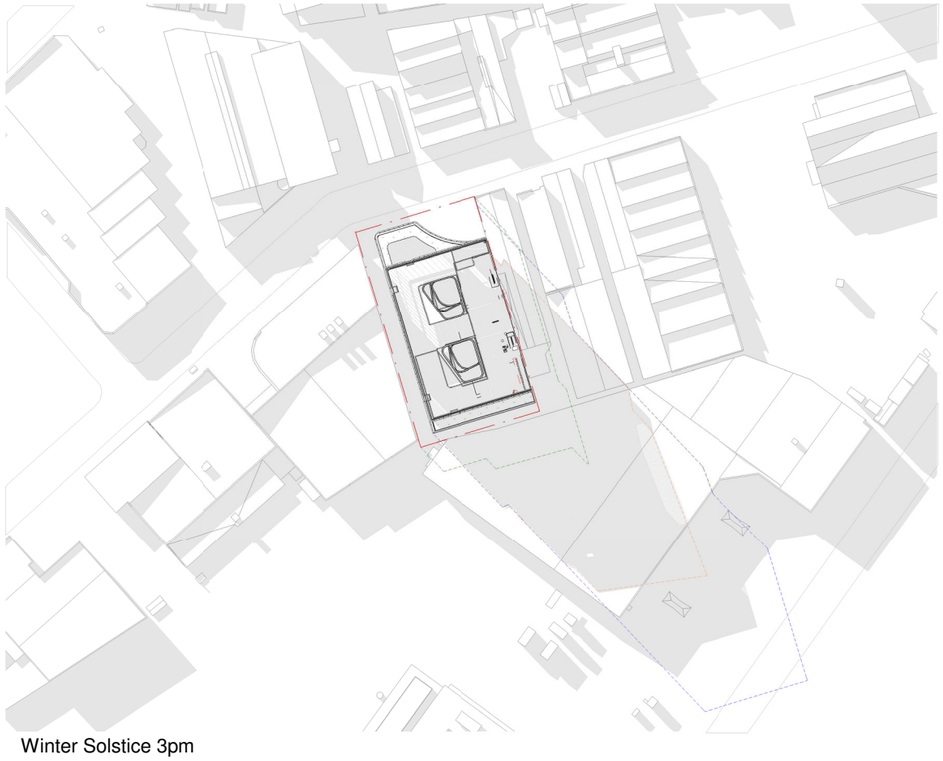
Revision



Winter Solstice 1pm



Winter Solstice 2pm



Winter Solstice 3pm

Concept Envelope
Proposed Envelope
Original Building

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N
TRUE NORTH

0 5 10

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Drawing Title
—
SHADOW IMPACT DIAGRAMS - WINTER SOLSTICE

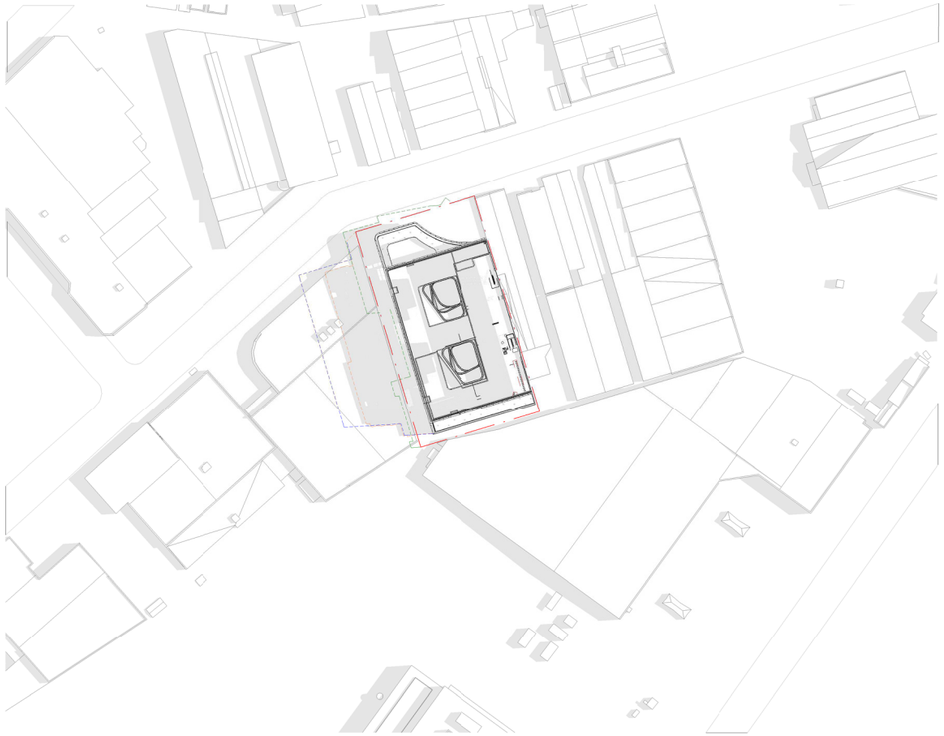
Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

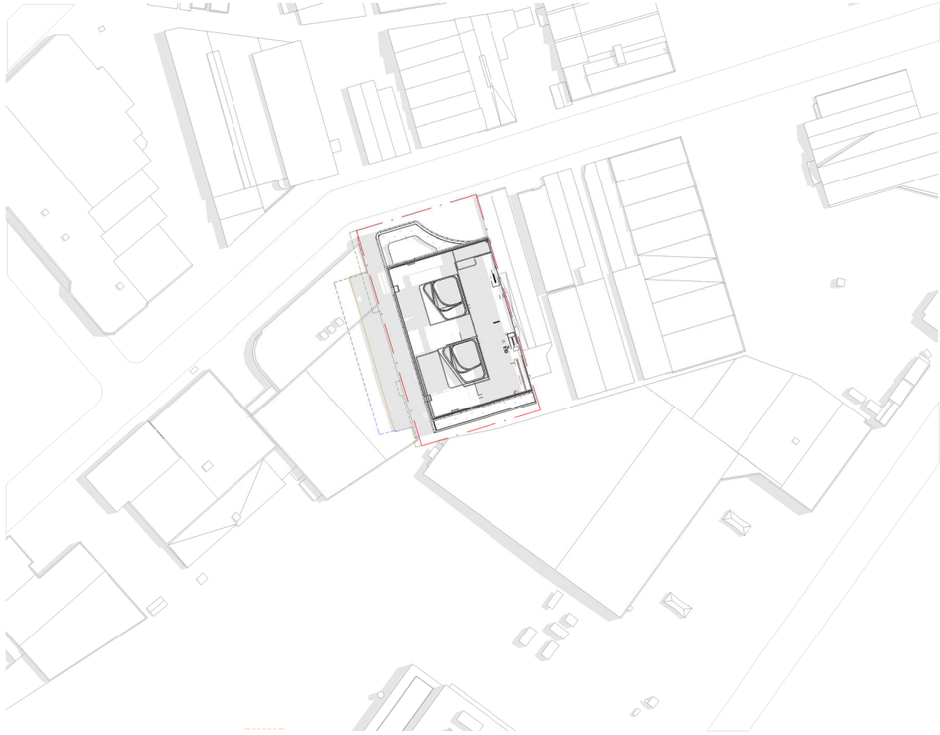
Scale	1 : 1000@ A1
Date	23/01/2024 4:40:33 pm
Job No	10012
Drawn	BG
Checked	MM

Drawing No — DA-A40.002

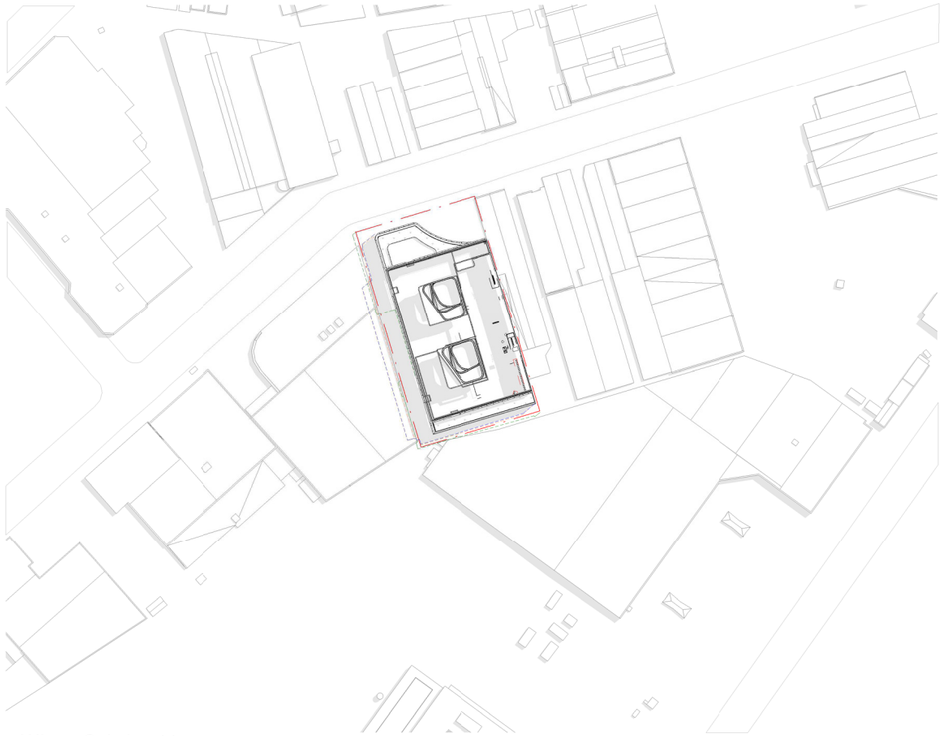
Revision



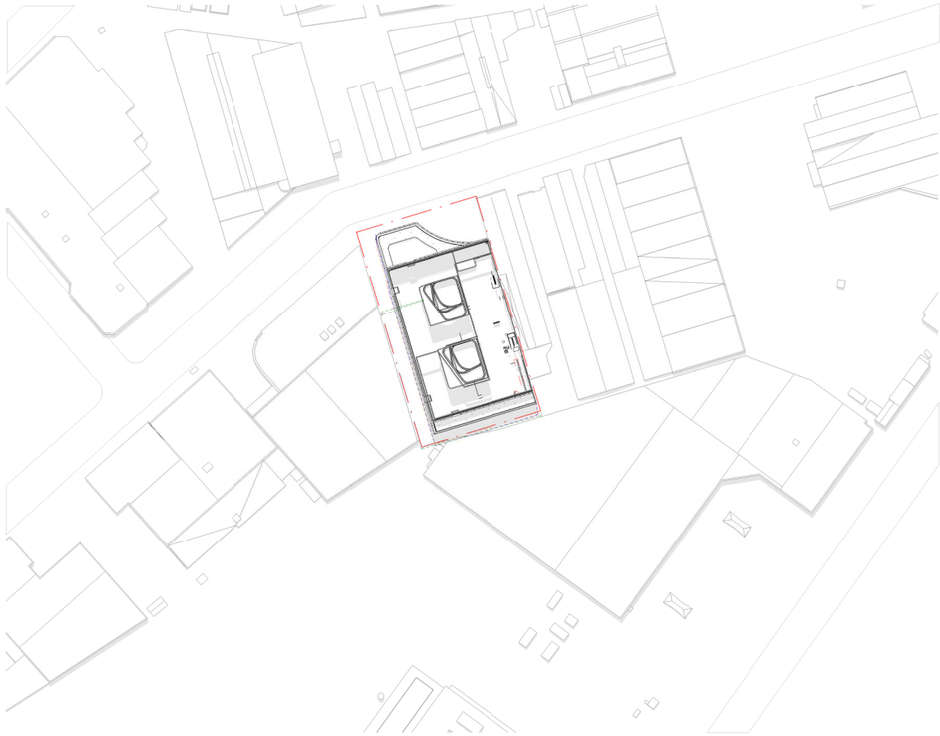
Summer Solstice 9am



Summer Solstice 10am



Winter Solstice 11am



Summer Solstice 12pm

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Proposed Envelope
Original Building

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Revisions
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N
TRUE NORTH

0 5 10

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Centuria Healthcare Property Services

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Drawing Title
—
SHADOW IMPACT DIAGRAMS - SUMMER SOLSTICE

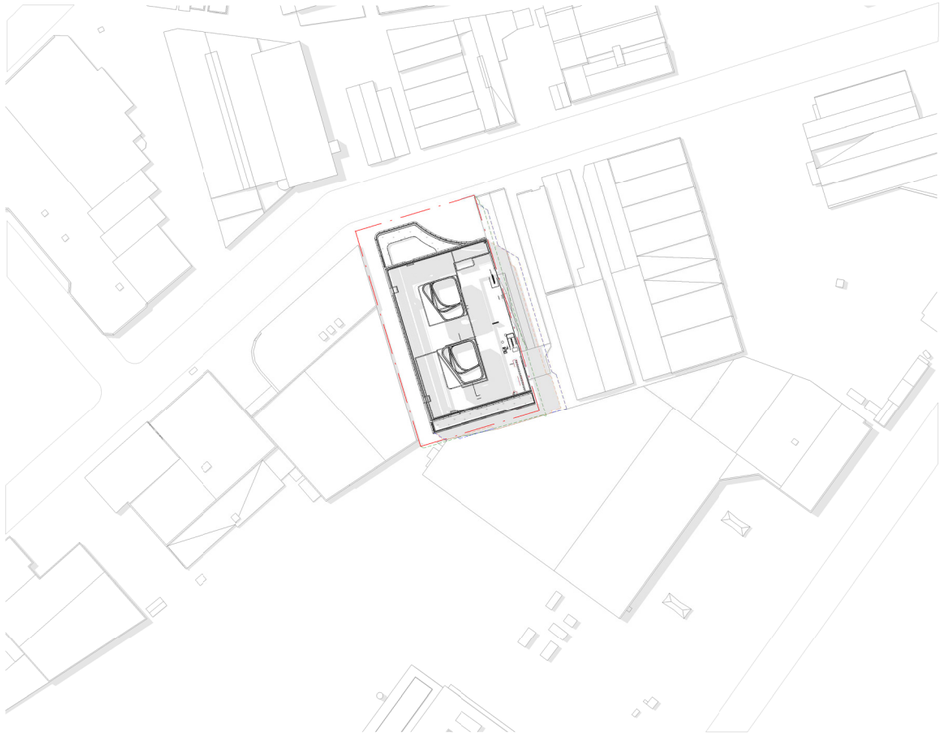
Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

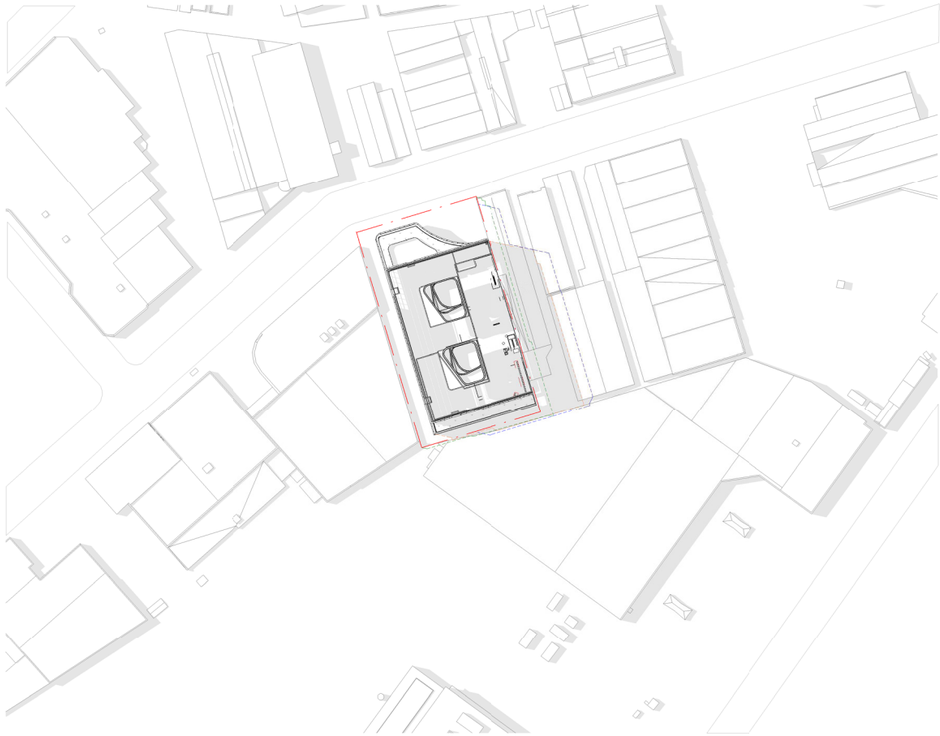
Scale	1 : 1000@ A1
Date	23/01/2024 4:35:07 pm
Job No	10012
Drawn	BG
Checked	MM

Drawing No — DA-A40.003

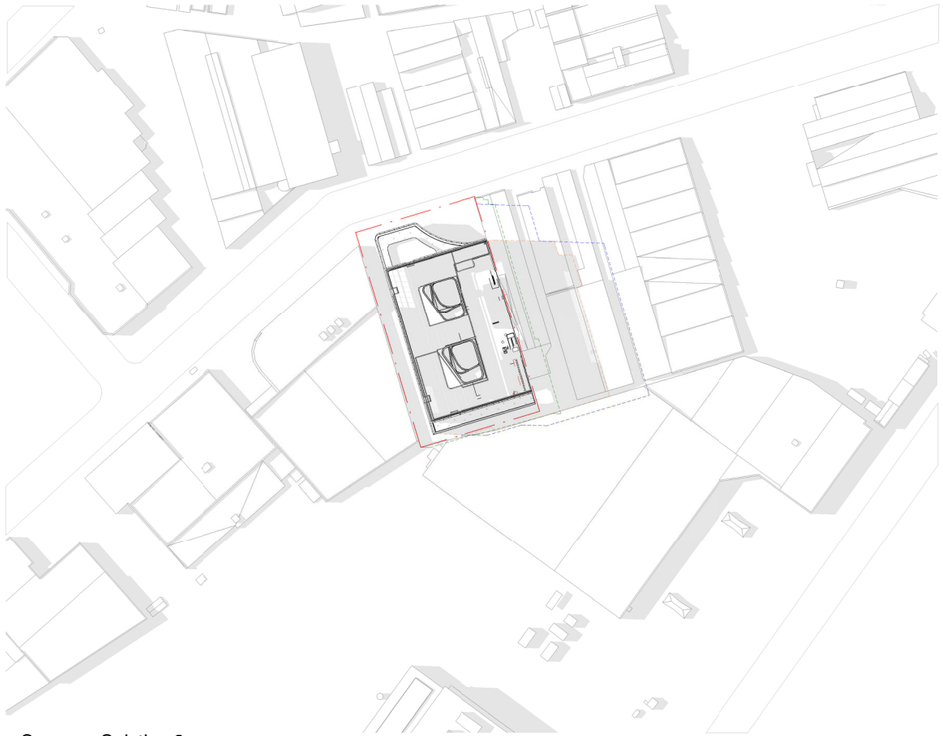
Revision



Summer Solstice 1pm



Summer Solstice 2pm



Summer Solstice 3pm

Concept Envelope
Proposed Envelope
Original Building

Note:
The development does not overshadow Green Square, parks in the surrounding area, residential developments or other sites sensitive to overshadowing. The development sits 7.5 metres below the Stage 1 SSDA concept envelope.

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Revisions
—
A 24/11/23 DEVELOPMENT APPLICATION

Notes
—

ORIGINAL DRAWING IN COLOUR

N
TRUE NORTH

0 5 10

Client
—
Centuria Healthcare Property Services

Project Title
—
ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
2015 NSW

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Drawing Title
—
SHADOW IMPACT DIAGRAMS - SUMMER SOLSTICE

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

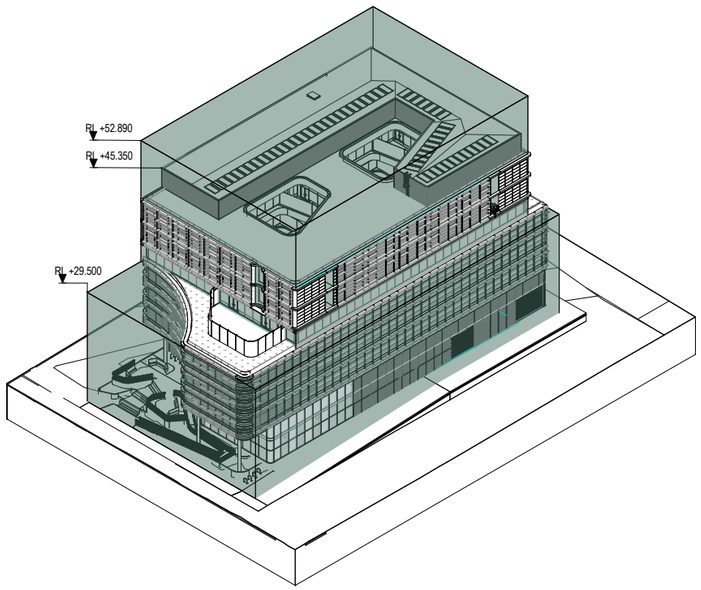
Scale	1 : 1000@ A1
Date	23/01/2024 4:35:25 pm
Job No	10012
Drawn	BG
Checked	MM

Drawing No — DA-A40.004

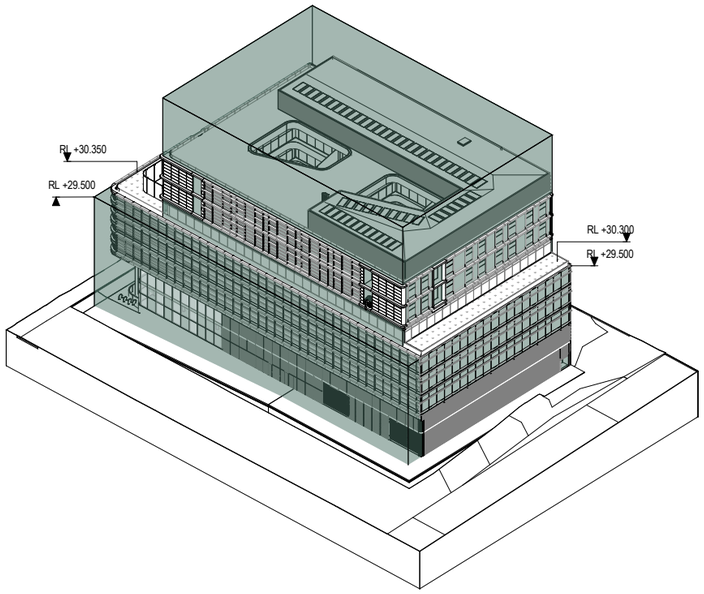
Revision A

A.06

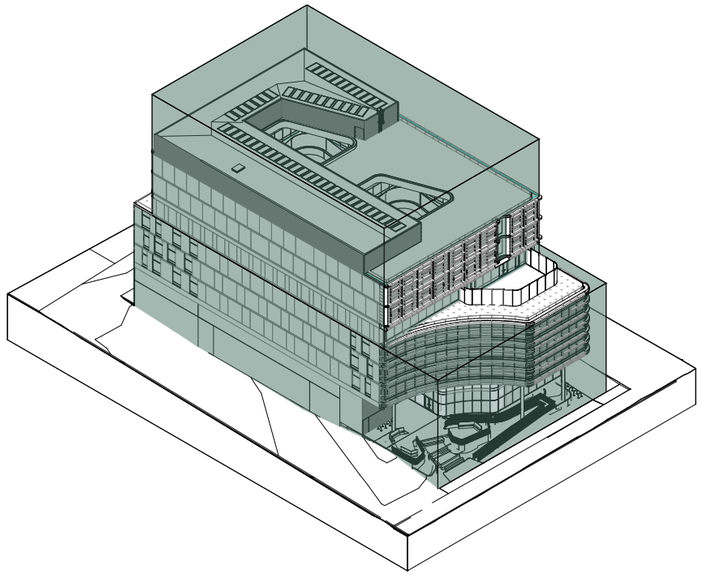
Envelope Diagrams



Envelope Study - North/West



Envelope Study - West/South



Envelope Study - North/East

LEGEND

DCP Envelope

Proposed Envelope

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Revisions
—
A XX/10/23 DEVELOPMENT APPLICATION

Notes
—
1:250 @ A3

ORIGINAL DRAWING IN COLOUR

Client
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Centuria Healthcare Property Services

Project Title
—
ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
2015 NSW

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Drawing Title
—
ENVELOPE STUDIES

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

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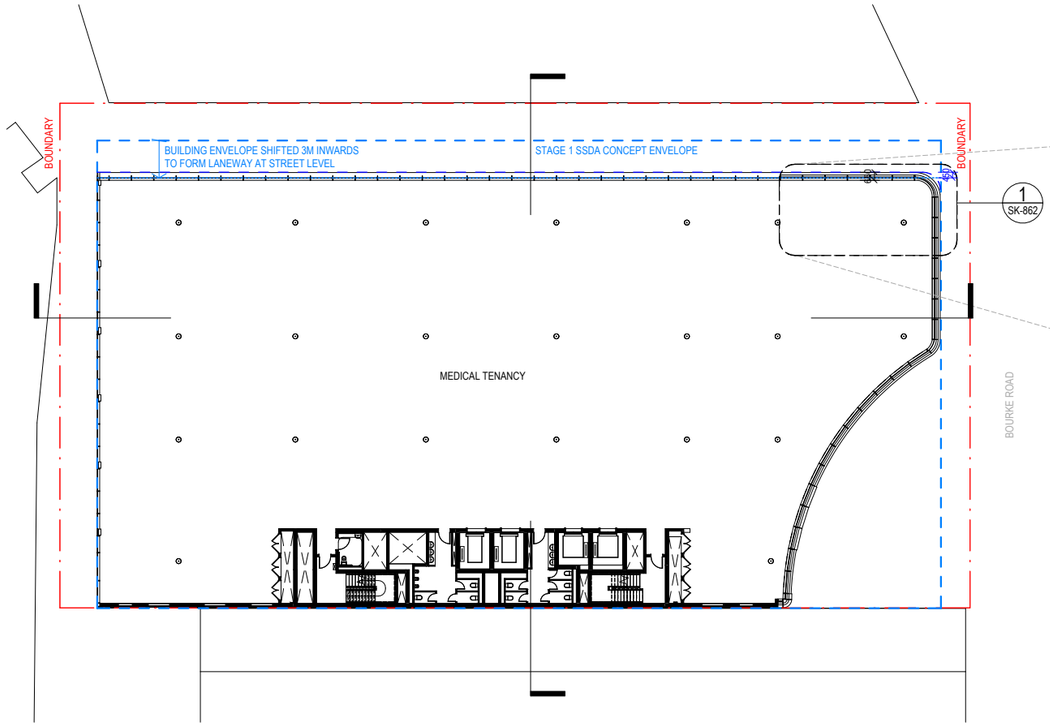
Date	23/10/2023 2:55:12 pm
Job No	10012
Drawn	BG
Checked	MM

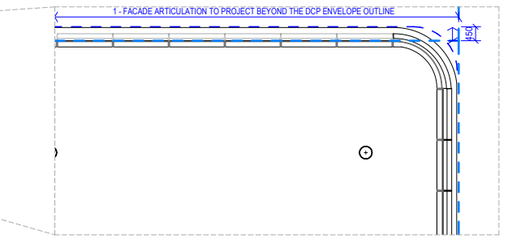
Drawing No — DA-A40.001

Revision



LEVEL 01 (MEDICAL TENANCY) PLAN

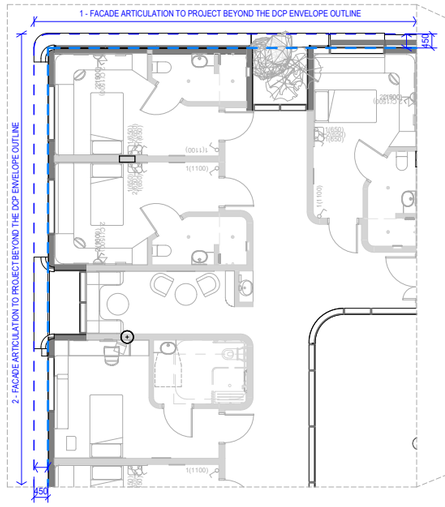
1 : 250



1 SK-862 WEST FACADE PLAN

1 : 100

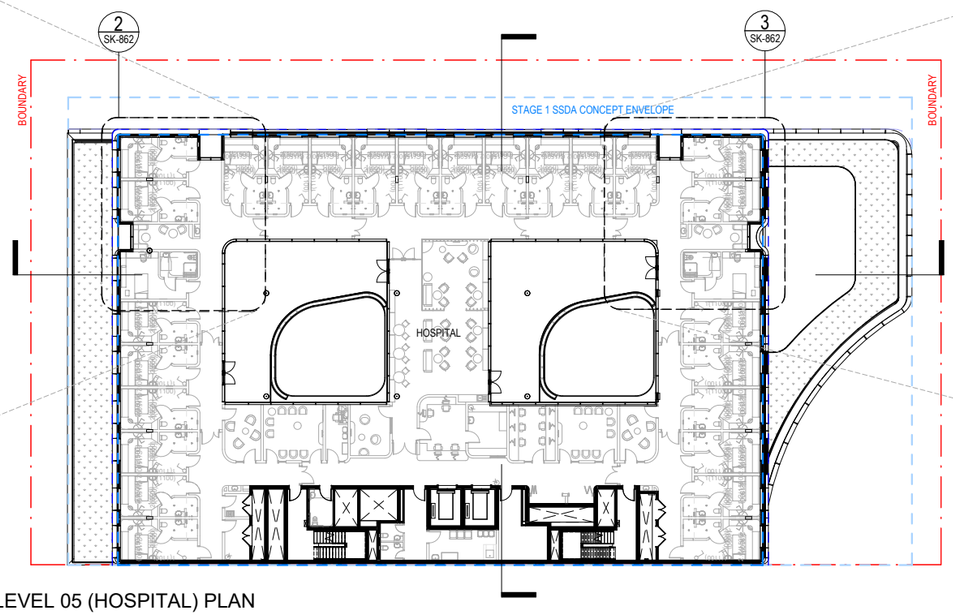
NOTES:
1 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING WEST ON LEVELS 01, 02 AND 03, TO ENABLE ALIGNMENT WITH HOSPITAL LEVELS 05 AND 06 ABOVE.



2 SK-862 SOUTH FACADE PLAN

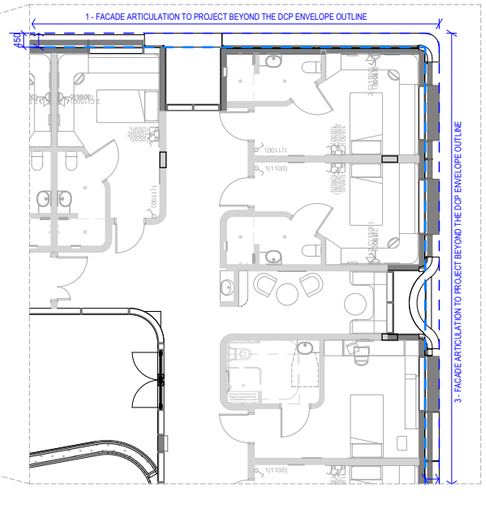
1 : 100

NOTES:
2 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING SOUTH ON LEVELS 05 AND 06, TO ENABLE OUTLOOK AND PRIVACY FROM HOSPITAL ROOMS IN ADDITION TO IMPROVED SHADING AND BETTER FLOORPLATE ORGANISATION.



LEVEL 05 (HOSPITAL) PLAN

1 : 250



3 SK-862 NORTH / WEST FACADE PLAN

1 : 100

NOTES:
3 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING NORTH ON LEVELS 05 AND 06, TO ENABLE OUTLOOK TO PLANTER FROM HOSPITAL ROOMS IN ADDITION TO IMPROVED SHADING AND BETTER FLOORPLATE ORGANISATION.

ALEXANDRIA MENTAL HEALTH CENTRE

COORDINATION WITH DCP ENVELOPE OUTLINE

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Drawing Status

STAGE 2 SSDA

Drawing Details

Scale	As indicated@ A1
Date	
Job No	10012
Drawn	NA
Checked	MM

Drawing No SK-862 **Revision**

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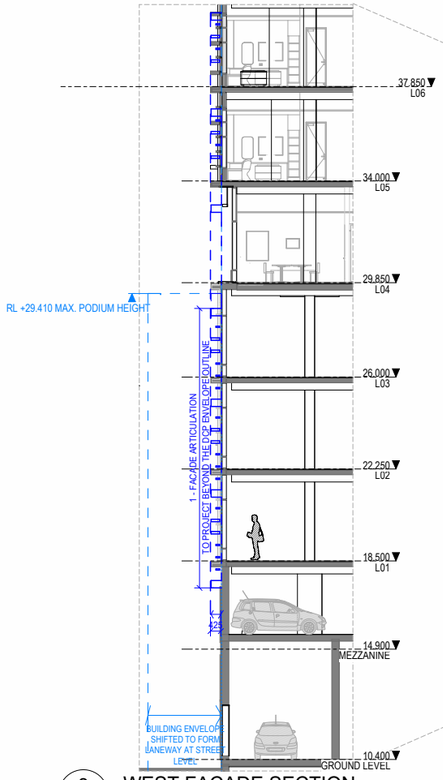
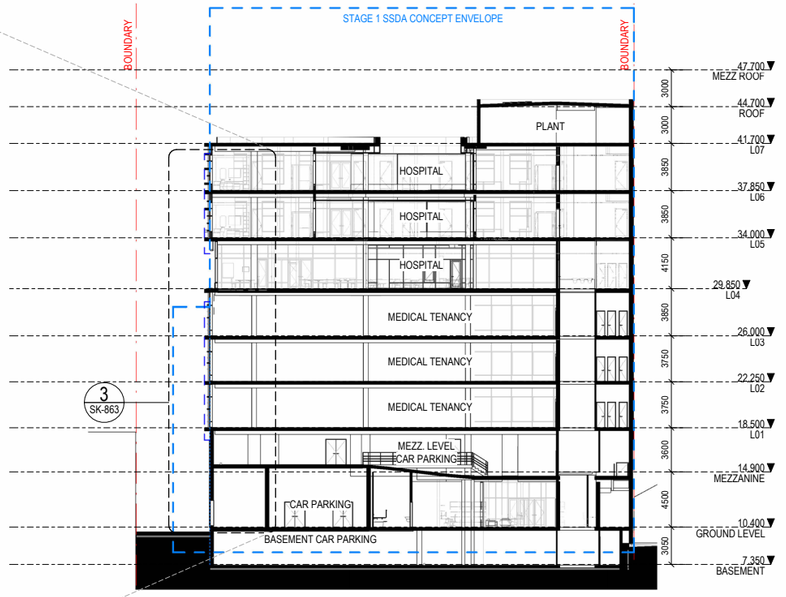


3 SK-863 WEST FACADE SECTION

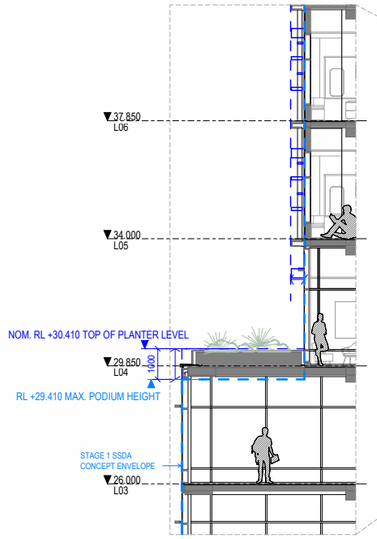
1 : 125



CROSS SECTION WEST - EAST

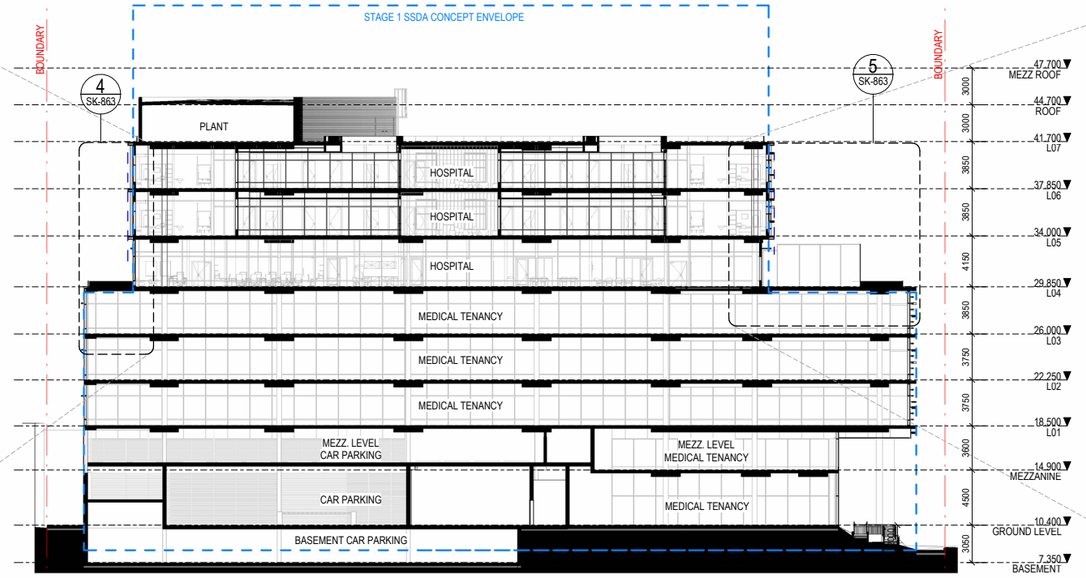
1 : 250

NOTES:
1 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING WEST ON LEVELS 01, 02 AND 03, TO ENABLE FACADE ALIGNMENT WITH HOSPITAL LEVELS 05 AND 06.



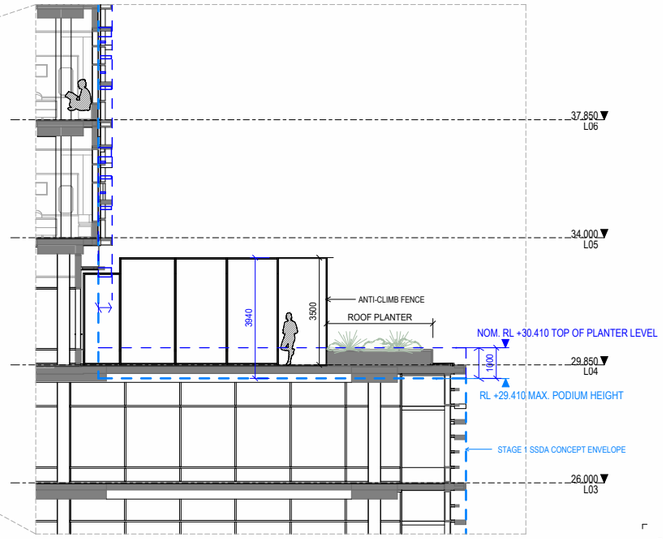
4 SK-863 SOUTH FACADE SECTION

1 : 100



LONGITUDINAL SECTION NORTH - SOUTH

1 : 250



5 A17.105 NORTH FACADE SECTION

1 : 100

NOTES:
2 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING SOUTH ON LEVELS 05 AND 06, TO ENABLE OUTLOOK AND PRIVACY FROM HOSPITAL ROOMS IN ADDITION TO IMPROVED SHADING AND FLOORPLATE ORGANISATION.

NOTES:
3 - FACADE ARTICULATION UP TO 450MM PROJECTION BEYOND STAGE 1 SSDA CONCEPT ENVELOPE FACING NORTH ON LEVELS 05 AND 06, TO ENABLE OUTLOOK AND SHADING FROM HOSPITAL ROOMS IN ADDITION TO IMPROVED FLOORPLATE ORGANISATION.
4 - STREET WALL HEIGHT:
SECURE SET BACK MESH BALUSTRADE PROTRUDING BEYOND THE STAGE 1 SSDA CONCEPT ENVELOPE, WITH A HEIGHT OF 3.5M.

ALEXANDRIA MENTAL HEALTH CENTRE

COORDINATION WITH DCP ENVELOPE OUTLINE

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Drawing Status

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STAGE 2 SSDA

Drawing Details

—

Scale	As indicated@ A1
Date	
Job No	10012
Drawn	NA
Checked	MM

Drawing No **Revision**

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SK-863

WARREN AND MAHONEY

A.07

Visual Impact Assessment

V01 - VIEW FROM BOURKE ROAD WEST EXISTING

V01 - VIEW FROM BOURKE ROAD WEST

V02 - VIEW FROM BOURKE ROAD EAST EXISTING

V02 - VIEW FROM BOURKE ROAD EAST

The building sits within the Stage 1 SSDA envelope (noting minor departures as outlined in this report) along Bourke Road, and contributes positively to the streetscape 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.
- The materiality 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.
- A large deep soil zone fronting the public domain with scope for large trees and planting in a heavily industrialised context.
- Providing vegetated and landscaped facades that enhance the amenity of Bourke Road.

The above key points ensure that the building enhances the current visual amenity of Bourke Road.

A.08

Perspectives

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John Alexander Clarke NSW 8903
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Revisions
—
A 16/12/22 COMPETITION

Notes
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ORIGINAL DRAWING IN COLOUR

Client
—
Centuria Healthcare Property Services

Project Title
—
ALEXANDRIA MENTAL HEALTH CENTRE
28-32 Bourke Road, Alexandria
2015 NSW

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Drawing Title
—
PHOTOMONTAGE 1

Drawing Status
—
STAGE 2 SSDA

Drawing Details
—

Scale	NTS @ A1
Date	1/11/2023 11:47:24 am
Job No	10012
Drawn	NA
Checked	MM

Drawing No — DA-50.001

Revision —

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Revisions

A 16/12/22 COMPETITION

Notes

ORIGINAL DRAWING IN COLOUR

Client

Centuria Healthcare Property Services

Project Title

ALEXANDRIA MENTAL HEALTH CENTRE

28-32 Bourke Road, Alexandria
2015 NSW

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Drawing Title

PHOTOMONTAGE 2

Drawing Status

STAGE 2 SSDA

Drawing Details

Scale	NTS @ A1
Date	1/11/2023 11:47:34 am
Job No	10012
Drawn	NA
Checked	MM

Drawing No

DA-50.002

Revision