



Project Name: Alexandria Health Centre - Detailed Design  
Case ID: SSD-59006709

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Barnaby
Last name	Goodman
Role/Position	Consultant
Phone	0400304750
Email	barnaby.goodman@centuria.com.au
Address	Chifley Tower, Level 41/2 Chifley Square,
	Sydney , New South Wales, 2000 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	Alexandria Property Development Pty Ltd
ABN	

#### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Georgia	McKenzie
Phone	Email	Role/Position
0402161225	gmckenzie@urbis.com.au	Consultant

#### Address

Urbis Level 8 Angel Place  
123 Pitt Street  
Sydney,  
New South Wales  
2000  
AUS

### Political Donations

Do you need to disclose a political donation?

No

### Development Details

#### Project Info

Project Name	Alexandria Health Centre - Detailed Design
Industry	Education, Health & Safety
Development Type	Hospitals, medical centres and health research facilities
Capital Investment Value (excl GST)	AUD87,332,735.00
Indicative Operation Jobs	480
Indicative Construction Jobs	109
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	11,436

Description of the Development/Infrastructure

Stage 2 detailed SSDA for the proposed multi-purpose health facility and mental health hospital at 28-32 Bourke Road, Alexandria

#### Description of Changes

Briefly describe the proposed changes to the application

#### Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

No

Concept Proposal ID

[PDA-36178328](#)

Concept Proposal Name

Alexandria Health Centre

### Site Details

## Site Information

Site Name	Alexandria Health Centre
Site Address (Street number and name)	28-32 Bourke Road, Alexandria
Site Co-ordinates - Latitude	-33.906540
Site Co-ordinates - Longitude	151.2

## Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	<input checked="" type="radio"/>

## Lot and DP

Lot and DP

Lot 3 in Deposited Plan 324707 and Lots 1 and 2 in Deposited Plan 324707

## Site Area

What is the total site area for your development?

Site Area sqm

2,972

## Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 5 - warm temperate

How has the climate zone impacted the design of the development?

Climate resilient species have been used where possible and we've reduced the reliance on mechanical heating and cooling through passive design as detailed within this submission.

## Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

## Attachments

File Name Land Owner's Consent

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

The proposal is for a 'hospital' and 'medical centre' and has a CIV over \$30 million and is therefore SSDA under Clause 14 of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

#### Section under selected Schedule

Section 14 - Hospitals, medical centres and health research facil

#### Permissibility of Proposal

Permissible with consent

## Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E3 Productivity Support

## Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

## Sustainable Buildings SEPP

## Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Sustainability Requirements A

### General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

No

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Green Star Buildings Certification

What star rating or sustainability level will be achieved by the development?

5-Star Green Star Buildings design

### Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Emily
Last Name	Newmarch
Professional Qualification	Architect or designer
Registration details	ARB NSW 11123
Business Name	WARREN AND MAHONEY ARCHITECTS AUSTRALIA PTY LIMITED
Australian Business Number (ABN)	15607221198

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to ESD Report.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

Yes

Provide details

Refer to section 4.6 of the ESD report

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

Yes

## Sustainability Requirements B

### Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Roger
Last Name	Ung
Professional Qualification	Mechanical engineer
Registration details	EA 3201182
Business Name	ACOR CONSULTANTS PTY LTD
Australian Business Number (ABN)	40079306246

Is the development designed to operate as a net zero development immediately?

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

Which of the following net zero provisions has the development incorporated?

Electrified services and appliances

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

### Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Has a BDAR waiver been issued?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

No

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

### Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
50177	PIA	Alaine Roff

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	Appendix PP_Embodied Emissions Materials Form
File Name	Environmental Impact Statement - Alexandria Health Centre
File Name	Appendix E_Mitigation Measures
File Name	SubjectSite_GDA1994_GIS
File Name	GIS
File Name	SubjectSite_GDA1994
File Name	Appendix R_Landscape Plan
File Name	Appendix U_Green Travel Plan
File Name	Appendix T_Traffic Impact Statement
File Name	Appendix TT_Utility Services Infrastructure Assessment
File Name	Appendix SS_Civil Engineering Drawings
File Name	Appendix Z_Acid Sulfate Soil Management Plan
File Name	Appendix W_Noise and Vibration Impact Assessment
File Name	Appendix RR_Surface and Groundwater Impact Assessment
File Name	Appendix QQ_Reflectivity Report
File Name	Appendix Y_Salinity Assessment
File Name	Appendix Q_Arboricultural Impact Assessment
File Name	Appendix X_Geotechnical Assessment
File Name	Appendix S_ESD Report
File Name	Appendix V_BDAR Waiver
File Name	Executive Summary - Alexandria Health Centre
File Name	Appendix MM_Preliminary Hazard Analysis
File Name	Appendix OO_Structural Report
File Name	Appendix O_CPTED Report
File Name	Appendix NN_Aviation Report
File Name	Appendix P_Public Art Strategy
File Name	Appendix N_Pedestrian Wind Environment Assessment
File Name	Appendix KK_InfrastructureDeliveryManagementStagingPlan
File Name	Appendix L_Building Code of Australia Compliance Report
File Name	Appendix M_Accessibility Report

File Name	Appendix LL_Fire & Rescue NSW Compliance
File Name	Appendix II_Archaeological Assessment
File Name	Appendix J_Site Survey Plan
File Name	Appendix I_Design Integrity Panel_ Panel Endorsement Letter
File Name	Appendix G_Architectural Plans
File Name	Appendix H_Architectural Design Report
File Name	Appendix GG_ACHAR
File Name	Appendix EE_Remediation Action Plan.
File Name	Appendix E_Mitigation Measures 2
File Name	Appendix DD_Detailed Site Investigation
File Name	Appendix D_Engagement Summary Table
File Name	Appendix CC_Operational Flood Emergency Management Plan.
File Name	Appendix C_Statutory Compliance Table.
File Name	Appendix BB_Flood Risk Assessment.
File Name	Appendix B_Detailed Maps and Plans.
File Name	Appendix AA_Water Cycle Management Plan.
File Name	Appendix A_SEARs Assessment Requirements.
File Name	Appendix JJ_Social Impact Assessment
File Name	Appendix F_Quantity Surveyor's Report
File Name	Appendix PP_Net Zero Statement