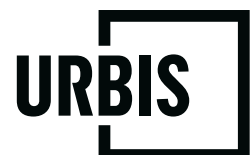




ALEXANDRIA HEALTH CENTRE STAGE 2 – SSSA

Consultation Outcomes Report

Prepared for
CENTURIA HEALTHCARE
20 December 2023



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

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1. INTRODUCTION

This consultation outcomes report has been prepared by Urbis Pty Ltd (Urbis) for Centuria Healthcare Limited (Centuria) to support its State Significant Development Application (SSDA) for stage 2 of the Alexandria Health Centre at 28-32 Bourke Street, Alexandria (the site).

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (**SEARs**) issued on 8 June 2023.

Centuria has engaged Urbis Planning to assist with the SSDA process and manage the other technical specialists as part of that process.

1.1. THE SITE

The site combines 28 Bourke Road, Alexandria and 30-32 Bourke Road, Alexandria (Lots 1-3, DP324707). The site is within the Sydney local government area (LGA) and is about three kilometres south of the Sydney Central Business District (CBD). A site location map is provided below.

The site is within the northern Alexandria precinct in the southern enterprise area and is currently zoned as B7 - Business Park. The site currently has a vacant one storey warehouse building, formerly used for vehicle repairs.

The immediate surrounding area comprises light industrial and retail buildings. A NSW Fire and Rescue facility is to the north of the site. To the east at 26 Bourke Road, is a single storey warehouse building. Further east is the Green Square Town Centre. West of the site at 34-42 Bourke Road, is a two-storey warehouse building operated by City of Sydney Council. To the south-west of the site is the popular eatery, The Grounds of Alexandria.

The site is surrounded by a variety of uses, including:

- To the north: various light industrial and retail properties. A NSW Fire and Rescue facility is also located to the north of the site.
- To the east: directly adjoining the site is 26 Bourke Road comprising a single storey warehouse building. Further east is the Green Square Town Centre. The town centre contains critical pieces of infrastructure such as Green Square Railway Station, Green Square Infinity Health and Medical Centre, Green Square Library and various other commercial/ retail uses.
- To the south: industrial and commercial properties and small lot residential properties. To the south east of the site is the new Gunyama Park Aquatic and Recreation centre.
- To the west: 34-42 Bourke Road comprising a two storey warehouse building owned and operated by City of Sydney Council. Further West of the site is Sydney Park which is adjacent to St Peters Station.

The site is identified in the figure below.

Figure 1 The site



Source: Nearmaps

1.2. PROJECT DESCRIPTION

This consultation outcomes report is submitted to the Department of Planning and Environment (**DPE**) on behalf of the applicant in support of an application for SSD-38600121 at 28-32 Bourke Road, Alexandria. The proposal is for a multi-storey mental health hospital and medical facility.

This detailed SSDA follows on from the Competitive Design Alternatives Process (**competitive design process**) undertaken between November 2022 and January 2023, whereby, the winning project architect Warren and Mahoney + MAAP were announced by the Selection Jury (**Jury**).

Specifically, the SSDA seeks consent for:

- Site establishment:
 - Demolition and removal of existing warehouses.
 - Remediation as required.
 - Earthworks.
- Construction of the Alexandria Health Centre:
 - A 7 storey development with a ground level mezzanine consisting of the following:
 - Total GFA of: 11,436sqm
 - Maximum FSR of: 3.85:1
 - Maximum Height of: 34.95m, or 45.4m RL
- Ancillary development including:
 - Car parking: 77 car parking spaces distributed across basement, ground, and ground mezzanine levels.

- Utility infrastructure and services connections.
- Stormwater management.
- Site landscaping works totally approximately 727m² of the site (or 24.5% of the site) including 5.7% of deep soil landscaping in the Bourke Road frontage.
- Laneway for vehicle and pedestrian access along the western boundary of the site.
- Operation and use of the Alexandria Health Centre as a mental health hospital and medical centre with ancillary uses.

1.3. PROJECT OBJECTIVES

The proposed future use of the site as a mental health hospital and medical centre will provide a key piece of community infrastructure which will provide critical mental health services to the broader community. The facility will provide unique services targeted at privately insured patients aged 18+ with mood disorders, anxiety disorders, and those with comorbid drug and alcohol disorders.

The facility will provide both inpatient and outpatient services to suit the specific needs of the patients. The project is likely to deliver significant economic benefits by creating additional job opportunities both during construction and operation.

The key objectives for the proposed development and the way in which these have been achieved are summarised in **Table 1**.

Table 1 Project Objectives

Project Objective	Proposed Development
A generous community gesture	<ul style="list-style-type: none"> ▪ The elevated landscape podium invites the community into the site, 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	<ul style="list-style-type: none"> ▪ There is a strong connection to flora and fauna throughout the development. ▪ Access to daylight, fresh air and sky views is prioritised so users can access the healing benefits of nature.
A high performing asset	<ul style="list-style-type: none"> ▪ The planning of core and structural grids minimises complexity in the construction phase. ▪ The floorplate design provides flexibility for multiple layouts and single or multiple tenancies. ▪ The built form envelope optimises the developable area of the site.

1.4. PROJECT BACKGROUND

1.4.1. Concept SSD - SSD-38600121 approval

Under Division 4.4 of the EP&A Act, a concept SSDA (**SSD-38600121**) was lodged at the site seeking consent for:

- Arrangements for the demolition of existing structures on the site and excavation to accommodate a single level of basement car parking (partially below ground level).

- A building envelope to a maximum height of 45m (RL 53.41).
- A maximum gross floor area of 11,442.20 sqm, equating to a maximum FSR of 3.85:1.
- Indicative use of the building as follows:
 - Mental health hospital at levels 5-7.
 - Medical centre occupied by allied health providers at levels 1-4; and
 - Ground level reception/lobby and pharmacy.
- Principles for future vehicular ingress and egress from Bourke Road along the site's western frontage.
- Partial dedication of land to Council as envisaged by the Sydney Development Control Plan 2012 – Southern Enterprise Area Amendment.

The Concept SSDA was approved by the Department of Planning and Environment on the 30 March 2023.

1.4.2. Competitive Design Process and Design Integrity

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

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

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

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

The Jury's recommendation identified several design elements that should be retained to achieve design excellence. The Jury also made recommendations regarding design development matters that were required to be addressed during the detailed design phase of the project. These are outlined in the endorsed Design Integrity Report provided at **Appendix I**.

Warren and Mahoney + MAAP presented their proposed scheme to the Design Integrity Panel (**DIP**) on the 4th and the 28th of September for their review and feedback following design development since the conclusion of the design competition in January 2023. The DIP comprised of the full Jury from the Design Competition. A summary of the DIP feedback and the project team response is provided in Section 6.1.1 of this EIS.

The DIP provided endorsement of the design to proceed to lodgement of this SSDA as documented in the DIP Endorsement Letter provided at **Appendix I**.

1.5. RESPONSE TO SEARS

This community and stakeholder engagement outcomes report aims to meet the Secretary's Environmental Assessment Requirements (SEARs) for SSD-59006709. Table 1 identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 2 Response to SEARS – SSD-59006709

SEARs item	Project response
27. Engagement	
<p>Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> ▪ the relevant Department assessment team. ▪ any relevant local councils. ▪ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). ▪ the community. ▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>In accordance with NSW Department of Planning and Environment (DPE) expectations around early and effective engagement for state significant projects, an approach was prepared and implemented to ensure Centuria delivered an engagement program consistent with DPE's <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>Centuria's approach aimed to connect with the relevant local and state government authorities, relevant agencies and community stakeholders.</p> <p>Refer to Section 2 of this document for a detailed overview of the approach.</p>
SEARs Cover Letter	
<p>Community Engagement Appendix</p> <ul style="list-style-type: none"> ▪ Provide a detailed community engagement table, identifying where the issues raised by the community during engagement have been addressed in the EIS. <p>Consultation Appendix</p> <ul style="list-style-type: none"> ▪ Provide a consolidated list of consultation activities with relevant public agencies, authorities and Council including the following details: <ul style="list-style-type: none"> – dates of consultation. – the contact representative's details including name and title. – information provided by the Applicant as part of the consultation. – details of the information provided to the Applicant in response to the consultation. 	<p>Refer to Section 3 for a detailed record of consultation with the community, relevant public agencies, authorities and Council.</p> <p>This section outlines how the community's feedback has been addressed in the EIS</p>

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between May and December 2023 to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPE’s *Undertaking Engagement Guidelines for State Significant Projects*.

2.1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for Alexandra Health Centre – Stage 2 project aimed to:

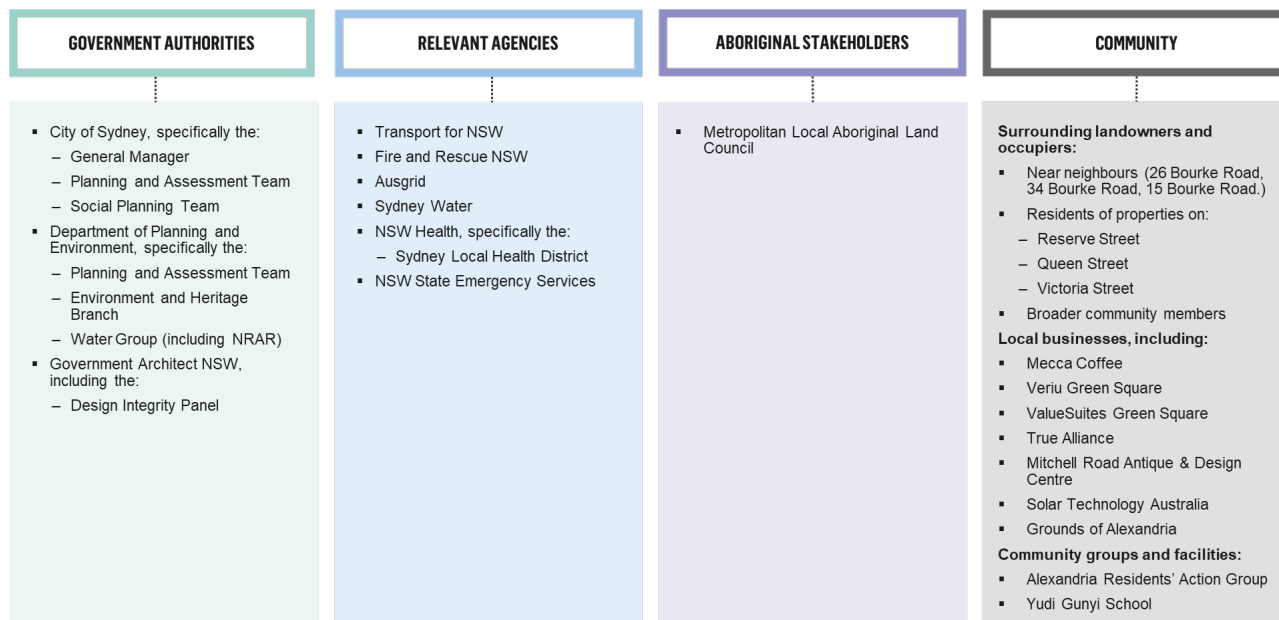
- Provide accurate and updated information about the proposed concept plans
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the planning and development of all stages of the project
- Invite proactive engagement on key community issues and concerns
- Deliver an independent, transparent, and accountable consultation process.

2.2. STAKEHOLDERS

Below outlines the stakeholders that are included in the SEARs: specifically, the City of Sydney, the NSW Department of Planning and Environment, relevant agencies, Aboriginal stakeholders and the community.

Based on levels of impact and/or interest, we separated stakeholders into four categories as shown in the figure below.

Figure 2 Stakeholder characterisation



Source: Urbis

2.2.1. Government authorities

Centuria and the relevant technical consultants were responsible for engagement with the relevant Government authorities.

As identified in the SEARS, engagement was required with any relevant local councils and with any relevant department assessment team. This included the City of Sydney and DPE's Planning and Assessment Team and the Environment and Heritage Branch.

2.2.2. Relevant agencies

Centuria and the relevant technical consultants were responsible for engagement with the relevant agencies.

As identified in the SEARs, consultation with the relevant agencies was required. Based on the Alexandria Health Centre Stage 1 SSDA, the relevant agencies for this consultation included Transport for NSW, NSW Fire and Rescue, Endeavour Energy, Sydney Water, National Broadband Network and Health NSW - Sydney Local Health District.

2.2.3. Aboriginal stakeholders

Urbis Heritage were responsible for engagement with Aboriginal stakeholders.

Urbis Heritage consulted with local Aboriginal stakeholders and registered Aboriginal parties including the Metropolitan Local Aboriginal Land Council to determine the cultural significance of objects and/or places on and surrounding the site. A record of this consultation can be found in the Aboriginal Cultural Heritage Assessment Report lodged as part of the EIS.

2.2.4. Community

Urbis Engagement and Centuria were responsible for engagement with the community.

As defined in DPE's Undertaking Engagement Guidelines for State Significant Projects, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) who are interested in or are likely to be affected by the project.

Therefore, the community outlined in **Figure 3** were identified due to their proximity to the site and/or likely impact or interest during construction and operation.

For community stakeholders, impacts or areas of interest were identified as:

- Benefits to the surrounding community.
- Changes to the proposal including the design.
- Traffic and access on surrounding streets during construction and operation.
- Noise and dust during construction and operation.
- The planning process to date including the first SSDA and the design competition process.

Surrounding landowners and occupiers

Considering these potential impacts, we identified these stakeholders as those who live or work on the surrounding streets.

Figure 3 shows the site and surrounding community. This includes surrounding landowners and occupiers impacted by construction and operation immediately surrounding the site.

Community groups and facilities

In line with the consultation for the Alexandria Health Centre Stage 1 SSDA, the community groups and facilities category of stakeholders for this consultation included the Alexandria Residents' Action Group and the Yudi Gunyi School.

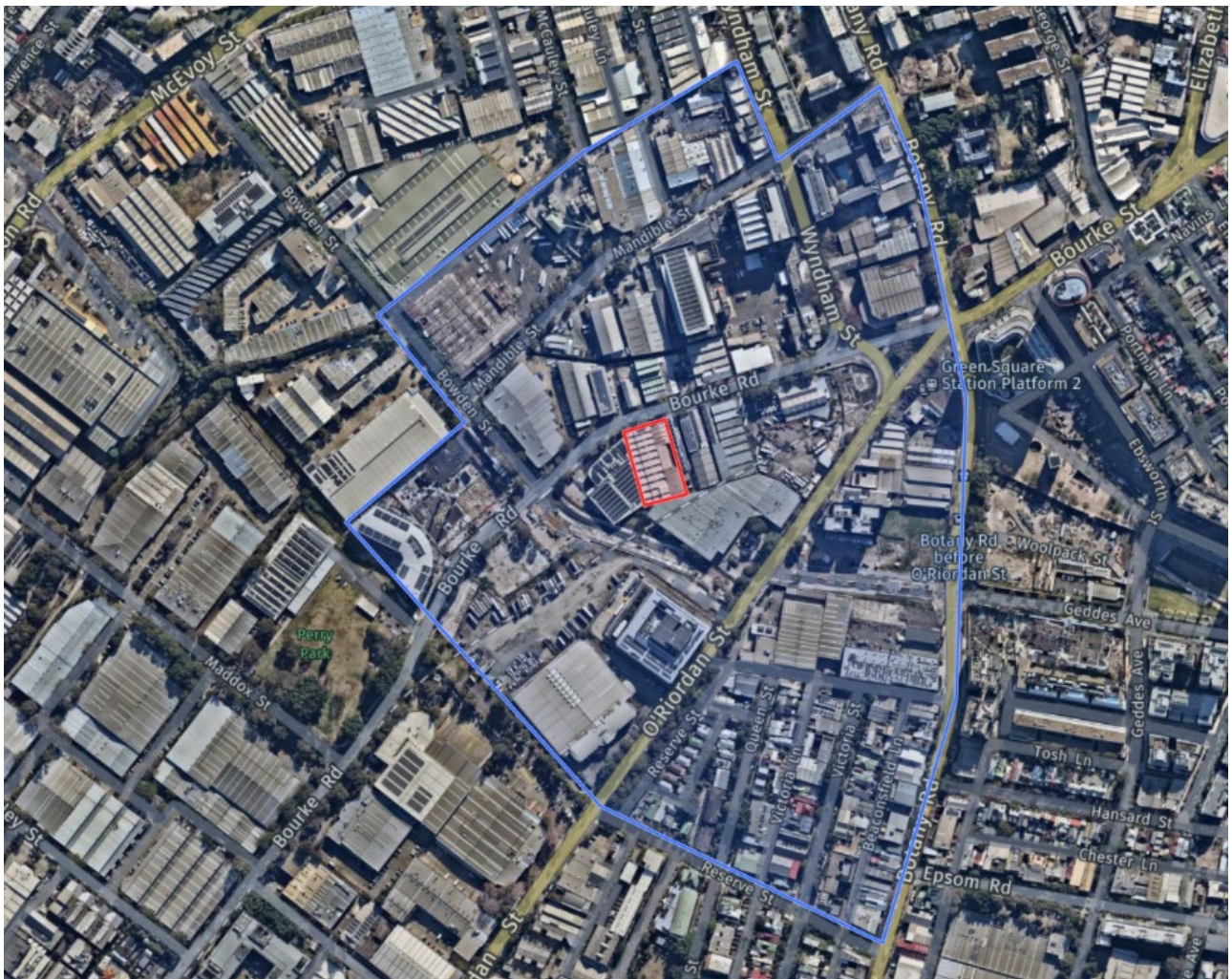
2.3. ENGAGEMENT ACTIVITIES

Engagement activities across both categories of community stakeholders included distributing newsletters and establishing a contact email and line to encourage engagement throughout the duration of the planning process. Email records can be found in the Appendices.

Table 3 Summary of engagement activities



Engagement activity	Engagement lead	Target stakeholder	Reach
Website update: alexandriahealthcentre.com.au	Centuria	All stakeholders	The existing project website was updated on 29 September 2023. At the time of writing this report, the website received 9 unique visitors.
Letterbox drop of community newsletter	Urbis Engagement	Surrounding landowners and occupiers	A community newsletter distributed on 21 September 2023 to 631 properties within the marked area in Figure 3 .
Email distribution of newsletter	Urbis Engagement	All community Stakeholders	The community newsletter distributed on 25 July 2023 to nine surrounding businesses identified in Figure 2 and two special interest groups.
Enquiry management	Urbis Engagement	All community stakeholders	To date, no phone calls or emails have been received from a community stakeholder.

Figure 3 The site and surrounding community



Source: Urbis

Legend

-  The site
-  Surrounding residents and businesses

3. ISSUES RAISED

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

Table 4 Issues raised

Stakeholder	How this group was consulted	Feedback	Project response
Government authorities			
City of Sydney <ul style="list-style-type: none"> ▪ General Manager ▪ Planning and Assessment Team 	Centuria, Urbis Planning and architects Warren + Mahoney met with City of Sydney Council's Planning and Assessment team on 4 October 2023 to present the proposal and invite feedback.	During the meeting, the following feedback was provided: <ol style="list-style-type: none"> 1. Landscaping <ul style="list-style-type: none"> – Revisit deep soil calculations, including any deep soil impeded by stairs, retaining walls, awnings and below-ground car parking. – Incorporate permeable stairs, ramps, furniture, decking and walls to ensure rainwater can permeate the surface. Limit the amount of pavement and consider elevated steel decking instead of concrete. – Consider green roof to improve energy performance of building. – Show both a day 1 and 10 year completion of the feature tree and canopy coverage calculations. – Include a gate in the balustrade on level 4 podium so planting can be accessed/ maintained. This needs to be managed with safety requirements for the proposed hospital use. 	Centuria and the project team acknowledge Council's feedback and: <ol style="list-style-type: none"> 1. The project team will: <ul style="list-style-type: none"> – Review the landscape and architectural plans to: <ul style="list-style-type: none"> • Revisit deep soil calculations. • Incorporate permeable stairs, ramps, furniture, decking and walls. • Show a day 1 and 10 year completion of the feature tree and canopy coverage calculations. • Include a gate in the balustrade on level 4 podium. – Address the proposal's energy performance in the ESD report and architectural design report in place of a green roof. This is based on the Design Integrity Panel's feedback confirming green roof not fundamental to design excellence.

Stakeholder	How this group was consulted	Feedback	Project response
		<p>2. Laneway design</p> <ul style="list-style-type: none"> – Council has strategic documents which detail specific requirements for paving materials, lighting etc. – The DCP envisions a one way northbound arrangement, however Council is open to further discussions about a counterclockwise movement of traffic. <p>3. Stormwater</p> <ul style="list-style-type: none"> – Council does not support the proposed drainage line that runs along the property boundary and then enters back into the site. Instead, the stormwater should be located solely on the public domain. <p>4. Other comments</p> <ul style="list-style-type: none"> – Urban designer – explore opportunities to ‘open up’ the pedestrian entry way. – Seek to place bed heads closer to the windows in the rooms where possible – Ensure waste storage (especially bulky waste) storage is maximised in the development. 	<p>5. Centuria will review Council’s strategic documents and make updates to the proposal as required. Urbis Planning (on behalf of Centuria) will issue final laneway design and proposed traffic arrangements to Council ahead of lodgement.</p> <p>6. Centuria and technical consultant Northrop will review this advice and consider alternative options. An updated stormwater drainage plan will be issued to Council’s Public Domain Team prior to lodgement.</p> <p>7. Centuria will consider this feedback and address any comments in the final application pack.</p>

Stakeholder	How this group was consulted	Feedback	Project response
<ul style="list-style-type: none"> ▪ Social Planning team 	<p>Urbis' social planning team (on behalf of Centuria) contacted Ben Dowler from Council's Social Planning team on 30 October 2023 to provide information on Stage 2 of the proposal, the Social Impact Assessment (SIA) being undertaken as part of the project and requesting feedback.</p>	<p>On 31 October 2023, Council's Social Planner responded via email advising that feedback received during the Stage 1 SSDA is still application and reiterated the importance of ensuring this development co-exist with any future health/medical facilities that are being provided in the redevelopment of Waterloo South.</p>	<p>The SIA will consider impacts from the proposed development in the context of the broader health network, including existing and future health services and infrastructure in the Waterloo South area.</p> <p>Urbis' social planning team will continue to consult with Council's Social Planning team (on behalf of Centuria) and be available to answer questions or receive feedback on the proposal should plans change.</p>
<p>Department of Planning and Environment:</p> <ul style="list-style-type: none"> ▪ Planning and Assessment Team 	<p>Urbis Planning (on behalf of Centuria) contacted the Department of Planning and Environment's Social and Infrastructure Assessments team on 14 September 2023 providing information on the proposal and offering a briefing.</p>	<p>On 14 September 2023, DPE's Social and Infrastructure Assessment's Principal Planner responded advising that a planning officer had not been assigned to the SSDA and therefore a briefing was not required at this time.</p> <p>DPE requested a copy of the Design Competition Report to keep on file and advised any future planning matters could be discussed over the phone.</p>	<p>Urbis Planning (on behalf of Centuria) issued a copy of the Design Competition Report to DPE on 26 September 2023.</p> <p>Urbis Planning will continue to consult with DPE's Social and Infrastructure Assessments team throughout the planning process and be available to answer any questions or receive feedback on the proposal.</p>
<ul style="list-style-type: none"> ▪ Environment and Heritage Group 	<p>Urbis Planning (on behalf of Centuria) submitted a BDAR waiver request through the Department of Planning and Environment's (DPE) Major Project's portal on 15 May 2023.</p>	<p>On 18 July 2023, DPE's Social and Infrastructure Assessment's Principal Planner responded advising nothing had been received through the Major Projects Portal and that Urbis' email would be forwarded to the Environment and</p>	<p>Centuria will continue to consult with DPE's Environment and Heritage Group should the project change.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	<p>On 9 June 2023, Urbis Planning contacted DPE's Social and Infrastructure Assessment's Principal Planner to confirm that this had been received.</p>	<p>Heritage Group as a BDAR waiver request lodgement.</p> <p>Later that day, DPE's Social and Infrastructure Assessment's Principal Planner provided the BDAR waiver via email.</p>	
<p>Government Architect NSW (GANSW)</p> <ul style="list-style-type: none"> ▪ Design Integrity Panel (DIP) 	<p>On 4 September 2023, Centuria, Urbis Planning and Warren and Mahoney + MAAP met with the Design Integrity Panel (the Panel) to ensure commercial and design excellence requirements were being met.</p>	<p>During this meeting, the following areas for further development and refinement (as identified during the Design Competition) were discussed</p> <ol style="list-style-type: none"> 1. Engagement with an Aboriginal spatial design expert <ul style="list-style-type: none"> – The Panel encouraged the engagement of an Aboriginal spatial design expert to inform the detailed design phase and explore opportunities to integrate Country into the design. 2. Compliance with the concept envelope <ul style="list-style-type: none"> – The Panel noted that the discrepancy between the plans relating to the compliance with the Concept SSDA envelope has now been resolved. 3. Public art <ul style="list-style-type: none"> – Warren and Mahoney + MAAP (the architects) identified the potential for Public Art to be located along the 	<p>Centuria and the project team acknowledge the Panel's feedback and:</p> <ol style="list-style-type: none"> 1. Following the meeting, Centuria commissioned Aboriginal spatial design expert Blacklash. 2. The architects confirmed the current design development includes minor breaches to the Concept SSDA envelope. Urbis has contacted DPE who has stated that minor departures from the envelope may be viewed as generally complaint. However, if DPE consider that the departure is not viewed as minor, a Modification Application would need to be submitted. This would Modification Application would run parallel to the Stage 2 SSDA. Urbis noted that this would be further explored with DPE and City of Sydney Council. 3. The architects will consider this feedback and provide an update on

Stakeholder	How this group was consulted	Feedback	Project response
		<p>eastern façade. The Panel expressed preference for a patterned eastern elevation as opposed to public art in this location due to the proposed multi-storey development at the neighbouring 20-26 Bourke Road.</p> <ul style="list-style-type: none"> – The Panel encouraged the architects to further explore opportunities for the integration of public art. <p>4. Solar access and courtyard voids</p> <ul style="list-style-type: none"> – The Panel encouraged the architects to continue exploring ways to achieve light access, especially through more architecturally finessed voids for Levels 4-6 <p>5. Floor plates and natural light</p> <ul style="list-style-type: none"> – The Panel noted that the deep floor plates and the natural light available to the lower levels still needed more consideration. – More consideration of how light and solar access could be pulled down into the building. <p>6. Façade design</p> <p>6.1. The Panel queried:</p> <ul style="list-style-type: none"> • The number of solid elements within the Level 4 façade cladding. 	<p>further integration of public art to the Panel.</p> <p>4. The architects will consider this feedback and provide an update on void design to enhance solar access to the Panel.</p> <p>5. The architects will consider this feedback and provide an update on how the design increases natural light to the Panel.</p> <p>6. Façade design</p> <p>6.1. MAAP noted that a certain amount of solid cladding would be required along the Level 4 façade given the operational requirements of the hospital and patient accommodation.</p> <p>6.2. The architects explained that there is space to access the landscape planters built into the façade design.</p> <p>6.3. The architects will consider this feedback and provide an update on a patterned eastern elevation to the Panel.</p> <p>7. The architects will consider this feedback and provide an update on car parking integration into the façade and signage to the Panel.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> • The façade treatment as well as the depth of the recess on Level 4 (on the Bourke Rd frontage), noting that the intended shadow gap separation between the top and the bottom halves of the building was not being achieved and needed further consideration, so it functioned as a break. <p>6.2. The Panel queried access and maintenance arrangements for the planters integrated into the façade.</p> <p>6.3. The Panel expressed a preference for a patterned eastern elevation as opposed to public art due to the proposed multi-storey development at the neighbouring 20-26 Bourke Road.</p> <p>7. Car parking</p> <ul style="list-style-type: none"> – The Panel noted that the southern and western elevations would need to be resolved so the car parking is integrated into the facade. – The Panel noted that signage will need to be explored for the car park entry to avoid confusion with the dual entries. <p>8. Cost rationalisation and budget</p>	<p>8. The project team will continue value management through the design development process in line with the Panel's feedback.</p> <p>The architects will consider the design comments to further refine the project scheme.</p> <p>This will be presented to the Panel at the next DIP session.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> – The Panel were supportive of these rationalisations, and acknowledged that the project would still require continued value management through the design development process. <p>The session concluded with the Panel acknowledging that the core design excellence intent of the project has been maintained through the revised design presented to them at the session.</p> <p>The summary of this meeting was issued to the Panel on 7 September 2023 and endorsed on by the Chair of the Panel on 14 September 2023.</p>	
	<p>On 28 September 2023, Centuria, Urbis Planning and Warren and Mahoney + MAAP met with the Design Integrity Panel (the Panel) again to discuss the comments received in session 1 and how these have been integrated into the proposal.</p>	<ol style="list-style-type: none"> 1. The Panel supported the engagement of an Aboriginal spatial design expert and encouraged Warren and Mahoney + MAAP (the architects) to explore how Blaklash will inform the design process and consult with local knowledge holders. 2. Solar access and courtyard voids <ul style="list-style-type: none"> – The Panel encouraged further consideration of the safety mesh. – The Panel recommended minimising solid elements in the courtyard voids and internal walls where possible. 	<p>Centuria and the project team acknowledge the Panel's feedback and:</p> <ol style="list-style-type: none"> 1. Will work closely with Blaklash to refine the design. 2. The architects will consider this feedback and provide an update on minimising solid elements in the courtyard voids and internal walls to the Panel as required. 3. The architects will ensure the tree is reinforced and provide an update to the Panel as required.

Stakeholder	How this group was consulted	Feedback	Project response
		<p>3. Ground plane</p> <ul style="list-style-type: none"> – The Panel supported the ground plane design updates presented by the architects. – The Panel noted that the feature tree planting on the eastern portion of the Bourke Road frontage appears to have diminished. The Panel reinforced the importance of this significant tree to the success of the overall design. <p>4. Floor plates and natural light</p> <ul style="list-style-type: none"> – The Panel supported the improvements to natural light through additional openings to the eastern façade. <p>5. Façade design</p> <ul style="list-style-type: none"> – The Panel encouraged the exploration of a uniform colour with different textures or materiality along Level 4 of the eastern façade. – The Panel encouraged the architects to continue investigating the western façade to ensure it has a strong connection to the Bourke Road façade. The Panel also recommended exploring the use of sun shading devices along the podium suites on the western facade. <p>6. Car parking</p>	<p>4. The architects note this feedback.</p> <p>5. The architects will consider this feedback and provide an update on the design elements of the eastern and western facades to the Panel as required.</p> <p>6. The architects will consider this feedback and provide an update on the location of the glazing line as required.</p> <p>7. The project team will continue value management in line with the Panel's feedback.</p> <p>Centuria, Urbis Planning and Warren and Mahoney + MAAP will continue to consult with the Panel as the design progresses and meet with the Panel if required.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> – The Panel are supportive of the proposed screen system. Thoughtful integration of signage with the building is to be retained. – The Panel recommended that the glazing line is pulled back as far as possible into the laneway. <p>7. Cost rationalisation and budget</p> <ul style="list-style-type: none"> – The project team presented three cost rationalisation options that are being investigated including: <ul style="list-style-type: none"> • Removal of planters on each level of the street wall. • Investigating alternate façade materiality (aluminium instead of terracotta). • Removal of façade frits and conversion to commercial glazing. – The Panel acknowledged that the project would require continued value management. The Panel However, the Panel encouraged retention of was not supportive of commercial glazing, and felt that the layered and rich façade was a key component of the winning scheme. – The Panel encouraged exploration of the removal of planters, provided that the level 4 podium rooftop planting is enhanced. The Panel also encouraged exploration of 	

Stakeholder	How this group was consulted	Feedback	Project response
		<p>planting on either side of the podium rooftop.</p> <ul style="list-style-type: none"> – The Panel do not oppose the use of aluminium, provided that a similar ‘matte like’ look is still achieved. <p>The Panel offered the Project Team another meeting to discuss the design refinements and feedback if required.</p> <p>The summary of this meeting was issued to the Panel on 3 October 2023 and endorsed on by the Chair of the Panel on 15 December 2023.</p>	
Relevant agencies			
Transport for NSW	<p>Centuria consulted with Transport for NSW (TfNSW) during the Stage 1 SSDA for the Alexandria Health Centre and received feedback once the application had been referred by the Department of Planning and Environment.</p> <p>Applying the feedback received in Stage 1 and as part of the State 2 SSDA, a Construction Traffic Management Plan was issued to TfNSW via email for comment on 19 December 2023.</p>	To date, no response has been received from TfNSW.	<p>Centuria has assumed feedback will be received by TfNSW post-lodgement and once referred by DPE.</p> <p>Centuria will continue to consult with TfNSW and available to answer any questions or receive feedback on the proposal.</p>

Stakeholder	How this group was consulted	Feedback	Project response
Fire and Rescue NSW	E-Lab Consulting (on behalf of Centuria) contacted Fire and Rescue NSW on 4 December requesting a meeting to discuss the proposal.	To date, no feedback has been received from Fire and Rescue NSW.	E-Lab Consulting will continue to consult with Fire and Rescue NSW as plans progress be available to answer any questions or receive feedback on the proposal.
Ausgrid	Dep Consulting (on behalf of Centuria) submitted an Application for Connection (AFC) to Ausgrid's Contestability Group on 10 October 2023.	To date, Dep Consulting has not received a response from Ausgrid.	Dep Consulting will continue to consult with Ausgrid throughout the AFC process and be available to answer questions or receive feedback on the proposal.
Sydney Water	ACOR Consultants (on behalf of Centuria) notified Riccardo Facci of Sydney Water of the intention to issue a Section 73 (S73) form once the SSDA is lodged on 5 October 2023.	To date, ACOR Consultants has not received a response from Sydney Water.	ACOR Consultants will continue to consult with Sydney Water throughout the S73 process and be available to answer questions or receive feedback on the proposal.
NSW Health - Sydney Local Health District	Urbis' social planning team (on behalf of Centuria) contacted Erin Miller and Ian Haynes from the Sydney Local Health District (SLHD) on 30 October 2023 to provide information on Stage 2 of the proposal, the Social Impact Assessment being undertaken as part of the project and requesting feedback.	<p>On 27 November 2023, the Chief Executive for the SLHD issued a letter to Urbis' social planning team and advised:</p> <ul style="list-style-type: none"> ▪ It supports the project 'in principle', however it requires further information on the proposed mental health services and patient cohort to understand implication for the Sydney Local Health District and key surrounding health infrastructure and services (including Royal Prince Alfred Hospital). 	<p>Urbis' social planning team will respond to the recommendations from the SLHD in its Social Impact Assessment. This includes:</p> <ul style="list-style-type: none"> ▪ Undertaking further consultation with the SLHD and SESLHD once further details on services and operation of the mental health hospital are known and the allied health services are confirmed, to understand how the proposal may impact on other health facilities and services in the region

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> ▪ Consultation with the neighbouring South Eastern Sydney Local Health District is recommended given the project's proximity to Prince of Wales and St Vincent's Hospitals. ▪ Centuria should consider some bulk-billed mental health care, given the project's proximity to the Waterloo area which is home to low income and vulnerable populations. 	<p>(including those mentioned in the correspondence from the SLHD) and to identify opportunities for referral pathways and partnerships.</p> <ul style="list-style-type: none"> ▪ Investigating opportunities to increase access to the mental health hospital and the allied health services for low-income individuals who may not be able to afford private health insurance. This could include providing affordable payment options for the mental health hospital and selecting allied health service providers bulk bill.
NSW State Emergency Services	Centuria issued an Operational Flood Emergency Management Plan to the NSW State Emergency Services via email and requesting feedback on 19 December 2023.	To date, no response has been received from the NSW State Emergency Services.	Centuria will continue to consult with NSW State Emergency Services through the assessment period and available to answer any questions or receive feedback on the proposal.
Aboriginal stakeholders			
Metropolitan Local Aboriginal Land Council	As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Urbis Heritage (on behalf of Centuria) consulted with the Metropolitan Local Aboriginal Land Council and other registered Aboriginal parties as required to determine the	Feedback from this consultation is included in Section 3 of the ACHAR.	Centuria will continue to consult and provide project updates to the Metropolitan Local Aboriginal Land Council and offer the opportunity to comment/ provide feedback should plans change.

Stakeholder	How this group was consulted	Feedback	Project response
	cultural significance of objects and/or places on and surrounding the site.		
Community			
Surrounding landowners and occupiers: <ul style="list-style-type: none"> ▪ Near neighbours (26 Bourke Road, 34 Bourke Road, 15 Bourke Road.) ▪ Residents of properties on: <ul style="list-style-type: none"> – Reserve Street – Queen Street – Victoria Street. ▪ Broader community members 	Urbis Engagement (on behalf of Centuria) distributed a community newsletter to 613 properties on 21 September 2023. The community newsletter outlined the project proposal and invited feedback via the 1800 number and enquiry email. The community newsletter can be found in Appendix A.	To date, no enquiries have been received from these surrounding affected landowners.	Centuria is committed to maintaining contact with the community throughout the approval process by maintaining the community enquiry lines to keep them informed of any updates and changes to the proposal.
<ul style="list-style-type: none"> ▪ Local businesses: <ul style="list-style-type: none"> – Mecca Coffee – Veriu Green Square – ValueSuites Green Square – True Alliance – Mitchell Road Antique & Design Centre – Solar Technology Australia – Grounds of Alexandria 	In addition to receiving the community newsletter, Urbis Engagement (on behalf of Centuria) contacted surrounding local businesses whose email address were publicly available on 21 September 2023 outlining the proposal and requesting feedback. The community newsletter was attached to this email.	To date, no enquiries have been received from these local businesses.	

Stakeholder	How this group was consulted	Feedback	Project response
<p>Community groups and facilities:</p> <ul style="list-style-type: none"> ▪ Alexandria Residents' Action Group ▪ Yudi Gunyi School 	<p>Urbis Engagement (on behalf of Centuria) contacted the Alexandria Residents' Action Group and Yudi Gunyi School via email on 21 September 2023 outlining the proposal and requesting feedback.</p> <p>The community newsletter was attached to this email.</p>	<p>To date, no enquiries have been received from the Alexandria Residents' Action Group and Yudi Gunyi School.</p>	<p>Centuria is committed to maintaining contact with the community throughout the approval process by maintaining the community enquiry lines to keep them informed of any updates and changes to the proposal.</p>

4. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

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

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

DISCLAIMER

This report is dated 20 December 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Centuria Healthcare (**Instructing Party**) for the purpose of Consultation Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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

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

APPENDIX A

COMMUNITY NEWSLETTER

AN UPDATE ON THE PROPOSED ALEXANDRIA HEALTH CENTRE



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

SEPTEMBER 2023

Artist impression view from Bourke Road.

ABOUT

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

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

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

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

PROVIDING ESSENTIAL MENTAL AND ALLIED HEALTH SERVICES LOCALLY

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

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

PROVIDING LOCAL JOBS

Alexandria Health Centre will create:



121 jobs during construction.



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



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



MANAGING IMPACTS

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

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

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

PROJECT TIMELINE

- EARLY-MID 2022** – Community consultation was undertaken to support a concept development application for the Alexandria Health Centre.
- JULY 2022** – Centuria sought concept approval for the Health Centre through a State Significant Development Application (SSDA) lodged with the DPE in July 2022.
- MARCH 2023** – Concept development approved by DPE.
- SEPTEMBER 2023 – WE ARE HERE**
Centuria is now seeking approval for the detailed design of the Health Centre through a second SSDA. Community feedback is invited to support the preparation of the EIS for the second SSDA.
- LATE 2023** – The application will be lodged with DPE and placed on public exhibition. During this time, the community will have another opportunity to provide feedback on the plans.
- EARLY 2024** – DPE will review the application and any feedback from the community.
- MID-LATE 2024** – A decision is expected within six to nine months of lodging the SSDA.

MORE INFORMATION

Centuria Healthcare is committed to keeping near neighbours informed.

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

You can reach the team on:

 engagement@urbis.com.au

 1800 244 863

 alexandriahealthcentre.com.au



APPENDIX B

COMMUNITY NEWSLETTER DISTRIBUTION AREA

