

From: [Rory Toomey](#)
To: [Phillip Rossington](#); [Georgia McKenzie](#)
Cc: [Troy Uleman](#); [Andrew Harvey](#); [Zoe Gleeson](#); [Vijay Prabhu](#); [Guy Pinkerton](#)
Subject: RE: Alexandria Health Centre - Design Integrity Panel Endorsement
Date: Friday, 7 June 2024 10:35:44 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Morning Georgia, Panel and All.

RE: Alexandria Health Centre DIP Review RTS

Thanks for providing the RTS Package for DIP review prior to lodgement. A number of changes have been flagged and reviewed by the DIP.

The Panel's role at this stage is to confirm there is no negative impact on the proposal's ability to achieve design excellence in accordance with the Sydney LEP and consistent with the competition winning proposal.

I confirm there are no issues identified by the DIP that may impact design excellence. We support the proposal proceeding to submit the RTS.

For thoroughness we note the following items that may require further development prior to determination, subject to the assessing planner's requirements:

- Number and allocation of parking spaces
- Function, location and treatment of grease arrestor
- Legibility, safety and wayfinding for patient drop off space

I trust this will help progress the project and thank everyone for your input this week to enable RTS submission.

We look forward to hearing from you when further consultation with the DIP is needed.

Rory Toomey (DIP Chair)
Principal Design Advisor
NSW ARB 7743

GANSW | Department of Planning, Housing and Infrastructure
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4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
www.governmentarchitect.nsw.gov.au | www.planning.nsw.gov.au



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

Please consider the environment before printing this email.

From: Phillip Rossington <Phillip_Rossington@bvn.com.au>
Sent: Tuesday, 4 June 2024 4:16 PM
To: Georgia McKenzie <gmckenzie@urbis.com.au>
Cc: Rory Toomey <Rory.Toomey@planning.nsw.gov.au>; Troy Uleman <t.uleman@mcaslan.com.au>; Andrew Harvey <aharvey@urbis.com.au>; Zoe Gleeson <zgleeson@urbis.com.au>; Vijay Prabhu <vprabhu@urbis.com.au>
Subject: Re: Alexandria Health Centre - Design Integrity Panel Endorsement

Thanks Georgia
I have no comment .
Cheers Phillip

On 4 Jun 2024, at 11:41 AM, Georgia McKenzie <gmckenzie@urbis.com.au> wrote:

Hi Rory, Troy and Phillip,

Apologies for the double email – I just received the updated basement and car parking plans. As you can see by the red clouding, the changes are minor tweaks and include:

1. Allocation of staff and visitor car parking spaces in car park for clarity.
2. Relocation of in-ground grease arrestor from the northern landscaped area to western laneway.
3. Position of the drop off area on the ground floor shifted to the north, in accordance with traffic advice
4. Relocation of the boom gate within the car park, in response to City of Sydney feedback. Installation of a second boom gate on the mezzanine level.
5. Widening the ramp to the mezzanine to allow safer circulation.

Please feel free to call me to discuss any of the refinements, I would be happy to talk through them.

Thanks for reviewing,

Georgia

GEORGIA MCKENZIE

SENIOR CONSULTANT

D +61 2 8233 9965

E gmckenzie@urbis.com.au

<[image001.png](#)>

<[image002.png](#)>

<[image003.png](#)>

<[image004.png](#)>

<[image005.png](#)>

ANGEL PLACE, LEVEL 8, 123 PITT STREET
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<[image006.png](#)>

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From: Georgia McKenzie

Sent: Monday, June 3, 2024 3:57 PM

To: Rory Toomey <Rory.Toomey@planning.nsw.gov.au>; Troy Uleman <t.uleman@mcaslan.com.au>; phillip_rossington@bvn.com.au

Cc: Andrew Harvey <aharvey@urbis.com.au>; Zoe Gleeson <zgleeson@urbis.com.au>; Vijay Prabhu <vprabhu@urbis.com.au>

Subject: RE: Alexandria Health Centre - Design Integrity Panel Endorsement

Hi Rory,

Thanks for your time on the phone, that was really helpful. As mentioned, the changes largely relate to minor tweaks in response to Council's submission, including:

1. Tweaked landscaping at the ground plane to increase the amount of deep soil area.
2. Relocation of the plant away from the northern landscaped area to the western laneway.
3. Provision of solar panels to the roof
4. Additional door to the car park adjacent to drop off bay
5. Minor adjustments to the car park layout.

The latest plans for your review at this link, with the amendments in red clouding:

<[image007.png](#)>
[Architectural](#)

Warren and Mahoney are currently doing some internal tweaks to the car park based on some feedback from Council & the traffic consultant, we will send you this when we receive them (likely tomorrow).

I've also attached the DIP endorsement letter for your reference. Please feel free to call me to discuss any of the above.

Thanks,
Georgia

GEORGIA MCKENZIE
SENIOR CONSULTANT

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From: Rory Toomey <Rory.Toomey@planning.nsw.gov.au>
Sent: Monday, June 3, 2024 3:17 PM
To: Georgia McKenzie <gmckenzie@urbis.com.au>; Troy Uleman <t.uleman@mcaslan.com.au>; phillip_rossington@bvn.com.au
Cc: Andrew Harvey <aharvey@urbis.com.au>; Zoe Gleeson <zgleeson@urbis.com.au>
Subject: RE: Alexandria Health Centre - Design Integrity Panel Endorsement

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Hi Georgia (Hello Phillip and Troy)

Regarding a further DIP review prior to RTS submission, as discussed just now
Georgia:

I am happy to undertake a desktop review based on a pack supplied by URBIS with a short list of key design changes since EIS.

Please refer to your list below and add anything else that may be needed. Please also attach a copy of the DIP Minutes from the pre EIS meeting when you issue the drawings.

I note the RTS submission is scheduled for this Friday and I can complete a short desktop review and compile comments from Troy and Phillip, if they can get their

notes to me by Wednesday lunchtime, by COB Wednesday.

Thanks Georgia.

Rory Toomey
Principal Design Advisor
NSW ARB 7743

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<[image011.png](#)>

<[image012.png](#)>

<[image013.png](#)>

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

Please consider the environment before printing this email.

From: Georgia McKenzie <gmckenzie@urbis.com.au>
Sent: Thursday, 30 May 2024 9:12 AM
To: Rory Toomey <Rory.Toomey@planning.nsw.gov.au>
Cc: Andrew Harvey <aharvey@urbis.com.au>; Zoe Gleeson <zgleeson@urbis.com.au>
Subject: RE: Alexandria Health Centre - Design Integrity Panel Endorsement

Hi Rory,

Here are the latest plans for your review, with changes in red clouding:
<[image007.png](#)>
[Architectural](#)

In summary no I don't think so, it is minor tweaks to respond to Council's submission including:

6. Tweaked landscaping at the ground plane to increase the amount of deep soil

area.

7. Relocation of the plant away from the northern landscaped area to the western laneway.
8. Provision of solar panels to the roof
9. Additional door to the car park adjacent to drop off bay
10. Minor adjustments to the car park layout.

The architects are doing some internal tweaks to the car park based on some feedback from Council, we will send you the final version for review before we submit.

Please feel free to call me to discuss any of the above.

Thanks
Georgia

GEORGIA MCKENZIE
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From: Rory Toomey <Rory.Toomey@planning.nsw.gov.au>

Sent: Wednesday, May 29, 2024 12:46 PM

To: Georgia McKenzie <gmckenzie@urbis.com.au>

Cc: Andrew Harvey <aharvey@urbis.com.au>; Zoe Gleeson
<zgleeson@urbis.com.au>

Subject: RE: Alexandria Health Centre - Design Integrity Panel Endorsement

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Hi Georgia.

Have there been changes since the December DIP review that might have an impact on design excellence?

Thanks

Rory

From: Georgia McKenzie <gmckenzie@urbis.com.au>
Sent: Wednesday, 29 May 2024 11:31 AM
To: Rory Toomey <Rory.Toomey@planning.nsw.gov.au>
Cc: Andrew Harvey <aharvey@urbis.com.au>; Zoe Gleeson <zgleeson@urbis.com.au>
Subject: RE: Alexandria Health Centre - Design Integrity Panel Endorsement

Hi Rory,

I hope you've been well. I just left you a voicemail regarding the Alexandria Health Centre. We have been responding to government agencies submissions and are aiming to submit the Response to Submissions package in two weeks time – we are under a pretty tight programme. We just wanted to check if you would like to review the architectural package before we resubmit to DPHI?

Please feel free to call me back when suits you, and I can talk you through the minor design amendments proposed in this RtS package.

Thanks,
Georgia

GEORGIA MCKENZIE
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<[image002.png](#)>
<[image003.png](#)>
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From: Rory Toomey <Rory.Toomey@planning.nsw.gov.au>
Sent: Thursday, December 14, 2023 4:50 PM
To: Troy Uleman <t.uleman@mcaslan.com.au>; Georgia McKenzie <gmckenzie@urbis.com.au>; Phillip Rossington <Phillip_Rossington@bvn.com.au>
Cc: Guy Pinkerton <guy.pinkerton@dpie.nsw.gov.au>; Vijay Prabhu <vprabhu@urbis.com.au>
Subject: RE: Alexandria Health Centre - Design Integrity Panel Endorsement

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My signed version here.

Thanks for a good process.

Have a great break everyone.

RT

From: Troy Uleman <t.uleman@mcaslan.com.au>

Sent: Thursday, 14 December 2023 4:40 PM

To: Georgia McKenzie <gmckenzie@urbis.com.au>; Phillip Rossington <Phillip_Rossington@bvn.com.au>

Cc: Rory Toomey <Rory.Toomey@planning.nsw.gov.au>; Guy Pinkerton <guy.pinkerton@dpie.nsw.gov.au>; Vijay Prabhu <vprabhu@urbis.com.au>

Subject: RE: Alexandria Health Centre - Design Integrity Panel Endorsement

Hi Georgia,

I am also happy with this,

Please find attached signed PDF version.

Best regards,

Troy

Troy Uleman RAIA
Director

[<image014.png>](#)

Gadigal Land
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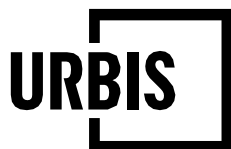
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John McAslan + Partners acknowledge the Traditional Owners of the land where we live and work. We pay respect to Elders past and present and extend our respect to all First Nations peoples.

ABN 43 625 461 789
Nominated Architect Troy Uleman NSW ARB 6915

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12 December 2023

Ms Kiersten Fishburn
Secretary
Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

DESIGN INTEGRITY PANEL ENDORSEMENT - ALEXANDRIA HEALTH CENTRE

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Alexandria Health Centre State Significant Development (**SSD**), in relation to the design integrity process. It provides endorsement of the design by the Design Integrity Panel (DIP) prior to the lodgement of the SSDA.

Warren and Mahoney + MAAP, as the winning architect, presented the proposed scheme to the DIP on 7 September and 28 September 2023 for their review and feedback following the design competition.

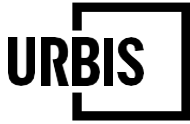
Following DIP Session 2, updated façade information was provided to the Panel on 16 November 2023. This was reviewed by the Panel and discussed at a meeting of the DIP on 23 November 2023 to focus on façade design. The attendees at the 23 November 2023 meeting were the Panel and Urbis as observers.

The DIP for the Alexandria Health Centre comprises three panel members. In accordance with the endorsed Terms of Reference, this includes members of the Competition Jury. The members of the DIP are as follows.

Panel Member	Role/Position
Rory Toomey (Chair)	Principal of Design Excellence - Government Architect NSW
Phillip Rossington	Principal – BVN Architects
Troy Uleman	Director – John McAslan + Partners

DIP session 1 was held virtually via Microsoft Teams and on 7 September 2023 and was attended by key members of the Warren and Mahoney + MAAP team and the Proponent.

A copy of the DIP Session 1 feedback is provided at **Attachment A** to this letter. The following sections of this letter outline the DIP Session 2 and subsequent session feedback and the DIP endorsement for the proposal to proceed to SSDA lodgement.



DESIGN INTEGRITY PANEL – SESSION NO. 2

The following table reflects the Panel’s observations and responses to the design team’s request for clarification during DIP Session No. 2. This feedback is based on the presentation by the **Warren and Mahoney + MAAP** team on 28 September 2023.

The comments have been grouped into ‘focus areas’. All Panel observations reflect the unanimous position of the DIP after Session No. 2.

Table 1 Design Integrity Panel Observation (DIP Session No. 2)

Focus Areas	Panel Commentary
Engagement with an Aboriginal Spatial Design Expert	1.1 The Panel supported the engagement of an Aboriginal spatial design expert. 1.2 The Panel encouraged Warren and Mahoney + MAAP to explore how Blacklash will inform the design process and consult with local knowledge holders. 1.3 Warren and Mahoney + MAAP noted that UAP and Blacklash will be working closely together to explore public art opportunities. Options being considered included native landscaping (Kangaroo Grass) and pavement patterns along the pedestrian entry, brick patterning along the Eastern elevation, and using corten steel landscape elements to mimic ‘boulders’ in the landscape. The Panel noted they were happy with the options being considered.
Solar Access and courtyard voids	1.4 Warren and Mahoney + MAAP explained how the design has responded to comments from DIP Session #1 by architecturally finessing the voids and including landscaping design in the courtyards with meandering spaces and pockets of spaces carved into nature. 1.5 The Panel encouraged the thoughtful consideration of the safety mesh to minimise any vertical elements and consider tensile mesh that clips together. 1.6 The Panel recommended minimising solid elements in the courtyard voids and internal walls where possible to ensure the design is visually recessive.
Floor plates and natural light	1.7 The Panel supported the improvements to natural light through additional openings to the eastern façade, and noted that this should be included within the final design.

Focus Areas	Panel Commentary
Ground Plane and Entry Experience	<p>1.8 The Panel supported the ground plane design updates presented by Warren and Mahoney + MAAP, which includes the refined seating, corten steel 'boulders', and pedestrian entry pathway design.</p> <p>1.9 The Panel noted that the feature tree planting on the eastern portion of the Bourke Road frontage appears to have diminished during the design process. The Panel reinforced the importance of this significant tree to the success of the overall design.</p>
Car parking	<p>1.10 The Panel were supportive of the refinement and finesse of the screen system, including the flat fascia elements. The Panel commended the thoughtful integration of signage along this frontage and noted that this is to be retained.</p> <p>1.11 The Panel recommended that the glazing line is pulled back as far as possible into the laneway.</p>
Façade design	<p>1.12 The Panel agreed the dark coloured band along Level 4 of the eastern façade was redundant, and instead encouraged the exploration of a uniform colour with different textures or materiality to mark this level.</p> <p>1.13 The Panel encouraged Warren and Mahoney + MAAP 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> <p>1.14 The Panel encouraged exploring of planting on either side of the podium rooftop balustrade so the barrier is less visible to users and is integrated into the garden. Mesh fencing to be considered.</p>
Cost Rationalisation and Budget	<p>1.15 The Project Team presented three cost rationalisation options that are currently being investigated:</p> <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 fins and conversion to commercial glazing. <p>1.16 The Panel acknowledged that the project would require continued value management through the design development process. The Panel encouraged retention of the layered and rich façade which was a key component to the competition winning scheme.</p>

Focus Areas	Panel Commentary
	<p>1.17 The Panel noted the planters on the façade were not fundamental to design excellence and their removal would be supported provided that the level 4 podium rooftop planting is enhanced.</p> <p>1.18 The Panel do not oppose the use of aluminium instead of terracotta, provided that a similar ‘matte like’ finish and layered façade look is still achieved.</p> <p>1.19 The Panel highlighted the flat fascia elements as a key element to retain as part of any revised façade design, to retain the breaks in composition, distortion in the overall regularity and light reflection of the competition scheme.</p> <p>1.20 The Panel offered the Project Team another meeting to discuss the design refinements and feedback if required.</p>

SUBSEQUENT DIP SESSION – 23 NOVEMBER 2023

Following DIP Session 2, updated façade information was provided to the Panel on 16 November 2023. This was reviewed by the Panel and discussed at a meeting of the DIP on 23 November 2023 to focus on façade design. The attendees at the 23 November 2023 meeting were the Panel and Urbis as observers.

The revised façade design included:

- Increased extent of planting on the level 4 podium with 500mm soil depth
- Slab edge expression increased from 250mm to 350mm.
- Three sizes of horizontal expressions to provide variety in the façade.

The summary of the panel commentary is summarised in Table 2 below.

Table 2 Subsequent Session – 23 November 2023

Focus Area	Panel Commentary
Revised façade design	<p>2.1 The Panel noted that the revised design has not lost design quality from the competition scheme. The reduction in complexity and number of elements on the façade has generally improved the scheme.</p> <p>2.2 The Panel are supportive of the removal of the façade planter boxes, subject to meaningful landscaping on the podium rooftop, which will provide amenity to street and patients</p>

Focus Area	Panel Commentary
	<p>2.3 The use of three 'baguette' façade sizes creates variation and complexity to the façade and is supported by the Panel.</p> <p>2.4 The transition from the Bourke Road façade system to the western façade supported in principle, however the Panel would like to see further details regarding the dimensions during the assessment phase.</p> <p>2.5 The Panel also noted that there maybe complexity in the maintenance of the building which would need to be further considered as the maintenance zone has been reduced.</p>
<p>The Panel unanimously agreed that there was not a need for another DIP meeting ahead of the SSDA lodgement. The Panel noted that there is an opportunity to review the scheme in full and provide comment during the assessment phase of the SSDA.</p> <p>The Panel also noted that this discussion (23 November 2023) was only in relation to the façade design. The Panel will provide detailed comments in the response to submission phase about the scheme as a whole, including (but not limited to):</p>	
<p>Relationship between the sun shading and glazing system</p>	<p>2.6 A review of the relationship between the sun shading and glazing system. The Panel noted the depth and distinction between the sun shading and the glazing system is an important element of the competition winning scheme, and to ensure this is not further value engineered.</p>
<p>Western façade resolution</p>	<p>2.7 A review of the western façade resolution at the ground and mezzanine level – The DIP noted that the additional plan pack only provided a portion of this elevation. The competition winning scheme successful integrated the back of house services along this façade into the design. The Panel would like to review this detail during the submissions phase of the SSDA scheme. It is noted that the western laneway will form part of a wider laneway network and is therefore an important aspect of the development.</p>
<p>Handrail integration</p>	<p>2.8 The Panel raised concern about the handrails in renders. The competition winning scheme featured Corten steel balustrades and handrails integrated with the landscaping. The renders seemed to show a compliance/ engineering approach to handrails. The level of sophistication and design resolution in facades should also be achieved in forecourt landscaping.</p>

Focus Area	Panel Commentary
Floor plates and natural light	2.9 Given the size of the floor plates, the Panel suggested there are further opportunities to increase daylight access to occupants of the building. This may be through stepping ceilings towards the edges of the buildings and maximising clear glazing.
Resolution of lateral walls	2.10 The resolution of lateral walls in relation to façade should be carefully managed to retain integrity of façade treatment. The plan pack showed walls in between the mullions on level 4 of the western façade.

Closing comment:

The DIP endorses the design as presented and does not see need for further review of the design prior to lodgement. Should significant design changes occur prior to lodgement or during the assessment of the SSD DA the design would need to be referred to the DIP for further review and endorsement.

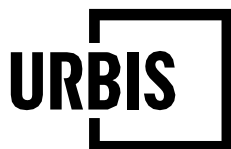
PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP endorses the observations and clarifications by consensus.

Design Integrity Panel (DIP) endorsement

Name	Signature	Date
Rory Toomey Panel Chair		14 December 2023
Phillip Rossington Panel Member		12 December 2023
Troy Uleman Panel Member		14 December 2023

Attachment A: Design Integrity Panel Session 1 Feedback



ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

7 September 2023

Barnaby Goodman
Centuria Capital Limited
Level 41 2 Chifley Square
Sydney NSW 2000

Via email: Barnaby.goodman@centuria.com.au

Dear Barnaby,

ALEXANDRIA HEALTH CENTRE - DESIGN INTEGRITY PROCESS - SESSION NO. 1

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Alexandria Health Centre State Significant Development (**SSD**), in relation to the design integrity process. This letter provides confirmation of the Panel's observations and requests for further information (or clarification on the design, as presented by **Warren and Mahoney + MAAP** on 4 September 2023.

The DIP for the Alexandria Health Centre comprises three panel members. In accordance with the endorsed Terms of Reference (**ToR**), this includes members of the Competition Jury. The members of the DIP are as follows.

Panel Member	Role/Position
Rory Toomey (Chair)	Principle of Design Excellence - Government Architect NSW
Phillip Rossington	Principle – BVN Architects
Troy Uleman	Director – John McAslan + Partners

The DIP session was held virtually via Microsoft Teams and was attended by key members of the **Warren and Mahoney + MAAP** team and the Proponent.

FUNDAMENTAL ELEMENTS OF DESIGN EXCELLENCE

As outlined in the endorsed Alexandria Health Centre Competition Jury Report (dated 16 February 2023), the Jury unanimously selected the **Warren and Mahoney + MAAP** scheme as the winner of the Competition, subject to the identified areas or further refinement and resolution being addressed as part of the design integrity process.



The Jury’s determination was based upon the efficient and appropriate response to the design, planning, and commercial objectives of the Design Brief. The Warren and Mahoney + MAAP scheme was deemed the most compelling offer in terms of the hospital efficiency.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process are listed below (as extracted from the Competition Jury Report):

- *The design of the hospital levels and the compliance with the AusHFG requirements.*
- *The single-loaded corridor approach for the hospital levels and the potential for cross-ventilation.*
- *The open space public realm area to the north-west of the site along the Bourke Road frontage is to be retained and strengthened in detailed design to compensate for the design approach to break away from the street wall in this location.*
- *The distinction and materiality of the façade of the scheme.*

DESIGN INTEGRITY PANEL – SESSION NO. 1

The following table reflects the Panel’s observations and responses to the design team’s request for clarification during DIP Session No. 1. This feedback is based on the presentation by the **Warren and Mahoney + MAAP** team on 4 September 2023.

The comments have been grouped into ‘focus areas’. The focus areas are based on the comments made by the Jury as set out within the Competition Jury. All Panel observations reflect the unanimous position of the DIP after Session No. 1.

Table 1 Design Integrity Panel Observation (DIP Session No. 1)

Focus Areas	Panel Commentary
1. Key Design Elements to be Retained	
Hospital Design	<p>1.1 The Panel noted that the response to the health brief was a strong element of the Warren and Mahoney + MAAP scheme.</p> <p>1.2 Warren and Mahoney + MAAP explained that the key areas of refinement have been in relation to the development of the circulation network and dedicated staff areas.</p> <p>1.3 The Panel acknowledged that the design of the hospital has been refined further in collaboration with the hospital tenant, however, remains fundamentally unchanged.</p>
Open Space and Public Realm	<p>1.4 Warren and Mahoney + MAAP explained that the open space at the north-west corner of the site along the Bourke Road frontage has been reportioned but has been mostly maintained. Further, the reportioned open space public realm and increased floor area on the upper levels provides a more prominent street wall.</p>

Focus Areas	Panel Commentary
	<p>1.5 The Panel acknowledged that the pedestrian entry and experience at the ground level has been enhanced due to the reconfiguration of the entry lobby spaces.</p>
Facade Design	<p>1.6 As noted in the competition report, the jury noted the distinction and materiality of the façade as elements of design excellence to be retained through design development, but with further simplification and rationalisation.</p> <p>1.7 Warren and Mahoney + MAAP described the façade rationalisation studies that are continuing to be undertaken to inform the removal of selected louvres on the northern and western façade. Detailed analysis through radiation mapping is being used to ensure the removal of louvres do not have adverse impact on the solar heat gain and comfort of the building.</p> <p>1.8 The Panel acknowledged that the number of horizontal bands have been rationalised on the northern and western façade, providing an acceptable balance between cost, appearance, shading, and embodied carbon.</p>
Ground Plane and Entry Experience	<p>1.9 Warren and Mahoney + MAAP explained that the entry experience from Bourke Road had been reworked. A main entry is provided from Bourke Road, with a secondary entry for bicyclists, vehicles, and pedestrians via the laneway along the western boundary. The Panel were satisfied with this approach.</p> <p>1.10 The Panel noted the reconfiguration of the arrival space, including the introduction of a shared lobby. The Panel questioned whether the hospital tenant was comfortable with the reconfiguration of the arrival space in terms of their operational expectations. Warren and Mahoney + MAAP confirmed the tenant was aware and comfortable with the proposed change. The Panel were generally satisfied with this response but greater clarity could be given to emergency service users to avoid bicyclists, maintenance trades, and other users.</p>
<p>2. Areas for Further Development and Refinement</p>	
Engagement with an Aboriginal Spatial Design Expert	<p>2.1 As noted in the competition report, the Jury recommended that Warren and Mahoney + MAAP seek advice from an Aboriginal spatial design expert to inform design development.</p> <p>2.2 The Panel encouraged the engagement of an Aboriginal spatial design expert at the earliest opportunity to inform the detailed design phase and</p>



Focus Areas	Panel Commentary
	<p>explore opportunities for meaningful integration of Country into the design of the hospital.</p>
<p>Compliance with the concept envelope</p>	<p>2.3 The Panel noted that the discrepancy between the plans relating to the compliance with the Concept SSDA envelope has now been resolved.</p> <p>2.4 Warren and Mahoney + MAAP confirmed the current design development includes minor breaches to the Concept SSDA envelope. The Panel was notified that Urbis had spoken with DPE who has stated that minor departures from the envelope may be viewed as generally compliant. However, this would need to be assessed by DPE once the details are available and if the departure is not viewed as minor, a Modification Application to the approved Concept SSDA 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 as part of the early engagement with them.</p>
<p>Public Art</p>	<p>2.5 Warren and Mahoney + MAAP identified the potential for Public Art to be located along the 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> <p>2.6 The Panel encouraged Warren and Mahoney + MAAP to further explore opportunities for how public art could be integrated into the project.</p>
<p>Solar Access and courtyard voids</p>	<p>2.7 As noted in the competition report, the Jury encouraged Warren and Mahoney + MAAP to explore the introduction of voids to enhance light access to the lower levels, but only if the benefit outweighed the cost.</p> <p>2.8 Warren and Mahoney + MAAP have reshaped the courtyard voids in an effort to rationalise the cost of the build by avoiding the need for certain transfers. The reshaping will result in a reduction in the net amount of open to sky provided to Levels 4, 5, and 6 with Level 5 suffering the most.</p> <p>2.9 The Panel encouraged Warren and Mahoney + MAAP continue to explore ways in which light access can still be achieved through more architecturally finessed voids for Levels 4-6 noting that the voids were a lyrical piece that were a strength of the original design scheme and that amenity to the inpatients should be a driving consideration.</p>

Focus Areas	Panel Commentary
Floor plates and natural light	<p>2.10 The Panel noted that the deep floor plates and consequently, the natural light available to the lower levels of the building still needed more consideration.</p> <p>2.11 The Panel would like to see more consideration of how light and solar access could be pulled down into the building.</p>
Façade design	<p>2.12 Related to the above comments on natural light, the DIP queried the number of solid elements within the Level 4 façade cladding. 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>2.13 The Panel queried the façade treatment as well as the depth of the recess on Level 4 (on the Bourke Rd frontage in particular, but relevant to all facades), 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 meaningful break.</p> <p>2.14 The Panel queried access and maintenance arrangements for the planters integrated into the façade. Warren and Mahoney + MAAP explained that there is space to access the landscape planters built into the façade design.</p> <p>2.15 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. This is to be explored further throughout design development.</p>
Car parking	<p>2.16 Warren and Mahoney + MAAP described the changes to car parking arrangements due to cost rationalisation - reduced amount of excavation required for the carpark through the introduction of mezzanine level parking.</p> <p>2.17 The Panel noted that the southern and western elevations would need to be resolved so the above ground car parking levels are treated to provide an attractive and activated facade.</p> <p>2.18 The Panel noted that signage will need to be explored for the car park entry to avoid confusion with the dual entries.</p>
Cost Rationalisation and Budget	<p>2.19 Warren and Mahoney + MAAP explained that cost rationalisation strategies have been explored through design development and value</p>

Focus Areas	Panel Commentary
	<p>management has been achieved through rationalising of the floor-to-floor heights, simplification of the façade, and the removal of the rooftop terrace. The Panel were supportive of these rationalisations, and acknowledged that the project would still require continued value management through the design development process.</p> <p>2.20 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>2.21 It was agreed that Warren and Mahoney + MAAP would consider the design comments that were highlighted at the DIP session no. 1 (and as discussed in this table) in further refining the project scheme to present to the Panel at the next DIP session.</p>

PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP endorses the observations and clarifications by consensus.

This letter will be used to guide further detailed design refinement of the **Warren & Mahoney + MAAP** scheme.

Design Integrity Panel (DIP) endorsement

Name	Signature	Date
<p>Rory Toomey (Chair) Principle of Design Excellence Government Architect NSW</p>		<p>14.9.23</p>

Kind regards,



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