

COUNCIL BRIEFING REPORT

Panel Reference	PPSSEC-214
DA Number	DA 2022/16
LGA	Burwood
Proposed Development	Alterations and additions to Strathfield Private hospital for the demolition of the existing dwelling at 47A Wentworth Road, tree removal and the construction of a 3 storey building containing basement and ground level parking, 13 additional beds, 2 operating theatres and ancillary services
Street Address	47A Wentworth Road & 3-5 Everton Road, Strathfield NSW 2135
Applicant/Owner	Mr K Mayoh – Ramsay Health Care Australia Pty Limited
Date of DA lodgement	15 March 2022
Number of Submissions	Two (2) – at the time of Briefing Report preparation
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Proposed cost of development \$19,959,000.00
Report prepared by	Emma Buttress-Grove, Senior Town Planner & Business Improvement Officer – City Development
Report date	2 September 2022

Subject Sites & Locality

The Site comprises two (2) allotments located at 3-5 Everton Road and 47A Wentworth Road, Strathfield. The Site is legally referred to as SP 55383, 11 of DP 870782 and Lot 4 DP 391941.

The Site is irregularly shaped and has an area of 4,366.94m² with a relatively flat natural topography. The Site comprises of the following dimensions:

- North (Cowdery Lane) – 95.73m;
- East (47A Wentworth Road frontage) – 15.23m;
- East (1A Everton Road, Strathfield) – 42.67m;
- South (1A Everton and 1 Everton Road) – 38.10m;
- South (Everton road frontage) – 64.09m;
- West (7 Everton Road) – 55.80m.

The Site is zoned R1 General Residential pursuant to the BLEP 2012. The surrounding properties are also zoned R1 General Residential. The Site currently comprises of Strathfield Private Hospital at 3-5 Everton Road, and a single storey residential dwelling house at 47A Wentworth Road.

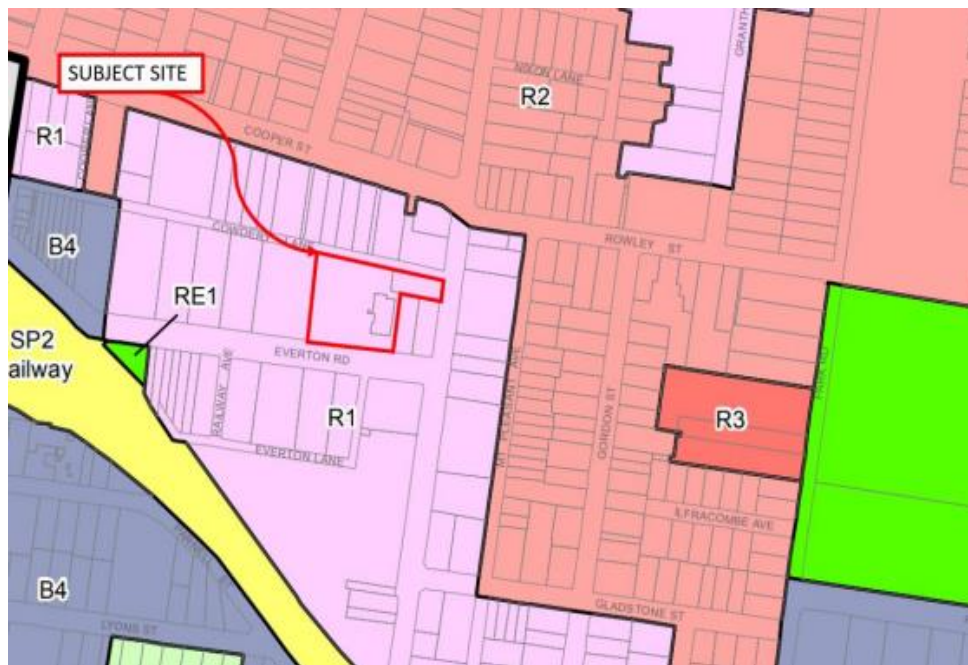


Figure 1: BLEP 2012 Zoning Map, subject sites outlined in red. Source: Willowtree Planning SoEE dated 15 August 2022



Figure 2: Subject site aerial view. Source: Willowtree Planning SoEE dated 15 August 2022



Image 1: Existing hospital buildings at 3-5 Everton Road, as viewed from Everton Road looking north.
Source: Google Maps Street View



Image 2: Dwelling at No. 47A Wentworth Road, Strathfield to the left of image, located on the corner of Wentworth Road and Cowdery Lane. Hospital buildings in the background. Source: Google Maps Street View



Image 3: Existing structures on No. 47A Wentworth Road as viewed from Cowdery Lane looking south-west.
Source: Google Maps Street View



Image 4: Existing hospital buildings as viewed from Cowdery Lane looking south. Source: Google Maps Street View

Surrounding Development

The surrounding properties comprise of a mixture of residential developments including one (1) to two (2) storey dwelling houses and low scale residential flat buildings (RFBs).

Development adjoining the Site in each general direction is as follows:

- North – Immediately Cowdery Lane and further north of the Site is local heritage item I190 – Victoria House at 2 Copper Street and item I207 – Victorian Villa at 45 Wentworth Road as well as a single storey residential dwelling at 2A Cooper Street – Refer **Images 5 & 6**
- East – Wentworth Road and further east a mixture of one (1) to two (2) storey residential dwellings and low scale RFB's; Refer **Image 7**
- South – Immediately adjoining to the south-east of the Site is 1A Everton Road and 1 Everton Road comprising of single storey residential dwellings; Refer **Image 8**
- West – Existing low scale four (4) storey RFB – Refer **Image 9**



Image 5: No. 45 Wentworth Road, boarding house (heritage item). Source: Google Maps Street View



Image 6: No. 2A Cooper Street (facing Cowdery Lane). Source: Google Maps Street View



Image 7: No. 46 Wentworth Road. Source: Google Maps Street View



Image 8: No.s 1A (left) and No. 1(right) Everton Road. Source: Google Maps Street View

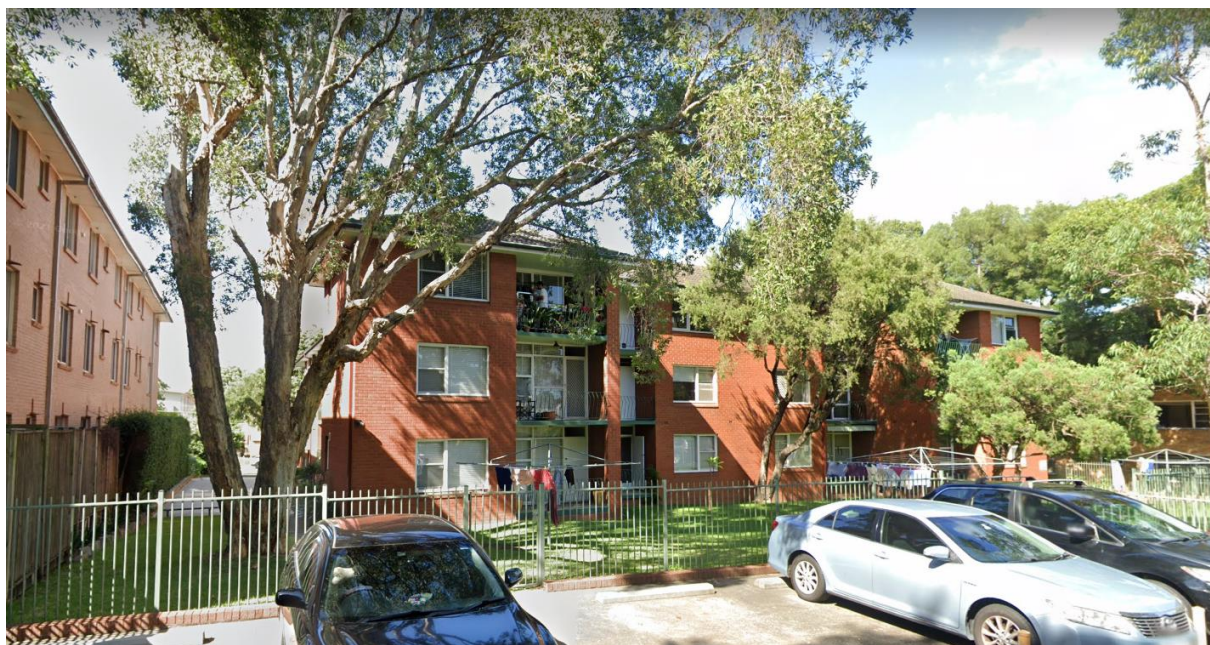


Image 9: RFB at No. 7 Everton Road as viewed from Cowdrey Lane looking south. Source: Google Maps Street View

Background

A Pre-Development Application PD 2021.023 was lodged for alterations and additions to Strathfield Private hospital located at 3-5 Everton Road Strathfield, and includes the demolition of the existing dwelling at 47A Wentworth Road, tree removal and the construction of a 3 storey building containing basement and ground level parking, 13 additional beds, 2 operating theatres and ancillary services. the proposed development.

Pre-DA Scheme

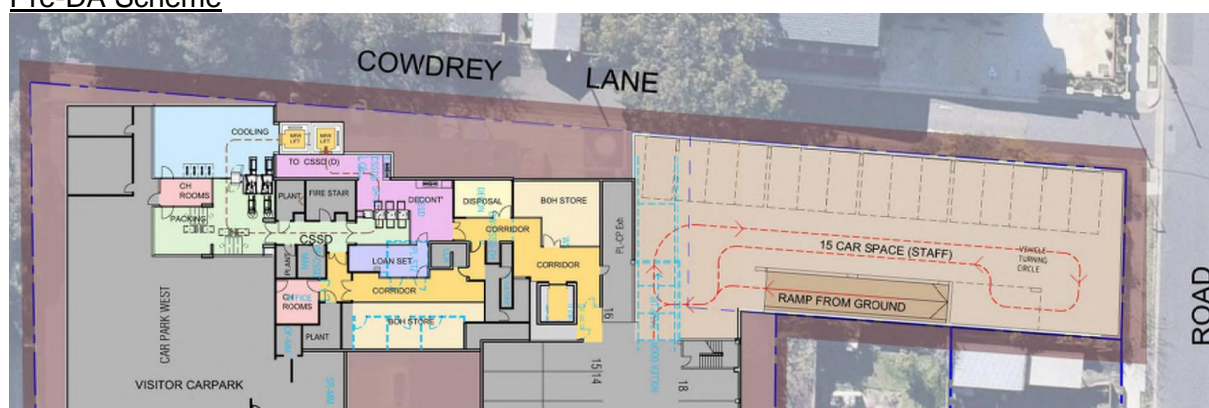


Figure 3: Proposed basement level alterations and additions. Source: HPI

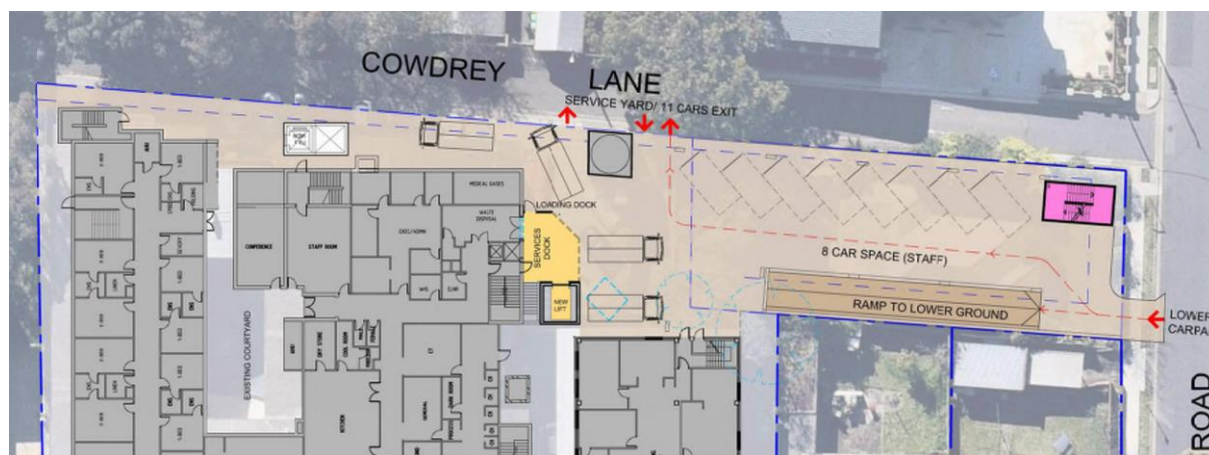


Figure 4: Proposed ground level alterations and additions. Source: HPI



Figure 5: Proposed level 1 alterations and additions. Source: HPI

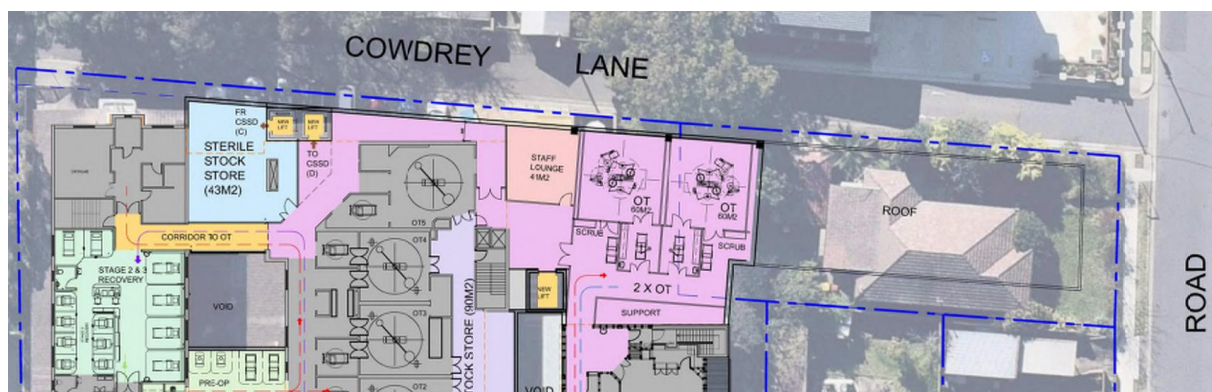


Figure 6: Proposed level 2 alterations and additions. Source: HPI

Following an assessment of the Pre-DA, written advice was provided to the applicant raising the following matters that required attention for any future development application lodged with Council.

Planning & Design:

- Increase the setback of the development to Wentworth Road
- Consider increasing setback of the development along Cowdery Lane
- Potential privacy impacts to No's 1 & 1A Everton Road created by the open stairs on the southern elevation
- Potential shadow impacts of the building upon the POS areas of No. 1 & 1A Everton Road needs to be considered and satisfactorily addressed
- Further consideration of landscape treatment along the southern boundary adjacent to No's 1 & 1A Everton Road.
- Potential for acoustic impacts upon No. 1 & 1A Everton Road created by the vehicular driveway entrance along the southern boundary.
- Visual impacts of the at grade car open parking area and its presentation to Cowdery Lane and Wentworth Road, further treatment is required.

Heritage

- The property is not located within a HCA, however the proposed works are within the vicinity of two heritage items, 45 Wentworth Road and 2 Cooper Street Strathfield. That heritage item is adjacent to the site, however separated by Cowdery Lane. A Statement of Heritage Impact will be required with the DA.
- Council would encourage the applicant to ensure sympathetic colours, materials and finishes be applied to the Wentworth Road and Cowdery Lane facades. Face brick, rendered brick or similar is preferred with landscaping. Council would not encourage large concrete facades.
- The materiality of brick face is encouraged, this assists the proposed development to blend within the setting, as does the proposed masonry fence and garden setting on the NE corner of the site, nearest the heritage item.
- Concerns are raised with the open carpark area on the ground floor and how this will impact views to and from the heritage item, noting the concept plan shows narrow screen planting. For DA lodgement, Council would like to see examples of this used successfully elsewhere or alternative sympathetic screening options. A further setback between the development and the original section of the heritage item (in particular) would be a better option.

- There are other opportunities to make this more sympathetic, that being the increased setback from Cowdery Lane and/or improved landscaping/screening of the ground floor carpark.

Traffic & Parking

- As there are no specific parking rates in Council's DCP for the proposed use, a Transport, Traffic and Parking Impact Report and Management Plan shall be submitted in any formal DA submission.
- A service vehicle/s is currently required to reverse into the site from Cowdery Lane. Whilst this is probably the way deliveries are undertaken at the moment the proposal should seek to improve upon the existing situation and ensure service vehicles can enter and exit the site in a forward direction.
- There is an existing structure on the sites northern boundary which looks to be retained in the plans which will restrict sightlines for drivers attempting to reverse into the site. Further investigation into how service vehicles can enter and exit the site in a forward direction should be explored.

Landscaping & Trees

- No objection to the tree removal and existing vegetation from Council's Tree Management Officer
- Due to the basement car parking level below the soil depth of the landscaped area within the front setback should be of a sufficient depth to support the proposed planting scheme.
- All proposed species of trees, shrubs and perennials must be nominated and clearly indicated on the Landscape Plan. A plant schedule must be included on the Landscape Plan showing species names, potential heights and spreads, quantities, and container sizes. Landscaping must relate to building scale.

Health

- A Waste Management Plan, complying with the requirements of Part 6.2 – Waste Management of the Burwood Development Control Plan is to be submitted with any Development application that is submitted.

Current Proposal

The Development Application proposes alterations and additions to Strathfield Private hospital located at 3-5 Everton Road Strathfield, and includes the demolition of the existing dwelling at 47A Wentworth Road, tree removal and the construction of a 3 storey building containing basement and ground level parking, 13 additional beds, 2 operating theatres and ancillary services.

Specifically the amended development proposes:

- Demolition of existing single storey dwelling and associated buildings on 47A Wentworth Road;
- Tree removal;
- Alterations and Additions to existing Strathfield Private Hospital as follows:
 - Lower Ground;
 - Car park comprising of approximately 13 x new car spaces,
 - Proposed back of house (BOH) area within the existing facility.
 - Ground Floor;
 - Ground floor car park comprising of 8 x new staff car spaces,
 - new BOH area within the existing facility,
 - new loading dock bay and service area.
 - Extension and refurbishment of Lower Ground Central Sterile Services Department (CSSD) in compliance with AS4187.
 - Level 1;
 - Proposed ward extension with 13 x inpatient beds and support areas.
 - Level 2;
 - Two (2) proposed operating theatres

- Supporting stores and ancillary services
- Staff lounges
- Associated landscaping and stormwater drainage works.
- The proposed alterations and additions will result in the hospital having a total of 97 beds and 73 car parking spaces

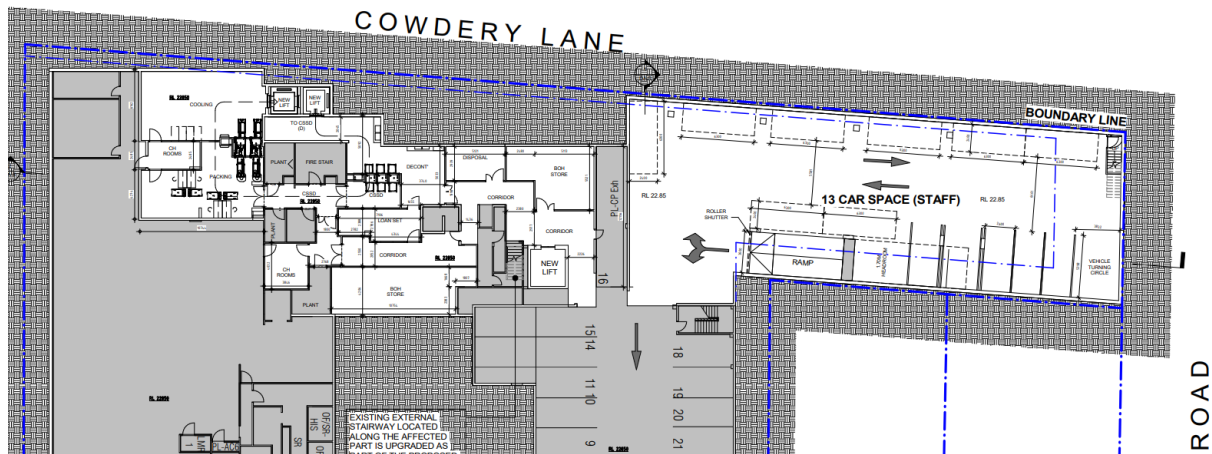


Figure 7: DA Proposed basement alterations and additions. Source: HPI

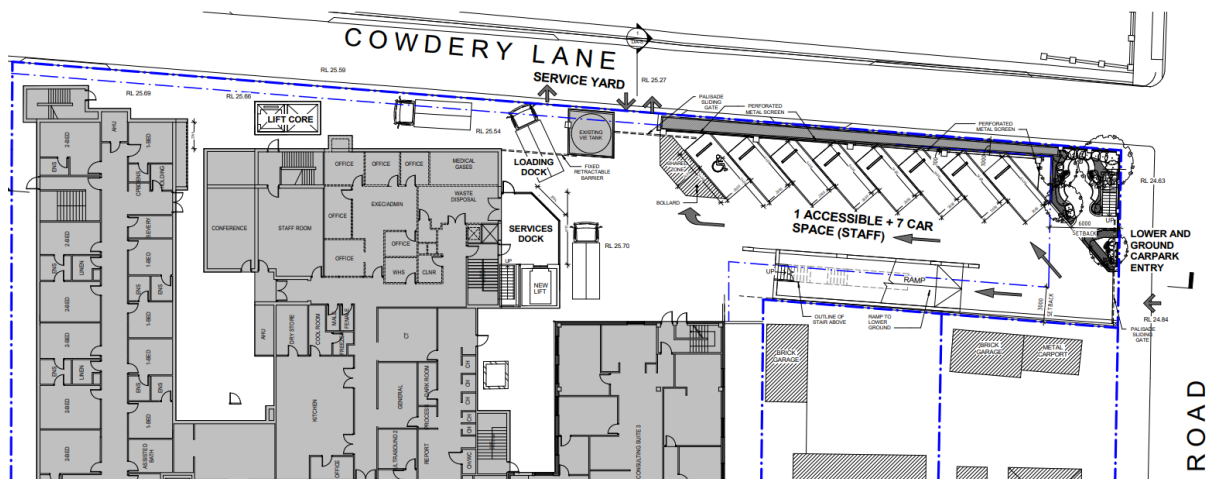


Figure 8: DA proposed ground level alterations and additions. Source: HPI

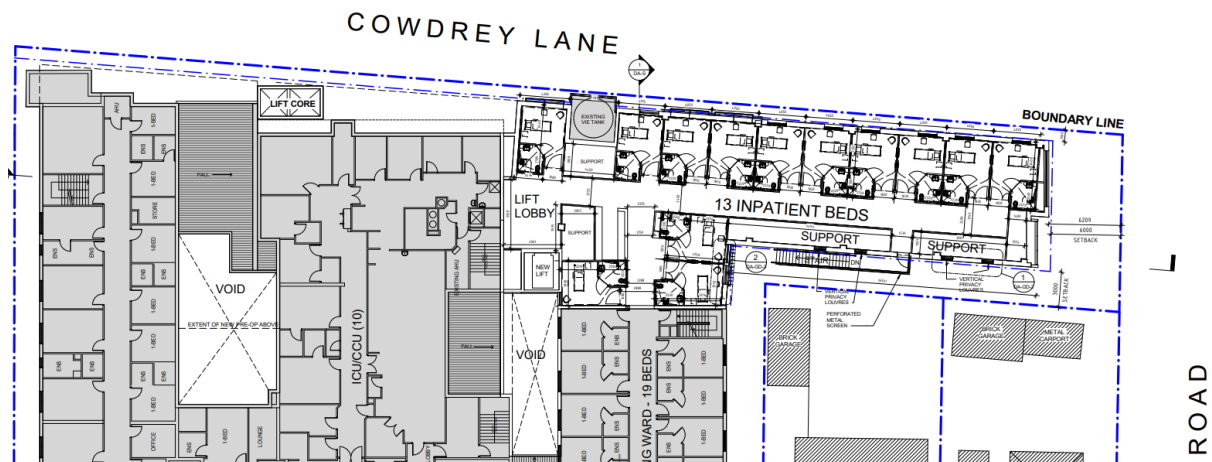


Figure 9: DA Proposed level 2 alterations and additions. Source: HPI

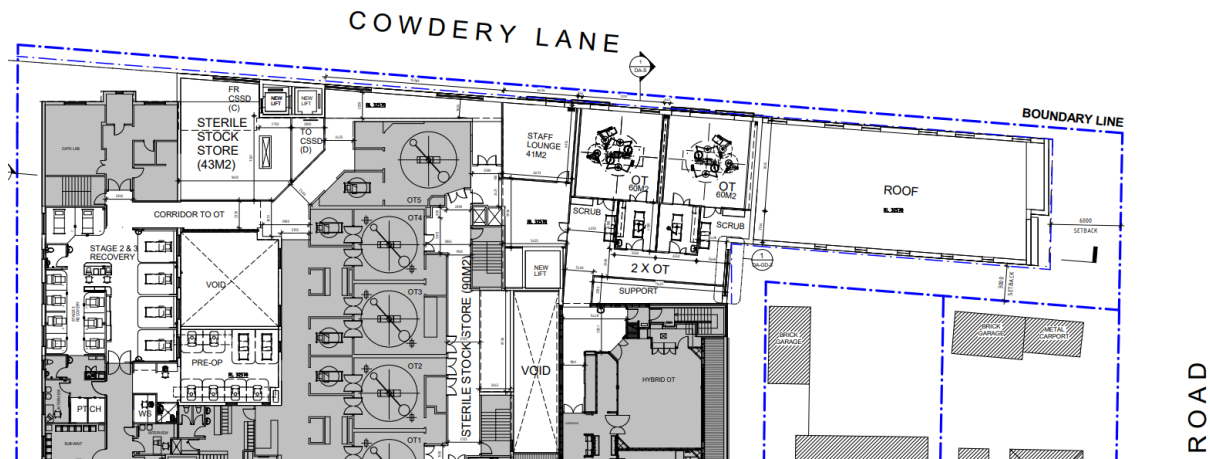


Figure 6: DA Proposed level 1 alterations and additions. Source: HPI

Development Application Assessment to Date

During assessment of the application a number of matters were identified requiring a Request for Information letter to be sent to the applicant on 13 July 2022. The matters listed in this letter related to:

1. **Integrated Development - Protection of the Environment Operations Act 1997. Section 43 (b) and s. 48 of the Protection of the Environment Operations Act 1997**
Additional information and clarification is sought regarding the proposed Sterilisation Activities of the proposed development, and overall operation of the hospital use with regard to Section 38 of Schedule 1 of the Protection of the Environment Operations Act 1997 lists "sterilisation activities" as a scheduled activity and whether the development meets the requirements of integrated development under the Environmental Planning & Assessment Act 1979.
2. **Planning**
2.1 Articulation of First Floor along Cowdery Lane

The DA scheme proposes a 1m setback from Cowdery Lane at both ground and first floor level. Whilst it is noted that the Landscape Scheme proposes landscaping (Lilly Pilli's) along this boundary which may assist in screening at ground level, the first floor wall has a length of approximately 45m without any meaningful articulation provided to the wall with exception to a screening device which protrudes into the 1m setback.

It has previously been raised by Council that the ideal proposition for redevelopment of No. 47A Wentworth Road to be incorporated into the hospital site would also include the properties at No. 1 & No.1A Everton Road as this would enable a more flexible design approach, and the opportunity to provide additional setbacks to boundaries, a more articulated built form/building envelope and increased landscaped area and planting.

The applicant has advised these properties are unable to be included in the proposed development, and whilst it is recognised that the resultant design and positioning of the built form on the site will be somewhat constrained by the existing frontage width of No. 47A Wentworth Road, it is considered that the development can be designed so as to present a built form to Cowdery Lane at first floor level that is appropriately articulated and provides some visual building break and relief.

Please note that no expansive wall lengths in the absence of any articulation will be supported, and no encroachments of any new building component shall be less than 1m from the boundary to Cowdery Lane at first floor level.

Please provide amended plans to Council for further consideration.

2.2 Screening of Car Park along Cowdery Lane and front return

The at-grade car park level is required to be screened by a fixed structure. The structure is to be installed between the car parking support columns and not in front of the building. This screening shall be a material and finish that is appropriate to the overall design of the building,

and shall be installed along the Cowdery Lane frontage of the carpark, and the carpark return wall facing Wentworth Road.

This fixed screening is in addition to and does not replace the requirement for landscape screening as proposed in the Landscape Concept Plans.

Please provide amended plans to Council for further consideration.

2.3 Solar Access

Please provide shadow diagrams in plan and elevation prepared in hourly intervals between the time stations of 9am-3pm on June 21 (winter solstice) indicating the solar access impacts as a result of the proposed new building and the timber acoustic wall along the southern boundary upon the northern external walls (including all windows and door openings) and the POS areas of the dwellings at No. 1 & No. 1A Everton Road, Strathfield to the south of the subject site.

Should it be revealed that the development does not comply with the solar access requirements in the DCP and creates unacceptable impacts upon the existing dwellings and their rear POS areas, the development should be re-designed to minimise/mitigate these issues prior to the lodgement of amended plans to Council.

2.4 Privacy/Overlooking

The windows in the southern external wall servicing the “support” areas of the first floor level that face the adjoining residential properties at No. 1 & No. 1A Everton Road shall either be highlight windows with the sill height no less than 1.6m above the finished floor level, or the windows shall be suitably treated for privacy, i.e. fixed louvre/angled screen externally to the window.

Updated plans shall be submitted to Council for further consideration.

2.5 Acoustic Report

As raised as an issue in the objection submission – the development is proposing an “acoustic” wall to be constructed along the southern boundary of the site adjacent to the rear boundaries of No. 1 & No. 1A Everton Road, however there is no acoustic documentation provided in support of the acoustic wall and if it’s design and materials of construction will be suitable for it to function as its intended purpose.

Please provide this information to Council for further consideration.

2.6 Site Contamination

Based on the “recommendations” by Douglas Partners in their Preliminary Site Contamination Investigation Report dated February 2022, clarification with regard to the requirement for the below matters to be carried out prior to a Development Consent being issued is sought:

- A hazardous building materials survey of the existing building/structures to be demolished must be undertaken prior to disturbance. The results will identify potential contaminants (e.g., asbestos and lead) that may be present in surface soils post-demolition;*
- Additional groundwater investigation to assess and confirm the groundwater level and quality of the site including the construction and installation of two additional groundwater wells, one in the front garden of the residential property and one in the north-western corner of the hospital site.*
- Development of a suitable remediation action plan (RAP) that covers, inter alia, remediation of asbestos contamination and any other contamination identified during the additional investigation, and management of fill identified at the site; and • Reference should be made to DP’s concurrent geotechnical report (DP 2022)⁸ in relation to the geotechnical requirements for the site.*

At a minimum it is considered that the submission of a suitable Remediation Action Plan (RAP) should be submitted to Council for further consideration prior to the determination of the application.

2.7 SEPP 64/DCP Assessment – Signage

The SEE prepared by Willowtree Planning has not provided an assessment of the application against the relevant provisions of SEPP 64 in relation to signage for the proposed development. The plans submitted with the application indicate that new business identification signage is proposed along Cowdery Lane, and it is envisaged that there will be some type of identification signage from the new entrance on Everton Road.

Please therefore provide details of any proposed signage, and an assessment of the signage against the provisions of SEPP 64 and Council's Signage requirements contained in the DCP.

3. Landscaping

The Landscape Plans were referred to Council's Tree Management Officer (TMO) for review. The following comments were provided: 1. Soil depth over basement carpark to be a minimum of one metre to support future tree growth. 2. Planter boxes must be constructed to be permanent fixtures with adequate drainage and irrigation systems installed. 3. No moveable containers are to be used in the landscape design.

Updated Landscape plans incorporating the above comments are required to be submitted to Council for further consideration.

Amended Plans

On 17 August 2022, amended plans and documentation was submitted through the NSW Planning Portal by the applicant in response to Council's RFI letter dated 13 July 2022.

The amended plans and documentation were accompanied by a written statement prepared by Willowtree Planning dated 15 August 2022 addressing in detail how the development was amended to satisfy the matters listed in Council's letter. Specifically, the additional information contained:

- Ethelene Oxide Confirmation E-mail
- Updated Architectural Plans – including façade enhancements, modulations and breaks in the northern elevation of the building fronting Cowdery Lane
- Additional Solar Diagram Summary
- Updated Landscape Plans
- Noise Impact Assessment
- Structural Statement
- Updated Statement of Environmental Effects
- Updated Burwood Development Control Plan 2014 Compliance Table
- CPTED Report
- Remedial Action Plan

At the time of preparing this Briefing Report a preliminary assessment of the amended information has been undertaken, and the amended proposal is considered to have satisfied all of the matters listed in Council's RFI.

Further to the above, the amended plans and documentation have been referred to Council's internal departments for review and comments received as follows:

- Traffic Manager – no objections subject to conditions of consent
- Heritage Advisor – no objections subject to conditions of consent
- Health and Environment - no objections subject to conditions of consent
- Development Engineer - no objections subject to conditions of consent
- Building Surveyor - no objections subject to conditions of consent
- Tree Management Officer - no objections subject to conditions of consent

Submissions

The Development Application underwent public exhibition from 4 May until 22 May 2022. Two (2) submissions were received in response. The matters raised in the submissions are listed in summary below.

- Potential for the Application to trigger the requirements of Integrated Development;
- Overshadowing and solar access impacts;
- Privacy and amenity impacts;
- Insufficient provision of on-site parking;

- Cumulative traffic impacts;
- Earthworks and Owner's Consent;
- Contamination;
- Insufficient planning assessment;
- Provision of outdoor seating area and potential for social impact.

Amended plans were received by Council on 17 August 2022 as a result of Council's Request for Additional Information letter dated 13 July 2022 which also raised the above concerns in the submissions received.

The amended plans and information were re-notified to the two (2) properties that lodged submissions for the original round of notification, for a period of 14 days expiring on the 6 September 2022.

At the time of preparing this Briefing Report, no further submissions have been received, however noting that the exhibition period does not expire until 6 September 2022 it is envisaged that further submissions may be received by the closing date.

Summary

The amended Development Application is considered to have satisfactorily addressed the matters raised in the Pre-DA assessment, and the RFI issued during the assessment of the DA. The development is assessed and found to have minimal impacts upon the natural and built environment and will be referred to the Panel at its determination meeting scheduled for 6 October 2022 with recommendation for approval by Council Officers.

END BRIEFING NOTE

Conditions

A Draft set of consent conditions have been prepared and are separately submitted to the Panel for review. Due to timing constraints, at the time of preparing this Briefing Report the conditions have not been provided to the applicant for review as suggested by the Panel. This will be done week commencing 5 September.