

COUNCIL ASSESSMENT 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
Total number of Submissions Number of Unique Objections	Four (4) submissions: <ul style="list-style-type: none"> • 2 submissions – Round 1 • 1 submission – Round 2 • 1 submission received outside of public exhibition period
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Cost of development \$19,959,000.00
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • The provisions of the Burwood Local Environmental Plan (BLEP) 2012 • The provisions of the Burwood Development Control Plan (BDCP) 2013 • The likely social, environmental and economic impacts of the development • The suitability of the site for development • The public interest, and • Submissions made under the Act and Regulations.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Amended Architectural Plans including shadow plans in plan and elevation • Amended Landscape Plans • Statement of Environmental Effects • Heritage Impact Statement • Solar Access Summary Report • Crime Risk Assessment • Noise and Vibration Impact Assessment • Waste Management Report • Geotechnical Report • Preliminary Remediation Action Plan • Structural Shoring Statement • Traffic Impact Assessment • Aboricultural Impact Assessment • BCA Compliance Report • Accessibility Review Report
Clause 4.6 requests	Nil
Summary of key submissions	<ul style="list-style-type: none"> • Traffic and Parking Impacts • Overshadowing to adjoining properties to the south • Privacy and noise impacts • Structural earthworks and shoring
Report prepared by	Emma Buttress-Grove – Senior Town Planner
Report date	28 September 2022

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

No

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

No