

DATE OF DEFERRAL	14 October 2022
PANEL MEMBERS	Jan Murrell (A/Chair), Susan Budd, Brian Kirk, John Faker, George Mannah
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Briefing held by Teleconference on 14 October 2022.
Papers circulated electronically on 28 September 2022.

MATTER DEFERRED

PPSSEC-214 – DA 2022/16 – Burwood - 47A Wentworth Road & 3-5 Everton Road, Strathfield, 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 (as described in Schedule 1).



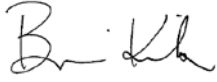


REASONS FOR DEFERRAL

The Panel defers determination of this matter to allow the Applicant the opportunity to submit additional information to address the question of site isolation for the adjoining sites at 1 and 1a Everton Road. This is to include a building envelope as to the maximum potential for these adjoining sites having regard to the overshadowing and the built form of the hospital extension.

The Applicant is to provide the additional information to Council within 2 weeks from the date of this deferral record. If the additional information from the applicant is not provided within 2 weeks, the Panel may move to determine the DA based on the information currently at hand.

Council is to provide a copy of the additional information to the adjoining property owners and their consultant and provide an opportunity for written submissions. The matter is to be referred back to the Panel in a timely manner with a supplementary report and an amended draft set of conditions from Council. The Panel will then electronically determine the matter.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate this resolution.

PANEL MEMBERS	
 Jan Murrell (Chair)	 Susan Budd
 Brian Kirk	 John Faker
 George Mannah	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-214 – DA 2022/16 – Burwood
2	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
3	STREET ADDRESS	47A Wentworth Road & 3-5 Everton Road, Strathfield
4	APPLICANT/OWNER	Mr K Mayoh – Ramsay Health Care Australia Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5M - Private infrastructure and community facilities
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Burwood Local Environmental Plan (BLEP) 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Burwood Development Control Plan (BDCP) 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: dated 28 September 2022 Written submissions during public exhibition: 2 Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 15 September 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Jan Murrell (Chair), Brian Kirk, Susan Budd, John Faker, George Mannah <u>Council assessment staff</u>: Emma Buttress-Grove, Brian Olsen Council, Applicant and Submitter Briefing: 14 October 2022 <ul style="list-style-type: none"> From 10am <ul style="list-style-type: none"> <u>Panel members</u>: Jan Murrell (Chair), Brian Kirk, Susan Budd, John Faker, George Mannah <u>Council assessment staff</u>: Emma Buttress-Grove, Brian Olsen, Dylan Porter From 10:45am <ul style="list-style-type: none"> <u>Applicant</u>: Mike Ryan of Erilyan, Andrew Cowan and Thomas Fernandez of Willowtree Planning <u>On behalf of submitter</u>: Douglas Bennett of Precise Planning
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Officer's Assessment Report