

## COUNCIL SUPPLEMENTARY REPORT COVERSHEET

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| 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<br>Number of Unique Objections                                  | <ul style="list-style-type: none"> <li>1 submission on behalf of 2 property owners</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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"> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>The provisions of the Burwood Local Environmental Plan (BLEP) 2012</li> <li>The provisions of the Burwood Development Control Plan (BDCP) 2013</li> <li>The likely social, environmental and economic impacts of the development</li> <li>The suitability of the site for development</li> <li>The public interest, and</li> <li>Submissions made under the Act and Regulations.</li> </ul> |
| List all documents submitted with this report for the Panel's consideration                 | <ul style="list-style-type: none"> <li>Legal Advice prepared by Mills Oakley</li> <li>Amended Concept Development Plan Dated 8 November 2022</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Clause 4.6 requests                                                                         | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Summary of key submissions                                                                  | <ul style="list-style-type: none"> <li>Site Isolation</li> <li>Issues with the Applicant's Concept Development Plan for redevelopment of No.1 &amp; 1A Everton Road, Strathfield.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                              |
| Report prepared by                                                                          | Emma Buttress-Grove – Senior Town Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Report date                                                                                 | 16 November 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