

WILLOWTREE PLANNING



21 October 2022

REF: WTJ20-395

NSW Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Nathan Stringer

Wentworthville Northside West Clinic Extension SSD-17899480

Dear Nathan,

Reference is made to your email dated 10 October 2022 requesting additional information in respect of the subject SSD Application. **Table 1** overleaf provides a response to each item raised and the relevant attachments have been provided. In addition, further clarification to the comments raised in your email dated 20 October 2022 have been provided within **Table 1**.

On behalf of the operator and owner of the existing private hospital, Ramsay Health Care, it is kindly requested that the information provided be utilised by DPE to complete the final assessment report and draft conditions. It is considered unwarranted to further refer the application to Council given the repeated efforts of the applicant's project team to meaningfully engage and resolve issues with Council. The development proposed seeks to offer essential health services to the community and any further delay would not be in the public interest.

Should you require further information, please contact the undersigned.

Yours Sincerely,

Andrew Cowan
Director
Willowtree Planning Pty Ltd

Enclosed:

- Arborist Statement
- Updated Stormwater Plans
- Updated Architectural Plans

ACN: 146 035 707 ABN: 54 146 035 707
Suite 1, Level 10, 56 Berry Street
North Sydney, NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 9929 6974



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TABLE 1. DPE COMMENTS		
A. 10 October 2022 Comments		Applicant Response
1.	Provide a statement from the arborist clearly detailing the consideration of each individual matter listed in Clause 3.3.4 (b) to (h) of AS4970-2009 for trees 41, 48 and 49, to support the conclusion that each of the trees will remain viable for retention.	Please refer to the attached Arborist Statement from Birds Tree Consultancy dated the 14th October.
2.	Confirm whether further investigation via sonus tomograph is to be conducted to determine the presence and extent of internal decay of Tree 41, as noted in the Applicant's response to Councils RtS submission.	Further investigation can be undertaken prior to the issue of a Construction Certificate when an Arborist is fully engaged on the project and at a time when the proponent has assurance that the project is proceeding.
3.	The proposed substation is shown as being located within Council's stormwater easement on drawings DR-101 and DR-200. All drawings must clearly demonstrate that the substation is not withing the easement.	Please refer to attached Updated Stormwater Plans DR-101 and DR-200.
4.	Architectural plans must be updated to demonstrate a minimum 5.6 vertical clearance over the councils stormwater pipe and/or associated easements, as agreed by the Applicant in response to Council's submission to the RtS.	Please refer to attached Updated Architectural Plans drawings: 903-DA2001-ELEVATION-14, 903-DA3000-SECTIONS-15 & 903-DA8003-COURTYARD SHADOW DIAGRAM- WINTER SOLSTICE-5
B. 10 October 2022 Comments		Applicant Response
1.	1A cover letter is required, clearly advising where each of the four points for clarification (email dated 10/10) have been addressed in the additional information submitted. It should also address the points of clarification raised in this email.	Provided
2.	Please clarify why an entire new set of architectural drawings have been provided. It appears as though many of the updated drawings contain no revisions; revised drawings should only be submitted where necessary (e.g. to demonstrate 5.6m clearance over Council easement). A review of the submitted drawings indicates that additional excavation is now proposed for the basketball court. What other changes are included on these drawings?	These were provided to assist and make the final approval of a set of plans as easy as possible for the Department. We have retracted the entire set and just provided the drawings which were updated to as a result of the request above to show the 5.6m vertical clearance. As a result of this some additional RL's have been shown on the following drawings (903-DA0100, 903-DA0101, 903-DA1000, 903-DA1002) which CLARIFY (not change) the RL's of the Basketball Court area. There has been no change to the excavation as it has always been considered that this courtyard was at the same or very similar level the current existing dining courtyard. Please also note this does not change the levels of the existing ground level at the boundary of the property.



3.	Does the additional excavation for the basketball court have any other implications on the technical assessments undertaken to inform the EIS - e.g. flood behaviour.	No, no change to levels and the courtyard design was part of the model used for Flood Modelling
4.	Shadow diagrams in plan form should be re-submitted for the lower ground floor courtyard (basketball court), per previous drawing package.	Provided as per item 4 above.
5.	Any revised drawings should be clearly identified and revisions outlined in the cover letter, and submitted as a single drawing package (i.e. not as individual PDFs).	The following documents have been included in the update: ▪ Updated Architectural Plans ○ Including; - 903-DA0100-OVERALL SITE PLAN - LOWER GROUND-13 - 903-DA0101-OVERALL SITE PLAN - GROUND FLOOR-14 - 903-DA1000-LOWER GROUND - STAGE 2-9 - 903-DA1002-GROUND - STAGE 2-12 - 903-DA2001-ELEVATION-14 - 903-DA3000-SECTIONS-15 - 903-DA8003-COURTYARD SHADOW DIAGRAM- WINTER SOLSTICE-5 ▪ Updated Stormwater Plans ▪ Arborist Statement

