



# RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
<b>Project:</b>	Wentworthville Northside West Clinic Extension SSD-17899480	
<b>Meeting Location:</b>	Wentworthville Northside West Clinic 23-27 Lytton Street, Wentworthville NSW 2145	
<b>Date:</b>	Monday, 16 January 2023	
<b>Time:</b>	1.00pm – 1.45pm	
ATTENDEES		
<b>Commissioners:</b>	Ms Dianne Leeson Mr Adrian Pilton	Panel Chair
<b>Office of the IPC:</b>	Jane Anderson Oliver Cope Heather Warton	A/Principal Case Manager Planning Officer Planning Consultant
<b>Applicant:</b>	Michael Pain Andrew Cowan Mike Ryan Zack Ashby	Development Manager, Ramsay Health Care Director, Willowtree Planning Senior Project Manager, Erilyan Pty Ltd Director, Team 2 Architects
LOCATIONS AND KEY OBSERVATIONS		
<b>1) Lytton Street</b> <ul style="list-style-type: none"><li>Opening statement by Panel Chair</li><li>Introductions and safety briefing</li><li>Viewed the Stage 1 building including the undercroft area and existing parking</li><li>Viewed the vehicle access into the site and noted overland flow path during flood events</li></ul>		
<b>2) Southern carpark and southeast corner of site</b> <ul style="list-style-type: none"><li>Viewed connection point of Stage 2 building to Stage 1 building</li><li>Viewed Lytton Street Park and Finlaysons Creek culvert</li><li>Viewed location of future substation</li><li>Viewed trees proposed to be removed</li></ul>		
<b>3) Site northeast corner and undercroft carpark</b> <ul style="list-style-type: none"><li>Viewed rear of existing building – noted future car parking area</li><li>Noted flood levels within existing undercroft carpark</li></ul>		
<b>4) Clinic reception and new lift core location</b> <ul style="list-style-type: none"><li>Viewed Stage 1 building and noted location of consulting suites</li><li>Viewed location of proposed new lift core location and connection to new building</li></ul>		
<b>Meeting closed at:</b> 1.45pm		



# SITE INSPECTION PHOTOS

16 January 2023

## Location 1

### **Entry, Lytton Street**

*The Panel viewed the site's frontage to Lytton Street, the Stage 1 building including the undercroft area and existing car parking, and the existing landscaping at the site.*

*The Panel also noted the typical overland flow path into the site during flood events from nearby Haig Street.*



*View of site frontage to Lytton Street, looking north.*



*View of site frontage to Lytton Street, looking south.*



*View towards Haig Street (from which overland flow paths into the site typically originate), looking south-east.*



# SITE INSPECTION PHOTOS

16 January 2023

## Location 2

### **Southern carpark & site southeast corner**

*The Panel viewed the proposed connection point of the Stage 2 building with the Stage 1 building, the existing southern carpark, Lytton Street Park and Finlaysons Creek culvert, the location of the future substation, and existing trees proposed for removal.*



*View of connection point between Stage 1 and 2 buildings and existing loading access.*



*View of connection point from within southern carpark, looking north.*



*View of southern carpark and existing trees, looking west.*



*View of existing trees and carpark entry (approximate future substation location at image far left), looking east.*



*View of Lytton Street Park, looking south-west.*



*View of Lytton Street Park and Finlaysons Creek culvert, looking north-west.*



# SITE INSPECTION PHOTOS

16 January 2023

## **Location 3**

### **Site northeast corner & undercroft carpark**

*The Panel viewed the rear of the existing building (the 'west wing'), the existing courtyard, and the rear of the Stage 1 building and undercroft area.*

*The Panel noted the flood levels within the existing undercroft area and carpark.*



*View of Lytton Street Park and Finlaysons Creek culvert, looking west.*



*View of Lytton Street Park and Finlaysons Creek culvert, looking north-west.*



*View of rear of undercroft area, existing carpark, and flood levels looking east.*



*View of rear of undercroft area and existing carpark, looking south-east.*



16 January 2023

## **Location 4**

### ***Clinic reception & new lift core location***

*The Panel viewed the entry and reception to the Stage 1 building, and noted the location of existing consulting suites.*

*The Panel also viewed the location of the proposed new lift core location and connection to the Stage 2 building from within the Stage 1 building.*

*No photos taken.*