



# Wentworthville Northside West Clinic Extension (SSD-17899480)

Recommendation from the  
Department of Planning and  
Environment to the  
Independent Planning  
Commission NSW



# Site Location – Wentworthville Northside Clinic, Wentworthville

## Site location:

- Wentworthville in the Cumberland City LGA
- 23 km west of the Sydney CBD and 2.7 km west of Parramatta CBD

## Site address:

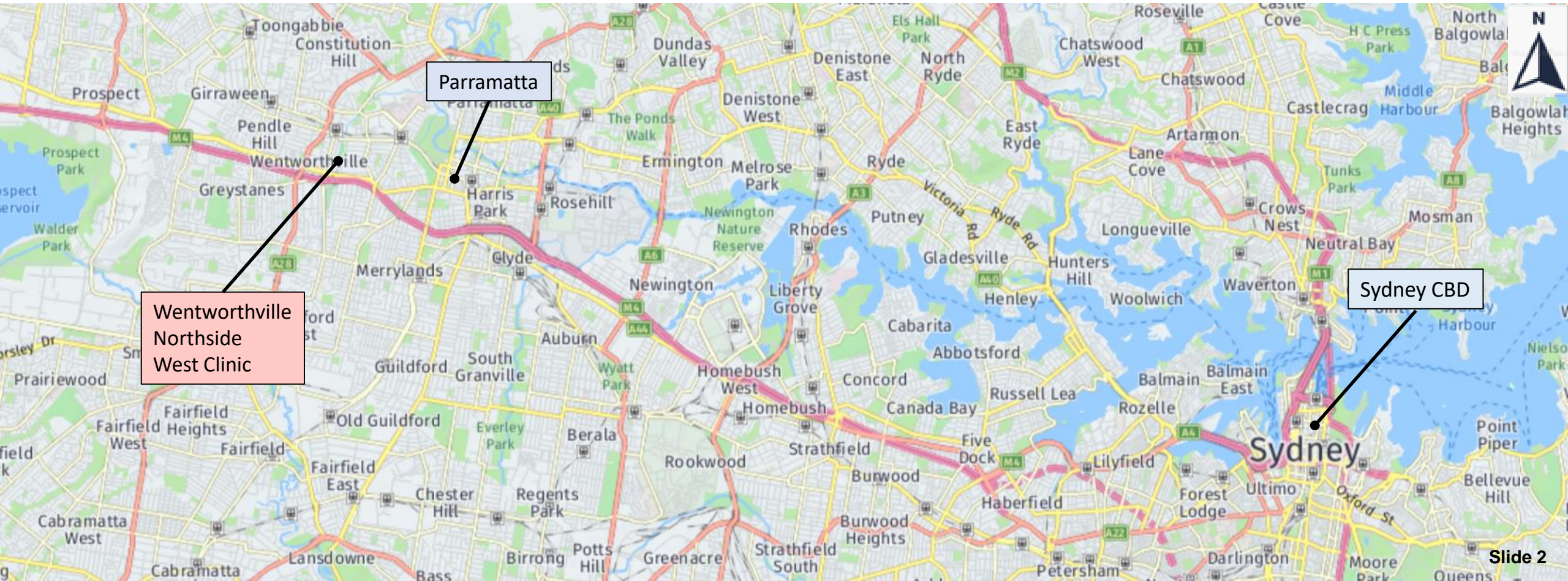
- 23-27 Lytton Street, Wentworthville

## Site zoning:

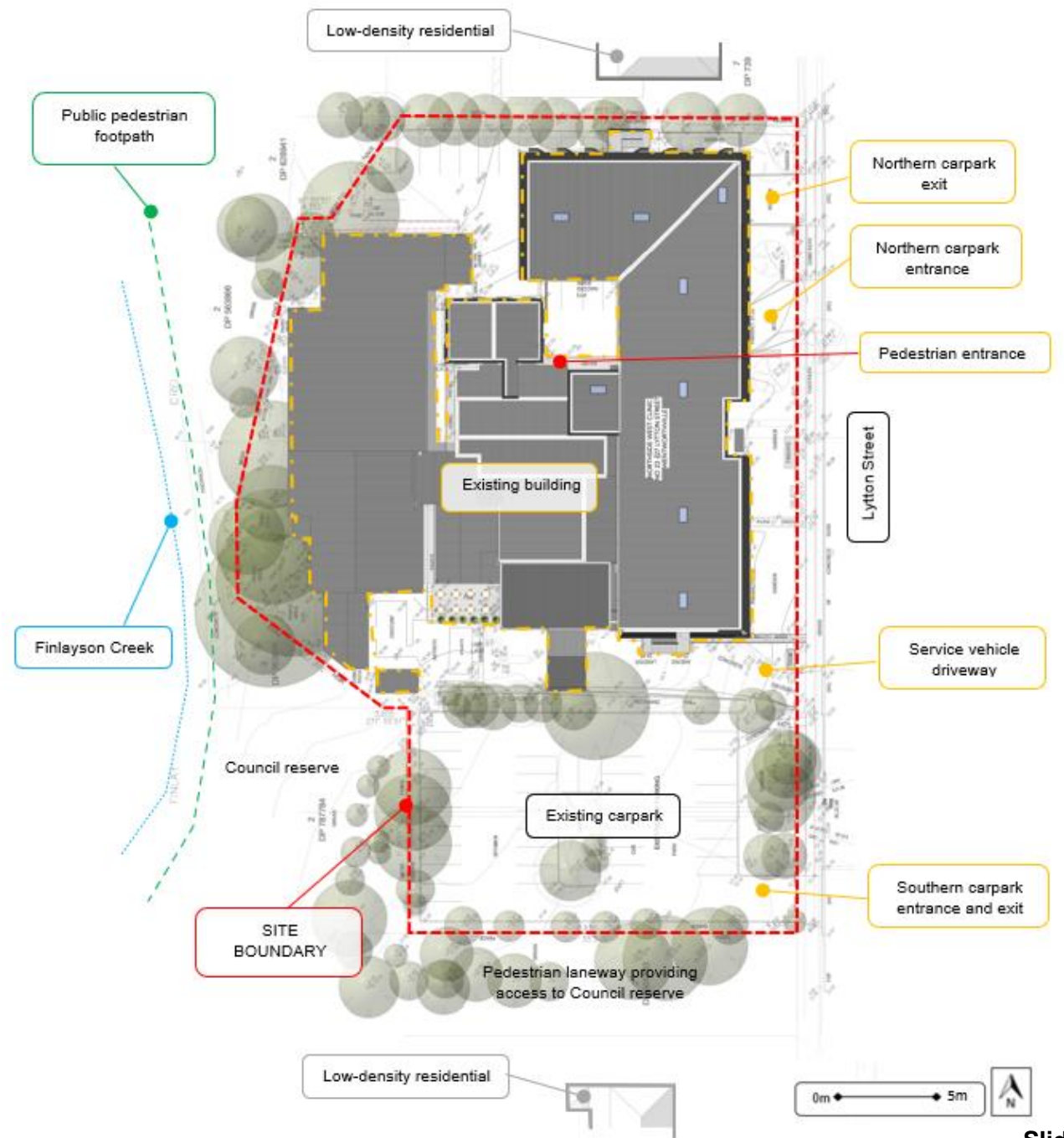
- R4 High Density Residential

## Applicable LEP:

- Cumberland Local Environmental Plan 2021 (CLEP 2021)

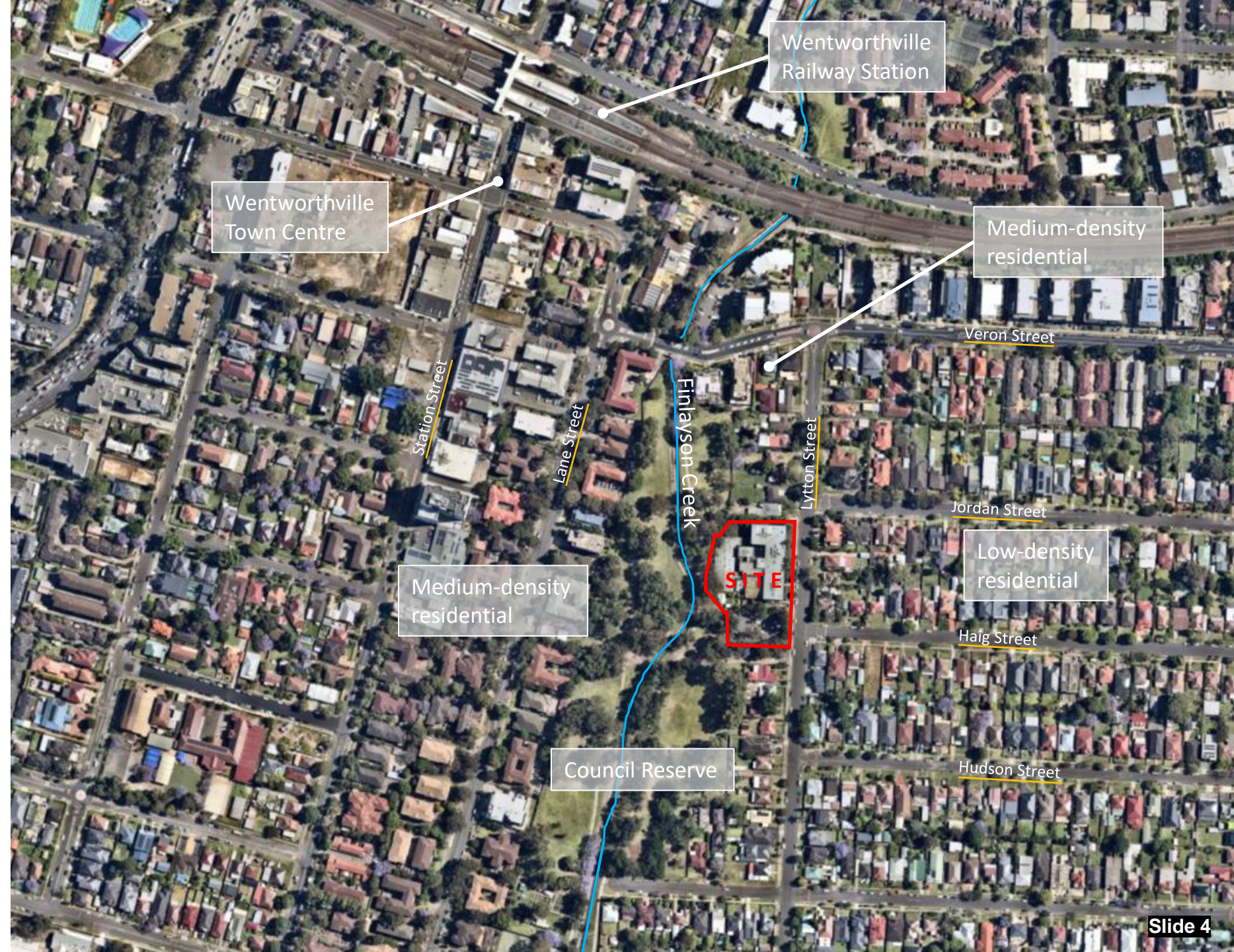








# Surrounding Development







**Views from Lytton Street**



**Views from Council's reserve**





# The Proposed Development

## The proposal

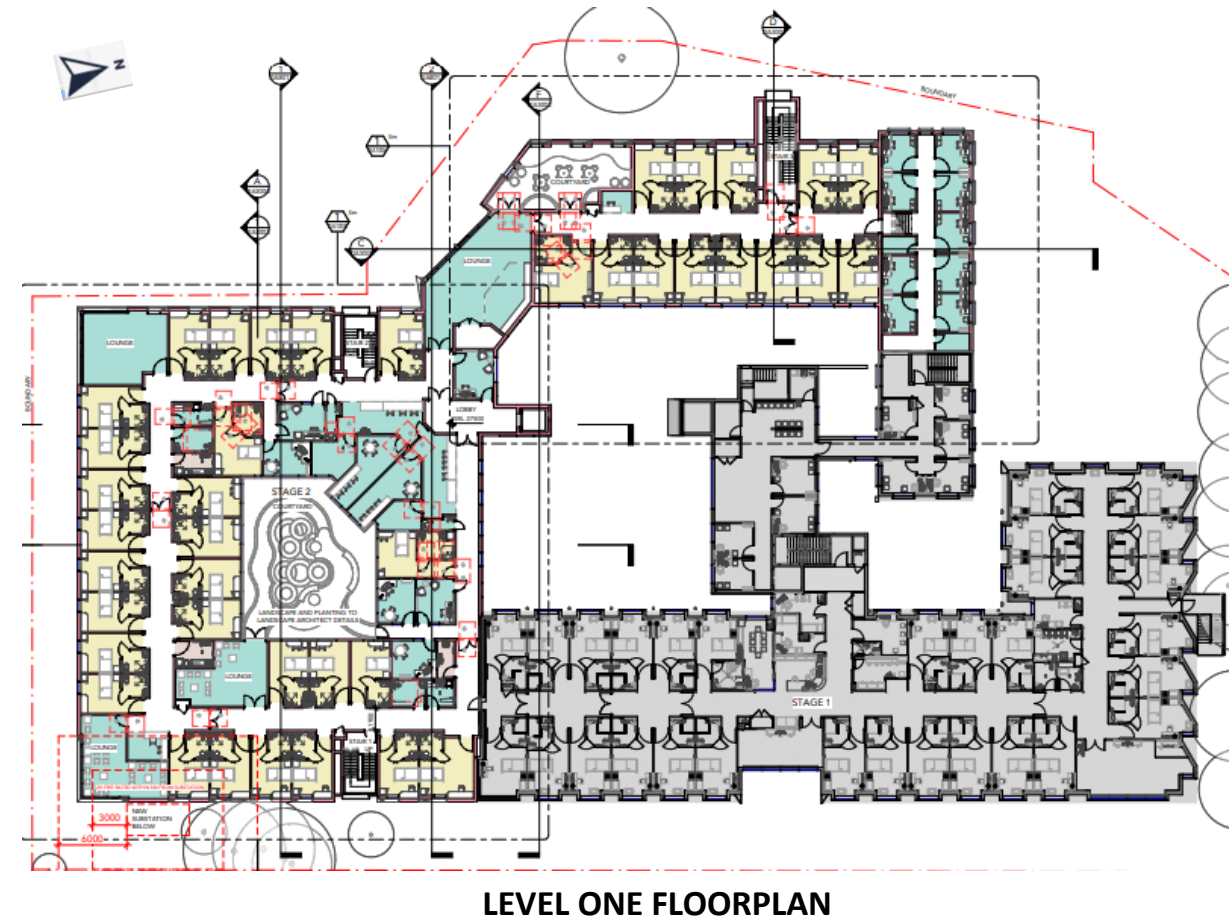
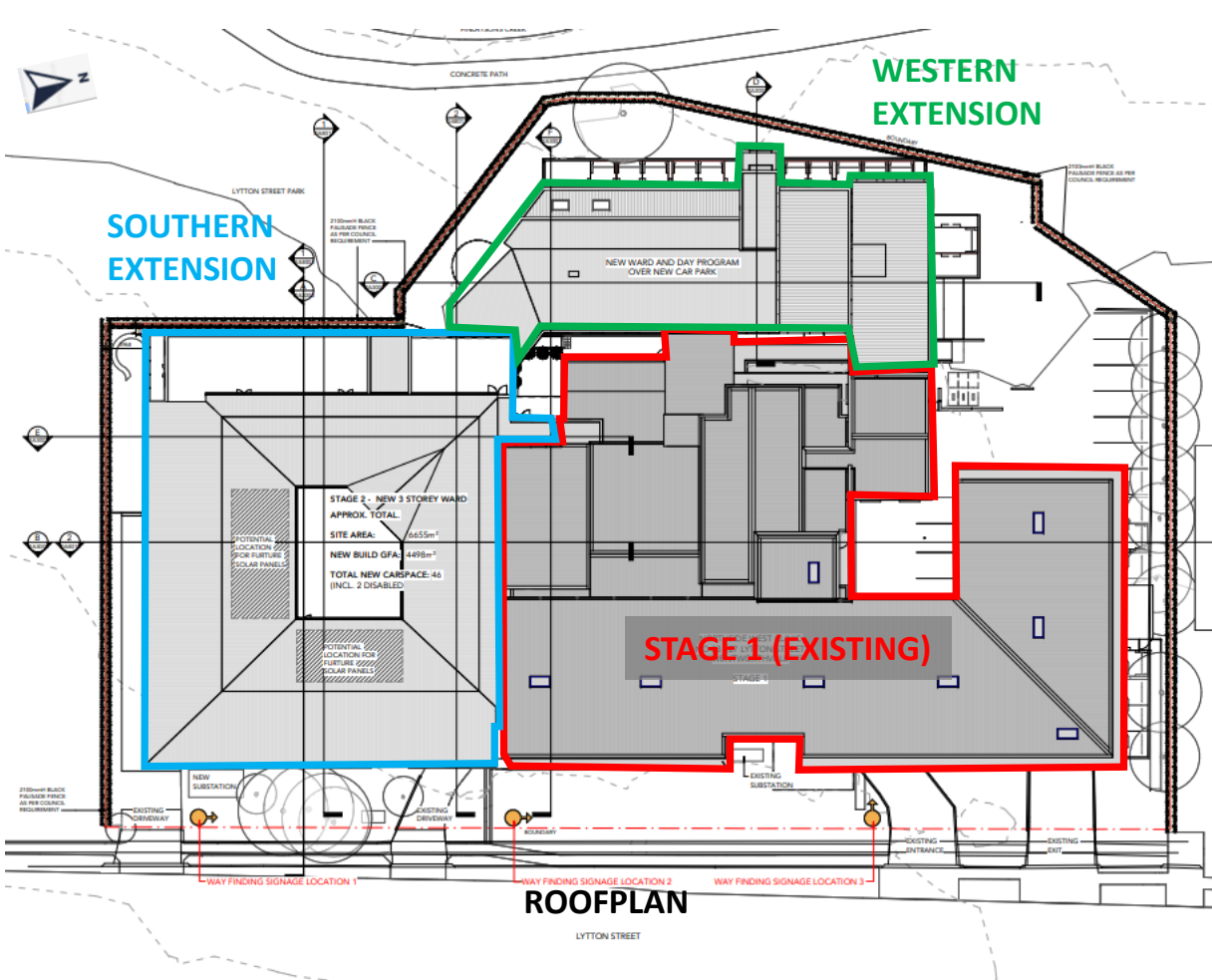
The proposal involves the redevelopment of the Wentworthville Northside West Clinic Extension, including:

- Demolition and earthworks.
- Western extension: two levels of patient area set above two levels of car parking on the western boundary.
- Southern extension: three levels of patient area set above one level of at-grade car parking along the southern boundary.
- Alterations to the existing building.
- Use as a hospital including inpatient units and consulting suites.
- Landscaping works including soft and hard landscaping.
- Provision of 12 bicycle parking spaces.
- Installation of three pylon signs.
- Removal of 35 trees.



# Built form and urban design

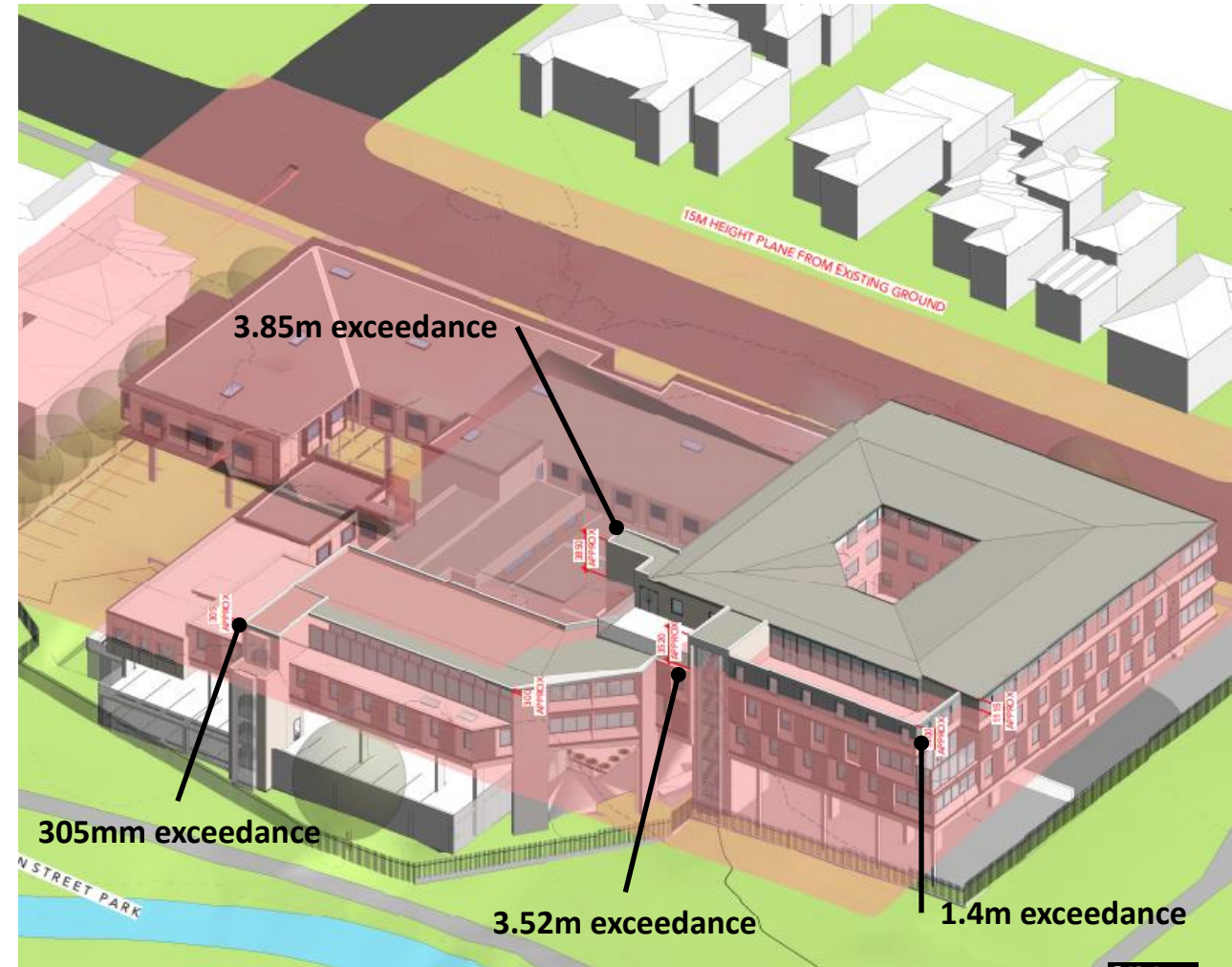
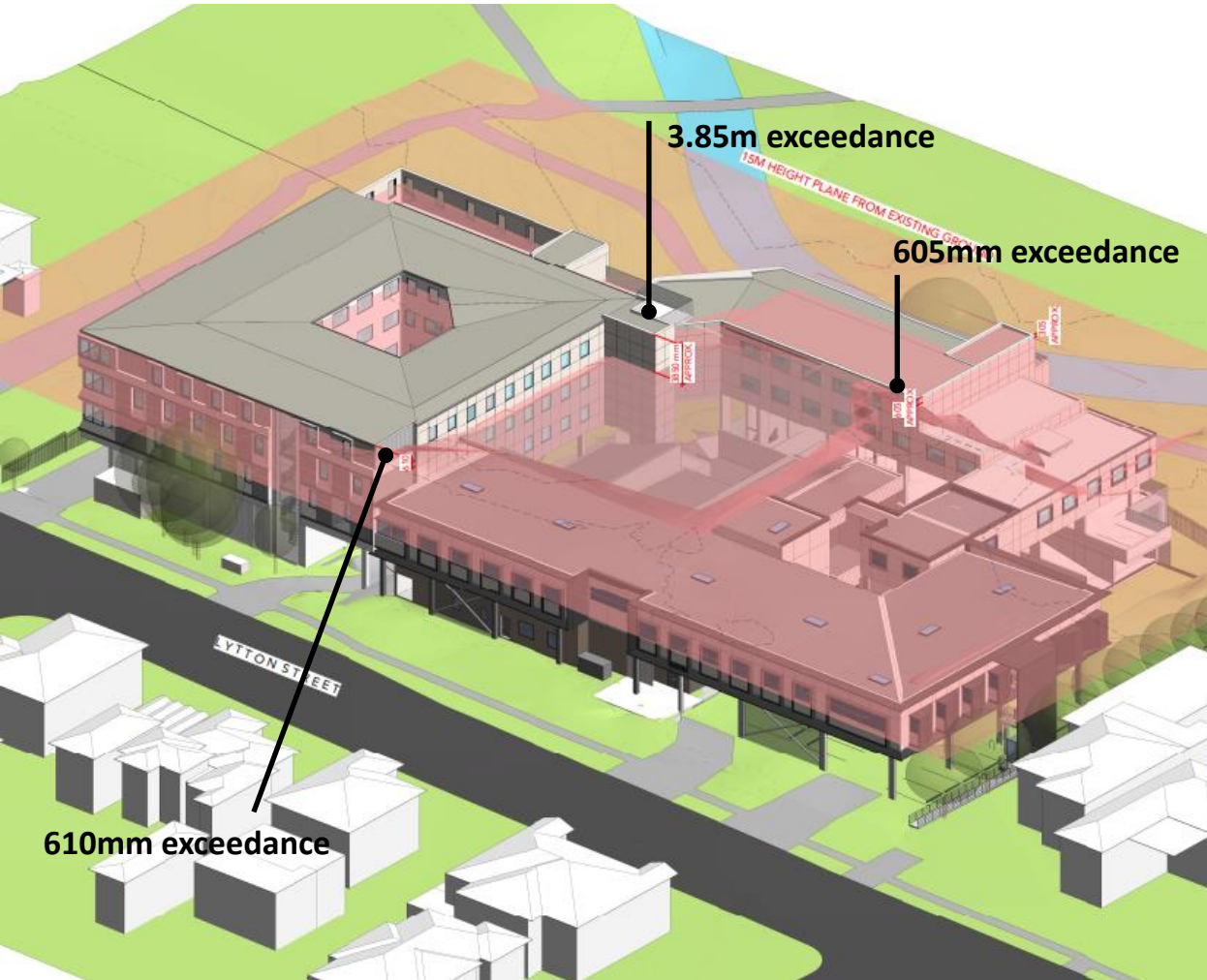
- 2 x four-level extensions, including at-grade and multi-level carparks.
- Allows for internal level connections to the existing Stage 1 building.





# Height

- CLEP Height of Building control: 15m.
- Maximum height: 18.85m (centre of site), a 3.85m exceedance (or 25.7%).
- Minimal exceedance along Lytton Street frontage (up to 610mm, or 8.1%).

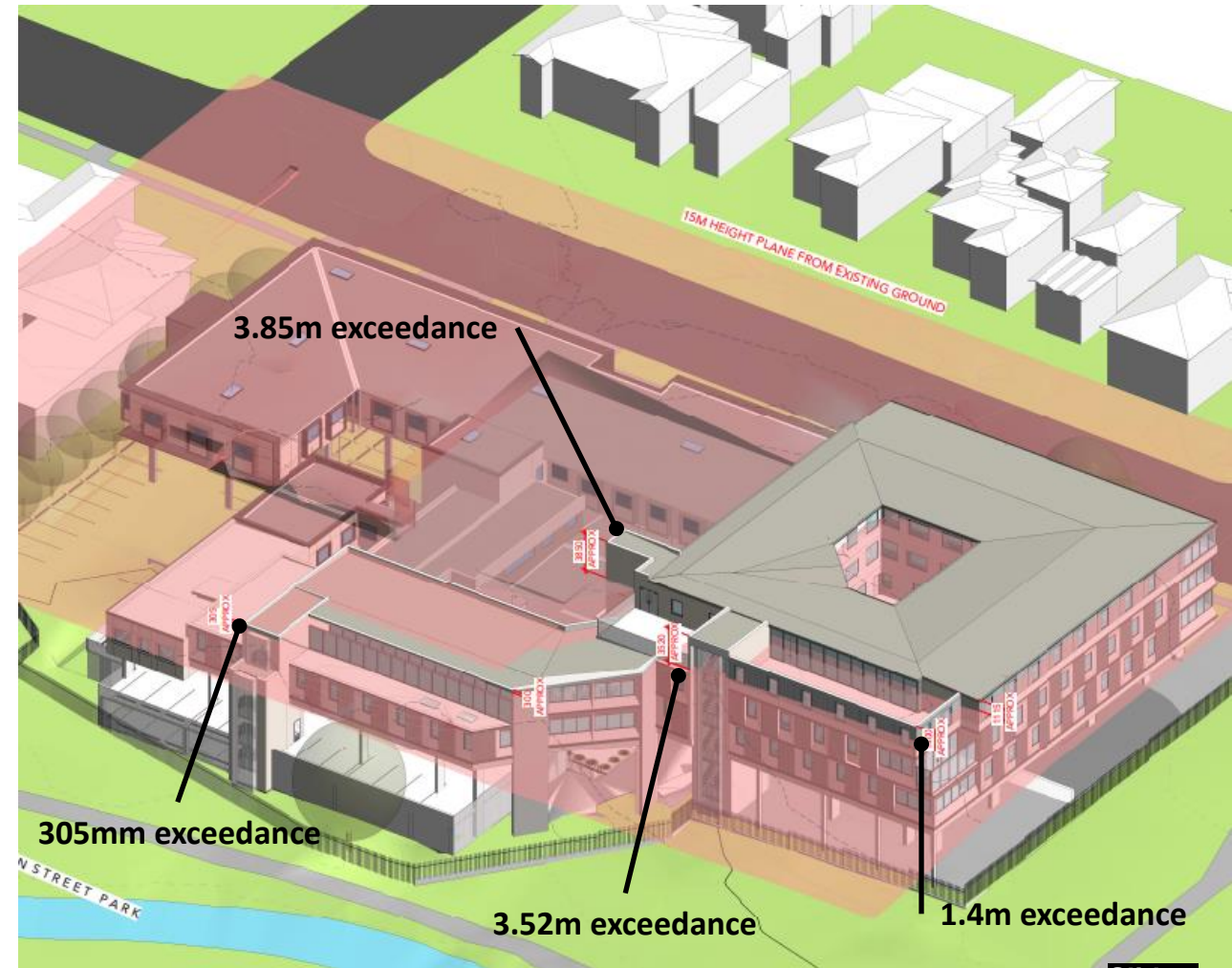
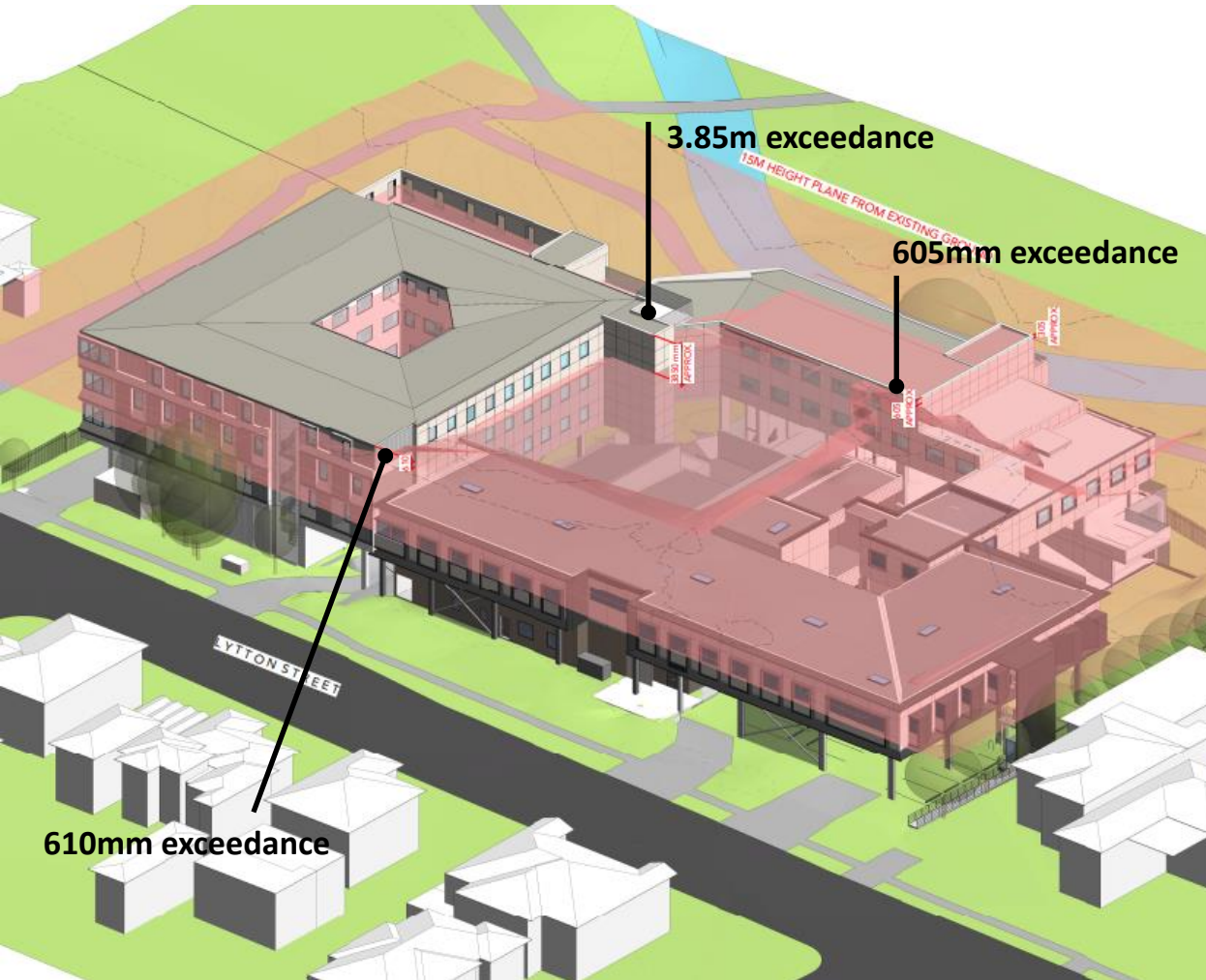




# Height

Clause 4.3 of Cumberland LEP 2021:

*Objective A – Seek to establish a maximum height of buildings to enable appropriate development density.*

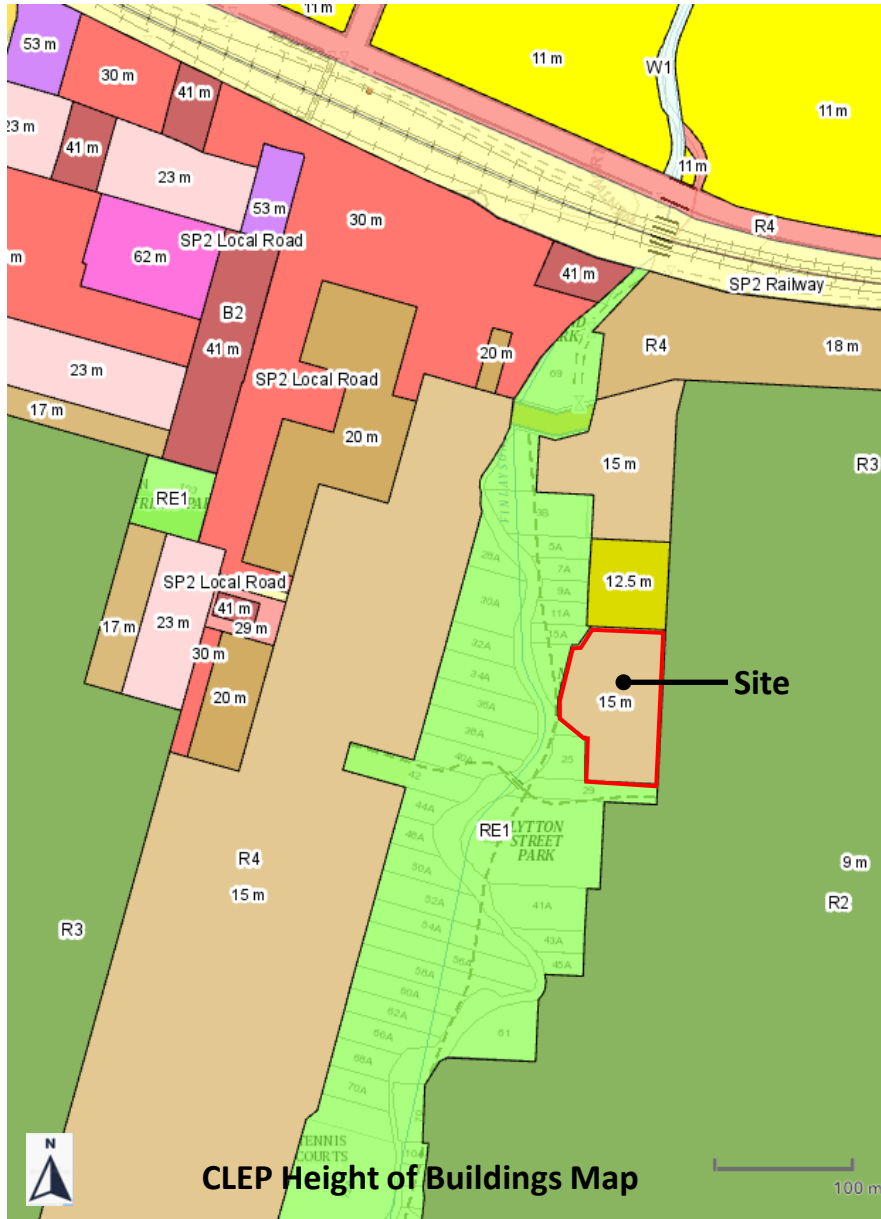




# Height: Surrounds

Clause 4.3 of Cumberland LEP 2021:

*Objective B – Seek to ensure that the height of buildings is compatible with the character of the locality.*



Veron Street  
(north of site)



Lane Street  
(west of site)





# Height: Views

Clause 4.3 of Cumberland LEP 2021:

*Objective C – To minimise the visual impact of the development.*



Views from Lytton Street (top) and Haig Street (bottom)



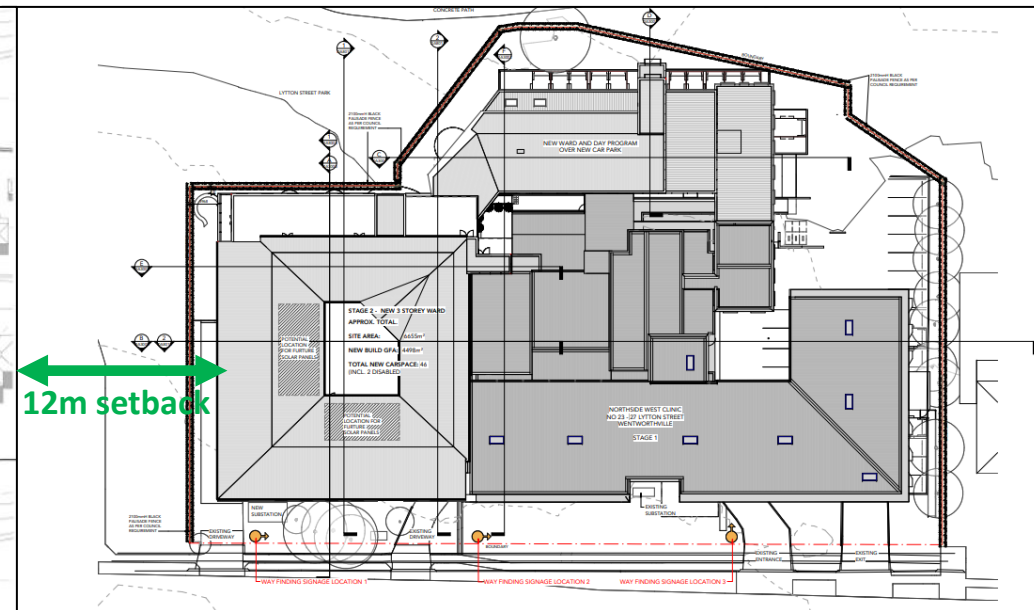
Views from Council's reserve



## Height: Environmental Amenity

## Clause 4.3 of Cumberland LEP 2021:

*Objective D – To ensure sufficient solar access and privacy for neighbouring properties.*





# Floor Space Ratio

- CLEP FSR control: 1:1.
- Proposed FSR (entire site): 1.09:1 (9% exceedance).
- Additional floorspace required locally and regionally to accommodate unmet demand for mental health services.
- Allows for co-location of health services on one site.

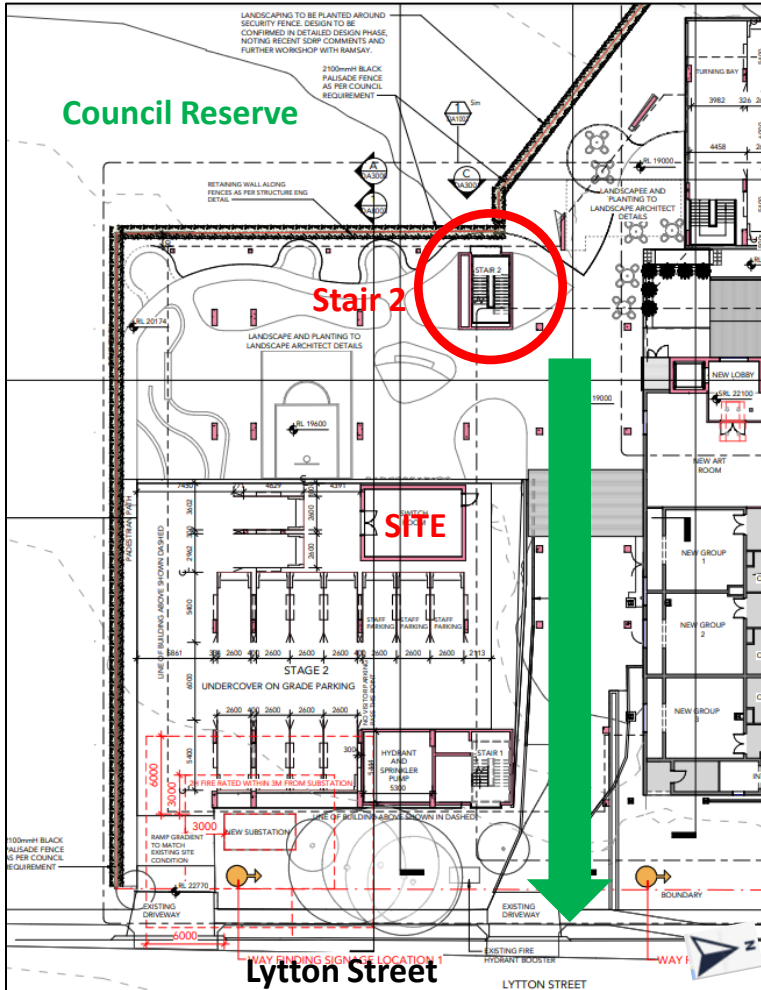
# SDRP and Government Architect Advice

- SDRP did not support the Height and FSR non-compliances.
- Recommended removal or reduction of undercroft parking area.
- Removal or reduction of undercroft would require construction of basement carpark and remove internal level access.
- Basement carpark would encroach Council's pipeline easement.

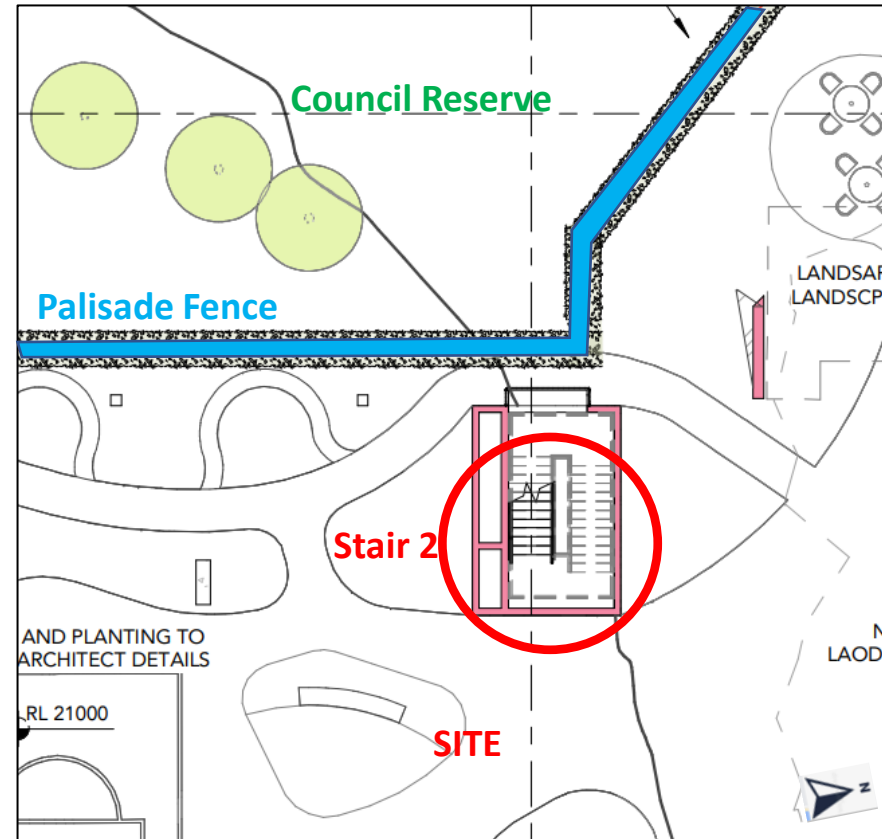


# BCA Compliance

- BCA report raised non-compliances regarding fire safety performance and emergency egress through the site.



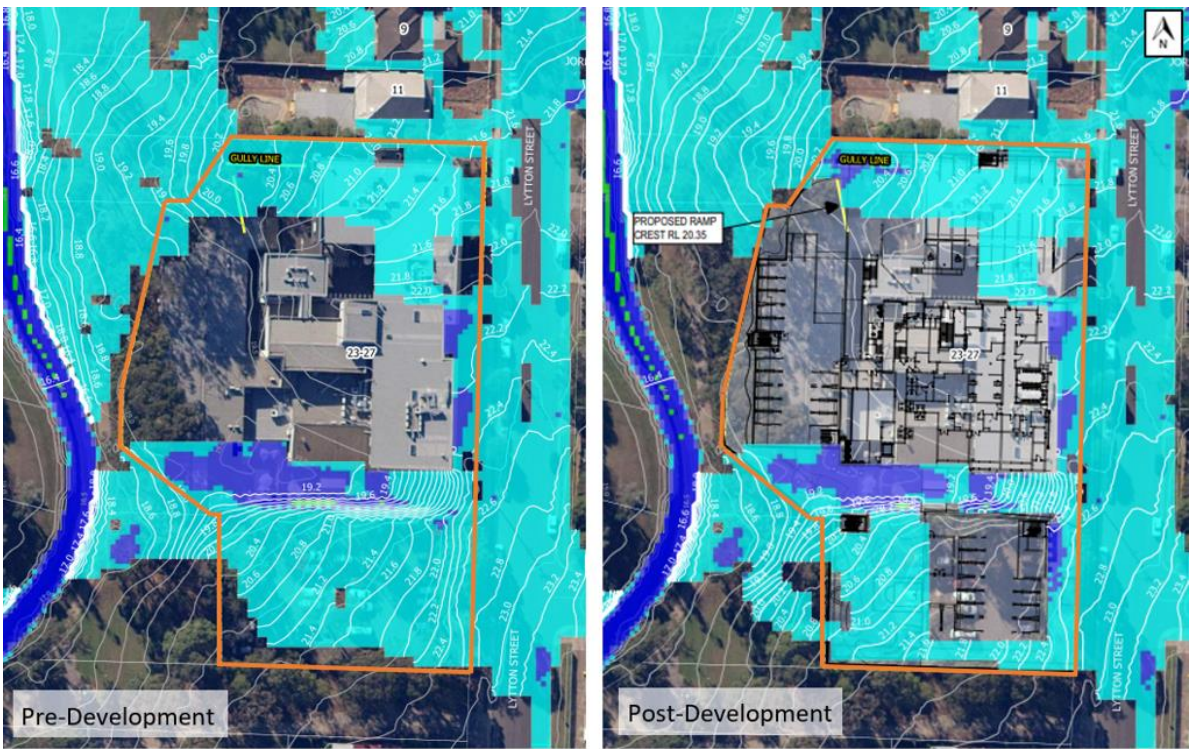
- Applicant has not demonstrated that design changes are not required to address BCA compliance issues
- Deferred commencement condition recommended.



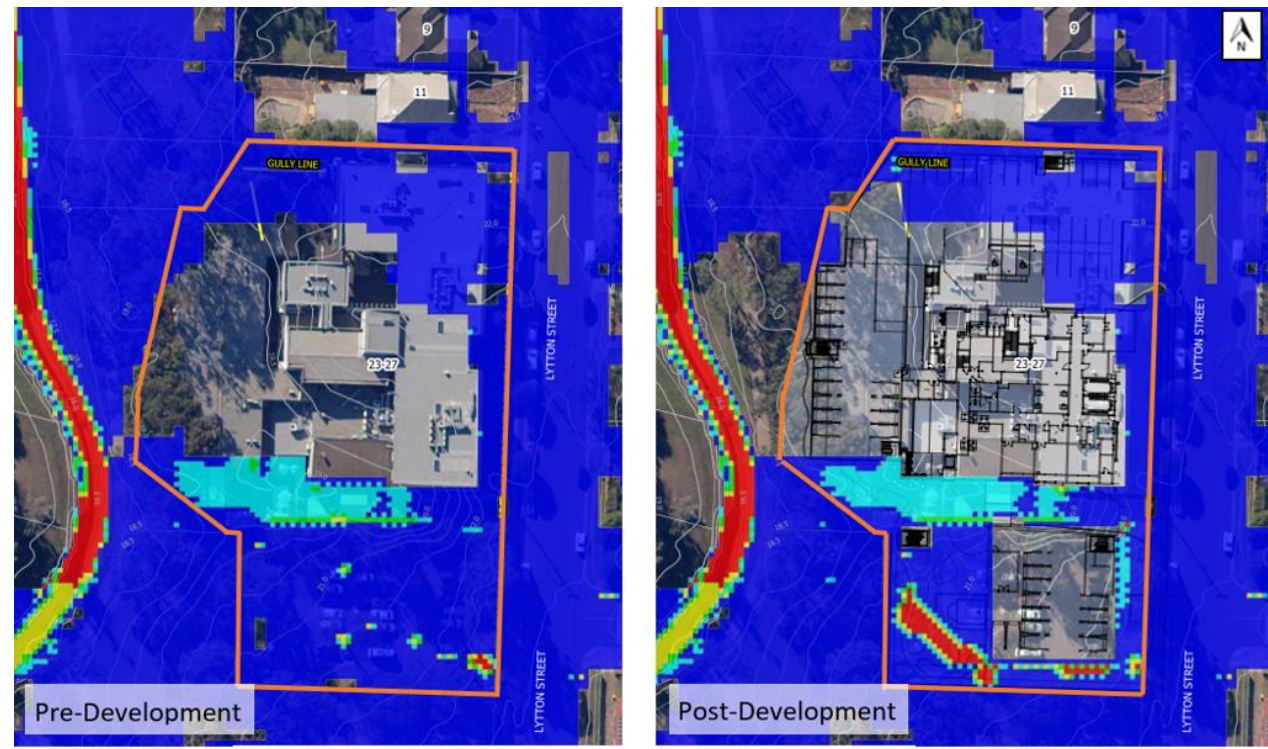


# Flooding

- Impacted by overland flow during the 1%, 0.5% and 0.2% AEP flood events and the PMF flood event.
- Operational risk management measures are recommended.



1% AEP Flood Event



Probable Maximum Flood Event



# Traffic and Parking

- 77 parking spaces to be provided across the site, in accordance with the former Holroyd DCP 2013.
- Council requests provision of 102 parking spaces, in accordance with the *Guide to Traffic Generating Development*.

Type	Number <sup>1</sup> Proposed	Minimum Car Parking Rate	Minimum Required	Number Provided
Beds	125	1 space per 3 beds	42	77
Employees <sup>2</sup>	58	1 space per 2 employees	29	
Resident Matron	0	1 space per resident matron	0	
TOTAL			71	77

[1] Total numbers post development. [2] Maximum number of staff on-site at all times.

Minimum Parking – Holroyd DCP (Repealed)

- Operational traffic: no worsening of intersection performance beyond the 2021 base scenario.

Intersection	2021 Base		2021 Base + Development		2031 Base		2031 Base + Development	
	AM	PM	AM	PM	AM	PM	AM	PM
Lytton Street / Veron Street	A	A	A	A	A	A	A	A
Lytton Street / Fullagar Road	A	A	A	A	A	A	A	A

*Note: The 2031 future scenario incorporates a two percent annual growth of traffic to the existing surveys, resulting in significant input flow (cumulative 25% increase) onto the surrounding road network. The TAIA considers this a conservative assumption, noting the land zoning located in the vicinity of the site.*

Intersection performance (Level of Service)

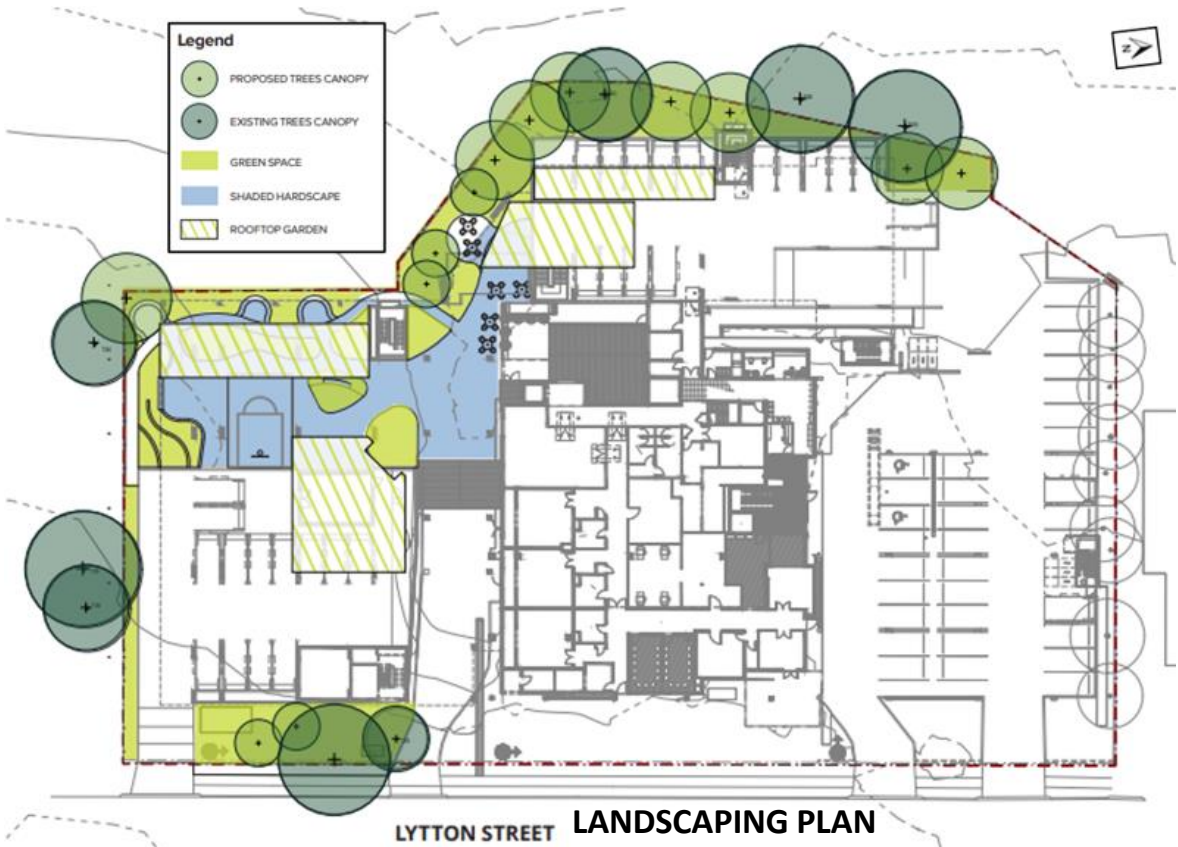


# Tree Removal, Landscaping, Biodiversity

- Removal of 35 trees.
- Planting of 11 replacement trees.
- Tree protection measures recommended.
- Hard and soft landscaping proposed.



TREE REMOVAL PLAN



INTERNAL COURTYARD LANDSCAPING





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