

RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	Wentworthville Northside West Clinic Extension SSD-17899480	
Meeting Location:	Wentworthville Northside West Clinic 23-27 Lytton Street, Wentworthville NSW 2145	
Date:	Monday, 16 January 2023	
Time:	1.00pm – 1.45pm	
ATTENDEES		
Commissioners:	Ms Dianne Leeson Mr Adrian Pilton	Panel Chair
Office of the IPC:	Jane Anderson Oliver Cope Heather Warton	A/Principal Case Manager Planning Officer Planning Consultant
Applicant:	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

1) Lytton Street

- Opening statement by Panel Chair
- Introductions and safety briefing
- Viewed the Stage 1 building including the undercroft area and existing parking
- Viewed the vehicle access into the site and noted overland flow path during flood events

2) Southern carpark and southeast corner of site

- Viewed connection point of Stage 2 building to Stage 1 building
- · Viewed Lytton Street Park and Finlaysons Creek culvert
- Viewed location of future substation
- Viewed trees proposed to be removed

3) Site northeast corner and undercroft carpark

- Viewed rear of existing building noted future car parking area
- Noted flood levels within existing undercroft carpark

4) Clinic reception and new lift core location

- · Viewed Stage 1 building and noted location of consulting suites
- Viewed location of proposed new lift core location and connection to new building

Meeting closed at: 1.45pm



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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.



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



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



View of Lytton Street Park, looking southwest.



View of southern carpark and existing trees, looking west.



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



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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.



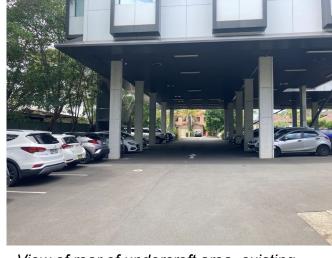
View of Lytton Street Park and Finlaysons Creek culvert, looking west.



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



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.



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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.