

FW: Letter of Support - 297 – 299 Canterbury Road

From: michael <michael [REDACTED]>
To: lak [REDACTED]
Date: Fri, 02 Oct 2015 18:02:35 +1000
Attachments: 151002 Bankstown Letter of support.pdf (332.83 kB)

Hi Laki

See attached letter from council and more information.

Michael

From: STEWART Matthew [mailto:matthew.stewart@bankstown.nsw.gov.au]
Sent: Friday, October 2, 2015 3:57 PM
To: Michael Hawatt (Priv) <michael [REDACTED]>
Subject: Letter of Support - 297 – 299 Canterbury Road

Michael

As discussed I have attached a letter regarding the proposed private hospital at 297 – 299 Canterbury Road (corner of Mavis Street).

Please check the name and address (I googled) on the letter.

Also for your information I have looked at the site and note the following (which all seem manageable issues):

- Zoned IN1 – General Industrial.
- 20-25 ANEF but no issue for this type of use.
- Medium risk flooding in the north-western corner.
- The site is potentially contaminated. Has been looked at recently and will need investigations if the ground surface is to be penetrated.
- RMS Traffic Generating Development includes a '*hospital*' with 100 or more beds, '*commercial*' greater than 2,500sq.m, and any use with 50 or more parking spaces.
- The ISEPP has provisions relating to '*health services facilities*' (includes hospitals, medical centres, consulting rooms, etc.) but does not include IN1 – General Industrial in its list of prescribed zones so is not relevant.
- There are no hospital or health-related uses in the list of Designated Development categories in the Regs.
- 'Hospitals' and 'medical centres' are both permitted with consent in the IN1 zone according to the BLEP.
- 'Hospitals' fall into the 'critical use' category under Part B12 – Flood Risk Management of the DCP. 'Critical uses' are listed as potentially unsuitable land uses in medium risk flood areas. This raises the question of whether we consider only that part of the site that is affected by flooding (i.e. the top corner), or whether the whole site is affected. In the past we have taken the view that it is only the part of the site that carries the affectation.
- 'Medical centres' fall into the 'commercial' land use category under Part B12 and can be considered in the medium risk area, subject to the DCP controls.

We can review further when they have plans or more details of what they are proposing.

Regards
 Matt



Matthew Stewart - General Manager
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General Manager

2 October 2015

Steven Spirodonidis
 SGC Assets Management



Dear Steve,

I write to confirm Bankstown City Council's support for the establishment of a private hospital in our City.

I understand your group is looking to expand its operations and may have identified a possible site on Canterbury Road at Revesby. If you intend to construct a facility of the quality of that which you have recently completed and opened in Wollongong then, I am sure, residents of Bankstown and South West Sydney will welcome such an addition to our growing health sector.

Bankstown currently has a population of 197,000 residents. With population growth forecasts predicting an extra 30,000 people making Bankstown their home by 2036, we as a Council are working hard to ensure we continue to meet the needs of our residents and businesses. This includes planning to meet the future needs of our community, and a facility such as yours would greatly assist in this endeavour.

I am pleased to say Bankstown recently received the highest accolade in the Local Government sector, being named the winner of the prestigious A.R Bluett Award for being the most innovative council in NSW, and you would find no better Local Government partner to do business with.

While we are continually looking to improve the delivery of services to residents, the construction sector is also doing its bit in Bankstown. Over the past 12 months, residential, mixed use and industrial developments, valued at more than \$1 Billion, have been determined by Council, supported by our expanding economy with more than a dozen high profile companies including Australia Post, Quickstep Technologies, Volkswagen Australia, Cosentino, Bunnings and Masters either relocating or expanding their operations in Bankstown over the past two years, creating in excess of 3,000 jobs.

So, as you can see, Bankstown is a booming city and would welcome yet another community-focused business of the calibre of your group. The Mayor and I look forward to the opportunity to discuss your plans in more detail when you feel it is the most appropriate time.

Yours sincerely,

Matthew Stewart
 General Manager