

21 December 2010

Director General
NSW Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Attention: Daniel Cavallo

Dear Daniel,

Request for Part 3A Opinion - Proposed Miranda Dental Hospital at 84 – 86 Kiora Road, Miranda

Economia PDS act on behalf of Gentle Dental Care, the proponent for the development of a dental hospital at 84 – 86 Kiora Road, Miranda.

Following discussions with the Department of Planning, the purpose of this letter is to seek:

1. The opinion of the Minister for Planning that the proposed development is a kind described in Item 18 (Hospitals) of Schedule 1 of *State Environmental Planning Policy (Major Projects)* and is therefore a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies;
2. Authorisation to submit a project application comprising a concept plan, and;
3. Notification of the Director General's Requirements (DGRs).

To support the request for the DGRs relating to the preparation of an Environmental Assessment, the following information is provided;

- Background;
- Project Overview;
- Regional and Local Context;
- Site Description;
- Part 3A Major Project Criteria;
- Relevant Key Environmental Planning Instruments;
- Preliminary Environmental Assessment;
- Public Benefit; and,
- Summary.

1.0 Background

Gentle Dental Care had its origins over 40 years ago and currently provides for a one-stop dental care in centres located in Liverpool and Tahmoor. The centres are open 7 days a week, with extended hours, so same-day or emergency treatment is available where required.

With an impressive staff headed by Dr Gen Russo, one of Sydney's leading dentists, Gentle Dental Care aim to provide world-class treatment through world-class dentists in world-class facilities.

Of special note, both existing Gentle Dental Care centres cater for patients with special needs. The centres employ specialists who provide general anaesthesia and intra-venous sedation when required. Gentle Dental Care recognise that it is important for the special needs patient, as well as their carers, to have a facility that is operating every day of the week, and is available for emergencies. The centres offer all dental care and specialist services in-house, which is seen as being very important to this underserved segment of the population. People with special needs, such as young children with autism for example, desperately need access to dental services, but many dentists are not equipped to handle special needs patients. Gentle Dental Care are equipped with the best dental technology, including soft and hard tissue laser, and air abrasion. Gentle Dental Care get many referrals from hospitals and other dentists to care for special needs cases.

The existing Gentle Dental Care centres participate in Government schemes, providing dental care for:

- Medically compromised patients under the Enhanced Primary Care (EPC) program;
- War veterans and their families under the Veteran Affairs program; and,
- Preventative services for young adults under the Teen Plan.

Gentle Dental Care have also worked with the Life Time Care and Support Association (LTCSA) which provides schemes for treatment to people severely injured in motor accidents, specially those with spinal cord injuries, brain damage and vision impairment. The existing dental centres are fully equipped to handle patients with such physical disabilities. These facilities will also be made available in the Miranda Dental Centre.

The proposed new centre in Miranda will also have the added advantage of being able to provide accommodation to both patient and carer when required.

2.0 Project Overview

It is proposed to develop a state of the art, purpose built dental centre at 84 – 86 Kiora Road, Miranda that provides a one-stop professional dental care service to people admitted both as in-patients and out-patients and includes ancillary facilities for:

- day surgery, day procedures or health consulting rooms;
- accommodation for persons receiving cosmetic dental care, facial reconstruction etc;
- accommodation for special needs patients and their carers;
- shops or refreshment rooms;
- educational purposes;
- research purposes; and,
- any other dental-related use.

The proposed centre, located on the corner of Kiora Road and Urunga Parade, Miranda will be developed over 6 to 7 levels with fully automated parking system providing off-street car parking below ground. Indicative visualisations of the building are provided in **Figures 1-4**.

The proposed centre will employ approximately 100 persons, many of whom will be local residents.

The Capital Investment Value (CIV) of the project has been calculated to be \$17,347,816 as detailed in the **enclosed** report prepared by quantity surveyors Washington Brown. The CIV has been calculated in accordance with the definition in the Environmental Planning and Assessment Act 1979 and includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment but does not include GST or costs associated with the purchase of the land.

Figure 1 – Indicative Visualisation Looking East



Figure 2 – Indicative Visualisation Looking West



Figure 3 – Indicative Visualisation Looking North



Figure 4 – Indicative Visualisation Looking South-East



3.0 Regional and Local Context

Regionally, the site is located within Sydney's Southern Subregion as identified by the NSW Government in the Metropolitan Strategy.

The region is home to some of Sydney's most beautiful natural environments, national parks, beaches etc and is a popular livable destination due to its lifestyle. The NSW Government identifies the South Subregion as;

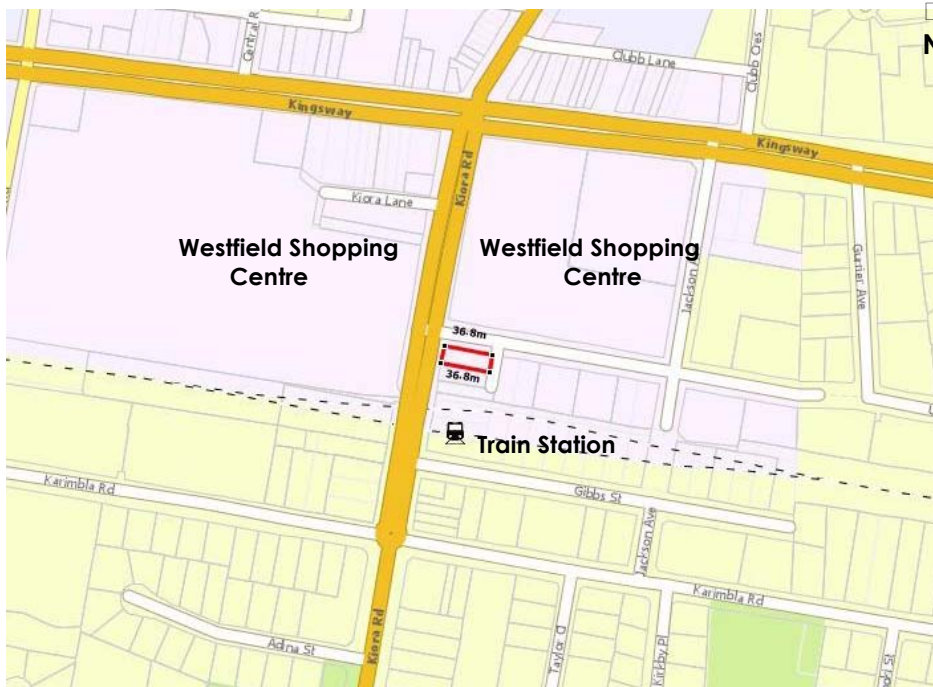
- having the (equal) second largest population of all Sydney Metropolitan subregions, housing about 15 per cent of the Sydney Greater Metropolitan Region population;
- playing an important economic role forming part of the Global Economic Corridor;
- being well serviced by existing transport infrastructure including five rail lines and a large number of arterial roads;
- having a significant number of key Employment Lands; and
- having one of the lowest employment self-containment levels of all Sydney Metropolitan subregions.

More locally, the site is located in Miranda which is within the Sutherland Local Government Area (LGA), the southern most LGA in the South Subregion and the second most populated LGA in NSW with over 215,000 residents. The draft South Subregional Strategy identifies Miranda as a Town Centre and recognises;

- Miranda is the strongest retail centre in Sutherland LGA;
- Whilst the Major Centre of Sutherland plays an important role for employment as a local administration centre, Miranda provides significantly more services and employment in retail;
- Miranda is conveniently located and serviced by rail and road infrastructure, with potential for employment and residential growth;
- Miranda has the potential to increase to a Combined Major Centre along with Caringbah; and,
- Together, the centres of Miranda and Caringbah provide a large retail, health and education cluster and have the potential for further growth.

Figure 5 details how the subject land, shown outlined in red, is strategically located within the Miranda Town Centre, adjacent to the Westfield Shopping Centre and within easy walking distance from the Miranda train station.

Figure 5 – Local Context



Figures 1-4 highlight how the immediate locality of the site is dominated by the bulk and scale of the Westfield Shopping Centre which is located immediately to the north and west of the site. The height of the Westfield Shopping Centre ranges from 20.5 metres directly opposite the north-east corner of the site to 27.6 metres at the corner of the building adjacent to Kiora Road and the rail bridge over Kiora Road.

4.0 Site Description

The site, shown in Figure 6, is located at 84 – 86 Kiora Road Miranda and is more formally identified as Lot C DP415413. The site is rectangular in shape, has multiple street frontages with an area of 490.5sm.

The site is currently occupied by a plain two-storey brick and tile roof building with a “bottle shop” on the ground floor and “orthodontist” on the first floor. A view of the existing building on the site is provided in Figure 7.

The rear of the building is vacant and is currently used for off-street car parking which is accessed off Urunga Lane.

The site slopes down from east to west and across the site from north to south.

Figure 6– The Site



Figure 7 – View of the Existing Building from the West



5.0 Part 3A Major Project Criteria

Clause 6 of the Major Projects SEPP states that development, that is in the opinion of the Minister, is of a kind referred to in Schedule 1 is declared to be a project to which Part 3A of the Environmental Planning and Assessment Act 1979 applies.

Schedule 1 includes the following development to which Part 3A applies:

18 Hospitals

- (1) Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:
- (a) day surgery, day procedures or health consulting rooms, or
 - (b) accommodation for nurses or other health care workers, or
 - (c) accommodation for persons receiving health care or for their visitors, or
 - (d) shops or refreshment rooms, or
 - (e) transport of patients, including helipads and ambulance facilities, or
 - (f) educational purposes, or
 - (g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
 - (h) any other health-related use.

- (2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counseling services provided by health care professionals.

The proposed development is for a Medical Centre with a CIV of more than \$15 million.

6.0 Relevant Environmental Planning Instruments

Development in the Sutherland LGA is mainly controlled through the Sutherland Shire Local Environmental Plan (SSLEP) 2006 and the Sutherland Shire Development Control Plan (SSDCP) 2006. The key development control provisions of zone objectives, permissibility, height and floor space ratio are contained within the SSLEP 2006. A preliminary assessment of the proposed development against the key development control provisions of the SLEP 2006 is provided in **Table 1**.

The preliminary assessment has found that the proposed development is permissible development, subject to the consent of Council, complies with the objectives of the zone and will be built to comply with the height restrictions.

The proposed development will not comply with the floor space ratio. The extent of the non-compliance, although not finalised, will be justified by undertaking detailed height, building envelope and contextual studies analysis in relation to the site's location within the Miranda Town Centre. This detailed analysis will be undertaken as

part of the Environmental Assessment that will be required to support an application for Concept Approval.

Table 1 – Assessment against the Key Provisions of SLEP 2006

Key Provision	SLEP 2006	Proposed Development	Compliance
Zone Objectives	To identify appropriate land for the provision of a wide range of retail, business and professional activities,	Will provide for professional health care services	✓
	To promote viable businesses through increased economic and employment activity	Will generate significant employment opportunities and provide additional economic stimulus to the town centre.	✓
	To provide for an integrated mix of commercial, office, retail and residential buildings	Will provide an additional mix of health care services to the predominantly retail centre of Miranda.	✓
	To create attractive, vibrant and safe establishments and facilities as a focus for community spirit.	Medical Centre will be architecturally designed to provide a very attractive streetscape and contribute to the vibrancy of the locality. The centre will also be open 7 days a week which will add to the safety of the locality.	✓
Permissible Uses	medical facility, mixed use premises, educational establishments, registered clubs etc	medical facility (as defined in the Dictionary in SLEP 2006	✓
Height	7 storey	6 – 7 storey	✓
	28 metre	23 – 28 metres	✓
FSR	2.5:1	Between 3.5:1 and 4.0:1	x

The SSDCP 2006 provides more strategic direction for development within the Shire and provides the following key comments in relation to the Miranda Town Centre:

- Greater pedestrian focus along the Kingsway, Kiora Road and Central Road;
- Provide an attractive and viable centre with Westfield Shopping Centre providing the major retail focus for the sub-region with an appropriate range of ancillary commercial and service activities; and
- continuous awnings, nil set backs and active frontages are the predominate characteristics of the streetscape on the eastern side of Kiora Road. This character is to be maintained in future development.

Other key planning instruments that are seen to be of relevance to the proposed development include:

- State Environmental Planning Policy (Major Projects) 2005
- State Environmental Planning Policy No 55 - Remediation of Land
- Sutherland Development Control Plan
- Draft South Subregional Strategy
- NSW State Plan

7.0 Environmental Assessment

The Environmental Assessment that will be undertaken as part of the application for Concept Approval is expected to address the following key issues:

- Relevant environmental planning instruments, policies and guidelines
- Height and built form
- How the development will support the aims/objectives of the State and Regional strategies
- Urban design
- Environmental amenity
- Traffic and parking impacts
- Public domain
- Safety
- Ecologically Sustainable Development
- Drainage
- Public benefit
- Utilities
- Contamination
- Conclusion

8.0 Summary

The proposed development of 84 – 86 Kiora Road, Miranda for a medical centre with a Capital Investment Value of over \$15 million is seen to be development of a kind that is identified under Item 18 in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 and therefore is a project to which Part 3A of the Environmental Planning and Assessment Act 1979 applies.

Should you have any further queries about this matter or require any additional information or clarification, please do not hesitate to contact the undersigned directly on 02 9267 5411.

Yours sincerely,

Tony Polvere
Director