

Section 75 W Modification (4)

Environmental Assessment Report

Miranda Dental Hospital
86 Kiora Road, Miranda

Submitted on behalf of:
Russo Family Trust

30 November 2017
(Revision A)

ppd | planning consultants

Unit 407, 5 Warayama Place
Rozelle NSW 2039

T: 0403 242 926
E: tony@polvere.com.au

Disclaimer:

This report has been prepared on behalf of and for the exclusive use of Russo Family Trust. PPD Pty Ltd accepts no liability or responsibility whatsoever in respect of any use of, or reliance upon, this report by any third party.

Use or copying of this report in whole or in part without the written permission of the PPD Pty Ltd is strictly not permitted.

CONTENTS

1	Executive Summary	1
2	Introduction	2
3	Project Application.....	3
3.1	Project approval	3
3.2	Modification approvals.....	3
4	Proposed Modifications	5
4.1	Modifications to Project approval	5
4.2	Proposed Amendments to Conditions of Consent.....	9
5	Assessment	12
6	Conclusion.....	13

Tables

Table 1 – Architectural plans detailing the proposed modifications

Table 2 - Summary of Proposed Modifications and Reasons for Modifications

Figures

Figure 1 – Perspective view of Kiora Road and Urunga Parade corner.

Figure 2 – Perspective view of Urunga Parade elevation

Figure 3 – Perspective view of Kiora Road elevation

Figure 4 – Perspective view of Kiora Rd elevation (Lower Ground Level)

Figure 5 – Perspective view of Urunga Parade elevation (Ground Level)

1 Executive Summary

This report has been prepared to support an application made pursuant to Section 75W of the Environmental Planning and Assessment Act 1979 (the "Act") to modify Project Approval MP 11_0009 for a dental hospital at 84 – 86 Kiora Road, Miranda granted on 23 August 2012 by the Department of Planning and Infrastructure as delegate for the Minister for Planning.

The application is made by the Russo Family Trust, the proponent nominated in the Project Approval.

Notably, Section 75W was repealed with the repeal of Part 3A of the Act, but has continuing effect for any major project approved before the repeal date.

The proposed modifications relate to the following key issues:

- Floor height
- Signage
- Built form and urban design

The modifications are a direct result of Sutherland Council's required footpath levels and amended design work being undertaken as part of the construction process. There is no change in the approved height or gross floor area of the building and the development will continue to provide significant public benefit.

It is considered that the proposed modified development:

- does not alter the dominant purpose of the development;
- does not alter the principal purpose of the Project Approval; and
- does not detrimentally impact on the environmental.

It is considered that the proposed modifications should receive favourable consideration.

2 Introduction

This application is submitted to the NSW Planning and Environment (P&E) in support of proposed modifications to Project Approval MP 11_0009 pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979*. Project Approval MP 11_0009 permits construction of a dental hospital at 84-86 Kiora Road, Miranda.

PPD Planning Consultants has prepared this application on behalf of the Russo Family Trust. The application provides background information on the project approval and a subsequent approved modifications, details of the proposed modifications and an environmental assessment of the proposed modifications.

In the preparation of this application, due consideration has also been given to the Department's Planning Circular "How to characterise development" issued on 21 February 2013.

3 Project Application

3.1 Project approval

On 23 August 2012 NSW P&E determined to approve Project Application MP11_0009 to develop a dental hospital at 84 – 86 Kiora Road, Miranda.

Project approval was granted to the development as described below:

- demolition of existing buildings and excavation;
- construction of a part 6/ part 7 storey dental hospital comprising;
 - 1938.5sm of GFA
 - various specialist dental treatment services, day surgery facilities, and inpatient accommodation;
 - shop/café on the upper ground floor;
 - fully automated 3-level basement car stacker containing 40 car spaces; and
 - two signs along the northern and western facades of the building.

3.2 Modification approvals

Modification Approval 1

On 12 March 2013 NSW D&E determined to approve a modification to the Project Application MP11_0009.

The proposed modifications included:

- Relocate approved plant from the basement and level 3 to enlarged plant at roof level to accommodate a new theatre, surgeries and office space;
- Convert approved void space on upper ground floor level to a mezzanine conference and administration area;
- Relocate bicycle storage from lower ground floor to basement;
- Changes to floor levels to basement car park including extra excavation; and
- Reduce approved Section 94 contribution to be consistent with Council's S94A levy plan.

As a result of the proposed modifications the GFA was also increased to 2,164.5sm (+226sm).

Modification Approval 2

On 28 November 2014 NSW D&E determined to approve a second modification to the Project Application MP11_0009.

The proposed modifications included:

- provisions for various specialist dental services, day surgery facilities, and in patient accommodation and medical specialists, diagnostic and other services;
- a shop/café on the upper ground floor;
- fully automated three level basement car stacker containing 40 spaces; and
- two signs along the northern and western facades of the building.

Modification Approval 3

On 22 May 2017 the Planning Assessment Commission determined to approve a third modification to Project Application MP11_0009.

The proposed modifications included:

- increase in building height;
- reduction of car parking spaces;
- additional signage; and
- various other internal and external amendments

4 Proposed Modifications

4.1 Modifications to Project approval

Table 1 provides a list of the architectural plans lodged with this application. The plans have clouding and notes that detail the proposed modifications.

Table 1: Architectural plans detailing the proposed modifications

Drawing No.	Issue	Title	Date
2.02	D	Lower & Upper Ground Floor Plans	28/11/2017
2.03	D	Level 1 & Level 2 Floor Plans	28/11/2017
2.04	D	Level 3 & Level 4 Floor Plans	28/11/2017
2.05	D	Level 5 Floor Plan & Roof Plan	28/11/2017
3.02	D	South & West Elevations	28/11/2017
3.03	D	East & North Elevations	28/11/2017
3.04	D	Signage - North	28/11/2017
3.05	D	Signage - West	28/11/2017
4.01	D	Sections A & B	28/11/2017
4.02	D	Section C	28/11/2017
4.03	D	Sections D & E	28/11/2017

Table 2 provides a summary of the proposed modifications and reasons why the modifications are being sought. The table needs to be read in conjunction with the architectural plans lodged with this application (refer Table 1). Figures 1, 2, 3, 4 & 5 provide photomontages of the finished building.

The modifications can be grouped into the following key categories:

- Change to Lower Ground Floor Level (Modification 1)
- Minor Change to Built Form (Modifications 2-9)
- Additional Signage (Modification 10)

Table 2: Summary of Proposed Modifications and Reasons for Modifications

Mod. No.	Proposed Modification	Reason for Modification
1	Lower Ground Floor RL lowered	Due to Sutherland Council's required footpath levels the Lower Ground Floor RL has to be lowered to accommodate disabled entry that requires entry gradient to comply with Australian Standards. Changes are also required to the RL for the Recovery Room, Lobby Area & Kitchen/Staff Room
2	Tensile rods added to support awning	Detailed design work required by Structural Engineer.
3	South wall amended to Alucobond and Vitracore finish	Due to no scaffolding allowed on neighbour's lot along south boundary. Formcraft wall proposed by Builder has Alucobond or Vitracore aluminium finish instead of approved concrete finish. This wall system prevents the need for scaffolding.
4	Raised window sill on Level 4 by 1030mm from floor RL	Due to adjustment of height to the bottom line of Vitracore feature wall.
5	Deleted 1 internal steel inclined column on West Elevation	Due to construction stage coordination with cast in pipes in slab.
6	Amended air plenum proportion and image.	Proportion was adjusted due to subcontractor's glass sizes. Image on plenum has been updated.
7	Amended Urunga Parade/Kiora Road corner entry staircase profile	Due to design detailing after DA to comply with National Construction Code (NCC) for stairs and handrail compliance.
8	Amended shape of column on Kiora Road south boundary	As required by Structural Engineer to support awning.
9	Security panel lift door to driveway entry	Security purposes.
10	Added signage at Kiora Road awning above footpath (refer Signage 7 details on Architectural Plan 304 D)	One additional sign is required by client for identification purposes.

Figure 1 – Perspective view of Kiora Road and Urunga Parade corner.



Figure 2 – Perspective view of Urunga Parade elevation



Figure 3 – Perspective view of Kiora Road elevation



Figure 4 – Perspective view of Kiora Rd elevation (Lower Ground Level)



Figure 5 – Perspective view of Urunga Parade elevation (Ground Level)



4.2 Proposed Amendments to Conditions of Consent

The following conditions of consent are to be amended by the insertion of the **bold and underlined words / numbers** and deletion of the ~~struck out words / numbers~~ as follows:

AI. Development Description

Development approval is granted only to carrying out the development described in detail below:

Demolition of existing buildings and excavation and construction of a part 6/part 7 storey building, the principal purpose of which is a dental hospital with a GFA of 2,164.5 sm comprising:

- various specialist dental treatment services, day surgery facilities, and in patient accommodation and medical specialists, diagnostic and other services as described in the following table:

Category	Medical Uses
Specialist dental services	General dentist Paediatric dentist Orthodontist Endodontist Periodontist Dental therapist Dental education centre Dental hygienist Dental technician
Medical specialists	Oral surgeon Neurologist Trigeminal neuralgia Cosmetic surgeon Psychologist Ears, nose and throat specialist Endocrinologist
Diagnostic services	Radiology Pathology Pharmacist
Other related uses	Sleep Apnoea Clinic Pain clinician Gastrologist Dietician Thoracic specialist Myofunctional specialist Cardiologist Urologist Orthopaedic surgeon

- a shop/café on the upper ground floor;
- fully automated 3 level basement car stacker containing 38 spaces and one bicycle pallet; and
- ~~six~~ **seven** signs along the northern and western facades of the building.

Condition A2. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with the Environmental Assessment dated November 2011 prepared by Economia PDS and all Appendices, including Operational Traffic Management Plan Version 1.4 dated 12 August 2016, except where varied by

The Preferred Project Report, and all Appendices,

The Proponent's Statement of Commitments included in the PPR (Schedule 3); and

The following drawings:

Architectural (or Design) Drawings prepared by Geoform Design Architects			
Drawing No.	Revision	Title	Date
1.01	C	Title Sheet	1/08/2016
1.02	C	Site Plan	1/08/2016
2.01	C	Basement Plan	1/08/2016
2.02	C D	Lower & Upper Ground Floor Plans	1/08/2016 28/11/2017
2.03	C D	Level 1 & Level 2 Floor Plans	1/08/2016 28/11/2017
2.04	C D	Level 3 & Level 4 Floor Plans	1/08/2016 28/11/2017
2.05	C D	Level 5 Floor Plan & Roof Plan	1/08/2016 28/11/2017
3.01	C	Context Elevations	1/08/2016
3.02	C D	South & West Elevations	1/08/2016 28/11/2017
3.03	C D	East & North Elevations	1/08/2016 28/11/2017
3.04	A D	Signage - North	1/08/2016 28/11/2017
3.05	A D	Signage - West	1/08/2016 28/11/2017
4.01	C D	Sections A & B	1/08/2016 28/11/2017
4.02	C D	Section C	1/08/2016 28/11/2017
4.03	C D	Sections D & E	1/08/2016 28/11/2017
5.01	A	3D Render Image – View from Urunga Parade	
5.02	A	3D Render Image – View from Kiora Road	

Engineering (or Design) Drawings prepared by EFWF			
Drawing No.	Revision	Name of Plan	Date
SW-00	B	Stormwater Services Site Soil Erosion & Sediment Erosion Plan	26/04/2011
SW-01	C	Stormwater Services Roof Plan Basement Plan	26/04/2011
SW-02	C	Stormwater Services Upper & Lower Ground Plans	26/04/2011
SW-01	C	Stormwater Services Levels 1 to 4 Plans	26/04/2011
SW-01	C	Stormwater Services Sections	26/04/2011

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- otherwise provided by the conditions of this approval.

5 Assessment

The following provides an assessment of the key issues that relate to the proposed modifications.

Modification 1 – Change to Lower Ground Floor Level

A change to the floor height for the Lower Ground Floor only will ensure that the development is designed to adequately integrate with the proposed footpath levels and ensure the entry gradient can comply with Australian Standards. Other changes to the finished floor heights on the ground floor are in response to the slope of the site and ensuring adequate vehicular access from Urunga Lane (refer Section C of the amended architectural plans).

The proposed modifications do not raise any additional issues in relation to the floor heights.

Modifications 2, 3, 4, 5, 6, 7, 8 & 9 - Built Form

The proposed modifications to the built form are considered to be of a minor nature and do not result in any change to the approved gross floor area or height of the building.

The southern elevation continues to remain divided into two layers with the upper levels utilising more transparent and visually softer materials than the base to minimize visual bulk until such a time that the adjoining site is developed. The approved concrete finish cannot be applied and treated because the neighbour is refusing permission for scaffolding to be placed on their property. The builder has proposed a Formcraft wall with Alucobond or Vitracore aluminium finish that does not need the use of scaffolding.

The air plenum image on the northern elevation has been slightly reduced in size but this will not detract from the design quality of the northern elevation. The amended image on the wall will continue to bring relief and a sense of dynamism to the façade form.

Other amendments to the built form (addition of tensile rods, deletion of columns, raised window sills, amended staircase profile, security panel lift door etc) are of a very minor nature and will not result in any detrimental changes to the built form.

The proposed modifications do not raise any additional issues in relation to built form.

Modification 10 – Additional Signage

An additional one (1) sign is proposed as part of this application. The additional signage is detailed in the architectural plans lodged with this application. It is considered the additional signage does not raise any additional issues because:

- it will be compatible with the amenity and visual character of the commercial core;
- It will provide effective communication in appropriate and suitable locations;

- It will be of a high quality design and finish;
- It has been designed to integrate with the design of the building;
- It does not dominate or clutter the streetscape;
- Pedestrian movement is not restricted by the location of the sign;
- It relates to the use of the premises only and provides effective and necessary communication of the various services located on the subject site; and
- It is located so it does not obscure important architectural features of the building.

6 Conclusion

This Section 75W application seeks modifications to the Project Approval MP 11_0009 for a dental hospital at 84 – 86 Kiora Road, Miranda.

This environmental assessment has demonstrated how the proposed modifications to the Project Approval will have very limited environmental consequences beyond those that have been the subject of the original project assessment.

The proposed modified development:

- does not alter the dominant purpose of the development;
- does not alter the principal purpose of the Project Approval; and
- there is an absence of any significant environmental impacts resulting from the modifications;

It is considered that the application to modify Project Approval for MP11_0009 should receive favourable consideration.

