

## Consistency of Project with Relevant EPI's and Guidelines

1. EP&A Act 1979		
Relevant Objects	Comments	Complies
<p>(a) to encourage:</p> <p>(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,</p> <p>(ii) the promotion and co-ordination of the orderly and economic use and development of land,</p> <p>(v) the provision and co-ordination of community services and facilities,</p> <p>(vii) ecologically sustainable development</p>	<p>The proposed development provides for the orderly and economic use and development of land by providing for the development of a dental hospital which is strategically located as follows;</p> <ol style="list-style-type: none"> <li>1. In a Town Centre as identified in the draft South Subregional Strategy.</li> <li>2. Immediately adjacent a significant number of other medical practices along Urunga Parade.</li> <li>3. Well located in relation to the road network.</li> <li>4. Within 100m of a rail station.</li> <li>5. Well serviced by the largest bus interchange in the Sutherland Shire.</li> </ol> <p>The development of a dental hospital will further promote Miranda as a Town Centre which can provide a number of social services to the betterment of the community.</p> <p>The project will provide for ecologically sustainable development as detailed in Section 4.7 of the EA.</p>	√
2. NSW State Plan		
Relevant Priorities and Targets	Comments	Complies
<p><b>Better Transport and Livable Cities</b></p> <p>Improve the public transport system.</p> <p>Increase the number of jobs closer to home.</p> <p>Grow cities and centres as functional and attractive places to live, work and visit.</p>	<p>The project is located within a Town Centre and within 100m of a rail station and the largest bus interchange in the Sutherland Shire which will all assist in achieving the relevant priorities and targets for the State Plans vision for "Better Transport and Livable Cities".</p>	√
<p><b>Supporting Business and Jobs</b></p> <p>Increase business investment and support jobs.</p> <p>Drive innovation to grow productivity.</p>	<p>The proposed development will support the State Government's aims to;</p> <ul style="list-style-type: none"> <li>▪ increase business investment by providing employment and productivity in the dental care industry;</li> </ul>	√

	<ul style="list-style-type: none"> <li>▪ support jobs by providing 1,938sm of commercial floor space; and,</li> <li>▪ provide for a knowledge based industry which has a high demand for innovative and cutting edge technology.</li> </ul>	
<b>Clever State</b> Improve access to jobs and training.	<p>1. Educational Facilities - Will provide a lecture theatre on Level 4 (Eastern Wing). This will accommodate professional education classes for nurses and dentists as follows:</p> <p>a) Nurses training in sterilization procedures, use of new materials and basic and emergency cpr procedures. Sometimes this involves bringing a specialists from the USA to provide lectures.</p> <p>b) Dentists training in use of equipment, materials and procedures. Continual professional education lectures for dentists visiting from all over Sydney</p> <p>c) Administrator training for dental surgery staff.</p> <p>d) Dental Hygenists training.</p> <p>e) OH&amp;R training for all of the surgery staff.</p> <p>f) After hours public educational/public relations classes on range of areas including, orthodontics, implants, basic dental hygiene.</p>	✓
<b>Healthy Communities</b> Improve and maintain access to quality healthcare.	<p>The project will provide quality health infrastructure in the form of a state of the art, purpose built dental care hospital that is strategically located and provides a one-stop professional dental care service to people admitted both as in-patients and out-patients.</p> <p>The hospital will be open 7 days to cater for emergency procedures, trauma care and oral surgery.</p> <p>By providing in-patient facility for patients requiring facial reconstruction etc the project will assist in taking some load of the existing hospital system.</p> <p>Accommodation will also be made available for carers to support them to undertake their crucial and demanding role.</p>	✓
<b>Green State</b> Tackle climate change. Improve air quality. Reduce waste.	<p>The project will:</p> <ul style="list-style-type: none"> <li>- promote energy efficiency and 'low carbon' jobs by</li> <li>- improve air quality by being strategically located in relation to rail and bus transport thus reducing motor vehicle emissions; and,</li> <li>- reduce waste by promoting recycling of waste on-site.</li> </ul>	✓

### 3. Metropolitan Plan for Sydney 2036

Relevant Strategic Directions & Key Policy Settings	Comments	Complies
<b>Strengthening a City of Cities</b> Make Sydney a more resilient, compact, connected, multi-centred and networked city. Strengthen Sydney's role as a global competitive city. Plan to grow global businesses, investment, innovation and research and development.	Proposed dental hospital will help strengthen a city of cities by promoting development in centres which will provide innovative research and development and help attract investment.	✓
<b>Growing and Renewing Centres</b> Focus activity in accessible centres. Plan for centres to grow and change over time. Support clustering of businesses and knowledge-based activities in Major Centres and Specialised Centres.	Development is focused in the Miranda Town Centre and supports the clustering of similar type development in Urunga Parade.	✓
<b>Growing Sydney's Economy</b> Plan for 760,000 new jobs, with half planned for Western Sydney focusing on cities and centres. Support high growth and high value industries through clustering.	Will provide for around 88 jobs in a centre. Will support the high growth and high value dental industry through clustering with similar support services.	✓
<b>Tackling Climate Change and Protecting Sydney's Natural Environment</b> Reduce greenhouse gas emissions from the manufacturing and commercial sectors.	Development is proposed in an area that is very well served by public transport and will encourage the greater use of public transport.	✓
<b>Transport for a Connected City</b> Target development around existing and planned transport capacity.	Development is proposed within 1 minute walking distance from Miranda railway station.	✓

#### 4. South Subregion – Draft Subregional Strategy

Relevant Objectives	Comments	Complies
<b>Economy and Employment</b> A1 Provide Suitable Commercial Sites & Employment Lands in Strategic Areas A2 Increase Innovation and Skills Development A3 Improve Opportunity and Access to Jobs for Disadvantaged Communities	Development will provide for increased innovation and skills development and is well located to improve opportunity and access to jobs for disadvantaged communities.	✓
<b>Centres and Corridors</b> B1 Provide Places and Locations for all Types of Economic Activity and Employment Across the Sydney Region B3 Cluster Businesses and Knowledge-Based Activities in Strategic Centres B4 Concentrate Activities Near Public Transport	Activity is concentrated near public transport and will support the clustering of similar businesses.	✓

#### SEPP (Major Development) 2005

Aims	Comments	Complies
	SEPP has been repealed.	

#### SEPP 55 – Remediation of Land

Object	Comments	Complies
To provide for a Statewide planning approach to the remediation of contaminated land.	A Stage 2 Environmental Site Assessment (ESA 2) of the site has been undertaken. The conclusion from this investigation was that <i>"the site soils present a low risk to human health, the environment or the aesthetic enjoyment of the land, and the site is suitable for the proposed development."</i> Refer Section 7.17 of EA for further details.	✓

## SEPP 33 – Hazardous & Offensive Development

Aims	Comments	Complies
<p>This Policy aims:</p> <p>(a) to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and</p> <p>(b) to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Policy, and</p> <p>(c) to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</p> <p>(d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</p> <p>(e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</p> <p>(f) to require the advertising of applications to carry out any such development.</p>	<p>The proposed development is not industrial in nature and will not require the storage of hazardous or offensive materials that will pose a significant risk to human health, life or property or to the biophysical environment. Pursuant to the definitions in Clause 3 of SEPP 33, the project is not defined as a "potentially hazardous industry" and "potentially offensive industry".</p> <p>The dental hospital will produce bio-hazardous wastes including sharps and blood and saliva contaminated products. The are collected and stored in 1 litre specilased yellow bio waste bins which are then dumped into a 660 litre yellow bio-waste bin, which is collected by licensed waste specialists, such as TransPacific Waste Pty Limited. No radioactive wastes will be produced. No x ray chemicals (such as silver nitrates) will be produced. No amalgam (mercury based) contaminants will be produced because fillings no longer use silver-mercury alloy amalgam.</p>	√

## SEPP (Infrastructure) 2007

Aims	Comments	Complies
To facilitate the effective delivery of infrastructure across the State.	The project provides for a dental hospital in a town centre and adjacent a rail corridor. The project is not identified as "Traffic Generating Development" under Schedule 3 of the SEPP and will not need to be referred to the RTA for comment.	√

Sutherland Shire LEP 2006		
Relevant Clause	Comments	Complies
<b>11 Zoning Table</b>	The site is zoned 8 – Urban Centre. Medical facilities and hospitals are permitted uses within the zone.	✓
<b>33 Building Height</b>	The maximum number of storeys applying to development on the site as specified on the Height and Density Control Map is 7 storeys (28m max). The proposed height of the building is 7 storeys (23m max)	✓
<b>35 Building density</b>	The maximum floor space ratio applying to development on the site as specified on the Height and Density Control Map is 2.5:1. The proposed development has a FSR of 3.95:1 which does not comply with the maximum requirement.	X
<b>48 Urban design—general</b>	The project application complies with the objectives of this clause (refer Section 7.2 of the EA).	✓
<b>51 Ecologically sustainable development</b>	The project application complies with the objectives of this clause (refer Section 7.5 of the EA).	✓
<b>52 Energy efficiency and sustainable building techniques</b>	The project application complies with the objectives of this clause (refer Section 7.5 of the EA).	✓
<b>53 Transport accessibility, traffic impacts and car parking</b>	The project application complies with the objectives of this clause (refer Section 7.4 of the EA).	✓
<b>54 Heritage</b>	The project application complies with the objectives of this clause (refer Sections 7.7 & 7.8 of the EA).	✓
Sutherland Shire DCP 2006		
Relevant Principles, Strategies and Development Controls	Comments	Complies
<b>CHAPTER 1: DESIGN PRINCIPLES AND SITE ANALYSIS</b>		

<b>1. General Design Principles</b>	The project application complies with the relevant principles, strategies and development controls of this chapter (refer Section 7 of the EA).	✓
<b>2. Site Analysis</b>	Site analysis has been undertaken in accordance with the provisions of this standard (refer Section 3 of the EA).	✓
<b>CHAPTER 2: LOCALITY STRATEGIES</b>		
<b>3. Miranda</b>	Proposal is located in the area identified for Medical/Services in the Overall Strategy Concept Plan for Miranda Centre and generally complies with the provisions of this standard (refer Section 7 of the EA)	✓
<b>CHAPTER 3: URBAN DESIGN</b>		
<b>2. Street Setbacks</b>	The project application does not comply with the requirement for a minimum 2 metre setback to active street frontages for the upper storey/storeys.	X
<b>3. Side and Rear Setbacks</b>	The project application complies with the objectives of this clause (refer Section 7 of the EA).	✓
<b>5. Building Envelopes</b>	Development is designed so that the building envelope contains both the primary building mass and any articulation zones.	✓
<b>6. Landform</b>	<p>The natural contours of the land will not be unduly altered. Development will avoid any unnecessary earthworks by designing the building within the natural slope of the land.</p> <p>Earthworks will not alter ground water levels or surface stormwater flows to the extent that trees and bushland vegetation, water bodies or other property are adversely affected.</p> <p>Excavation for basement car parking does not extend beyond the building footprint.</p> <p>Natural ground level surrounding the development will be reinstated prior to the completion of works.</p> <p>Excavation will be carefully carried out and based on geotechnical advice to ensure the long term stability of geological elements.</p>	✓
<b>7. Building and Site Layout</b>	Building designed so that rooms benefit from natural ventilation.	✓

	<p>Building is orientated to maximise natural light within the development.</p> <p>Passive solar building design has been used to optimise solar access and minimise heat loss and energy consumption and avoid the need for additional artificial heating and cooling.</p> <p>Consideration has been given to the location and design of window openings and building layout to facilitate summer cooling by cross ventilation.</p>	
<b>8. Active Frontages</b>	Active commercial frontage is provided to Kiora Road and Urunga Parade in accordance with Map 19 (Map 6: Landuse) Miranda Centre.	✓
<b>11. Streetscape and Building Form</b>	Building is designed and sited to address the standards in this clause.	✓
<b>12. Landscape</b>	Given the constraints of building on such a small lot, minimal landscaping is provided on the terrace.	✓
<b>13. Privacy</b>	Building is orientated and designed to maximise the provision of visual privacy between adjoining buildings.	✓
<b>15. Views</b>	Development maintains existing view corridors so that the amenity of neighbouring public and private property is balanced with amenity afforded to the new development.	✓
<b>16. Access</b>	Access to the building is provided for in accordance with the provisions of this clause.	✓
<b>18. Safety and Security</b>	Development provides for active street frontages that will provide for safety and security.	✓
<b>CHAPTER 5: ENVIRONMENTAL RISK</b>		
<b>3. Contaminated Land Management</b>	The project application complies with the relevant principles, strategies and development controls of this chapter (refer Section 7.17 of the EA).	✓
<b>CHAPTER 7: VEHICULAR ACCESS, TRAFFIC, PARKING &amp; BICYCLES</b>		
<b>1. Number and Dimensions of Parking Spaces Required In Development</b>	In compliance with the requirements of this clause, the development proposal is considered to raise unique traffic and parking issues, and a Traffic Report has been completed to support the number of car parking spaces provided.	✓



<b>2. Vehicular access</b>	The development has two (2) road frontages and vehicular access is from the lowest order road shown on <i>Sutherland Shire Council's Road Hierarchy Map</i> .	✓
<b>3. Driveways (internal) and Private and Public Footpaths</b>	<p>The dimensions of on-site driveway giving access to parking spaces shall be in accordance with <i>Australian Standard – AS 2890.1 (as amended)</i>.</p> <p>Where a proposed pathway/footpath pavement gradient is more than 12.5% and less than 20%, provision for steps and/or handrail will be made.</p> <p>Where a proposed pathway/footpath pavement gradient equals or exceeds 20% a separate pedestrian access stair with handrails will be provided.</p> <p>Paths and steps will be a minimum 1.0 metre wide within development sites.</p>	✓
<b>4. Design of car parking areas</b>	The design of car parking areas generally complies with the provisions of this clause.	✓
<b>5. Provision of Facilities for Cycling, Walking and Public Transport Use</b>	<p>Kiora Road is identified as a proposed bicycle network in the <i>Sutherland Shire Bicycle Network Map</i>.</p> <p>Provision of facilities for cycling, walking and public transport use are generally in accordance with the provisions of this clause.</p>	✓
<b>7. Locality Strategy Areas</b>	Development is in an area covered by a locality strategy. Development addresses the vehicular access, traffic parking, and bicycle requirements contained within the strategy.	✓
<b>CHAPTER 8: ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b>		
<b>1. Ecologically Sustainable Development</b>	The proposed development meets the general requirements of this clause (refer Section 7.5 of the EA).	✓
<b>2. Sustainable Building Materials</b>	<p>Development will include materials and construction techniques that minimise the embodied energy in development and include the use of recycled materials, plantation timber and non-polluting substances.</p> <p>Plantation, regrowth or recycled timbers will be used in framework and no rainforest timbers and timbers from Australian high conservation forests will be avoided in other timber works.</p>	✓
<b>3. Environmental Site Management</b>	Development is supported by an Environmental Site Management Plan (ESMP).	✓

<b>5. Stormwater Management</b>	Development is supported by a Drainage Report.	✓
<b>6. Waste Management Requirements</b>	Development is supported by a Waste Management Plan.	✓
<b>7. Air and Noise Pollution</b>	<p>Development will incorporate controls into the design to meet the requirements of the <i>Protection of the Environment Operations Act 1997</i> and associated Regulations and <i>Australian Standard AS1668 Pt2</i> in relation to any discharges of air emissions.</p> <p>The use and any activity associated with the use of the building as a dental hospital will be acoustically designed or treated to achieve a noise level required by the <i>Protection of the Environment Operations Act 1997</i> and associated Regulations and the <i>NSW Industrial Noise Policy</i> prepared by the Environment Protection Authority (EPA).</p>	✓
<b>CHAPTER 10: ADVERTISING</b>	All signs will comply with the requirements of this clause.	✓
<b>CHAPTER 11: SOCIAL IMPACT</b>	<p>A “medical facility” is identified as a development form requiring a Social Impact Assessment.</p> <p>A Social Impact Assessment forms part of the EA (refer Section 8.0 for further detail).</p>	