

The Russo Family Trust

Part 3A Project Application

MP 11_0009

Proposed Miranda Dental Hospital

84-86 Kiora Road, Miranda

Utilities Investigation

April 2011



Contents

1. Introduction	3
-----------------	---

2. Site and Proposed Development	4
----------------------------------	---

3. Utilities	5
--------------	---

4. Conclusion	7
---------------	---

Appendix A – Director-General’s Requirements	
--	--

Figure 1 – Site Survey Plan	
-----------------------------	--



1. Introduction

The Russo Family Trust propose to redevelop Lot C, DP 415413 at 84-86 Kiora Road, Miranda for a dental hospital. The project has been nominated as a Major Project and Director-General's Requirements (DGRs) for the Project Application were issued on the 25 February 2011 (copy attached at Appendix A).

This report prepared by APP supports the Environmental Assessment (EA) for the Project Application and addresses Key Issue 10 in Attachment 1 of the DGRs, viz:

10. Utilities

In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including the staging of infrastructure works.

2

2. Site and Proposed Development

The site (Lot C, DP 415413) is bounded by Kiora Road North, Urunga Parade and Urunga Lane and has a site area of 490.5m² (see Figure 1). The Westfield Shopping Centre is located on the opposite sides of Kiora Road North and Urunga Parade.

The Sutherland-Cronulla railway line is located approximately 25m south of the site. There are three lots between the site and the railway corridor. Kiora Road passes under the railway line.

The proposed development would consist of a lower ground floor, upper ground floor and floors 1 to 5 with three levels of basement below ground level. The gross floor area would be approximately 2310.8m². The building would be used for dental, medical and associated medical facilities. A small shop/café would be located on the upper ground floor.



3. Utilities

3.1. Potable Water

The existing water mains consist of:-

- 100mm main along the site frontage in Urunga Parade;
- 375mm main along the western side of Kiora Road North.

Sydney Water (SWC) has indicated that the proposed development could be serviced from the main in Urunga Parade however it would need to be upgraded to a 150mm main between the building and the 375mm main in Kiora Road North.

3.2. Sewerage

The site is located near to the crest of a hill and as such is at the top of a sewerage catchment. The site is serviced by a 225mm line which drains through the centre of the site to the south. The main then runs west along the railway corridor and then south along Kiora Road under the railway line. It is proposed to retain the existing sewer line through the lots immediately south of the site.

SWC has verified that the 225mm main has sufficient capacity to service the proposed development.

The upstream sewer catchment draining to the subject site would be drained through the building basement to connect to the existing sewer if it is at an appropriate level or otherwise, a new sewer main would be constructed westerly along Urunga Parade to Kiora Road North and then south to the existing main adjacent to the railway corridor.

3.3. Electricity

The site is supplied from the Energy Australia Kirrawee zone substation located in The Boulevard approximately 2.8km to the west. Energy Australia has advised that for a supply up to 400A, the connection point would be at the existing substation S9634 in Urunga Lane at the rear of the property. For a larger demand, a kiosk substation would be required on the site with an easement for unencumbered access.

3.4. Gas

Along the site frontage in Urunga Parade there is 50mm diameter local gas main. There is also a high pressure secondary gas main (150mm diameter, 1.7 MBL) located in Urunga Parade approximately 30m east of the site.

These services represent substantial gas main infrastructure in Urunga Parade however, AGL would make a decision as to whether it will service the site on the basis of its own assessment of the commercial viability of this service. AGL will negotiate the potential for supply to the site with the development owners.

3.5. Telecommunications

Telstra has significant infrastructure within the vicinity of the site and has indicated telecommunication services would be provided to match the development program.



4

4. Conclusion

The proposed redevelopment of the site for a dental hospital with dental, medical and associated medical services can be serviced with potable water, sewerage, electricity, gas and telecommunications with upgrades and relocation of existing services. The upgrades and relocations would need to be undertaken in concert with the proposed development.



A

Appendix A – Director-General’s Requirements





Planning

25 February 2011

Contact: Anthony Witherdin
Phone: (02) 9228 6173
Fax: (02) 9228 6455
Email: anthony.witherdin@planning.nsw.gov.au

Mr Tony Polvere
Director
economiapds
Suite 811, 185 Elizabeth Street
SYDNEY NSW 2000

Our ref.: MP 11_0009

Dear Mr Polvere

Subject: Director-General's Requirements for Miranda Dental Hospital at 84-86 Kiora Road, Miranda (MP 11_0009)

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy¹ of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

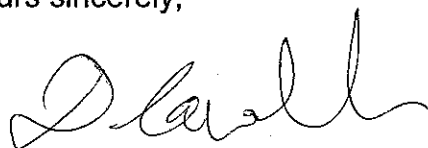
If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Anthony Witherdin, can be contacted on 9228 6173 or via email at anthony.witherdin@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Cavallo', with a stylized, cursive script.

Daniel Cavallo

A/Director, Metropolitan and Regional Projects North

ATTACHMENT 1
Director-General's Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 11_0009
Project	Miranda Dental Hospital
Location	84-86 Kiora Road, Miranda
Proponent	The Russo Family Trust
Date issued	25 February 2011
Expiry Date	2 years from the date of issue (above). If the Environmental Assessment is not exhibited within this time, the Proponent must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <p>1. Relevant EPI's, policies and guidelines to be addressed</p> <p>Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:</p> <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development; • State Environmental Planning Policy (Infrastructure) 2007; • NSW State Plan; • Sydney Metropolitan Plan for Sydney 2036; • Draft South Subregional Strategy; • Sutherland Shire Local Environmental Plan 2006; • Relevant Development Control Plans; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. <p>2. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Justification for the height, bulk and scale of the proposed development within the context of the locality and adjoining development, particularly given the proposed exceedance of Council's LEP density controls; • Details of proposed open space and landscaped areas; and • Design quality with specific consideration of the façade, massing, setbacks, building articulation, appropriate colours/materials/finishes, landscaping, safety by design and public domain. Specifically, greater consideration of design quality of the southern elevation which requires further modulation and articulation so that it does not present as a blank and solid wall. <p>3. Environmental Amenity</p> <ul style="list-style-type: none"> • Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts on surrounding development; and • Details of the measures to be implemented to achieve a high level of environmental amenity for future occupants of the dental hospital and surrounding properties.

4. Transport and Accessibility Impacts (Construction and Operational)

- Provide a Transport & Accessibility Study prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package and the RTA's Guide to Traffic Generating Development, NSW Bike Plan, considering the following:
 - Provide an estimate of the total trips generated by the proposed development and identify measures to manage travel demand, increase the use of public and non-car transport modes, and assist in achieving the objectives and targets of the relevant State Plan;
 - Provide an analysis of public transport provision, walking and cycling connections within the vicinity of the site and address the adequacy of the proposal to meet the likely future demand and the potential for improving accessibility to and from the site and connections to the wider region via sustainable transport modes;
 - Identify potential traffic impacts during the construction stage of the project, and measures to mitigate any potential impacts to accessibility, amenity and safety of public transport use, walking and cycling during construction;
 - Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider base models with future traffic generated by the proposal;
 - Details of the proposed access, parking provisions and service vehicle movements associated with the proposed development; and
 - Minimal levels of on site car parking for the proposed development having regard to the high public transport accessibility of the site, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site).

5. Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development;
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design; and
- Demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme.

	<p>6. Contributions</p> <ul style="list-style-type: none"> Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement. <p>7. Heritage</p> <ul style="list-style-type: none"> A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual, if required. <p>8. Aboriginal Heritage</p> <ul style="list-style-type: none"> The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005. <p>9. Drainage</p> <ul style="list-style-type: none"> Drainage issues associated with the proposal including stormwater and drainage infrastructure; and Detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation. <p>10. Utilities</p> <ul style="list-style-type: none"> In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works. <p>11. Staging</p> <ul style="list-style-type: none"> Details regarding the staging of the proposed development (if proposed). <p>12. Noise and Vibration</p> <ul style="list-style-type: none"> Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project. <p>13. Waste</p> <ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation; and Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. <p>14. Hazards</p> <ul style="list-style-type: none"> A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage. <p>15. Consultation</p> <ul style="list-style-type: none"> Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.
Deemed refusal period	60 days

ATTACHMENT 2

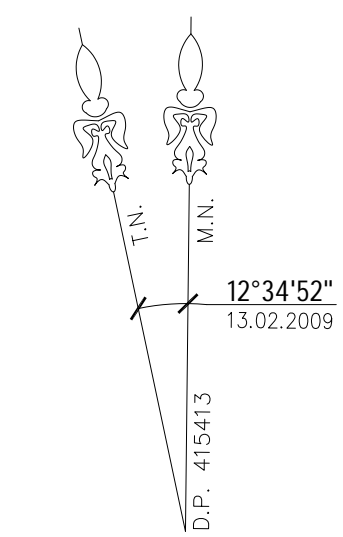
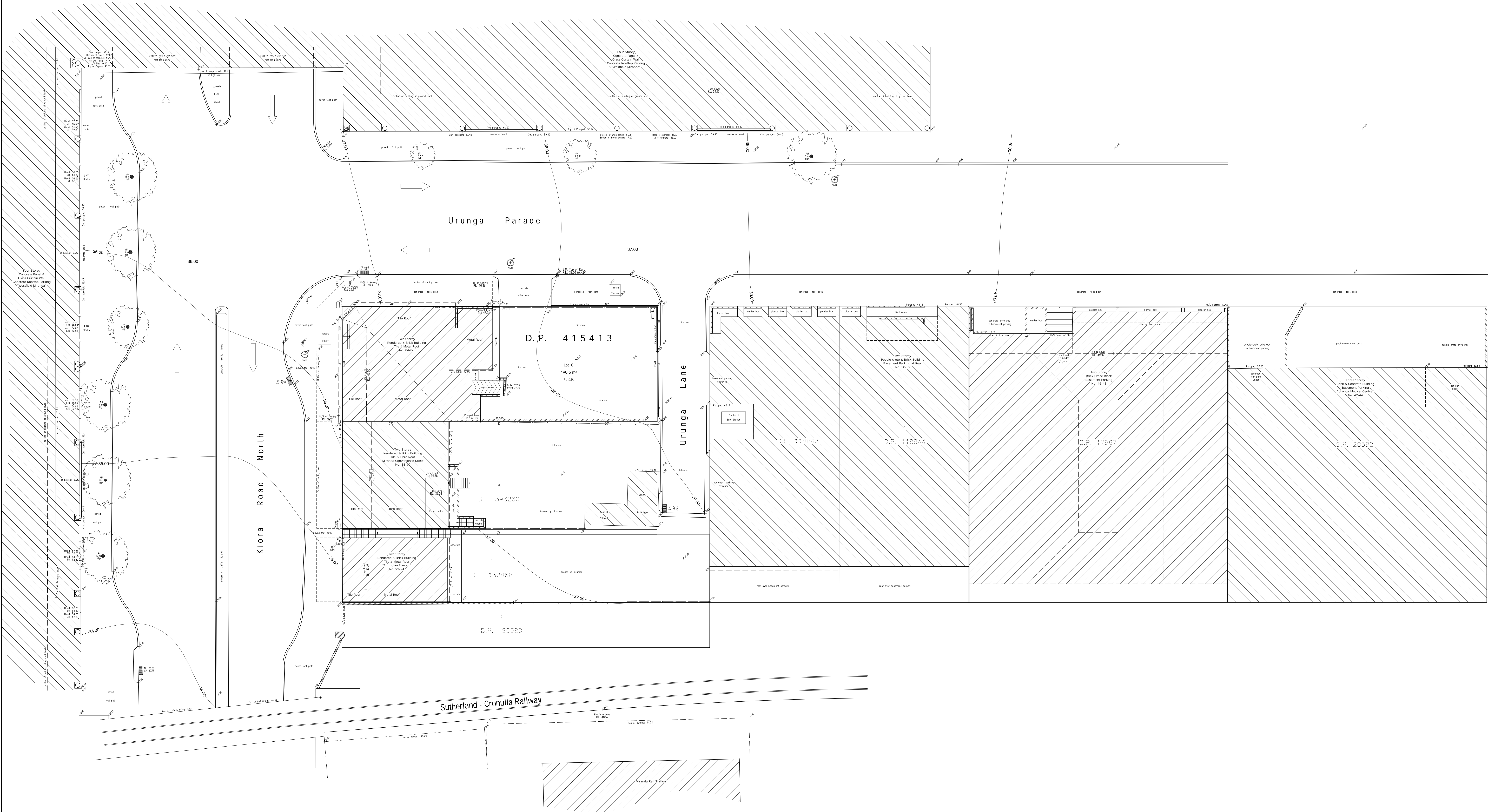
Plans and Documents to Accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • Location and height of adjacent buildings and private open space. • All levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • Traffic and road patterns, pedestrian routes and public transport nodes.

	<p>4. Architectural drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • Any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Other plans:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm; and
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 8 hard copies of the EA (once the EA has been determined adequate); • 8 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

ATTACHMENT 3
Government Authority Responses to Request for Key Issues
For Information Only

Figure 1 – Site Survey Plan



SCALE 1:150 @ A0
© Copyright John R. Holt Surveyors 2009

CAUTION NOTES

THIS PLAN IS PREPARED FOR JIM DIMOPOULOS OF GEORFOM DESIGN ARCHITECTS. THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED OR SURVEYED AT THE TIME OF THIS SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENTS. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY. DISTANCES TO BOUNDARIES AND ALL SETOUT DIMENSIONS FOR CONSTRUCTION SHOULD BE SUBJECT TO FURTHER SURVEY.


THE ARCHITECT/DRAFTSPERSON AND BUILDER SHOULD VERIFY ALL DIMENSIONS SHOWN ON THIS PLAN PRIOR TO COMMENCEMENT OF ANY DESIGN AND CONSTRUCTION FOR CONFIRMATION OF THIS SURVEY. ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH JOHN R. HOLT SURVEYORS P/L PRIOR TO DESIGN AND CONSTRUCTION.

PRIOR TO ANY DESIGN, DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT SERVICE AUTHORITIES SHOULD BE CONTACTED FOR LOCATION OF UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

THE DEVELOPER/OWNER/ARCHITECT AND ALL REMAINING CONTRACTORS MUST MAKE THEIR OWN INQUIRIES REGARDING THE POSITION OF ALL UNDERGROUND SERVICES. FOR BELOW GROUND SERVICES THERE IS NO ABSOLUTE CERTAINTY AS TO THE POSITION, DEPTH OR LENGTH OF THE SERVICE.

THE DEVELOPER/OWNER/ARCHITECT AND ALL REMAINING CONTRACTORS MUST UTILISE THE FREE DIAL BEFORE YOU DIG SERVICE, TELEPHONE 1100, FAX 1300652077.

THE BOUNDARY DIMENSIONS AND ORIENTATION OF NORTH HAVE BEEN COMPILED FROM DEPOSITED PLAN NUMBER 415413.

	Prepared by JOHN R. HOLT SURVEYORS PTY. LTD. 9/11 Kingsway, CRONULLA NSW 2230 P.O. Box 67, CRONULLA NSW 2230 Telephone: 9527 2581 Fax: 9527 4172		Location 84-86 Kiora Road North, MIRANDA NSW 2228 Lot C in Deposited Plan 415413	
	Client Genform Design	Survey Type Detail Survey	Media Size 1:150 @ A0	Drawn PAS
	Checked JRH	Discum A.H.D.	Scale 1:100	Date 13.02.2009
		North M.M.	Inset C-26, 11.2010	Job Ref. 22.044
			Extra digital (Tress)	