

Section 75 W Modifications

Environmental Assessment Report

Miranda Dental Hospital

84 – 86 Kiora Road, Miranda

Submitted on behalf of:
Russo Family Trust

November 2012

C|T GROUP

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1.0 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Notably, Section 75W was repealed with the repeal of Part 3A of the Act, but has continuing effect for any major project approved before the repeal date.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 specific modifications sought to the Project Approval are:

1. Plant room on the lower ground floor to be relocated to the roof;
2. Plant room on the lower ground floor to be used for additional theatre and private consulting rooms;
3. Void on the upper ground floor to be replaced with a mezzanine to accommodate conference room and administration area;
4. Relocation of bicycle storage from lower ground floor to basement floor;
5. Changes to the floor levels to basement car parking;
6. Additional excavation in car park required to suit pallet changer; and,
7. The Section 94A Contribution to be reduced by \$50,290.66 to address an error in the calculation of the contribution.

The quantitative effect of the modifications is an Increase in gross floor area of 226sm. The qualitative effect of the modifications has been assessed to have very limited environmental consequences beyond those that had been the subject of the original project assessment.

There are no changes required to the Statement of Commitments as a result of the proposed modifications.

The proposed modifications have resulted primarily from:

1. the need to provide a general office administration area;
2. the need to provide visiting specialists with their own private consulting rooms;
3. the need to provide a large conference room on the administration level;
4. the need to accommodate pallet changer in the car park to be located between the mid and upper parking levels rather than in the mid level; and,
5. the need to address an error in the calculation of the AS94A contribution.

Accordingly, the amended project approval is seen to have very limited environmental consequences and therefore should receive favourable consideration.

2.0 Introduction

2.1 Background

This application is submitted to the Department of Planning and Infrastructure 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.

CT Group has prepared this application to modify Project Approval MP 11_0009 on behalf of the Russo Family Trust. The application provides background information on the project approval, details of the proposed modifications and an environmental assessment of the proposed modifications.

The environmental assessment in this application is based on the amended architectural drawings prepared by Geoform Architects and lodged with this application. Proposed modifications are clouded in red on the amended plans.

2.2 Project team

The following project team has been formed to deliver this application to modify the existing development consent:

Architecture	Geoform Design Architects
Urban Planning	CT Group Pty Ltd

3.0 Project Approval

On 23 August 2012 the Department of Planning and Infrastructure determined to approve a Project Application to develop a dental hospital at 84 – 86 Kiora Road, Miranda. A copy of the approval notice can be found at **Appendix 1**.

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;
 - 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.

By condition of consent, development of the dental hospital is required to be undertaken in accordance with the Environmental Assessment dated November 2011 prepared by Economia PDS and all appendices, except where varied by

- The Preferred Project Report (PPR), and all appendices;
- The Proponent's Statement of Commitments included in the PPR; and
- The tabled architectural and engineering drawings.

4.0 Proposed Modifications

Table 1 provides a summary of the land use and floor area modifications in comparison to the approved Preferred Project. The table only refers to the floor levels that are impacted upon by the proposed modifications

Table 1 – Land Use & Floor Area Modifications

	Preferred Project		S75W	
Level	Use	Gross Floor Area (sm)	Use	Gross Floor Area (sm)
Basement	Fully automated car stacking (valet assisted)	40 spaces (30 staff & 10 visitors)	Fully automated car stacking (valet assisted) Bicycle storage	40 spaces (30 staff & 10 visitors) 5 bicycle racks
Lower Ground	Reception & Dept of Oral & Restorative Surgery Theatre (x1) Plant room & bicycle storage	261.0	Reception & Dept of Oral & Restorative Surgery Theatres (x2) Consulting rooms Offices	368.0
Upper Ground	Lobby & Retail Access to car lift	80.6	Lobby & Retail Access to car lift Admin., conference room & offices	199.6
Roof Top	Lift overrun Plant room	n/a	Lift overrun Plant room Stair well	n/a

Table 2 provides an overall summary of the proposed modifications to the Project Approval including reasons for the changes and proposed changes to the conditions of consent attached to the Project Approval Notification.

Proposed modifications are clouded in red on the amended plans prepared by Geoform Design Architects and lodged in company with this application.

Table 2: Summary of Proposed Modifications

Item No.	Proposed Modification	Reasons for Modification	Proposed Changes to Conditions of Consent
1	Plant room on lower ground floor to be relocated to roof.	Plant room area required to provide for a much-needed additional theatre and provide visiting specialists with their own private consulting rooms. The area will also accommodate sterilisation area and general storage.	Condition A1 in Schedule 2 of the conditions of consent attached to the project approval will require amending the reference to a GFA of 1938.5sm to a GFA of 2,164.5sm.
2	Void on the upper ground floor to be replaced with a mezzanine.	Need to provide a large conference room adjacent a general office administration area. This area required to provide improved administration operations separate to the reception area on the lower ground floor level.	The list of drawings tabled in condition A2 of Schedule 2 will need to reflect the amended architectural drawings lodged with this application.
3	Existing roof top plant room to be enlarged and enclosed by weatherproof louvres.	Need to enlarge the roof top plant room to accommodate plant equipment that was previously accommodated on the lower ground floor. This includes an extension of the existing stairwell to provide access to the roof space.	The list of drawings tabled in condition A2 of Schedule 2 will need to reflect the amended architectural drawings lodged with this application
4	Bicycle storage in the plant room on the lower ground floor is relocated to the car park area on the basement level.	Bicycle storage is relocated because the plant room area is required to accommodate much needed additional theatre and provide visiting specialists with their own private consulting rooms.	The list of drawings tabled in condition A2 of Schedule 2 will need to reflect the amended architectural drawings lodged with this application.
5	Additional excavation to basement car park.	Accommodate pallet changer in the car park to being re-located between the mid and upper parking levels rather than within the mid level.	n/a
6	The Section 94A Contribution to be reduced by \$50,290.66.	The Section 94A contribution as required in the conditions of consent is based on a calculation of the Capital Investment Value (CIV) for the project of \$17,347,816 as provided by Washington Brown Quantity Surveyors as part of the original EA for the project. The CIV is defined to include all costs necessary to establish and operate the project. This includes fit-out costs that in a dental hospital are significant in respect to the high-tech equipment that is required to	Condition C4 in Schedule 2 of the conditions of consent attached to the project approval will require replacing the contribution figure of \$173,478.16 with a figure of \$123,187.50.

		<p>make the hospital operational.</p> <p>Section 94A contributions are based on a calculation of 1% of the Construction Cost for the project. Construction Cost is significantly different to the CIV. The Construction Cost is defined in the Section 94A Developer Contributions Plan as specifically excluding fit-out costs necessary to establish and operate the project.</p> <p>A Detailed Cost Report prepared by Washington Brown Quantity Surveyors is proved in Appendix 2. The Construction Cost is estimated to be \$12,318,750. This is the figure that the Section 94A contributions should be based on.</p>	
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5.0 Environmental Assessment

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

5.1 Built Form and Urban Design

Height, Bulk & Scale

The internal changes to the void and plant room result in an increase of 226sm of floor space and an increase in Floor Space Ratio (FSR) from the approved 3.95:1 to 4.41:1. The overall height of the building remains unchanged at RL 58.96.

The key objectives of development control standards for density are to minimise the environmental impacts of a building on adjoining sites and to ensure the bulk and scale of the building is in keeping with the existing or desired future character of built form in the locality.

The proposed increase in FSR as a result of internal alterations is seen to have minimal additional environmental consequences because:

- The building height remains unchanged from the project approval; and,
- the impact on the amenity of adjoining properties in terms of overshadowing and overlooking etc remains unchanged.

The roof top plant room has been increased in overall size and height to accommodate the relocated plant equipment. The plant room is also enclosed with louvres and there is an adjoining stairwell that will provide necessary access to the rooftop. The overall height of the rooftop plant room is 2.2m and is setback a minimum of 3m from the northern and southern building lines. The impact of increasing the size of the roof top plant room is considered to have minimal detrimental impact because it will continue to not be visible from the public domain and will not environmentally impact on adjoining sites.

The rooftop stairwell is adjacent to the plant room and will have a zero setback from the southern building line. The stairwell is 5m x 4.51m x 2.2m high and is considered to have minimal impact in relation to appearance and environmental impact on adjoining sites.

Design Quality

The key design elements of the building remain unchanged from the project approval.

5.2 Environmental Amenity

Issues relating to solar access, acoustic privacy, visual privacy, view loss and wind impact as addressed in the original project assessment remain relatively unchanged.

5.3 Transport and Accessibility Impacts

No additional car parking is proposed because it is not proposed to increase the number of employees and dentists. The proposed modifications will provide additional facilities to service the existing employee numbers, dentists and visiting specialists.

5.4 Ecologically Sustainable Development (ESD)

The ESD principles identified for inclusion in the design development process will not be changed or detrimentally impacted upon by the proposed modifications. These inclusions are reflected in the Statement of Commitments and will continue to apply to the proposed development.

5.5 Drainage and Flooding

The proposed modifications will not impact on the assessment of stormwater drainage requirements and flooding undertaken as part of the original project assessment.

5.6 Public Benefit

In addition to the public benefit identified in the Environmental Assessment the proposed modifications will ensure that the proposal will operate as worlds best practice dental hospital.

6.0 Conclusion

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

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

Given the proposed modified development:

- does not alter the key elements 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 MP 11_0009 should receive favourable consideration.

Appendix 1 – PROJECT APPROVAL NOTICE

Appendix 2 – DETAILED COST REPORT