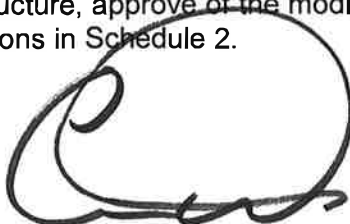


# Modification of Minister's Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Executive Director, Development Assessments, Systems and Approvals, as delegate of the Minister for Planning and Infrastructure, approve of the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Wilson  
**Executive Director**  
**Development Assessments Systems and Approvals**

Sydney,

**12 MARCH**

2013

### SCHEDULE 1

**Project Approval:** MP11\_0009 granted by the Deputy Director General, Development Assessment Systems Performance on 23 August 2012.

**For the following:** Project Approval for:

- for demolition and construction of a part 6 / part 7 storey dental hospital in Miranda, Sutherland.

**Proposed Modification:** MP11\_0009 MOD 1: Modification includes:

- 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.

## SCHEDULE 2

### CONDITIONS

The above approval is modified as follows:

Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out words / numbers~~ as follows:

#### A1 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 dental hospital with a GFA of ~~1938.5m<sup>2</sup>~~ **2,164.5m<sup>2</sup>** comprising:

- various specialist dental treatment services, day surgery facilities, and in patient accommodation;
- shop / café on the upper ground floor;
- fully automated 3 level basement car stacker containing 40 spaces; and
- two signs along the northern and western facades of the building.

Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out words / numbers~~ as follows:

#### A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development will be undertaken in accordance with MP No. 11\_0009 and the Environmental Assessment dated November 2011, prepared by Economia pds and all Appendices 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:

**except as varied by the Section 75W Modification including the following documents and the following drawings:**

- Environmental Assessment Report Miranda Dentist Hospital dated November 2012, prepared by CIT Group; and**
- Detailed Cost Report prepared by Washington Brown Quantity Surveyors, dated 23 November 2011.**

Architectural (or Design) Drawings prepared by Geoform Design Architects			
Drawing No.	Name of Plan	Revision	Date
1.01	Title Sheet	A	17/04/2012
1.02	Site Plan	A	17/04/2012
2.01	Basement floor plan	A	17/04/2012
2.02	Lower & Upper Ground Floor Plans	A	17/04/2012
2.03	Level 1 & 2 Floor Plans	A	17/04/2012
2.04	Level 3 & 4 Floor Plans	A	17/04/2012
2.05	Level 5 Floor Plan & Roof Plan	A	17/04/2012
3.01	Context Elevations	A	17/04/2012

3.02	South & West Elevations	A	17/04/2012
3.03	North & East Elevations	A	17/04/2012
4.01	Sections A & B	A	17/04/2012
4.02	Section C	A	17/04/2012
4.03	Section D & E	A	17/04/2012
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 Section	26/04/2011
<b>Amended Architectural (or Design) Drawings prepared by Geoform Design Architects</b>			
<b><u>Name of Plan</u></b>		<b><u>Date</u></b>	
<b><u>1.01</u></b>	<b><u>Title Sheet</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>1.02</u></b>	<b><u>Site Plan</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>2.01</u></b>	<b><u>Basement floor plan</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>2.02</u></b>	<b><u>Lower &amp; Upper Ground Floor Plans</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>2.03</u></b>	<b><u>Level 1 &amp; 2 Floor Plans</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>2.04</u></b>	<b><u>Level 3 &amp; 4 Floor Plans</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>2.05</u></b>	<b><u>Level 5 Floor Plan &amp; Roof Plan</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>3.01</u></b>	<b><u>Context Elevations</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>3.02</u></b>	<b><u>South &amp; West Elevations</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>3.03</u></b>	<b><u>North &amp; East Elevations</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>4.01</u></b>	<b><u>Sections A &amp; B</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>4.02</u></b>	<b><u>Section C</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>
<b><u>4.03</u></b>	<b><u>Sections D &amp; F</u></b>	<b><u>B</u></b>	<b><u>06/11/12</u></b>

except for:

- 1 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
- 2 otherwise provided by the conditions of this approval.

Condition C4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out words / numbers~~ as follows:

**C4 S.94A – Contribution for Miranda Centre Core Commercial Land S94A Levy Plan**

Pursuant to s.80A(1) of the Environmental Planning and Assessment Act 1979, and Council's Section 94A Contribution Plan for Miranda centre Core Commercial Land, a contribution of ~~\$173,478.16~~ **\$123,187.50** shall be paid to Sutherland Shire Council towards the cost of works contained in the contribution plan. The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Section 94A Development Contributions Plan. The amount payable of monetary s.94 contributions will be indexed on 1 July each year in accordance with the Contribution Plan and the following formula:

*Current outstanding Contribution x current IPD / previous year's IPD*

Payment shall be made prior to the issue of the Construction Certificate.

The Contributions Plan may be inspected or a copy purchased at the Customer Service Counter in Council's Administration Centre, Eton Street, Sutherland during office hours.

**End of modification to MP11\_0009 (MOD 1)**