

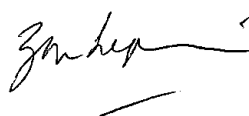
# Modification of Project Approval

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, the Planning Assessment Commission modifies the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Paul Forward  
Member of the Commission (Chair)



Emeritus Professor Zada Lipman  
Member of the Commission

Sydney

22 May 2017

### SCHEDULE 1

<b>Development Approval:</b>	<b>MP 11_0009</b> granted by Deputy Director General, Development Assessment Systems Performance on 23 August 2012
<b>For the following:</b>	Project Approval for demolition and construction of a part 6/ part 7 storey dental hospital in Miranda, Sutherland.
<b>Proponent:</b>	Russo Family Trust
<b>Approval Authority:</b>	Minister for Planning
<b>The Land:</b>	84-86 Kiora Road, Miranda
<b>Modification:</b>	<b>MP 11_0009 MOD 3:</b> to increase the building height, reduce the number of car parking spaces, additional signage and various other internal and external amendments.

### SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Term of Approval 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 2,164.5m<sup>2</sup> 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

- shop / café on the upper ground floor;
- fully automated 3 level basement car stacker containing 40 **38** spaces **and one bicycle pallet**; and
- ~~two~~ **six** signs along the northern and western facades of the building.

- (b) Schedule 2 Part A – Term of Approval 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 Modifications s including the following documents and the following drawings:

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

- iii) Section 75W Modification (3) Environmental Assessment Report dated 10 August 2016, prepared by PPD Planning Consultants and the Response to Submissions dated 15 December 2016 prepared by PPD Planning Consultants; and
- iv) Operational Traffic Management Plan prepared by Traffix dated 12 August 2016 Version 1.4 as amended by condition F13.

Amended Architectural (or Design) Drawings prepared by Geoform Design Architects			
Drawing No.	Revision	Name of Plan	Date
1.01	<u>BC</u>	Title Sheet	06/11/12 <u>01/08/16</u>
1.02	<u>BC</u>	Site Plan	06/11/12 <u>01/08/16</u>
2.01	<u>BC</u>	Basement floor plan	06/11/12 <u>01/08/16</u>
2.02	<u>BC</u>	Lower & Upper Ground Floor Plans	06/11/12 <u>01/08/16</u>
2.03	<u>BC</u>	Level 1 & 2 Floor Plans	06/11/12 <u>01/08/16</u>
2.04	<u>BC</u>	Level 3 & 4 Floor Plans	06/11/12 <u>01/08/16</u>
2.05	<u>BC</u>	Level 5 Floor Plan & Roof Plan	06/11/12 <u>01/08/16</u>
3.01	<u>BC</u>	Context Elevations	06/11/12 <u>01/08/16</u>
3.02	<u>BC</u>	South & West Elevations	06/11/12 <u>01/08/16</u>
3.03	<u>BC</u>	North & East Elevations	06/11/12 <u>01/08/16</u>
<u>3.04</u>	<u>A</u>	<u>Signage – North</u>	<u>01/08/16</u>
<u>3.05</u>	<u>A</u>	<u>Signage West</u>	<u>01/08/16</u>
4.01	<u>BC</u>	Sections A & B	06/11/12 <u>01/08/16</u>
4.02	<u>BC</u>	Section C	06/11/12 <u>01/08/16</u>
4.03	<u>BC</u>	Sections D & F	06/11/12 <u>01/08/16</u>
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
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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.

- (c) Schedule 2 Part B4 – Works or Assets in Public Areas is amended by the insertion of the **bold and underlined** words / numbers as follows:

#### B4 Works or Assets in Public Areas

The proposed development generates a need for works to be undertaken by the Proponent/ Developer in the road reserve in conjunction with the development:

- (a) A temporary concrete footpath crossing for construction vehicle access.
- (b) Road pavement construction between the existing sealed pavement and the lip of the proposed kerb and gutter where replacement kerb and gutter or vehicular layback crossings are constructed and where existing pavement has failed fronting the development or fails during the course of the development construction.
- (c) Stormwater drainage work comprised of connection of the proposed development stormwater drainage system to the piped drainage system in either Kiora Road or Urunga Parade.
- (d) Demolition of existing kerb and gutter at the proposed point of access and replacement with a concrete layback crossing.
- (e) Removal of all redundant layback and footpath crossings and reconstruction with integral concrete kerb and gutter.
- (f) Construction of 150mm barrier type kerb and gutter across the full frontages of the site where required.
- (g) The footpath crossing in Urunga Lane to be 10.5m wide.
- (h) Removal and reconstruction of any damaged or cracked sections of kerb and gutter.
- (i) Provision of Street Landscaping.
- (j) Adjustment to public services infrastructure where required.
- (k) Reconstruction of the entire frontage footpaths in Kiora Road North and Urunga Parade to the levels and gradients determined by Council.
- (l) Provision of pedestrian kerb ramps at the intersections of Kiora Road North with Urunga Parade and Urunga Parade with Urunga Lane.
- (m) **The 1.8m lintel on the existing stormwater pit in Urunga Parade near the intersection with Kiora Road is to be replaced with a 3.0m lintel.**

- (d) Schedule 2 Part F – Term of Approval F13 is added by the insertion of the **bold and underlined** words / numbers as follows:

#### **F13 Modifications to Operational Traffic management Plan**

**Prior to the issue of an occupation certificate the Operational Traffic Management Plan is to be updated to:**

- **ensure that persons with a disability are not restricted in terms of their appointment time and there are appropriate management protocols in place to enable persons with a disability to access the facility at any time during normal patient hours; and**

- incorporate appropriate management protocols to enable staff members with a disability to work at the site and access the carpark.

The modifications are to be confirmed as acceptable by an accredited access consultant and a copy of the updated plan is to be submitted to the Department for its records.

- (e) Schedule 2 Part G – Term of Approval G1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

**G1 Car parking provision.**

The Car Spaces in the automated basement levels shall be allocated as follows:

Car Parking Space	
Dental Hospital employee car spaces	<del>29</del> <b><u>28</u></b>
Visitor / patient car Spaces	<del>40</del> <b><u>9</u></b>
Retail / Café car spaces	1
<b>Total car spaces</b>	<del>40</del> <b><u>38</u></b>

- (f) Schedule 2 Part G – Term of Approval G12 is added by the insertion of the **bold and underlined** words / numbers as follows:

**G12 Internal Signage**

Signage is to be provided within the driveway / waiting area, providing clear instructions to drivers entering the site where they should wait and how to contact the valet if the area is temporarily unattended.

- (g) Schedule 2 Part G – Term of Approval G13 is added by the insertion of the **bold and underlined** words / numbers as follows:

**G13 Deliveries.**

All deliveries to the site and collections from the site (including waste collection) are restricted to times outside of patient appointment hours.

**End of Modification**