



10 January, 2012



Major Projects Assessment Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

Fax: 9228 6445

I am writing to submit my opposition to a project being considered for the construction of a Dental Hospital on the Corner of Urunga Parade and Kiora Road.

As a doctor in the area I am constantly reminded by patients about the terrible congestion and inability to get car parking. Many of our patients are elderly and the situation is already adversely impacting not only on their lifestyle and amenity of the area but also in the delivery of health care and their ability to keep appointments.

To even consider a multi story hospital that does not include significant patient and staff car parking I feel is unfathomable. I strongly believe the application should be rejected outright. As a minimum the application should have enough car parking for patients and staff, taking into account reasonable projections of how the patient and staff load will increase with time. I note the application seems to very light on the projected number of staff let alone patient numbers.

However even if the project was changed to the point where significant patient car parking was made available I feel intense scrutiny is required given the considerable congestion in the area and the likelihood of unmanageable increase in that congestion.

Yours sincerely,

Geoff Wilczer

Geoff Wilcsek Orbital Plastic and Reconstructive Surgeon Department of Planning Received 1 9 JAN 2012

Scanning Room

All correspondence to Miranda rooms

Miranda

Chatswood

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Web

Email





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Department of Planning Received

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Scanning Room

Re: Miranda Dental Hospital – 84-86 Kiora Road Miranda

Application No MP11 0009

To whom it may concern,

I am writing to express my opposition to the construction of a dental megaclinic at the corner of Urunga Parade and Kiora Rd, Miranda.

I would like it noted that the exhibition of this project and the closure date for submissions has been timed to coincide with the Christmas holiday period. Dissemination of relevant information to people who will be affected by this project has been reduced and their subsequent ability to lodge an appropriate submission has been limited because many businesses close down or have reduced staff over this period.

I would also like it noted that Flagship Communications who have been engaged by the proponent have delivered a leaflet to an unknown number of people who will be affected by the proposed development. On the cover page it advises that information about the proposed development is available by visiting the Sutherland Council Administration Centre, the Department of Planning and Infrastructure website, or by calling their information line. This does not advise that the project is also more conveniently being exhibited at Miranda Library.

The cover page initially suggests that to lodge a submission that the form on the back page of the leaflet be completed or that logging on to the Department of Planning and Infrastructure website. However the full page Submission Form on the back page has submissions sent directly to Flagship Communications. There is no mention of the appropriate government website or that it is necessary to disclose reportable political donations. I presume that the Department has been advised of this arrangement and that any submissions made in this manner will be forwarded by Flagship Communications directly to the Department of Planning and Infrastructure. This seems highly unusual and could affect the appropriate feedback.

Please find attached the leaflet.

In the overall application there are a number of distortions, misleading statements and incorrect assertions:

1. The visualisations of the proposed development give a distorted view of the impact that this building will have on the surrounding streetscape by showing "a potential 7 storey building envelope of compliant form" in figures 1 and 4 which detracts from the true perspective.

The superimposed photograph in figure 2 gives the impression that Urunga Pde is not a busy street and again minimises the visual impact of the bulk of this development.

In section 3 of the application it states that "The NSW Government identifies the South Subregion as playing an important economic role forming part of the Global Economic Corridor" whereas according to metrostrategy.nsw.gov.au:

I was also unaware that Miranda was "being well serviced by existing transport infrastructure including five rail lines and a large number of arterial roads".

- 5. The first floor of the existing building is occupied by Peter Chu an accountant and not as described in the application as an "orthodontist on the first floor". In the social impact study he is described as a "cosmetic surgeon."
- 6. The application states that "The proposed centre will employ approximately 100 persons, many of whom will be local residents" yet in the social impact analysis the total number of employees is stated in table 2 as 86. Elsewhere in section 5.6 of the same document it states "MDH at full operational capacity will employ 65 dental practitioners and other dental and oral health related workers" This would mean that there would be at least another 37 dentists alone. How it can be determined that many of the employees will be local residents is conjecture at best.

I have brought these issues to your attention because these inaccuracies cast some doubt as to the veracity of some of the other assertions made in the documentation.

One of the issues here is that the need for such a facility is questionable. I have been in practice in Miranda for thirty years. When I started in 1981 there were to my knowledge only five or six dentists in practice here. There are now around 19 general dentists and 8 specialists who employ another 2 or 3 employee specialists. I note that in Table 8 In section 4.3 of the analysis of existing facilities that these existing specialists have not been recognised at all. In fact the table gives the impression that specialist services are poorly represented in Miranda. Miranda has two Maxillofacial Surgeons, four orthodontists plus their specialist employees, a Pedodontist and a Periodontist. There are Endodontists at Sutherland and Hurstville and another Pedodontist at Sutherland. Periodontists, Maxillofacial Surgeons and Orthodontists also work at Hurstville. The table does not reflect the fact that many general dentists also perform endodontics, periodontics, pedodontics, remove impacted wisdom teeth and place implant fixtures and restore placed fixtures.

According to the *Profile of the Dentist Workforce in NSW* (Health NSW 2008) 26.8 percent of people working in dentistry in NSW worked in the South Eastern Sydney Illawarra Area Health Service (AHS) in 2008. This was the highest concentration of dental practitioners for all AHS in NSW "

I cannot understand the need for this development when dentists in the shire are not operating anywhere near full capacity. It is of concern that the proposed facility may therefore be unprofitable and may eventually, under section 96 of the planning act, be used for other purposes.

Much ado has been made in the application by the proponent of the need for such a facility and of the supposed benefit to the community. The proponent cites the following:

- 1. Australia's National Oral Health Plan which states "The plan promulgates a community based approach to oral hygiene through advancement of preventative oral health programs, increased attention on remote and Indigenous communities and building a greater community and clinical health workforce capacity.
- 2. Narrowing the inequality gap in oral health and dental care (Australian Health Policy Institute 2004) which states "The paper notes a widening socio-economic disparity between standards of oral hygiene. Additionally, the paper notes the importance of preventative health care and the need to increase oral health care provisions to make it more accessible, particularly to middle aged and older people" and "The second part of the paper identifies actions needed to bring up to standard the state of oral health of poorer Australians, especially adults dental care. The policy directions are relevant for the MDH proposal in terms of providing a greater number of combined dental services and making dental care accessible to a broader societal mix. Promotion of oral hygiene health as a critical health issue, the reshaping of the public funding arrangements and the need to expand the dental labour force are all in line with establishment of a broad dental service provision in Miranda."
- 3. NSW Health Priority Oral Health Program which states" The report notes the poor state of dental care available for older Australians. This is attributed to cost, complexity and inadequate distribution of dental services."

A <u>private</u> facility which is <u>profit based</u> in Miranda will not benefit to any degree the above groups of people in the St George and Sutherland Shire. A public facility aiming to assist the above groups would certainly not be based in a relatively wealthy area such as the Sutherland Shire. What does "reshaping of the public funding arrangements" mean? The only tangible benefit to the public will be the provision of two chairside days per month pro bono work which equates to about 35 minutes per dentist per month as most dentists already participate in Veterans Affairs, EPC and Teen Dental. Educational seminars for pregnant women and the elderly and visits to preschools smacks of touting for business.

To call this facility a Hospital is at best a diversion.

The proponent has "ticked all the Boxes" when it comes to complying with Part 3A Major Project Criteria, however:

- 1. It is stated that there will be accommodation for persons receiving cosmetic dental care or accommodation for special needs patients and their carers. I find it unusual that the only beds in the building are located on the fifth floor which has the staff male and female change rooms and lunchroom and as indicated on the plan consists of two single beds and two double beds. Surely a hospital seven stories high would have more than two double and two single beds. It is also interesting to note that in the Parking Rates and Provision Table that, considering that there are 33 dental chairs which are counted as beds, that the abovementioned count as just 3 beds.
- 2. To suggest that "Monthly teaching clinics for up to three trainees will be provided to undergraduate and postgraduate students from across the Sydney GMA. MDH will provide lecture rooms and observation of surgeries to students at least once a month. Dental-related education and training opportunities provided by MDH are likely to impact positively on postgraduate and undergraduate students" hardly makes this comply as an educational facility when compared to either the United Dental Hospital or Westmead Hospital. Does this facility have accreditation from the Continuing Education in Dentistry people?
- 3. The proponent states the following: "MDH proposes to accommodate facilities for research purposes. The need for research in dental and oral health care has been highlighted in the literature review undertaken as part of this study. Gentle Dental Care is currently setting up research relationships with Colgate Palmolive, Charles Sturt University and Malo Clinic. Malo Clinic, based in Lisbon, Portugal, is the world's leading centre for implantology and fixed oral rehabilitation and the largest educational centre for dental professionals. The scientific research conducted at MDH will have the potential to contribute in the development of new materials and techniques aimed at improving dental and oral health services. This has the potential for a positive social impact on the wider general community in Australia and overseas by contributing towards dental and oral health research in Australia and internationally."

It is interesting to note that after forty years in practice that the proponent is at this point in time "setting up research relationships" with the aforementioned institutions. Could this have anything to do with "ticking the boxes"? Perusal of the building plans show no space allocated for research purposes so it is difficult to believe that much will be accomplished in the research field.

This proposed development is a Dental Megaclinic, not a hospital. If this was classified as a clinic and not a hospital then this site would not be deemed suitable for this usage. The proposed building exceeds the recommended council FSR of 2.5:1 and has a proposed FSR

of between 3.5:1 and 4.0:1. This is a massive overdevelopment of the site. Surely this development will cause a major increase in the already congested traffic and parking in the surrounding streets. On its north western corner the proposed site has pedestrian crossings at the junction of Kiora Road and Urunga Parade, is across the road from a taxi rank, adjacent a bus stop and has the Miranda Fair Exit and Miranda Fair Loading Bay obliquely across the road. The reversing of large trucks into the loading bay already brings traffic to a halt. In addition to this the egresses of pedestrians from the railway station disperse across Urunga Parade and Kiora road. In peak traffic times this area can reach gridlock. These pre-existing traffic issues will be compounded by the very short Urunga Lane and the poor parking access offered by the facility if a number of vehicles require access at the same time this will cause a traffic obstruction in Urunga Parade.

The way in which the required parking has been calculated in Table 2 of the Transport and Accessibility Study is ludicrous. Council's parking rates and provision as applied to hospitals have no validity in this context.

A hospital bed has only one patient in it per day. This "hospital" has two double beds and two singles according to the plans. I was unaware that hospitals had double beds. In addition there are two operating theatres which are not included in calculations. A dental chair on the other hand will have, if the practice is busy, may see ten to fifteen patients per day. Therefore if all 33 chairs operate at full capacity the "hospital" will see between 330 to 595 patients per day. Even if only half arrived by car that is still an additional 165 to 297 extra cars parked on the surrounding streets. In my practice the majority of my patients arrive by motor vehicle and discussion with other Miranda dentists show that their patients predominantly arrive in the same manner.

Ergo the above estimation is probably on the low side.

The underground parking provided is for 43 staff only and if the staff levels are as indicated in the table are correct this will leave a considerable number of staff parking on the surrounding streets. According to the proponent's social impact study "The majority of people travelling to work in Sutherland LGA do so as the driver of a private motor vehicle. This accounts for 78% of all commuter trips for workers within the LGA." Therefore 87 staff X 78% would mean that another 25 cars will need to find parking in the surrounding streets. If numbers increase to 65 dentists plus ancillary staff as stated in section 5.6 of the social impact study this means that there will be an additional 37 dentists alone who will have to park on the surrounding streets, let alone any additional staff.

It is not unreasonable to think that most staff will arrive at work at around the same time and in addition to the arrival of patients as well, that, despite the traffic study, there will be an increase in congestion given that the proposed development is sited at an intersection which has traffic lights, is directly opposite a taxi rank and sited directly next to a bus stop.

There is also the possibility of more issues with people dropping off patients and causing more congestion as there are only a handful of short term parking places in Kiora Rd adjacent the proposed development and during the day there are rarely spaces available in Urunga Parade. During business hours parking is difficult to find in any of the surrounding streets. Parking is at a premium in Jackson Avenue, Urunga Parade, Gibbs Street, Karimbla Road and Kirkby Place. For that matter we regularly have patients arrive late for their appointments at this point in time because they were unable to find a parking space.

For a clinic that claims to provide care for special needs patients and the elderly the provision of one disabled parking space which is 1.3 m less than council's requirements and which is a shared parking bay with delivery vehicles is not good enough. If you have a vehicle or number of vehicles wishing to use the underground parking, a vehicle in the disabled space, a delivery van and someone wanting to leave at the same time this is a recipe for problems in terms of traffic congestion and possible injury. How long can a disabled vehicle remain in this space? What if two vehicles carrying the disabled arrive at the same time? What if a vehicle carrying disabled person/s arrives and the space is occupied by a delivery vehicle? This does not seem like the parking which normally associated with a hospital.

I find it unusual that with an obviously greater amount of traffic flow and pedestrian activity that the proposed development can possibly "positively impact on road safety" (section 5.8 Social Impact Study). I also find the suggestion that the proposed development will positively impact on public safety due to "passive surveillance" questionable at best.

In conclusion my opposition to the proposed development is based on the fact that this is not a hospital but a private dental clinic which will:

- 1.Offer very little **public** amenity.
- 2. The site is being grossly overdeveloped with a FSR of 3.5:1 to 4.0:1.
- 3.It will cause far greater traffic congestion than is already present due to a major increase in traffic flow and increase the likelihood of accidents involving vehicles with other vehicles or pedestrians.
- 4. It will make parking, which is already extremely difficult, become almost impossible during the day for the clients of all the surrounding businesses in Miranda.

I do not wish for my name to be made available to the proponent or to be displayed on the Departments website.

Yours Sincerely,

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Dear Resident/business owner.

Lam writing to you about the proposed dental hospital at 84-86 Kiora Road. Miranda

Our company Fiagship Communications has been engaged by the applicant to consult with the community about the proposed hospital

The aim of the consultation process is to inform you about the proposed development and to provide you with an opportunity to have your say

Information about the proposed dental hospital is outlined in this brochure. Further details are available by visiting Sutherland Council Administration Centre, logging on to the Department of Planning and Infrastructure web site, or by calling our information line on 1300 665 310.

To have your say, complete the form on the back page of this brochure or log on to the Department of Planning and Infrastructure web site http://majororojects.planning.nsw.gov.au.

All submissions must be received by 5pm on 2nd February 2012

Once the consultation is complete, a report will be prepared and forwarded to the Department of Planning for consideration.

To know more about either the proposal or consultation process please call 1300 665 310.

Yours sincerely.

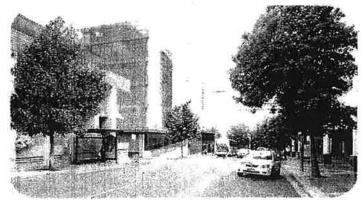
Jeff Egan

Director

PROJECT OVERVIEW

Gentle Dental Care is seeking approval for the demolition of the existing building on the site and construction of a seven-storey dental hospital with three levels of underground car parking at 84 to 86 Kiora Road, Miranda.

The application has been lodged with the NSW Department of Planning and Infrastructure for assessment. As part of the assessment process the community has been given 49 days to provide comment.



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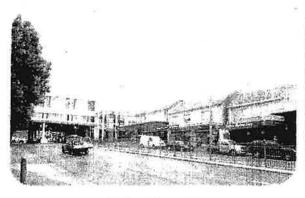
PROPOSAL

Gentle Dental Care is proposing to build a state of the art, purpose built denta, hospital.

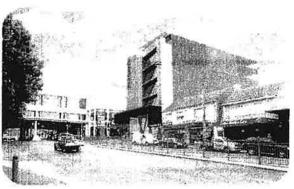
The hospital will include the following facilities:

- · Day surgery and consulting rooms
- Accommodation rooms for patients who are receiving cosmetic dental care, facial reconstruction and other major surgery.
- Accommodation rooms for special needs patients and their carers."
- Research facilities
- Teaching tacktes
- Cafe
- · General anaesthesia theatre ...

The proposed hospital will be the only building in Sydney to adcommodate a wide range of cleara and oral health professionals under one root. Medical professionals based in the hospital will include: Dentists, Oral Surgeons, Orthodontists, Endedontists, Periodontists and Implantologists.



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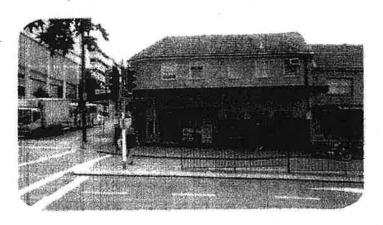


Art 4 - Far Proposition and terminology

LOCATION

The proposed dental hospital will be located at 84 to 86 Klora Road Miranda. with frontages to Klora Road, Urunga Parade and to Urunga Lane. This site has been selected because it is close to public fransport including Miranda railway station and bus interchange.

The site is currently occupied by a prain two-storey bilick and tile roof commercial building with a "bottle shop" on the ground floor. A view of the current building is shown to the right

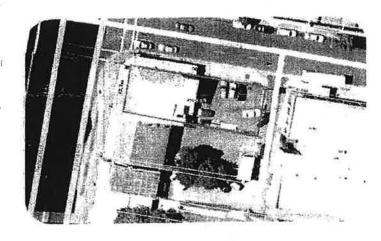


PARKING

The proposed dental hospital will include 43 underground parking spaces and one disablort car parking space at ground level. It is not expected to impact on existing parking arrangements

TRAFFIC MANAGEMENT

Venicles will access the underground car park from Urunga Lane at the rear of the proposed hospital. To netermine potential impaids on traffic at comprehensive traffic study for initial the completed, This study for initial the completed would have minimal impaction to at traffic conditions.



COMPLIANCE

A number of studies have been completed to determine potential impacts on the environmental impacts environmental impacts environmental impact assessments, shadow diagrams, stormwater management plans and a range of other reports. These reports are available for yewing at either the Sutherland Shire council Administration Centre of on Department of Planning and infrastructure's web site, (http://majorprojects.planning.rsw.p69 auti.

SUBMISSION FORM

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Phone number		
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HOW TO LODGE YOUR SUBMISSION

Submissions can be lodged the to lowing ways:

EMAIL

mirandadenta @flagship-comn-unications.com

FAX

02 9262 3985

MAIL

GPO Box 1210 Sydney NSW 2001



27[™] January 2012

Department of Planning Received 3 1 JAN 2012

Scanning Room

To Whom It May Concern

Please find enclosed a petition gathered from customers, clients and patients who have come to do business in the area near the proposed building site for <u>Miranda Dental Hospital</u>: at 84-86 Kiora Rd Miranda (MP11_0009).

The petition is objecting to the proposed building on the grounds that it will increase traffic congestion and access to parking which is already difficult during business hours in Urunga Pde, Kiora Rd, Kingsway, Gibb St, Jackson Ave, Karimbia Rd, Taylor Close and Kirby Place.

There would have been many more people objecting but businesses have been closed over Christmas and the New Year so this collection is an understated amount of people who are already having difficulty getting parking in the Miranda business area. Please note that whilst many of the people live in Miranda many do net and come from all over the Sutherland Shire and beyond.

I do not wish for my name to be made available to the proponent or to be displayed on the Departments website.

Yours sincerely

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5/1/11	DES JENSEN	298 BURRANTER BAYR	L Jonson
	ALTRA) STRAUSS	2/40 WONTEA ROAD YOU'VE BAT.	eth !
1 /	Patricia ROSE	306 Attunger Rel jowield	y val Rose
	ROBYNE O'CONNON	131 CAPT COOK DK KULINGE	RO' Common
-	Ciail Mc Guckin	3/64 myall St Octiby	e. M. Com
	JO MALYS	109 BRIDGE ST,	1 pegs
	NEV SCIRSE	179 KARIMBLA RD MIRAKEN	
×		105 MASH, JGTON DR BOYN	ET BOY CIBLLY)
1	GREE CUMMINS	3 TEAK PLACE MIRAND	.7
	Kayla HAChings	196 Princes Highway	K. Hitungs
	BILL WARE	117 CEMINERS TONE FOR	1 Colins
10-1-12	Delle-	A RANDA	& allers
120 100 24	D. Ferrani	2/131 Fermula al	D. Ferren
10/12	D- Baleap	1-1 Bulownie At	I faleap.
0.1.12	in Char.	7 TERRAL PLACE	MEBu.
10/1/12	Pohert Smith	9/20-24 Combis St Miranda Min 2225	JA.
N 55 1	Shepun Hickory	Miranda Min 2265 2/8 MARTHAN ST MIRANDA 2226	Alteria
	KBierchiere	31 Chapman SFS	proc Phraches
11/12	58 E bre	1842 Clear Elum Palybar	Ros
	Janetle Wills	54-Blackbuit Ave Lugarno	Α
12/1/12	ETIZABETH FRANKLIN		Elalet Frankl.

Date	Name	Address Signature
9/12/11	LOUIS KET	Suite 7/19-21 Central M.
	KAREN GARTH	7/19 21 Central Rd Miranda Albanto
	GEORGINA HUNIA	7/19:21 Central Rd Mirarde Chings
/ /	JOHN WALSH	7/19-21 Central Rd MIRMORA John Wall
1		1/89-21 Center Rd Miled Blerry.
	DURVISURA	
	MARIE (CLLINS	15 WALSH CLOSE MARKENSA M.J. Culling
10-1-12	PHLIP COLLINS	15 WALSH CLOSE THAWNY flesh toll
10112	WAYN MARON	59/5-12 WANDERS RO MIRNOS Jakas.
	Naston See	7/19-21 Gald Rd Pd
11 01 12	Robertory was	Wallet Heathode Rd Macres R Rams
1.	l .	7/19-21 Centra Rd, Mirada
11/1112	Ashleigh King	7/19-21 (entra 120, Missing Aling
12/1/12	June Tone Ashleigh King Sam Ballow	8.)19-21 CENTRAL RAVINGOR STOLL
- N	Time Sindar	56 Hill St Callon Zell
	John ASSARAPIN'	Alexander Chamber of translational
16/1/12	LYNETTE BATES	33/1 THEA ST SYLVANIA TES
	m. Looking	1/48 Euros 12 changes in Dreking
	ELISABLITH WARD	1 forester & kenn Brown Eit Ware
16.01	Lesky Rrown	4 Yellanbe Lt. Youre Bay & sun
	5 Pelmer	1/21 Kirkette Cres Kirrawel Denn
-1.	KAREN PETTITT	8 PERTIA R CRENMARE 1 28th
	F4	/

Date	Name	Address	Signature
19-12-11	D. ENSOR	Fax Headen	P. Esser.
15-12-11	M BANAN	16/46 +8 CAMARIES Pill	1
19-12-11		3 without pl Helensburgh	for
19-12-11		77 Malls Road Helensburgh NSW 2508	Conter
2012 11	M. BRAMLEY	151 DENMAN AUENUE CANINGBAH NSW 2229	Man Branky
20 12 11	L de Granf	93 Georges River Cres Oyster Bay 2225	Harat
20.12.11	C. Hardinge	2 Loftus Pde Exetering	extensing
JO 10 1	5 News	Heatherte 2033	1 & Mence
20/12/11	Clanet	2/34 AURUM S Suther Unic 2222	Creatl
21/12/11	B PENDERGAST	68 BOUNDARY (D) HEATHCOTE 2231	RA Possibiosit
21/2/11		70 Allunga Road You're Bay 2228	Mark.
21/12/11	()	COMO WEST DE	the E
22.12.11	m Peinhow	YS Lower GOG	the houseful
3/14/11	S. DRLG	24 CROSTON RD ENGADINE	dy
4/1/12	S Fogg	1) Phillip ST Oxoter Bay	way
	a monnis	Pariamette vou	
5/1/12	D. Beringson	8/66-70 OLD Extrem 89 Rd Expren Point 14/46-48 Urunga Code Mandy NSV 2028	Aparinge -
5/1/11	1 Kings	14/46-48 Urunga Ada	Leyyo.
5/11	E Pada	15 Scott & montdale, NSW, ZEZZ	Hall
=/1/11	R. HARRICEY	Uni- 804/20 GERRARS	- fear
511/11	A IDAKIM		Nove
6/1/11	J.OLBCIEUE	32 BODALLA CLES BANGO 31 NACANGA ANE 2233	INO
24/1/12	K Morr ssy	16 Combite Co	,

9/1/12 K. C'Keeffe 8 Old Coast Rd Standell Park K. A. O'North 13-1-13 & Polack. 1/ Minnamuras Aur & Polack. 1/ Minnamuras Aur & Polack. 1/ Minnamuras Aur & Polack. 1//1/17 ROSENTIN ROSENTIN ROSENTIN ROSENTIN ROSENTIN ROSENTIN ROSENTIN ST. 16/1/12 S COSTDAM. 88 TELOPERA AUCIDAN STEDE 16/1/12 D GOODWIN TO FOREST ROAD MIRANDA DES 16/1/12 E Foley 1 Sandra Place Minuta Exercisio Hallenda
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13/12 Jo Malys 109 Bridges ST READ MIRANDA DER 16/112 DGOODWIN TREGEST ROAD MIRANDA DER 16/112 E Foley 1 Sandra Place Manda Etele 16/112 Ken TEIFFEL 10 WARRINGTON HIS CHANGE PLANE 16/112 BRUCE R. GRANT 6/11-13 ENDERVOUR ST SYLVANIA DRIFTIGHT.
16/1/12 S COSTDAM. BS TELOPER ANCIBAL SITE 16/1/12 D GOODWIN TE FOREST ROAD MIRANDA DES 16/1/12 E Foley 1 Sandra Place Manda Exerce 16/1/12 Ken TEIFFEL 10 WARRINGTON AN CHRIMINA 1/1/11 16/1/12 E 1/1/19 50 Nahonal Ave, Loftis Elping 16/1/12 D Evennyan 10 GAO AR ROOMA Prince 11/12 DRUCE R. GARANT 6/11-13 ENDEAUGURST SYLVANIA DI Frant. 17/12 / WERESH DO VIEW 44 SYLVANIA 20 MILINA JESEBLE
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19/1/ Va 8
10/1/2 Karen Barry 2 Eden place by Gogny
11/1 10 min 13 lugle he let 1/32
19/1/12 MADELAINE S WILLIAMS 75 Edward St Sylvanie Mid Willing
19/1/12 CHERIE CADEN TNIXON PL BENNERBAY COULDER.
19/1/2 1 pasa Collins 12 Harrington Pl Eldiste & Coll
21/1/12 Chris Brown 47 Come Red Oyslosbay Coloco
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21/1/12 Chris Brown 47 Come Red Oysloskay Colocomo 23/1/12 Suzava BAKBIR 51 MOFTERN CES MELLIN DEL 23/1/12 L. WILLIAMS 17 CROYDUNST CROMMA. DEL
24/1/12 M METIGHE 12 SAMEA AVERICACPT M. METIGLE
24/1/12 K CIAGLIA 26 Cours St PAGENCE Land Land Lange
27/1/12 J Horley 29 Crosten Rd Enjoline Jacky

Date	Name	Address	Signature
21/12	SHARON KELLY	13 CASTLEWOOD AVE WIN	Alkelly
1	G. P. CASTIEAU	4 WINGELLO RD	Tallen
12/12	PHENNESSY	S3 GERRALE STREETLY	Mennessy.
22/12	B NATIA	KI HOLTED PARENT	of plan
12/12	MAGFERYS	Methrough Tower	DAY MYCHARLYST.
22/12	NEIL WINDLE	176 ATTUNCA RO YOU'LE BAY	mende!
23	YVENNE SNOWNEN	BJ SYLVANIARD	Sprimma
23/12	Cathe Moore	32A Roddica Cresco	t/enane
09/01	JANELLE DONOHUE.	186 SYLVANIA RD INIRANDA	
10/1	Janes Simpson	3.54 Berranea Roy Rel (carringhal)	1 / s
	Brooke Higgins	1 Bayside P', Carrybah	B. Negge
0/1	PHOEBE CHRISTISON	6/16-18 MERTON ST SUTHERLAND	petroston
10/,	Por porming	14/58 BELMONIST Thom	Bonn
10/1	N Retrail	8 Apollo Race Lilli &	Mi N. Pulsal
1/01	S byines	1 lilac St Lochs	Byrin
[0]	E Kalibab	137 Bellingara Rd Mund	1 / // //
11	K Kdwards	22 Pines Pde Cymea	A Ceel
• 1/1	of who webshi	22 Pines Ide Cymen 221 the Bouleville	Ral. Webb
ii) i	BA.W.span	18 ALKARINGA Ry Gymus Sau	
nja	C. SMITH	15 Same Con La William	C hange
1/4/2	E ATTENBORONOH	Franks whethery weeking it by 149/101 what Hadring it by 56 SIBNORN Dr	Mude 224
	G. KONNAN		Alteria.
7/1/12	L. Griffiths	23 Prothurst St, Gymes	1x in M.
	5 WARD	63 WILLS ROAD	100

Date	Name	Address	Signature
17/12	Jermi Bock	9 Harris La Minde 35313, WOOLDOWARE	JJ2262
19/12.	SHIRLEY PICKER ING	BURRANEER 2736	"S Dickery
19/12	Jule was well	30 Preparete ST Macue	fire or wit
19/12	Elizabeth Brown	4 Sierra Rd, Engadine	Agilet Brown
19/12	GRI (RIDIMEN)	115 glencoe st Sutherlan	at genelland
20/12	GLENN FITZPATRICK	BRACTICOMBER AUGBUN	
20/12	Eliot Starelon	KIKKS. SAY REONLEA	82
20/12	weline Handley	133 NORTH WEST ARM PO POINT	Mondly
20/12	Cano Parkay	9 Ilma Ove Sylvanie	Charles
20/12	Rolm Granan	43 Lecholath Dysukba	
20/12	L. CHRISTIE	43 Letinte	
20/12	M LIDON	43 Churdaukria St LILU PIU	Muse
20/12	Diana M. Carthy	49 Cornell Rd Cyster 6	Cay DM Cally
20/12	ALISON TAYLOR	2/52 BUDYAN AD 60	
20/12	Danielle O'Hara	9 Woorak C. Miranda	Dallaren
21/12	Elsie Whyte	2/76 Wyrolla Ro Mera da	Elkyte
21/12	Laura - Jane Danzey	32 Ninth Are Lights	Lillings
	LEONIE BARVER	332 KINGSWAY CH	
21-12			M
	5. Builo	5 muchish 5+ 5-16-16	5 Bul
	S Treloar	PC Dux 15 L Sylvanis Southand	\$
21/12	A Zaram		

Date	Name	Address	Signature *
15 Wil.	Delo Cook	4 Vevona Range Como	alga.
	Nita Constantinidis	9 York (1 Yourse Box)	100 2 2
1 1 1	Vince Cocciola	1 Janction St Miran	da Varieta Carrida
1	C. Pizzimint		
16.12.11	Justan.	89 Bridges 87 Kundli 5000RAKD YOWIGIS	A lull.
16-1211	gut stormon	13 Woend Am	1 1
6-12-11	Thomas Jumhan	21 Karino la Rollinga	
4/12/11	Steven GOSIANTINIDI	s 96 Hora RI Miran	of Thinks
17/12	Odo Leoke	3 Bligh Strand	57 DAlule
	Leonie Pika	3 Blight STURANA 16 FREDERUIL ST	L-Pile-
19/12	Ruth Rogan	5199 Kasimba kd, Mirco	
19.12.	Renee Reynolds	35 wheatley Rd, Yarranarch	
19/12	Cavelyn Morrison		
19/12	Helen Mabbott	60 Alliachea Volames	A Milter
19/12	N. WAYLOR	2 ALEXANDER AN TARES	Jos J.
19/12	minconce	11 Farest Rd. Jours	mi l
/	B. (RUNIAN	2 Cooliem Place Jour Br	1 17
18/12	PJ BRAY	US President the Mean	1 10
19/12	K Smir	250A 2 TUNGA RP You've Boy 2228	L' Shlit.
19-12 11	M. HLDERMAN X	45 actiongn Rd. your Bry 2228	m illdesma.
20/12/11	C Beer	70 Forest RD Mironel	Coli Bes
6-1-19	13 PERBUNELL	9/8/CADRAN PLACE	K Brange
		7	

*There is not suffecent desalled harbing in morane as of now!!

Date	Name	Address	Signature
20/12/11	GLOKE GOODLEY	1/250 1 RESDENT AVENUE	Sigoodleg
20/12/11	JOY M'GUIRE	6 CALYPSOPL	E.g myeure
20/12/11	Fran Macdenald.	46/111 Karimbla Rai, Mica	da Maederald.
20/12/4	PAUL TRRSHAN	10/131 KA 49 BLA MIRAN	
20/12/11	CATHI TAGGARD	11 Shirley Rol Minimela	le Jorganet.
2/12/11	SHIBLEY JURDAN	129 KIDRY BO MIGHNON	0
20/12/11	LESLIE BISHOF	12 WYRALIARD YOMIE	BAY L. a Prisher
x0/12/4	L RAYNER	& BALARANG PL. BAUGEL	Alone 1
11/61/05	ansiel. &	12 Diember witagle	1 de la
1 1	J. CARCIA	216 ATTUNGA RY YOULE BY	of Spane
20/12/11	NhEE	17/196 THE B/VOR MIRAN	n A Lee.
20/12/11	S.THOMPSON	IS PRESIDENT AV MIR	AND ACT
21/17/11	R.CHENHALL	123 KIDEA LO MIRAN	DA RC
7 7	DR SoutHALL	28 Sandbow Place L	within Dessenge
31/13/11.	D Monaphan	62/2 allegandra doe Saven So	int Mingkan
111	A. DZAW	1 LAUNGA POR MININ	PA affect.
21/12/11	F. Buggers	23 KARIMBLA PO MIRAHO	A. & Burows
1	JiThonns	2/102 KIONS 120 MIRAHO	
	GA EASTWOOD	10/1437 Pacific nuighenth	are gustavide
(5	E.Reer	To FOLEST RO MIRANDA	E. Beck
1 1 1	G. ROBINSON	RRDURBAR AVERIRA	
1 1 2 1	<i>3</i> ₹ .	23 Matson Circ Whowala	
3		#	./

Date	Name	Address	Signature
	LM outto	7 CROOKENELL ANT MURANDA	BON MATTHEW
	RMATWARD	51- KARIMBID RI) MIRAMIA	8. July
	12 0 4+25	1709 the Baulough	11/1/1
	E. MERCER	1 WIN FRES NE CARINGBA	of Efficer
22.12	L. allerton	72 Degralla Rd Miragida	A allerton
+	R Allerton	72 Regentle as Munder	Bucelos
-11-	PLEIGHTON	72 Regentle Des Minutes 1A Edward AUR Mirandon	Phrophe
	J. HARRISON		
28/12/11	C. McKec-	256 Ettlings Kd Jerickey A3 Herenova Pole, Catley	Lakede
22/12/11	J. 12ZARD	6/16 GIBLS STIMBAN	- W
2/12/11	M. C. BONNEAK	3 PARADO PL GYMUA	
22 /2 .//	T. WALLIS	31 GREVILLEA GR HEATHOUTE	
22/12/11	MHEVERETT	1/15 DUN CU BANGER	0.1
22/12/11	& Blackley	18 Younge Il Your Ba	Robblez
	EMELINNESS	115 ATTONER AD YOUTE BAY	Ea My Gunnies
23/12/11	Lo Hodsdon	7/99 Elonera Rd Crany	1 L'Hodsila
23-12-11	M. SALMON	110 Karimbla Rd Musande	m salmon
13-12.11	T, KHNE	-8 disoof Pl, Meranda	2. Hane.
2312.4	PERADY	199 PRESIDENTAL MINANE	A Grady
	D, JONES	RE MATIONE PREMEASA	gover.
13/14/11	M. LENAGHAL	29 Fler 1122 St Sycuta H	74 0
,	TITRURY	EWHAGHARMIR	IND! SE

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Date	Name	Address	Signature
23-12-1	L. Factoro	4/8-10 Factoriele 5	4
23/12/11	C Mairey	11 Garnet Road	etta-
. 1 1 1	TI Mex Handl	51 KIERT RD MAAN	A yearoll
28/12/2	welch wood	moore St me ende	Moham
28/11/4	C Ylorian	COURA 20	- Naciai
29/12/11	M. LEE	5/10 FREDERICK ST MIRANDA	11 to
2/2/11	J M GROWN	34 ATTUNCA RD	Mague
29.12.11	CTHOMPSON	BRYATRIDEE JUE	ej shi sop
30 (2.11	V. NEAVE	I WARALL D RD TOCHEBR	Main have
31-12-11	C. GEEDWIN	78 ERESTRO MIRITNDA	Seint ou
3./12/0	JSLAUN	32 Word & You RA	John .
3/12/11	J Amount	149 1174361 An You is Day	les de l'
3/1/12	SSMER	57 Janus Dr. Indun	1
3/1/2	A. WEBB	2 PIN AREO PLGYMEA	MA Make
3/1/12	8.5. WILLIS	281 PORT MACHINE HD MURANA	Jenilles
4/1/12	V. A. DALLEY	6/19 Wyrulla Rot Your	The Sulley
4/1/18	G. D. SEDDON	16 Kareelakel Grense	
	1th	1 Minino Il Cyrici	119
6/1/0	A. VAN EYEN	. ATTUNSA ad M	URANDA #
6/1/12	A COTTON	1 Minne SI Cognesi ATTV NSA Ad M 19 Aninisa So Mikh	SA alcotton
4/1/12	Ili Ecgan	44/19 wyRHUH RD. Youre	Boy. Megal
6-1-12	K Foley Tember	1 Sandra Pl: Mirane	da Tolle

Date	Name	Address	Signature
61:12	Micheale Kirry	234 Allanga Fol Yours	Mex
7.1.12	4 Smith	17 AAZAC & Minanda	ALY
7-1-12	J. o Shea	45 Wandella Rd Mucand	#
9-1-12	S. NEWNHAM	86 MIRANDA RD	Soverst-
1-1-12	W. LAWSON	189 ATTURGA RD YOWING BAY	
9-1-12	J. WHITE	2/29 FREDER ICKST MIRHI	//4
10/11/2	EJ. GRIMSHAW	2+ VIEW ST. MIRANDA	
0/1/12	D Javes	11/16 Cubize of Muorder	
101/12	J. Fuchs	CKITKBY Pl. Mirando	
6/0//12	R. Wyly	5 GEORGE ST YOUR BA	
11/1/12	Havin	32 henga kel Jame	Maiin
11/1/12	B Lyall	18 Sherwood Averyowel	Sey B. Ljall
	R. Thomas	64 Belgrave Esp Sylva	me. Kothon
1	C.R. Sheaves	88 Maldon Boes Min	//
	N CONSTANTINIDIS	9 YORK (LOSE YEWIE B	
	C. WARDROP	4/194 PLESIBLINT AVE	201
12/1/12	JOHN CHIVERS	HE CARAVAN HE 40 R.)	OYSTER BAY
13/1/12	LEC BISHLP	12 WYRALLARD YOUR	BAJZ a Bisho
13/1/12		3. ANIMSO STURRANDA	of James
	Phillip PIKE	19 fortridge the Wirenda	1. Japan
	A. Thomsen	6 YARRANT IC YEMIC BO	e Comon
16.1.12	V. Mannam	19 Kinning St Yewie Bay	Withtenia Lann
	9	yourse Bay	

913 mairen Rel Dgudgion Shelgin Cokyley 16-1. 2012 L. Barrington 1/15 kylow Close 16-1-12 234 ATTUNGA RD C. KIRBY 16-1-12 Keese. 16-11-15 2/65 Kareena Rd 16 Renolle 1/336 The Brulewards Gyn de A Jeuse 19 Animeo ST. MIRANDA JULIERASAN 1:.1-12 M. JENSEN J. COTTON 17. 1.12. 1/1 NINITER NEMANIA. THE Theren. M. MERCER 17-11-12 3 Rossvic Ave SHVANIK Sterryma. W. ROBERTT 11.1-17 of Prederakor Musanda F HEATHAN 18-1-1 Hen (9/118kareinara 2) A. Breirovie 12. 1.1.

Date	Name	Address	Signature
	DIANKE PEGG	3 DALPYMILE PL BARDEN RIDGE	Dlegg.
	SHIRLLY CAMPBELL		Stemplelle
20/12/4	MACCIE TIMES	3 ALBATROSS CIRCUT WERENOS	4 Milling
	GLYNIS SIMUNS	1379 Princes HWAY COTE	Shir /
1 7 7	Madeline Bron	Po Box 176 1/cl-sky	
23/12/11	Madeleine Ramay	19 DUNIMORE ST BEXLEY	NR
	Kieran Romsay	17 Dunmore St Bexley	K->
	ELAWE PALMER	25 DEAVE AVE C'BA	
11/1/12	D. NsL	5 Pyrot of Thomas	DAKA
	DONNA STUBBS	5 Pyrot OI THOWAN	4 Days
	MAIT BRADY	13 McKINLEY NE BANGE B	ny fly
	Sha Jonese	79 Dans St Besty	Contract of the second
1	BOR SCHAENER	SAILITO DU L'EANEOL BA	Meder
16/1/12	Laurie Bookhuch	14 Polerson Rol Coalchy	L. Joelle la
16/1/12	tintapokh.k	14 Paterson RdC Clf	Alzh Ch.
18/1/12	Patricia Grennan	9 VENTURA AVE MIRANDA	Dreman
	Patricia Buchanan	21 A Bolove Are Gym	_
	Tamara Cobolen	16 muranda od Muranda	- Colden
25/1/12	GAIL BAKER	UNG 513 KINGSWAY MIRMON	111/20
25/1/201	about Baker	6/513:517 KNBSHA/ MAAN	of jeth land
	1. CAMPBELL	13 PEMBROKEST SYLVAN	a & Criffel
		,	

Date	Name	Address	Signature
6-1-12	K.M. BRAY	15 PARKYIEW ST MINANON	Bren
k I	J. MCLEAN	24. 9-13 CLUBBER MIRANA	of the
1	V. Carabez	13 Harrows St sylvania	Mans
	Hir Kerigan	62 Wonga Rd Haviet	
12-1-12	8 thompson	280 Atlunga Kd You've B	Montra
13 1.12	- //	123A Oak Rd Kirrawee	
	M. MORRIS	Barrow Jol. Lylv. W'n.	Im. morris.
17.1.12		18 Wange Rd Youre Ba	
1) 1/12		18 Frederich Himark	
14112	_	18 Focierch It Minanda	76
17 1-12	· L. Danger	18 Frederich SIMIA	
17.1.12		20 mariam Are Lell Kill	
10-1-12		12/24 MALVERN 120	Muddee
18.1.12	· /	67 WYRALLARD MIRANDA	
18.1.12	D. WHITE	67 CHAMMANIS GIMEN	Millia
19-1-12	J. HOURIGAN	19 CORKA G SYLVAIN	
19.1-12	J-Hamilton	48 Phillip St Cyster By	19 Cutt
19-1-12	A Harris	128 Corses Rino Cos Jysh	ark
	L. Pollett	19-108 KNOKA RO MORE	/
20-01-12	F. T. Russell	16/76 Sylvens Rel	
1	J. Sparkes	Sandler PI, Lilli Alli	A Sprines
231-12	D. SPARICO		(I)

Date	Name	Address	Signature/
10/01/12	Was Kine	77 OCD TARENT-RO	MKig
	Hayley Frazer	77 OCD TARENT RD TAREN POINT 39 Aprin Ad Bonnyng	Herage.
107	Ann Wood	14 Matorg PI Gymen	430000
12-12	116	126 GANMONS CARINE	
121-12	MPREARET WALLACK	14 CARDBELLA RO CIBAN	38 / 4
12-1-12	DANIELLE GREAVES	18 BARRARAN STGYMGABO	Dacate
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72/1	P. GOYEN	42 TONES ST, KIRING	Halleyn
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\$ 0.00	Michale Morgan	6 Mary Pl Karasia	
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17/12/11	Jacqui Wolland	Blanchurst	Molen
19/12/11	Diane Spahr	5 Medong Pl Cigmea Bay	Mynn
12.1.12	MARK YOUNG	BY DEMMIN AVED CARINGBALL	all.
12-1-12	MAXINE LLOYD	32 GENRAE ST YOU. E BAY	M. Llegt
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16/1/12	Tracey Agins	2 Willabura Rd Burranear	d5-
16.1.12	Melanie Boggiss	2/5 Trickett Rd WOOlooware NSW	k Bagyis
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alila	JOY BULLMAN	2004 Woolpoyare Rd	1 200001100010
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10-1-12	SUSANNA FORAN	3/11 Vesta St. Kitherland	Stopayo
12/1/12	MICHAEL MURPHY	1/258 Pers HARRIE PER	RIBUSA, M. Kung
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23/1	T. M'Gee	3 Dalrymple St PEE	tell.
24-1	Cheryl Simmons	32 Essington Cros Sylvania	Cheage & Smenons
24-1	SERENA BOZINOVSKI	5 BALMORAL ST BALGOLINE	skina lozisk.
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25/1/12	JOHN BRADSHAW	4-2 WERENCEACRES,	John Bradshar
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4/1/2013	SHARON GIBSUIL	4/39 gannon Rd (quigboth SCC
4-1-12	A. SKINNER	12 HORNING ST KURNEL	Q2K.
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	YACERIE KEPPIE	105/2 PLEXANDER AVE POINT	Keppei
	GINA VIT	55 BELGRAVE ESP SYLVANIA	
		26 Park Ave Helenston	on Callacia
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	Jan Bornett	13 Ventura Ave Mranda	
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	Michelle Scobie	105 Carina Rd Oyski Bay 2279	G6-
'4/1/12	Val Cullan	70/131-1390ah RO HIRR	wer wellon
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10/01/2012	Blair Bennie	39/162-164 Port Hacking red	Bento
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1 FEB 2012

31 January 2012

DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE RECEIVED

Major Projects Assessment
Dept. of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001
Fax: 9228 6455

E. Malakonakis 107 Gymea Bay Rd Gymea NSW 2227

To whom it may concern,

Re:

Miranda Dental "Hospital" Application (MP11-0009) 84-86 Klora Rd, Miranda

I wish to express my concern & opposition to the above application on several grounds.

The promotion of the above development as a "hospital" is completely misleading & all information & submissions by the company engaged by the applicant "Flagship Communications" has been confusing if not intentionally misdirected.

To date most of the media press releases & applications have referred to the development as a "hospital" to engender an image of public welfare & benefit. This at a time when public hospital waiting lists are constantly being reported as increasing. However the building plans indicate that no attempt has been made at providing any "hospital" like facilities.

There is no government support in terms of funding to provide free dental care to disadvantaged or welfare groups at these premises beyond that which is already catered for by other private dental practice within the Sutherland Shire or any other area within the State.

The special needs of these disadvantaged groups cannot be negated in any way. However such a development which is not different to any other private, profit driven practice will not address the lack of public dental care for low income or disadvantaged groups.

Private fee paying patients are already well serviced within the local government area with an actual oversupply of both general & some specialist dental services.

The long-term profitability of such a large private facility being underutilized & subsequent conversion to "other uses" is very real, as most local general & specialist practices already have underutilized appointment availability.

On these grounds the application must be judged as purely another private redevelopment, not as a "hospital" as no "public" benefit can be demonstrated.

As a private, commercial development, gauged as any other private redevelopment, it fails to meet all reasonable guidelines.

The application

- exceeds maximum Floor Space Ratios (FSR)
- has inadequate onsite parking for disabled persons & general patients for a very large practice
- has a lack of adequate parking for the large numbers of planned staff who will be arriving & departing at similar times creating a traffic hazard whilst waiting in already congested streets
- has inadequate entry/exit & turnaround points for vehicles
- has inadequate setbacks & design for such a tall development (7stories) on such a small site
- will subsequently allow adjacent sites to follow future development to similar heights & inadequate FSR & parking, etc on the grounds of precedence
- has been lodged at a time when most people are away or distracted with Christmas holiday activities so as to stifle debate. This has reduced the public's ability to adequately enquire as to the true nature of this proposal
- fails to provide any evidence of use as a "hospital" as the small self-contained apartments with inadequate "beds" for a seven story hospital can easily be converted into leased residential type accommodation
- No provision of ambulance access/parking without obstruction
- No provision for patient hospital type dental care
- No evidence of research facilities as advertised.

In summary, the term "hospital" must be removed from this application to cease misdirection of public debate & it should be examined as simply a large private dental practice with no public benefit beyond that already provided by any other local dental practice.

When reviewed in this manner, I do not believe that any council or government authority would provide approval to a development that transgresses so many requirements which have been created for the long term benefit of the local community & area. Approval of such a large & overdeveloped site for private business use will simply present the council & relevant departments with an inability to act against all future overdevelopment of any commercial site.

I do not wish for my details to be made public.

Sincerely

E. Malakonakis

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27 JAN 2012

DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE

Central and North Miranda Precinct Residents' Association incorporated c/- 5 Kirkby Place Miranda 2228

25.1.2012

Major Projects Assessment

Department of Planning and Infrastructure

GPO Box 39 Sydney NSW 200 Fax: (02) 9228 6455

Attention: Director, Metropolitan and Regional Projects South

MIRANDA DENTAL HOSPITAL - 84-86 KIORA ROAD MIRANDA MP11_0009 Central and North Miranda Precinct Residents' Association Incorporated does not support the above proposal and requests that approval be refused. Our objections are as follows:

The proposal exceeds the permitted floor space ratio by a significant amount and is an overdevelopment of the site. The site is too small to accommodate a proposal of such a large scale and intensity of use.

The car parking provision is substantially inadequate.

The proposal states it will cater for older and disabled people and people with special needs but makes no provision to enable their transport to and from the facility by private vehicles, taxis, community buses and ambulances.

There is no on-site parking for patients and visitors. An adequate number of spaces for visitors and patients should be provided on site in a normal basement car park which can be accessed by a ramp.

Patient and visitor spaces should be formally allocated, clearly marked and able to be accessed by patients and visitors.

Vehicles waiting for the car stacker would queue in Urunga Lane and Urunga Parade and obstruct traffic.

The waiting times queueing for the car stacker are likely to induce employees of the proposal to seek alternative parking in residential streets around the centre. This would increase the existing extent of all day parking and its adverse impacts on residential, amenity even further into residential streets around Miranda Centre.

There is no drop off point within the site for private vehicles, taxis or community buses.

There is no waiting bay for ambulances.

The proposed disabled space is not a genuine disabled space as it is also proposed as a loading dock and waiting bay for the car stacker.

There is no street parking available for patients and visitors for a considerable distance from the site.

Street parking within the commercial centre is time limited and fully occupied. Residential streets around Miranda Centre up to 500 metres from the centre are filled with all day parking by vehicles belonging to commuters and commercial and retail employees in the centre.

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A drop off/pick up area cannot be provided in Kiora Road or Urunga Parade adjacent to the site.

The Kiora Road building line should be moved back to at least the same extent as the Westfield Kiora Road building line.

Sutherland Shire Council should take immediate steps to amend the DCP for Miranda Centre to move back the Kiora Road building line for the site and also numbers 88-94 Kiora Road.

Sutherland Shire Council should consider the possibility of a much wider concourse or plaza between the station and Urunga Parade.

This section of footpath between Miranda station and Urunga Parade is too narrow to accommodate the large number of pedestrians moving between Westfield and the station and other destinations north and south of the railway.

It is the most congested footpath in Sutherland Shire and has very poor pedestrian amenity.

People heading north from the station occupy the full width of the footpath and sometimes spill onto the roadway. They come into conflict with pedestrians walking to the station or to destinations south of the railway. People bump into each other.

The number of people leaving the station is increased when the city bound and Cronulla bound trains arrive close together. Due to slight differences in on time running, two trains often arrive at the same time. The number of commuters will increase in the future.

Large numbers of people gather at the intersection, waiting to cross Kiora Road and Urunga Parade.

Congestion increases after school when large numbers of children from Port Hacking High, Miranda Primary and Star of the Sea schools walk to the station or to south of the railway.

When the rail line is closed for maintenance, there is a City Rail bus stop in front of 84-94 Kiora Road. Large numbers of people waiting for the City Rail buses add to the congestion.

The number of pedestrians using this footpath are likely to increase due to the expansion of Westfield and potential increase in commercial and higher density residential development in Miranda Centre.

Unless immediate action is taken, the opportunity to widen this footpath will be lost forever. If this proposal is allowed to build to the existing Kiora Road building line, future proposals for 88-94 Kiora Road will do the same.

Yours sincerely,

& Bachel

Jean Baluk Secretary, Central and North Miranda Precinct Residents' Association Incorporated