

Sonia Tomovski
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Miranda NSW 2228
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31 October 2013

Dear Sir/Madam

Re: LEP 2013

I write to you in support of the LEP 2013, in general across the Sutherland Shire, but request a review of the LEP in the a location between Gurrier Avenue and Miranda Road, and also Urunga Parade and The Kingsway at Miranda. I request for Council to match the height and density of the west side of Gurrier Avenue and the west side of Miranda Station, from 1.5:1 FSR and 20m height limit, to 2.5:1 and 25m height limit or even 30mts in line with Westfield and along the Kingsway. The close proximity to the Station and Westfield approximately 200m, and the potential with the extra height for pleasant Botany Bay views, would make this an ideal location to take advantage of.

The infrastructure and employment opportunity this part of Miranda offers is unmatched by anything I see in any of the rezoning in the Shire. It has easy access of vehicles off The Kingsway, and a \$600m extension of Westfield's for greater employment opportunity.

Traffic movements would clearly be reduced by its 200 mts proximity to station and town centre as studies show that 70% of all car trips are less than 2 km in Sutherland shire and a great deal of the trips would be visiting the town centre or parking around station to go to work.

I believe this is the best location in Miranda for higher density if not the best in the shire. In this Miranda area 6 as council calls it, there are maybe 30 odd old homes and once they are redeveloped we don't want to look back with regret that this location is under developed in a prime location.

Again i point out nothing in Sutherland shire can match this high points that are within a 200mts walk:

.Train station

.Bus service

.Cinemas

.Westfield shopping

.schools

.600 mil extension to Westfield. Even greater employment for Miranda

.Doctors

.Public and private hospital 500mts walk

.Restaurants and coffee shops, specialty shops etc

.The proposed M 6 motor way runs through Miranda

.Clubs and sporting fields

. police station

I hope you take my request in consideration in your review of the LEP 2013.

Kind regards

Sonia Tomovski