

12 January 2014

Dear Sir / Madam

**RE: DRAFT SUTHERLAND LEP 2013**

We would like to bring to your attention the proposed changes as outlined in the draft Sutherland LEP 2013 for the Miranda precinct, with particular reference to Miranda Area 6 (bounded by Urunga Pde, The Kingsway, Miranda Rd North and Gurrier Ave). This area is recommended to be rezoned to R4 – High Density Residential with a maximum FSR and height limit of 1.5:1 and 20 metres respectively. We note that we are fully supportive of this locality being rezoned for high density residential development, however, we do believe that the allowable FSR and height limit should be increased further to maximise the potential of the location for the following reasons:

- The area is situated within 200 metres of local services and amenities including Westfield Shopping Complex, Miranda railway station, bus services, and local medical and business practices along both Urunga Pde and the Kingsway. Urunga Pde provides a level walk to such services and amenities without the need to cross major intersections.
- Traffic studies indicate that over 70% of vehicular trips in the Sutherland Shire are undertaken within 2km from the occupant's place of residence. Given the proximity to local services and amenities, traffic congestion would be eased given residents would in most cases walk to the above amenities, freeing up parking and reducing congestion for patrons from outer lying suburbs.
- Miranda has long been considered as the main town centres for the Sutherland Shire given its proximity to services and amenities for both major retail (Westfield) and medical uses including both public and private Hospitals (circa 500 metres) as well as specialist medical practices.
- Westfield Miranda is in the process of undertaking a circa \$600m expansion of the existing centre which will ultimately increase patronage in addition to providing further employment opportunities for local residents .
- It was noted in the last census that Miranda contains a greater proportion of residents in the 25 to 34, and over 65 age group than the Sutherland Shire as a whole. This would clearly make Miranda Area 6 the most suitable locality for high density development given it would cater for both first homebuyers and young families with affordable dwellings in addition to downsizers and retirees demanding good access to local services and amenities. Demand for apartment living in Miranda is far greater than all other town centres in the Sutherland Shire.
- We note that the proposed rezoning of Pinnacle St and University Rd (Miranda Area 5) to R4-High Density Residential has a maximum proposed FSR and height limit of 2:1 and 25 metres

respectively. Miranda Area 5 is situated 1.1km from Miranda railway station and other local amenities and 1.8km to hospitals. In addition to this pedestrian access to and from local services and amenities involves the crossing of a major intersection as well as being subject to a rising topography from the railway station which is less suitable for elderly residents. Miranda Area 5 is undoubtedly less desirable as a high density residential locality in comparison to Miranda Area 6 given the above attributes, and as such the allowable FSR and height limit for Miranda Area 6 should at the very least match if not exceed what is being proposed for Miranda Area 5. It is also noted that 19 submissions were received from residents of Miranda Area 5 opposing the increased FSR and height limit whilst no objections were received from residents in Miranda Area 6 for the proposed increase in FSR and height limit.

- We note that both Sutherland and Caringbah town centres have proposed FSR and height limits in excess of 4:1 and 40 metres respectively. Miranda Area 6 is far better suited to higher density residential development given the above attributes.
- An FSR of 1.5:1 and 20 metre height limit in conjunction with having a 30% deep soil requirement for landscaping does not maximise the potential of the building envelope, particularly in relation to excavation of the site for basement parking requirements. The proposed building restrictions require the need for a 2 level basement when maximising the available FSR of 1.5:1. It should be noted that a 2 level basement can accommodate an FSR of 2:1 with a 25 metre height limit which will maximise the viability and use of the building envelope within the applicable development controls.

We request Miranda Area 6 be better utilised with an FSR and height limit of 2:1 – 2.5:1 and 25 – 30 metres respectively. I strongly believe that Miranda Area 6 is a superior location to all other localities in the Sutherland Shire for high density development given the reasons outlined above and as such should be treated with great care not to underutilise a rare resource for the current and future expansion of the locality.

Regards

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