

To: Independent Panel that has been appointed to review Sutherland Shire Council's draft local environmental plan (LEP)

Submission on the Draft LEP Sutherland Shire Local Environmental Plan 2013

Request from property owners at 501 Kingsway Miranda (Lot 1, DP 200899) for rezoning to R4 High Density Residential, with FSR 1.2:1 and Height Limit 13 m

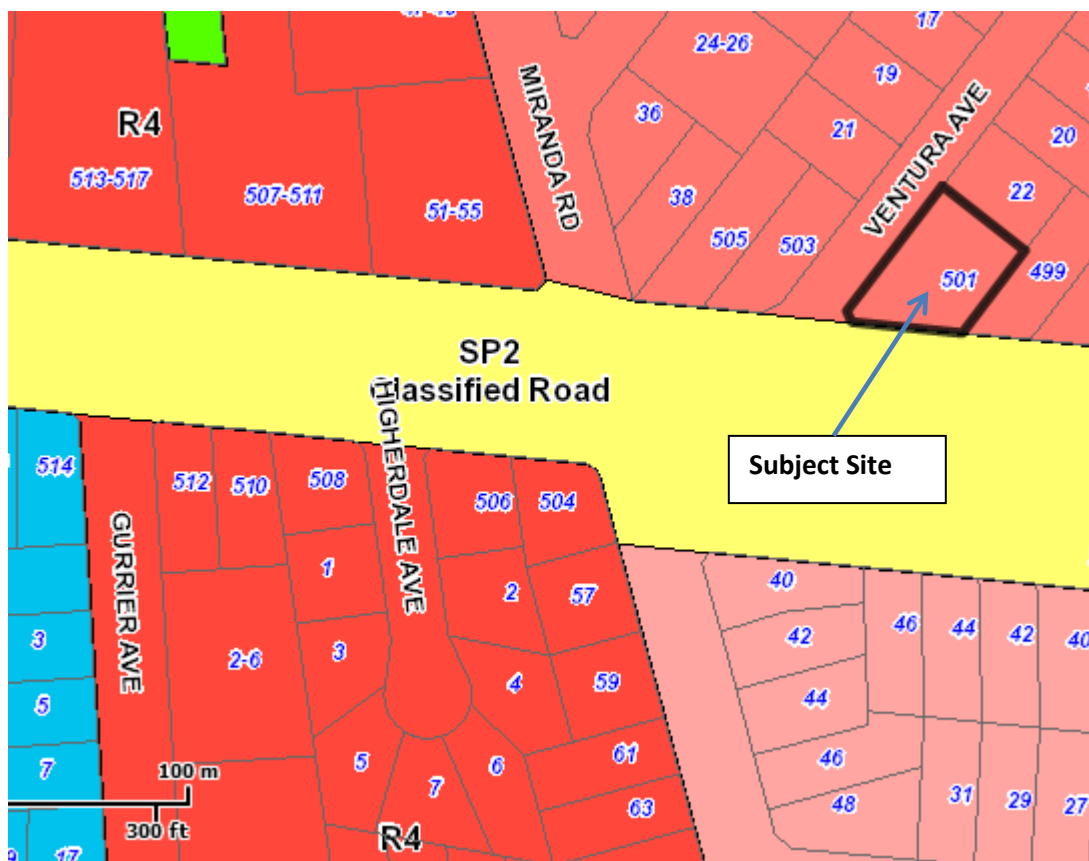


Figure 1: Map showing subject site

The subject site is large double fronted block of land located on the corner of the Kingsway and Ventura Ave, Miranda. The subject property is level and sits back from the Kingsway separated by a wide council owned nature strip. It benefits from access of Ventura Ave where any proposed development will have safe access to site for parking.

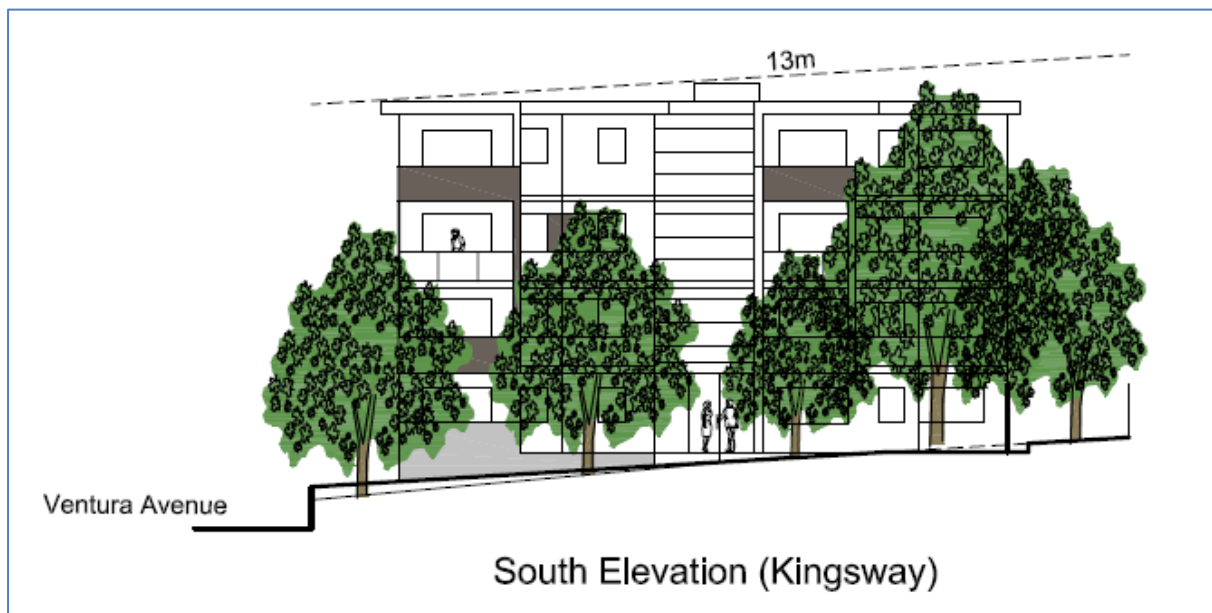
The site is located within a 600 meter radius from Miranda Railway Station and a similar distance from Sutherland Hospital.

A preliminary design by Bentley Architects (attached) depicts the potential for a residential building that would optimize the yield of the site which is nearly square in shape. The site also benefits from

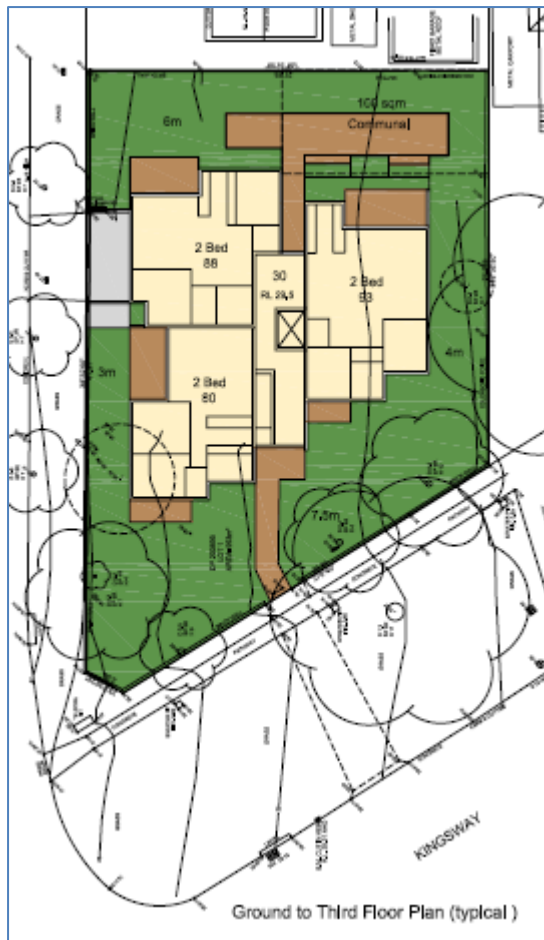
a rear to North orientation which will provide optimal solar access for the residential units whilst not overshadowing any neighbors. The proposal complies with all provisions of residential flat building and exceeding limits for landscaping.

As identified by Sutherland Council Planners, Miranda is one of the fastest growing areas in the Sutherland Shire. Miranda's ageing population is also growing as a percentage of the overall population. With its high proportion of one and two person households, there is a strong demand for units in the centre. The existing residential flat zone is largely developed. However, an opportunity like this will provide for more housing in a highly accessible location close to all arterial roads, 720m walk from Miranda Train station and Bus Stops a few meters away on both sides of the road along the Kingsway near the property. The development will also appeal to the elderly with both Sutherland Hospital and Kareena Private Hospital a short walk away. Other major medical centres and health care providers are also within 400m from the site.

Previous council City Centre Strategies have identified the area which the property is located as a potential area for residential flat building given all the positive attributes of the location with respect to amenities, transport and providing for the housing shortage in the Sutherland Shire.

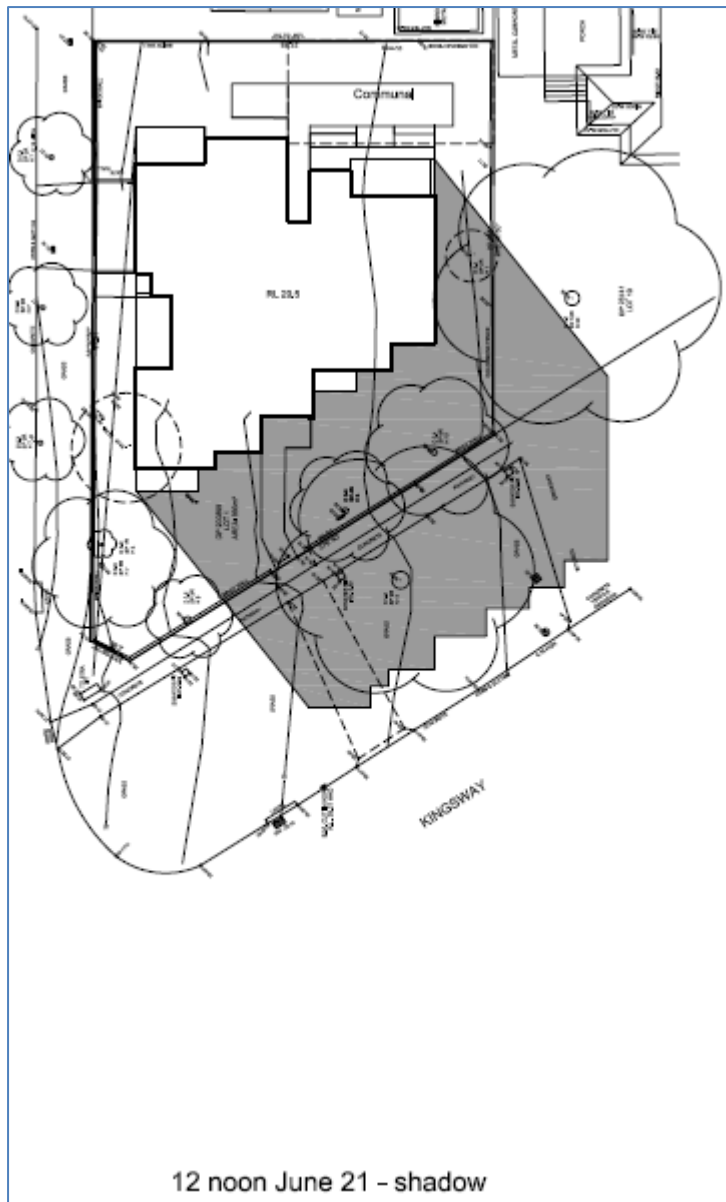


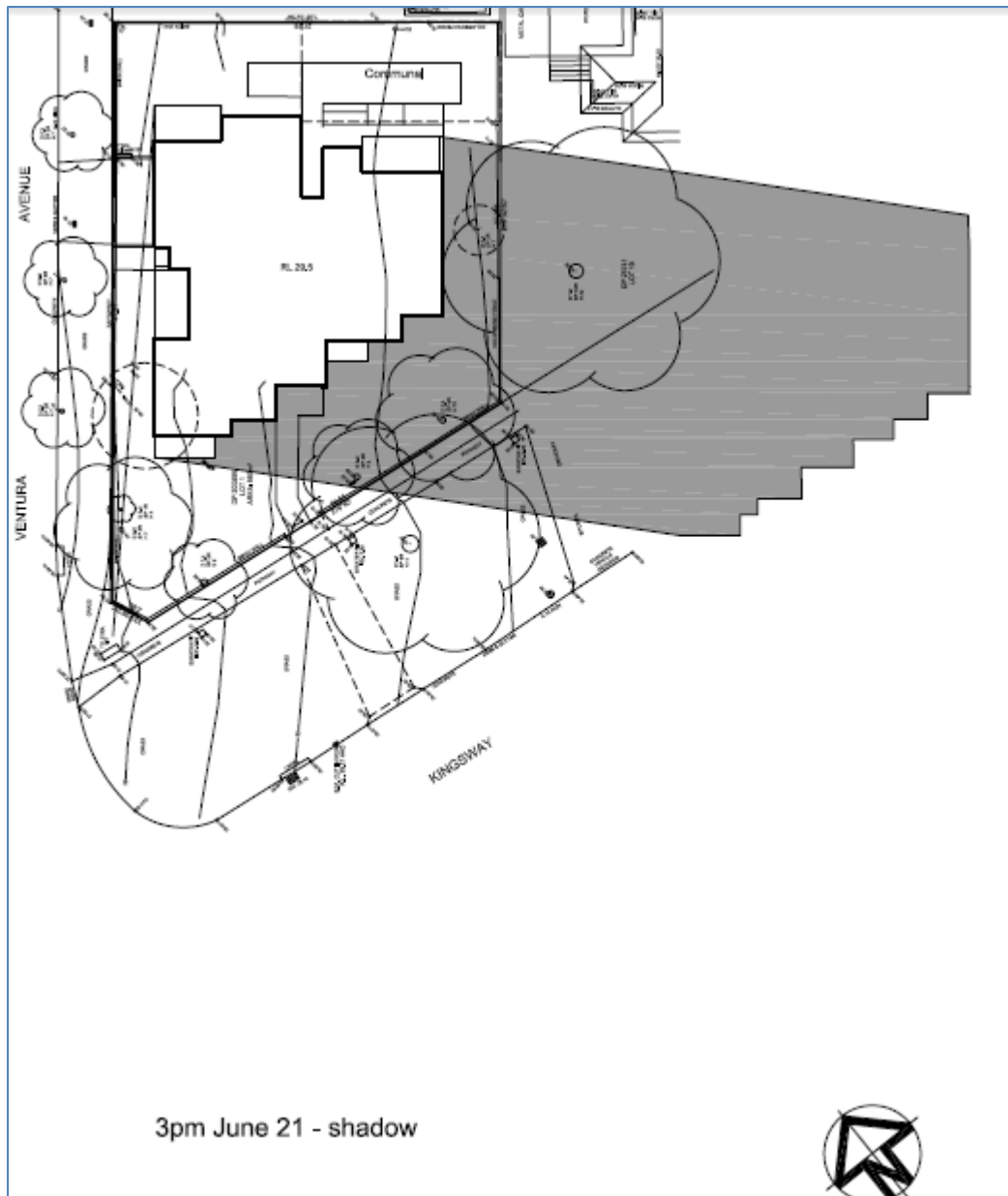
Possible Residential Flat Building designed by Bentley Architects. (Kingsway)



Proposed unit layout – 3 per level with extensive landscaping including deep soil zones







Conclusion

Further to the abovementioned reasons, this property is located within the originally proposed Urban Activation Precinct which the council planners identified as an area with strong potential and has strong development attributes. In our opinion this is an ideal time with the new LEP to allow a residential flat building on the site and save the owners from undergoing a spot rezoning process or wait a few years for a new LEP to rezone this area.

The individual rezoning of this site will not compromise or limit the potential of any neighboring property nor will it limit or isolate any other property.