

6 January 2014

Dear Sir/mad

RE: LEP 2013-sutherland shire council

I write in support of the new LEP 2013. I look forward to the stock of housing options available and living standards across the Shire. I have an old house at 3 Urunga Parade, Miranda, which I believe is very well located for R4 high density units, with close proximity (200m), quiet and safe walk to Miranda Station and Westfield's. I feel this is a very desirable location and is a part of the Miranda town centre. , I would like you to reconsider the 1:5 FSR and 20m height limit be raised to 2:1 FSR and 25m height limit or beyond, to match the height and density of the western side of Gurrier Avenue and the western side of Miranda Fair (which is located off Pinnacle Street and University Road). This is a desirable location and would afford a greater number of apartments, great aspect and views to the City and Botany Bay – making the properties appealing and worthwhile to the locals who are downsizing and don't want to leave the area. May be heights of 30 mts to match Westfield's and the Kingsway are within order for this highly desirable location that would start picking up fantastic views from level 5 or 6 . It's a shame not to take advantage of the most valuable location and the views it offers for what clearly must be an over sight from council planners.

This are same high points to 3 Urunga prd ;

- * 200 mts level walk to train station and bus service
- * 200mts Westfield main entrants
- * 200 mts to cinemas
- * \$600 million expansion of Westfield
- * medical practises
- * professional practises
- * 500 mts public and private hospitals
- * major employment centre
- * the proposed m6 would give a 20 minute trip to the city
- * schools as close as 250 mts

This are just same high points of (Miranda area 6) bounded by Miranda rd & gurrier avn and Urunga prd & Kingsway.

I cant understand how Sutherland council could justify up to 4:1 fsr and 40 to 45 mts height limits to parts of Sutherland and Caringbah and indeed Kirrawee (brick pit site) but " Miranda area 6" is 1.5:1

and 20 mts height. I would have thought Miranda is more appropriate to 4:1 fsr then the above mentioned given what Miranda has to offer.

My thought is once this area is built and further developed, we will not get another chance to utilise such a premier location going into the future.

Please feel free to contact me if you wish to discuss further 0438 647 178.

Thank you for considering my applications

Sincerely

Annett Tomoski

3 Urunga Parade, Miranda