

Luke Tomovski
65 Miranda Road
Miranda NSW 2228
PH: 0419 416 313

6 January 2014

Dear Sir/Madam

Firstly I write in support of the 2013 LEP in the Miranda gateway.

I would also like your staff to please consider the alignment of the FSR and height limit between – Miranda Road and Gurrier Avenue – Kingsway and Urunga Parade, Miranda also known as “Miranda area 6”. This is one part of Miranda I believe should be greater in density of 2.5:1 FSR and 25 to 30 metre height limit – The location and proximity to Miranda Railway Station is around 200 metres , from the 65 Miranda Road, and a straight forward walk to the Station. This is in comparison to Pinnacle Road on the west side of station 2:1 fsr and 25mts height, which is 1.1 km walk along a major arterial road and you need to cross two sets of pedestrian lights to get to the Station.

I write to you as I cannot see why Urunga Parade, Gurrier Avenue and Miranda Road are only 1.5 FSR and 20 metre height limit when they are a more suitable location for higher density. Also, the sloping nature of the land running from Kings Way up to Urunga Parade would give a natural step down to afford all apartments fantastic natural views to the City and Botany Bay, and given them the elevation to achieve more sun and less overshadowing .

According to local real estate Agents in Miranda , the most desirable and popular apartments in Miranda are all the high rise apartments around Jackson Parade and Urunga Parade. These apartments are the most sought after properties in Miranda for their location and views.

Please consider my application to have the density around Miranda Road and Gurrier Avenue – Kings Way and Urunga Parade reviewed, and increased to 2.5:1 FSR and 25 metres or beyond.

Thank you for your consideration of my application.

Kind regards.

Luke Tomovski