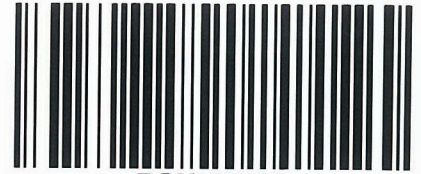


**\*Please delete personal information before publication\***



23 January 2014

Marian Pate  
Sutherland LEP Review  
NSW Department of Planning and Infrastructure  
PO Box 39  
Sydney NSW 2001



PCU50933

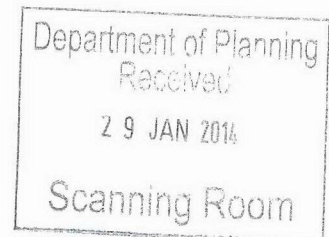
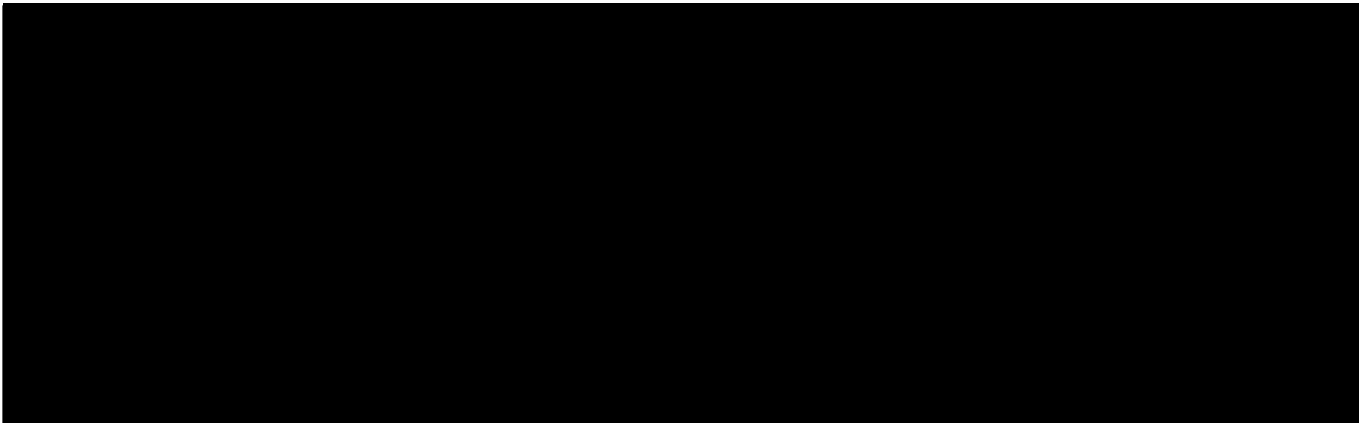
**Re: Independent Review into the Sutherland Shire Draft Local Environmental Plan  
(LEP)**

As land owners close to the Miranda Centre [REDACTED], we have attached a submission that we lodged with the Environmental Planning Unit, Sutherland Shire Council, in September 2013 regarding amended draft LEP 2013. Our submission asks that the Council consider allowing higher floor space density from 1.5-1 to 2-1 and extra height from 20 metres (6 storeys) to 25 metres (7-8 storeys).

Area 6 is within short walking distance to the railway station and other public transport, and also to the Miranda centre (including Westfield shopping centre). In our submission, we have noted some other points to take into account when considering our request.

We greatly appreciate your time and effort in this matter.

Kind regards,



5 September 2013

**File Ref:** LP/03/79340

Environmental Planning Unit  
Sutherland Shire Council  
Locked Bag 17  
Sutherland NSW 1499

**Re: Amended Draft Sutherland Shire Local Environmental Plan 2013**

To the Mayor  
Councillor Kent R Johns

In response to the Amended Draft Sutherland Shire Local Environmental Plan 2013, and as land owners close to the Miranda Centre [REDACTED], we would like to ask the Council to consider allowing higher floor space density from 1.5-1 to 2-1 and extra height from 20 metres (6 storeys) to 25 metres (7-8 storeys).

We hope that, in considering our request, the Council will take into account the following:

- In particular, the land blocks between the railway line and Urunga Parade are large and there is open space at the rear (railway line). The blocks are also facing north at the front (no shadowing);
- Area 8, bound by Urunga Parade, Kingsway and west Gurrier Ave, has floor space density of 2-1 and height of 25 metres;
- Area 5 on the west side of the Miranda Centre, bound by Kingsway, the F6 road reservation and the railway line, and traversed by University Road, also has floor space density of 2-1 and height of 25 metres;
- In your Miranda Centre report, you state: "Outside the centre zone, the area south of the Kingsway is proposed as a new residential flat precinct. The precinct is bordered by the railway line and the Kingsway, which separate the precinct from adjacent low density residential uses. The proposal is for a permissible height of 25m (7-8 storeys) and FSR 2:1."

We greatly appreciate your time and effort in considering our request.

Kind regards,

[REDACTED]