

As land owners close to the Miranda centre (Area 6, the block bounded by the Kingsway, Miranda Road, and the railway line, and traversed by Urunga Pde) we would like to ask council and NSW government panels to consider allowing higher floor space density from the proposed 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 NSW government panels will take into account the following:

- Area 5 on the west side of Miranda centre, bounded by the Kingsway, the F6 road reservation and the railway line, and traversed by University Road, has floor space density of 2:1 and height of 25 metres.
- Area 8, bounded by Urunga Pde, Kingsway and Gurrier Ave has floor space density of 2:1 and height of 25 metres.
- The close distance of Area 6 to the Miranda centre and railway station (short walking distance)
- In the Miranda centre report the council states: 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 separates the precinct from adjacent low density residential uses. The proposal is for permissible height of 25 metres (7-8 storeys) and FSR of 2:1.

In summary, the requested FSR of 2:1 for Area 6 aligns with proposed zoning in adjacent areas. Further, it makes sense to maximise density in areas that are so close to shops, services and transport.

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

Regards

Josh Isben and Michelle Daly