



12 February 2014

Sutherland LEP Review

NSW Department of Planning and Infrastructure

PO Box 39

Sydney NSW 2001

Attention: Marian Pate

Via email: sutherlandlepreview@planning.nsw.gov.au

Re: Sutherland Draft LEP Review - Submission
Property: 10-14 and 46-50 Pinnacle Street, Miranda

Dear Ms. Pate,

We write following Nigel Dickson's comments to the Independent Panel at the public hearing held at Hazelhurst Regional Gallery and Art Centre, Gymea, on 4th February 2014 on behalf the owner of 10-14 and 46-50 Pinnacle Street, Miranda. The site location and the draft controls for the site are indicated in Figure 1 below.

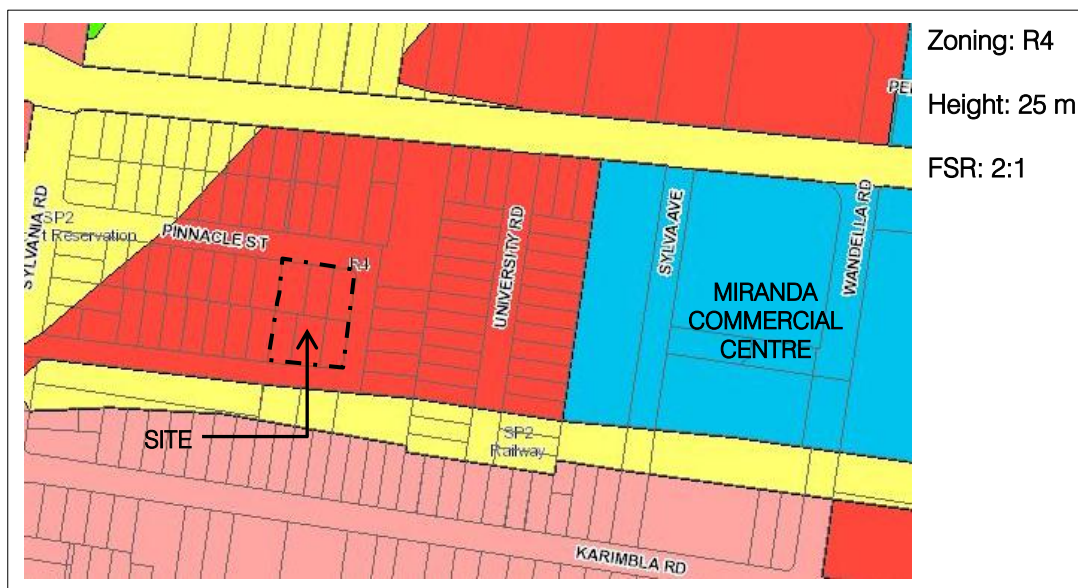


Figure 1: Draft LEP 2013 Zoning Map

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Nominated Architect: Robert Nigel Dickson Reg. No: 5364

We wish to reiterate our support for the Draft LEP controls applying to the site. The site's strategic location makes the area ideal for increased densities consistent with the Draft LEP 2013. The site is located within 750 m of the Miranda Railway Station and 200 m of the Miranda's Commercial Centre. It is located in close proximity to public open space, schools and other community facilities in addition to the major retail and other services available in the commercial centre. Refer to Figure 2 below.



Figure 2: Site Analysis

The Need for a Coordinated Structure Plan

The Draft LEP 2013 proposes new R4-High Density zoning in an area which is currently a low and medium density residential neighbourhood. This upzoning is consistent with the Transit Oriented Development model and Council's Residential Strategy based on its strategic, accessible location. The area is however constrained by the following:

- A low degree of pedestrian permeability with no direct, convenient links to the commercial centre and railway station
- Lack of traffic management strategies (i.e. no stop signs, traffic lights or other devices at intersection of Pinnacle Street and Sylvania Road),
- No Line markings on Pinnacle Street
- No designated pedestrian crossings
- No on street parking management
- No footpaths

It is recommended that Council consider preparing a structure plan for Miranda Centre which encompasses those areas zoned for increased residential densities outside of the commercial core zone so that the above issues can be addressed. Providing a simple plan for the area will facilitate a coordinated approach to the redevelopment of the area and avoid ad hoc planning during the DA assessment process.

Yours faithfully,

Dickson Rothschild

A handwritten signature in black ink, appearing to read 'Nigel Dickson', followed by a long horizontal flourish.

Nigel Dickson

Managing Director