

Dear Marian Pate

Councils response to the attached submission has inaccuracies and assumptions that are factually incorrect.

I didnt ask for my property to be considered in isolation. I asked council to consider rezoning of my area, with reasons provided.

Additionally all traffic leaving Miranda high rise zone 5 will head north and south on Sylvania Rd. As there are no traffic lights at University Rd, Miranda all traffic leaving will head west on The Kingsway and turn into Sylvania Rd to head back east around the block.

I dont use Miranda Station, as my property is 10m from the suburb boundary with Gymea. My family and neighbours use Gymea Station, as access is easier and is only a 10min walk. The F6 if ever constructed will never impede access to Gymea Station. Also I have a bus stop at my door so public transport access to the train station is simple and convenient.

The beginning of the northern low density area has not been extended in all the years that the Miranda Centre and Gymea have been progressively increased. Council in LEP2006 removed the park zoning next to this property without notification and fails to accept these impacts.

If you need further information or clarification I can be contacted on 9524 8751 or 0401 194 097

Thanks and regards  
Simon Turner

214 Sylvania Rd

Miranda 2228

Environmental Planning Unit

Sutherland Shire Council

Locked Bag 17

Sutherland 1499

17 September 2013

**LP/03/79340 Amended Draft LEP 2013 – Low Density to Medium Density**

Dear Sir/Madam

I'm writing to request that my property and others in the area, where council deems appropriate, be rezoned from R2 to R3 in this LEP 2013. This area wasn't rezoned in the 2006 LEP.

When I bought my property in this area, some 12 years ago, it was relatively quiet. I specifically bought this property to have a quiet residence, home office and business. My work requires quiet contemplation, consideration and careful implementation. Over time it has become busy and more developed and while I used to like living here and don't want to move, I accept the progress and would like to move with dignity

The reasons for my request and development that has occurred since I moved here are;

1. A bus stop is at the front door and bus route runs along Sylvania Rd
2. Westfield Miranda is a 8 min walk and can be seen from here
3. Gynea Station is a 10 min walk
4. Townhouses are diagonally opposite
5. A detached dual occupancy is opposite in R2 zoning
6. A child care centre in diagonally opposite
7. An Auto Paint shop is 4 doors down
8. Kouris Hardware is 5 doors down
9. A second child care centre has recently been approved half a block down the street
10. Council woodchip and other sporting and recreational events are held on the park next door.
11. R4 residential is proposed at Pinnacle St/University Rd Miranda
12. Traffic lights at Sylvania Rd, The Kingsway and President Ave have been installed

Yours faithfully

Simon Turner

Disclosure: No political donations or gifts