

12 June 2019

Ms Amanda Harvey
Director, Sydney Region East
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Harvey,

Section 3.34 Notification – 1–17 Segers Avenue in Padstow

In accordance with section 3.34 of the Environmental Planning & Assessment Act 1979, please be advised:

(a) Decision to submit a planning proposal

At the Ordinary Meeting of 30 April 2019, Canterbury Bankstown Council resolved to submit a planning proposal to the Department of Planning & Environment to seek a Gateway Determination.

The planning proposal proposes the following amendments to Bankstown Local Environmental Plan 2015:

- (a) Rezone 1, 1A, 3, 5, 7, 9, 11, 13, 15 and 17 Segers Avenue, Padstow from Zone R2 Low Density Residential to Zone B2 Local Centre.
- (b) Permit a maximum 2.5:1 floor space ratio subject to:
 - (i) Requiring a minimum 40 metre lot width at the front building line to facilitate higher quality built form and urban design outcomes; and
 - (ii) Applying a minimum 0.5:1 floor space ratio for the purposes of commercial development on the ground floor.
Otherwise a maximum 2:1 FSR would apply.
- (c) Permit a maximum 23 metre building height (six storeys). Any part of the building within two metres of the height limit is solely for the purposes of equipment servicing the building (such as plant, lift motor rooms, fire stairs and the like).
- (d) Require active street frontages along Segers Avenue and Padstow Pathway.

Council also resolved to seek authority to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning & Assessment Act 1979.

(b) Attached information

The planning proposal and the following background documents are attached for your information:

- The Council Report of the Ordinary Meeting of 30 April 2019 with the following attachments:
 - Attachment A (Economic Impact Peer Review)
 - Attachment B (Urban Design Peer Review)
 - Attachment C (Maps)
 - Attachment D (Local Planning Panel Report)
 - Attachment E (Local Planning Panel Report, Attachment)
 - Attachment F (Local Planning Panel Minutes)

- The proponent's application as follows:
 - Planning Proposal Report (prepared by ABC Planning, dated September 2018) and Letter (dated March 2019)
 - Urban Design Report (prepared by Smith and Tzannes, dated August 2018)
 - Concept Design (prepared by Ross Howieson Architects, dated July 2018)
 - Traffic Impact Assessment Report (prepared by PDC Consultants, dated September 2018)
 - Economic Impact Assessment Report (prepared by Hill PDA, dated September 2018) and Additional Information (dated March 2019).

- Council's peer reviews of the proposal as follows:
 - Economic Impact Peer Review (prepared by SGS, dated February 2019) and Letter (dated March 2019)
 - Urban Design Peer Review (prepared by Olsson Associates & Architects, dated March 2019) and Letter (dated March 2019).

If you have any enquiries or require further information, please contact Lindsey Dey of the Spatial Planning Team on 9789 9863.

Yours sincerely



Mauricio Tapia
Team Leader Strategic Planning