

2nd October 2020

Canterbury-Bankstown Council  
66 - 72 Rickard Road  
Bankstown NSW 2200

On Behalf Of: 32-34-36 Meredith St, Bankstown, NSW, 2200

**RE: Review of Bankstown Central Business District Review (32-36 Meredith St Bankstown)**

This letter seeks to comment on Canterbury-Bankstown Councils upcoming review of the Bankstown Town Centre planning controls. We believe that given the existing context of our site and the adjoining properties that there should be careful consideration given to any future controls. We have run our clinics (physiotherapy and Rheumatologist) at Meredith Street since 1993 and believe there is great opportunity for redevelopment of the Site given its context.

The site is within walking distance of Bankstown Railway Station (600m) and is prescribed to be a part of the Northern CBD in the Bankstown Development Control Plan. Over the years the properties along Meredith street have cultivated a mini medical precinct with a Physiotherapy (36 Meredith St), Rheumatologist (34 Meredith Street), medical centres being located at 52 and 56 Meredith Street and a physiotherapy clinic being located at 60 Meredith Street.

It is our view that this medical precinct should be formalised and incorporated into the future zoning of the Site which we would envisaged to be a mixed use zone which would have bonus incentives to retain and reinforce these uses which have become key community assets. The western end of Meredith is largely undeveloped which we perceive to be a great opportunity to retain these medical uses as well as providing for commercial uses and housing within walking distance of the Railway Station.

We support the previous classification of the Site as high rise and mixed use which was prescribed in the October 2015 Strategy prepared by the NSW Department of Planning for the Bankstown Station Precinct - Sydenham to Bankstown Urban Renewal Corridor Strategy. This Site and those adjoining it are more than capable of facilitating 18 storeys given its proximity to the railway station which is currently being upgraded as part of the Sydenham to Bankstown Strategy. The 18 storey built form will also blend well with the 15 storey development at 25 Meredith St / 32 Kitchener Pde which are being built within the streetscape and directly opposite our properties.

Large area portions of our block are currently only single storey uses apart from the odd three storey walk up which would make future development easy to facilitate. We believe this to be a unique opportunity for future development for this precinct unlike other parts of the Bankstown Central Business District which have largely been developed. As long-term

business owners in the Bankstown Central Business District we hope that Council carefully consider the opportunity that is presented on Meredith Street and on our site in particular.

Should you have any queries regarding this matter, please do not hesitate to contact me at

[REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]