

4 February 2022

Simon Manoski
Director Planning
City of Canterbury Bankstown
Simon.Manoski@cbc.city.nsw.gov.au

Dear Simon,

Bankstown Central (Centre) Planning Proposal – Affordable Housing Statement of Intent

Further to our recent and ongoing discussions regarding the Planning Proposal for Bankstown Central, a key component of our discussions relates to the provision of employment generating floor space and affordable housing.

Under the Planning Proposal, it is proposed to provide a minimum of 40% employment generating floor space across the Bankstown Central site (**Site**), including 50% within the Town Centre Precinct. As discussed, affordable housing will not be a mandatory requirement of the Planning Proposal if the required employment generating floor space will be delivered across the Site. It will however be explored by the Co-owners of the Site as residential uses are originated in accordance with the detailed concept masterplan.

As an ASX100 listed company who takes its ESG responsibilities seriously, we see affordable housing as an important element in providing a reduced level of housing stress experienced by low and moderate income households across Greater Sydney, and in particular in the City of Canterbury Bankstown.

We see an opportunity to provide key worker accommodation within the Site which could help support the delivery of employment generating uses on the Site and across the Bankstown CBD including future infrastructure like a new hospital in the CBD, the provision of allied health services and expansion of education uses within the CBD, including WSU.

As the residential components of the masterplan are developed, the Co-owners of the Centre will explore the viability and demand for affordable housing in Bankstown and, subject to its financial viability, will consider the provision of a component of affordable housing on the Site.

In addition, we are also in discussions with WSU regarding the potential for student accommodation to be delivered on the Site to support its initial demand, which would greatly assist university students to be able to both live and study in the Bankstown CBD.



One barrier we will need to work through is how affordable housing will be incorporated into the Build to Rent (BTR) product that we will most likely deliver on the Site rather than Build to Sell residential, where ownership can be transferred. It would be the Co-owners' intention to retain ownership of any affordable housing product.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Chris Pratt', written in a cursive, flowing style.

Chris Pratt
Project Director