

31 May 2022

Laura Locke  
Director Eastern and South Districts, Eastern Harbour City  
Greater Sydney, Place & Infrastructure  
Department of Planning and Environment

Dear Ms Locke

**RE: Section 3.34 Notification - Submission of Planning Proposal for Chester Square Shopping Centre at 1 Leicester Street in Chester Hill**

Canterbury Bankstown Council (Council) is pleased to submit the Planning Proposal for the Chester Square Shopping Centre at 1 Leicester Street, Chester Hill. The proposal will support delivery of additional housing and jobs within one of Council's key local centres as set out in the Greater Sydney Region Plan – 'A Metropolis of Three Cities', South District Plan and Council's Local Strategic Planning Statement – 'Connective City 2036'.

In accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979, please be advised of the following:

**(a) Decision to submit a Planning Proposal**

At the Ordinary Meeting of 22 September 2020, Canterbury Bankstown Council resolved to submit a planning proposal to the then Department of Planning, Industry & Environment to seek a Gateway Determination.

The Department's response (dated 22 December 2020) to Council's original submission (PP-2020-911) noted that while there was strategic merit for the proposal, additional works would be required to achieve the Department's new 380-day timeframes. In accordance with the Department's letter, Council has prepared the Urban Design Framework and Transport Strategy and Traffic Impact Assessment and has commenced additional works including a Public Domain Plan to support public exhibition.

The Planning Proposal includes the following amendments to Bankstown Local Environmental Plan 2015:

- Amend the 'Height of Buildings (HOB) Map' to increase the building height from 20 metres to maximum of 60 metres (including 12, 20, 35, 45, 55 and 60m)
- Amend the 'Floor Space Ratio (FSR) Map' to increase the floor space ratio from 2.5:1 to 4:1
- Introduce a new site-specific Clause into Part 6: Additional Local Provisions of the draft LEP that will address the following items:
- 5% affordable housing contribution to Council, either through dedication or monetary contribution.
- A maximum amount (12,400m<sup>2</sup>) of retail use gross floor area allowed on the site due to traffic network constraints.



- Require a minimum amount (at least 7,000m<sup>2</sup>) of retail FSR to be provided underground as envisaged by the proposed 4:1 FSR.
- Include a requirement for no net loss of employment generating uses where the special provision to allow ground floor residential to part of the site has been adopted. This may require identification of the proposed active street frontages.
- Protect solar access to the publicly accessible open space (24/7 to be secured on title) and Waldron Road properties.

The Planning Proposal is supported by a public benefit offer including, but not limited to, delivery of a 2,800m<sup>2</sup> publicly accessible central plaza, public domain improvements and a 2,000m<sup>2</sup> Gross Floor Area multi-purpose community facility.

**(b) Attached information**

The Planning Proposal and following supporting documents are attached for your information:

- Planning Proposal and Appendices
- Supporting studies and Reports
- Council Meeting Report and Minutes (22 September 2020)
- LPP Meeting Report and Minutes (17 August 2020)
- The Department's letter dated 22 December 2020.

Council requests Gateway Determination and that Council exercise its plan-making delegations in this instance.

Should you require any further information or wish to discuss this matter, please contact Council's Coordinator Strategic Assessments, Patrick Lebon on 9707 5593 or email at [Patrick.Lebon@cbc.city.nsw.gov.au](mailto:Patrick.Lebon@cbc.city.nsw.gov.au).

Yours sincerely

Patrick Lebon  
**Coordinator Strategic Assessments**