

18 March 2024

The General Manager  
Mr John Clark  
City of Canada Bay Council  
1A Marlborough Street, Drummoynes  
DRUMMOYNE NSW 2047  
E: council@canadabay.nsw.gov.au

Dear Mr Clark,

**1 KING STREET, CONCORD WEST  
DRAFT LETTER OF INTENT TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT (VPA)**

We write to the City of Canada Bay Council as the landowners and joint venture development partners of the site at 1 King Street, Concord West. The site presents a unique opportunity to provide a master planned residential mixed-use precinct directly adjacent to the Concord West Railway Station which is one stop from the future North Strathfield metro station. The proposal will provide appropriate density next to the Station and is a suitable location for additional housing, open space, and a vibrant neighbourhood civic precinct.

This letter presents an offer for a Voluntary Planning Agreement (VPA) to accompany the associated Planning Proposal as submitted to the City of Canada Bay Council (Council) for the site. Notwithstanding ongoing negotiations surrounding the VPA and the Applicant's view that the Property has the capacity to carry a higher FSR and deliver a higher number of housing units, this letter has been updated for completeness and outlines:

- The scope of the Council supported Planning Proposal and indicative outcome, and
- The VPA offer to be agreed upon finalisation of the Planning Proposal by Council.

**1. The Planning Proposal and Indicative Outcome**

The Planning Proposal has been prepared to respond to:

- Reduced market demand for the existing suite of permissible uses and the current premises,
- The Council's future strategic direction for Concord West,
- Population housing needs, and
- The state government's broader vision for the area as envisaged by the Parramatta Road Corridor Urban Transformation Strategy.

Our Planning Proposal seeks to amend the *Canada Bay Local Environmental Plan 2013* as follows:

- Rezone the site to R4 High Density Residential.
- Amend the maximum building to a range of heights between 20 metres and 42 metres.
- Amend the maximum floor space ratio a range between 2.53:1 and 3.09:1.
- Include the site on the Key Sites Map and Active Frontages Map.

The Planning Proposal will facilitate the master planned renewal of the site for the following:

- 10 buildings, ranging from 4-12 storeys accommodating approximately 618 dwellings in a range of 1, 2, and 3 bedroom apartments and townhouses.
- New loop road through the site connecting King Street and George Street.
- A total of approximately 69,982m<sup>2</sup> of gross floor area which equates to a floor space ratio of 2.23:1. The gross floor area comprises approximately:
  - 65,641m<sup>2</sup> residential floor area
  - 4,229m<sup>2</sup> non-residential floor area
- A green connection of approximately 2,500m<sup>2</sup> to provide pedestrian and cycle access north-south through the site and including a neighbourhood park.
- A new 'station precinct' – focused along the active spine and community plaza accommodating a range of non-residential uses (i.e.: retail, food and beverage, gym, health and childcare) at street level.

## **2. The Voluntary Planning Agreement**

The offer is prepared with reference to Section 4.4 of the Council's Planning Agreement Policy & Procedures Manual, which outlines the Council's approach to planning agreements for proposals that result in value uplift. It more specifically addresses the VPA document as drafted by the Council's lawyers, Lindsay Taylor Lawyers.

In keeping with drafted VPA, we propose easement rights in favour of Council in accordance with **Figure 1**. These easement rights will permit access to the following elements delivered as part of the development:

- New open space for community use;
- a new loop road connecting King Street and George Street. The new road will comprise road carriageway, footpaths and the planting of street trees;
- a north-south through site link to provide pedestrian and cycle access through the site; and
- an east-west through site link connecting the new loop road with George Street.

At this stage, we anticipate that the elements contemplated by the VPA will have a pure construction delivery value upwards of \$14m.



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**Figure 1 – Public Access Diagram**

These interventions and their respective public access arrangements will become valuable assets for the broader precinct by:

- Improving walkability and permeability between the existing neighbourhoods in Concord West and the Railway Station.
- Integrating a large, under-utilised land parcel into the granular urban environment of its surrounds through the provision of meaningful open space and well-designed roads for use by the whole community.

### Conclusion

We are committed to delivering a high-quality outcome on the site and believe that the delivery of the new open space, a range of housing choices, and a community focused neighbourhood centre will ensure that a true sense of place and community is able to be delivered on the site.

We note that it is intended that the VPA go on exhibition concurrently with the Planning Proposal following gateway determination. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021* and contain mechanisms for completion of any works and/or land dedication. The Planning Agreement may be registered by the Registrar-General.

Please feel free to contact **Saul Moran** (0411 431 203; [saul.moran@billbergia.com.au](mailto:saul.moran@billbergia.com.au)) if you require any further details

Yours sincerely,

John Kinsella AM

Managing Director  
Concord West Property Pty Ltd