

26 April 2023

The Chief Executive Officer
City of Canterbury-Bankstown Council
PO Box 8
BANKSTOWN NSW 1885

Dear Sir/Madam

Planning Agreement Offer

CMT Architects Australia Pty Ltd as the Proponent offers to enter into a Planning Agreement with the City of Canterbury-Bankstown Council under section 7.4 of the *Environmental Planning and Assessment Act 1979* in connection with the Planning Proposal for the site located at 913-925 Punchbowl Road, Punchbowl (site). The site is commonly known as 'Club Punchbowl'.

CMT Architects Australia Pty Ltd as the Proponent accepts the terms as generally set out in the Council's Planning Agreement template and in the following table:

Item	Terms
Parties	City of Canterbury-Bankstown Council CMT Architects Australia Pty Ltd
Land	913 Punchbowl Road, Punchbowl – (Lot B, DP378634) 915 Punchbowl Road, Punchbowl – (Lot 2, DP21524) 917 Punchbowl Road, Punchbowl – (Lot 3, DP21524) 919 Punchbowl Road, Punchbowl – (Lot 4, DP21524) 921 Punchbowl Road, Punchbowl – (Lot 6, DP5245) 921A Punchbowl Road, Punchbowl – (Lot A, DP378634) 921B Punchbowl Road, Punchbowl – (Lot D, DP382627) 923 Punchbowl Road, Punchbowl – (Lot 15, DP132440) 925 Punchbowl Road, Punchbowl – (Lot 1, DP236825) 21 Canterbury Road, Punchbowl – (Lot 14, DP132440)
Planning Proposal	This Planning Agreement Offer relates to the Planning Proposal for the land identified above. The Planning Proposal would establish new urban planning development standards on the site that would be a catalyst for the redevelopment of the site for the following: <ul style="list-style-type: none"> • Redevelopment of the 'Club Punchbowl' facilities to include approximate 1,600sqm of 'club' floor space. • Develop approximately 300 residential dwellings across the site and approximately 13 townhouses on the northern most part of the site. • Develop basement car parking to meet Council's car parking requirements.

Item	Terms
	<ul style="list-style-type: none"> Develop extensive publicly accessible open space areas including a playground in accordance with Council's <i>Playgrounds and Play Space Strategic Plan</i>. <p>The Planning Proposal seeks the following:</p> <ul style="list-style-type: none"> Amend the <i>Bankstown Local Environmental Plan 2015</i> Land Zoning Map by rezoning the properties at Nos. 913–921B Punchbowl Road, Punchbowl from Zone R2 Low Density Residential to R4 High Density Residential. Amend the <i>Bankstown Local Environmental Plan 2015</i> Height of Buildings Map by applying varying maximum building heights across the site from 11 metres to 26 metres. Amend the Floor Space Ratio Map by applying a maximum 1.3:1 floor space ratio to the properties at Nos. 913–921B Punchbowl Road and a maximum 2:1 floor space ratio to the properties at Nos. 923–925 Punchbowl Road and 21 Canterbury Road. <p>Refer to the Scoping Report for relevant maps that support the Planning Proposal.</p>
Compliance with Council's Template Planning Agreement link	To be discussed with Council.
Monetary Contribution	Nil
Works	<p>Dedication of affordable housing - 5% of the total amount of residential units over the site and project shall be dedicated to Council as affordable housing.</p> <p>Dedication of activity room – A 60sqm space is to be dedicated to Council as a community/activity room that is to be located on the ground level on part of the site that is zoned as B1 Neighbourhood Centre under the <i>Bankstown Local Environmental Plan 2015</i> (LEP) and as proposed in the <i>Draft Canterbury Bankstown Consolidated Local Environmental Plan 2020</i> (Draft LEP). This dedication is in accordance with Council's Community Infrastructure Needs Review dated January 2020.</p>
Dedication of Land	Dedication of land for road widening as required by Transport for NSW. Refer to the Architectural Design Package for relevant maps that support the Planning Proposal.
Other Public Benefits	Nil
Application of section 7.11, 7.12 and 7.24	To be discussed with Council.

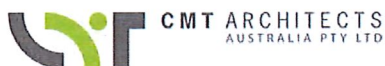
Item	Terms
Registration	To be discussed with Council.
Agreement to registration by those with an interest in the property	To be discussed with Council.
Dispute Resolution	To be discussed with Council.
Security	To be discussed with Council.
Restrictions on Issue of Certificates	To be discussed with Council.
Costs	To be discussed with Council.

Yours faithfully



Mr. Chris Tsioulos

CMT Architects Australia Pty Ltd as the Proponent



Level 1, 61-65 Kingsway
Kingsgrove NSW 2208
T: (02) 9587 4330