

13 March 2024

Laura Locke
Director Eastern and South Districts
Department of Planning, Housing and Infrastructure

Dear Ms Locke

**Section 3.34 Notification - Submission of Planning Proposal
1 Leicester Street, Chester Hill (Chester Square site)**

Canterbury Bankstown Council submits a planning proposal for the proposed mixed-use development at 1 Leicester Street, Chester Hill (Chester Square site).

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:

(a) Decision to submit a Planning Proposal

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

The Department's response to Council's submission (PP-2020-911) dated 22 December 2020 noted that while there was strategic merit for the proposal, additional works would be required to achieve the Department's new 380-day timeframes.

Further, following the planning proposal being resubmitted on 31 May 2022, the Department reiterated in its 'resubmit' Gateway determination correspondence dated 23 December 2022 that aspects of the proposal required further revision and considered before being re-submitted.

The planning proposal in its current form includes the following amendments to *Canterbury Bankstown Local Environmental Plan 2023*:

- Amend the 'Height of Buildings (HOB) Map' to increase the building height from 20 metres to maximum of 60 metres (including a range of heights including 10, 12, 20, 29, 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:



- Objectives that will require future development on the site to maintain acceptable solar access to publicly accessible land on the site and to future residential development on surrounding properties.
- 5% affordable housing contribution to Council, either through dedication or monetary contribution.
- Provide a minimum 8,300m² of 'employment generating floor space' to maintain employment and services on the site and to ensure residential dwellings at the ground floor level do not reduce the existing quantum of existing 'employment generating floor space' on the site.
- A maximum amount (12,400m²) of retail premises Gross Floor Area allowed on the site to manage traffic impacts on the surrounding road network.
- Permit multi-dwelling housing on the site to enable terrace style housing that will have a direct ground floor frontage to certain parts of Leicester Street, Bent Street and Priam Street.

The Planning Proposal is supported by a public benefit offer including, but not limited to, delivery of a 2,000m² publicly accessible central plaza, public domain improvements and a 2,064m² Gross Floor Area multi-purpose community facility. Note that this will be confirmed prior to public exhibition, via a draft Planning Agreement.

(b) Attached information

The planning proposal and following supporting documents are attached for your information:

- Planning proposal document dated March 2024
- Supporting studies, reports and peer reviews, and
- The Department's 'resubmit' Gateway determination advice dated 23 December 2022.

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 Jackson Caires, Acting Senior Strategic Planner on 9707 9411, or email at jackson.caires@cbc.city.nsw.gov.au

Yours sincerely

Patrick Lebon
Coordinator Strategic Assessments