

By email
26 February 2024

Patrick Lebon
Coordinator Strategic Assessments
City of Canterbury Bankstown
66/72 Rickard Road Bankstown NSW 2200

Our ref 282813-00

Dear Patrick,

Chester Square Planning Proposal **Revised Scheme Traffic and Transport Letter**

This letter has been prepared to summarise Arup's review of the *Chester Square – Planning Proposal – Addendum Transport Statement* (Ason Group, 2023).

In 2019, a Planning Proposal at 1 Leicester Street, Chester Hill was submitted to City of Canterbury Bankstown (Council) and amended in 2020. The Planning Proposal seeks to amend planning controls relating to floor space ratio and building height to redevelop the site into a mixed-use development with residential, retail, commercial and community facility uses. In January 2024, a revised scheme was prepared in response to Council's feedback and the Addendum Transport Statement was prepared by Ason Group to support the revised scheme.

Arup believes that the Addendum Transport Statement is sufficient to support Gateway Determination for the Planning Proposal. Noting our review identified several traffic and transport elements that should be addressed in future stages of the planning process:

- Impacts of the proposed vehicular access points on traffic distribution, separation between residential and commercial vehicles and upgrades to intersections within the study area.
- Impacts to the public domain of a vehicular access point on Frost Lane.
- Adequacy of vehicular access points widths in relation to Development Control Plan requirements and AS2890 standards.

Please contact the undersigned should have you have any further questions.

Yours sincerely



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