

22 November 2021

Simon Manoski
Director Planning
Canterbury Bankstown Council
PO Box 8
BANKSTOWN NSW 1885

Dear Simon

**PLANNING PROPOSAL FOR 1 LEICESTER STREET, CHESTER HILL
REVISED PUBLIC BENEFIT OFFER**

As you know, SJB was engaged by Council to undertake a third party assessment of the planning proposal submitted for 1 Leicester Street, Chester Hill.

This review has resulted in a substantial reduction in the bulk and scale of the proposed development which has an impact on the feasibility of the project.

Notwithstanding the reduction in gross floor area (**GFA**), we maintain our commitment to public benefit for the community albeit with a slight variation as set out below:

- A new **Community Hub (Library or other community purpose)** consisting of a cold shell space of up to 2,000 sqm GFA within the development to be dedicated to Council.
- A new **Community Town Plaza** (open air and publicly accessible 24/7) within the development consisting of up to 2,800 sqm GFA
- **Public Domain Street Improvements to Waldron Road** (as generally depicted in Figure 36 of the Chester Hill Planning Proposal Urban Design Review prepared by Place Design Group dated 25 March 2020.)
- A new **active laneway** being 3m widening and embellishment of Frost Lane (to be dedicated to Council) including new pavement treatment.
- **Embellishment of Charles Lane** (the extent of which is to be agreed between the Council and the Applicant and to relate to the impact of the development).
- **Upgrade to local traffic network** by the installation of traffic lights at Waldron Road and Priam Street.
- Supply of up to **5% Affordable Housing** within the development to be retained by the Proponent and operated by a Service Housing Provider for a period of 10 years. If additional density is obtained for the site post gateway as a result of an amendment to a planning instrument then an increased percentage of affordable housing will be considered.
- Commitment to a **Local Content Agreement** - this program will deliver an employment and training program for local residents and youth of Chester Hill.

- Enter into good faith discussions with Transport NSW for the provision of **accessible lifts at Chester Hill railway station** commensurate with the impact of the application. (For clarity, this must not prevent the finalisation of the planning proposal application as it depends on a third party).

It is the proponent's intention to deliver a project that contributes to the evolution of Chester Hill into an important and bustling Centre for the local community.

Yours faithfully



Kevin Nassif
Chief Operating Officer
Holdmark Group

25 May 2022

Kevin Nassif
Chief Operating Officer
Holdmark Group
Suite 2/2-4 Giffnock Avenue
MACQUARIE PARK NSW 2113

Dear Mr Nassif,

Planning Proposal for 1 Leicester Street, Chester Hill – Letter of Offer Response

Thank you for providing the revised Letter of Offer dated 22 November 2021 associated with the planning proposal at 1 Leicester Street in Chester Hill on the Chester Square Shopping Centre site.

Generally the public benefits offered align with those proposed in the Council resolution (dated 22 September 2020) with exception of the Affordable Housing offer. The revised Affordable Housing offer for up to 5% retained by the proponent for a period of 10 years does not align with State policies or Council's Affordable Housing Strategy for 5% dedicated to Council in perpetuity. While the offer is appreciated, Council seeks to work with you on these and a number of other matters before a draft Planning Agreement is exhibited. In particular we request a revised Letter of Offer that includes the following:

- Provide 5% of additional residential floor space as affordable housing to Council in perpetuity (through either dedication to Council or monetary contribution) consistent with the South District Plan and the Canterbury Bankstown Affordable Housing Strategy.
- Amend the items in the Letter of Offer to remove references to providing 'up to' a certain value. This will provide certainty to the community and Council that the items in the Letter of Offer will not be less than what is stated in the Offer.

I note that the Offer includes upgrades to the local traffic network and public domain improvements. The details of these components will be informed by the final Public Domain Plan and Traffic Report and we look forward to an in-principle agreement on the improvements and their inclusion into the draft Planning Agreement before exhibition of the planning proposal.

Holdmark's response to the Urban Design Framework including the key move for Chester Hill of widening Frost Lane to support a more pedestrian friendly environment is appreciated by Council and we look forward to addressing any issues that may arise moving forward.

A revised response that addresses the above would be appreciated as soon as practicable. Once a response to the above matters is received, Council will look to refine these items as part of a draft Planning Agreement before exhibition of the planning proposal commences. If you require any clarification please contact the project officer, Patrick Lebon on 9707 5593 if there are any queries.



Yours sincerely

A handwritten signature in black ink, appearing to read 'M Noble', with a long, sweeping horizontal line extending to the right.

Mitchell Noble
Manager, Spatial Planning



26 May 2022

Mitchell Noble
Manager Spatial Planning
Canterbury-Bankstown Council
PO Box 8
BANKSTOWN NSW 1885

Dear Mitchell

RE: 1 LEICESTER STREET, CHESTER HILL – PLANNING PROPOSAL - PUBLIC BENEFIT OFFER

We write in relation to Councils letter dated 25 May 2022 responding to our Letter of Offer dated 22 November 2021.

We acknowledge that Council are generally in agreeance with our Letter of Offer (LOO) with the exception of the Affordable Housing item.

Our LOO was based on a proposed density that ensured the project was able to be delivered for the community of Chester Hill.

Councils independent studies have resulted in a reduction in density on the site of approximately 11% of GFA. This reduction in density puts unnecessary pressure on the delivery of homes and urban spaces for Chester Hill. Notwithstanding Holdmark re-confirmed its committed to the LOO unchanged.

Specific to the affordable housing offer, Holdmarks offer is that *5% of the additional residential floor space be retained by the developer for a period of 10 years and managed by an appropriate housing provider*. We note that Council requests that these affordable housing dwellings be provided to Council in perpetuity. This has significant impacts on the financial position of the project.

We request from Council that the LOO, the revised scheme and the overall contribution this project delivers is considered holistically and the planning proposal is sent to the Department for determination.

Kevin Nassif

**Chief Operating Officer
Holdmark Group**