

Canterbury-Bankstown Council
PO Box 8
Bankstown NSW 1885

Attn: Patrick Lebon
Strategic Assessments Coordinator

5 August 2024

Re: 328 Hector Street, Bass Hill – Gateway Condition Response – PP 2024-847

Dear Patrick,

We refer to the Gateway conditions for the Planning Proposal and in particular the justification for the maximum GFA cap of 800m² proposed on the recreation facility (indoor) additional land use.

The cap has its basis in the previous use of the site as a RSL Club. The Club operated on the site under existing use rights. The Club had an approval to operate a recreation facility (indoor) (gym) as an ancillary use to the dominant club use. That gym had a floor area of approximately 800m². The proposed floor area cap therefore replicates the size of the previous land use on the site.

Of equal relevance is that in the preparation of the most recent consent for the site for a childcare facility and medical centre, plus a third tenancy, car parking provision on-site was provided to a level that would support a recreation facility (indoor) use should it become a permissible land use. Allowing a recreation facility (indoor) of a greater size may not be capable of meeting Council's on-site car parking provision.

The proposed GFA cap therefore reflects the size of the previous gym that operated on the site, the size of the third tenancy within the most recent approved development on the site and a facility size for which the required on-site car parking can be accommodated.

We trust this clarification addressed the matters raised by Council. Should you require any further information, please do not hesitate to contact me on (02) 9380 9911 or by email at sbarwick@sjb.com.au.

Yours Sincerely,



Scott Barwick
Director