

16 November 2023

Mr Frank Katsanevas  
Group Design Manager  
St Hilliers  
Via email: [fkatsanevas@sthilliers.com.au](mailto:fkatsanevas@sthilliers.com.au)

Dear Frank,

**184 Lord Sheffield Circuit, Penrith – Community Infrastructure Recreation Facility (Indoor)**

Further to our recent discussions, we understand that Thornton North Penrith Pty Ltd (a joint venture between St Hilliers and First Point Projects), have two development applications currently under assessment by Penrith City Council for a mixed-use redevelopment of the subject site.

As part of this proposal, we are advised that Thornton North Penrith Pty have identified a 'Recreation Facility (indoor)' within the podium level of the development which they intend to either dedicate to Penrith City Council or alternatively lease (at no-cost) to a non-for-profit organisation. We greatly appreciate you reaching out to seek our interest in potentially operating such a facility.

The Police Citizens Youth Clubs NSW (PCYC) is a registered charity, who's mission is to empower young people to reach their potential through Police and community partnerships.

With over 66 clubs across the state, PCYC provides quality activities and programs in a safe, fun and friendly environment. Our aim is to engage with, and positively influence our 70,000+ youth members through mainstream sport, recreation, education, leadership and cultural programs. In addition, we work with at-risk youth to break the cycle of disadvantage through crime prevention, vocational education, youth capacity building and social responsibility programs to change the life outcomes of over 7500 youth per year.

While PCYC have an existing facility in Penrith CBD at 100 Station Street, Penrith this facility is continually at capacity and we are always looking for additional space to respond to the needs of the local community. Therefore, **this letter provides in-principle support to operate such a facility.**

We understand that:

- The tenancy is to remain in the ownership of the Building Owner
- The tenancy is to be dedicated on title as a Public Indoor Recreation Facility
- The Building Manager would coordinate with the PCYC who would be operating the facility on a day to day basis (as a not for profit)
- This space would be made available to the PCYC to operate at no cost including generic fitout of the tenancy to suit
- Outgoings (elect, water, maintenance etc) would be covered by the Building Owner
- Technically, the space is to be used as a place for Indoor recreation as per the current **PCYC**
- The Building Owner would also make available 2 carparks (at no cost) in the centre to assist in this facility's operation

We thank you for the opportunity to potentially operate the proposed recreation facility and we look forward to working with your team once there is more detail at hand.

Kind regards,



On behalf of  
Mr Lester Stump  
General Manager of Strategic Development, Facilities & Assets  
PCYC NSW