



Planning Proposal

**1 Leicester Street, Chester Hill
Chester Square**

July 2025





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Introduction

Canterbury Bankstown Local Environmental Plan (CBLEP) 2023 is the statutory planning framework that establishes land use zones and building envelope controls such as floor space ratios and building heights in the Canterbury Bankstown Local Government Area (LGA).

Canterbury Bankstown Council is in receipt of a planning proposal application applying to 1 Leicester Street, Chester Hill (referred as 'Chester Square' in this planning proposal) made on behalf of Holdmark Group. The planning proposal seeks to amend the CBLEP in the following manner:

Controls	Existing	Proposed
Land Use Zone (LZN)	E1 Local Centre	No Change
Height of Building (HOB)	20m	10 – 60m
Floor Space Ratio (FSR)	2.5:1	4:1
Local Provisions	N/A	Minimum underground and total maximum retail floor space areas, affordable housing provision, ground floor residential where there is no net loss of employment generating uses, key setbacks and open space.
Additional Permitted Use (APU)	NA	Adding <i>Multi Dwelling Housing</i> as an additional permitted use

The planning proposal will enable the redevelopment of the site for a mixed use development comprising of:

- Approximately 515 dwellings,
- 12,400m² of retail and 1,218m² of commercial floor space,
- 2,800m² publicly accessible square, and
- 2,064m² of multi-purpose community facility

A public benefit offer accompanies the proposal includes a cold shell for a new 2,064m² community facility (included in the above), public domain improvements to Waldron Road and the surrounding streets, widening of Frost Lane, and other local road and infrastructure upgrades. Council and the Applicant will continue discussions on the public benefit offer, with a revised letter of offer and/or a draft Planning Agreement to be included as part of the material exhibited alongside the planning proposal post-Gateway.

Background

The planning proposal was first considered by the Canterbury Bankstown Local Planning Panel (LPP) on 17 August 2020 which recommended that additional planning investigations, community consultation and a comprehensive masterplan be undertaken before the planning proposal is referred to the Gateway.

Following the LPP's recommendation, the proposal was put to Council on 22 September 2020 where it was resolved to prepare and submit a planning proposal on the site, as outlined in Table 1.



Council originally requested a Gateway Determination on this site in September 2020. The Department of Planning, Housing and Infrastructure (DPHI) responded on 22 December 2020 agreeing that while there was strategic merit to the proposal, completion of the additional work as resolved by the LPP and Council would exceed the 380 day timeframe as extracted below.

The Department considers the renewal of Chester Hill has strategic merit, being a centre identified for additional development potential and renewal in Council's Local Strategic Planning Statement. Subject to the resolution of urban design, traffic and associated issues, the Department would be happy to support a Gateway determination for the site.

*...In order to progress the planning proposal **Council is encouraged to progress the update and refinement of the urban design and traffic studies consistent with the Council resolution and resubmit the planning proposal.** This would allow a fully resolved planning proposal to be issued a Gateway determination with the subsequent exhibition and finalisation within 380 days.*

Based on the above direction from DPHI, Council has since undertaken the Urban Design Framework (UDF) and the Transport Strategy and Traffic Impact Assessment (TSTIA) studies as per **Appendix E & I**.

Table 1 below outlines how Council has addressed or will address each item in the Council Resolution.

Table 1: Status of Council Resolution Items

Resolution Items	Response/Status
1. Council prepare and submit a planning proposal to the Department of Planning, Industry and Environment to seek a Gateway Determination for amendments to Bankstown Local Environmental Plan 2015 as follows:	
a. Permit a range of maximum building heights of up to 62m	The planning proposal adheres to the maximum height with the maximum height set at 60m based on detailed analysis undertaken in the UDF by SJB Architects (Appendix E).
b. Permit a maximum Floor Space Ratio of up to 4.53:1	FSR to a maximum of 4:1 following analysis undertaken in the UDF by SJB Architects (Appendix E).
c. Require a site specific design excellence clause	Site will be subject to the Design Excellence clause (Clause 6.15) and associated design review process in the CBLEP. By virtue of this existing clause and associated process the Council resolution will be achieved and a separate design excellence clause is not required.
d. The provision of affordable housing and public benefits set out in the planning agreement	Since the resolution in 2020, Council has prepared and submitted a draft Affordable Housing Contribution Scheme (AHCS) to DPHI for approval (as part of the Bankstown City Centre planning proposal). If the AHCS, currently under assessment, is gazetted prior to the completion of this planning proposal; it is possible that the scheme may be used to deliver this outcome instead of a planning agreement.
2. Council seek authority from the Department of Planning, Infrastructure and Environment to exercise the delegation in relation to the plan	Council has requested Local Plan Making Authority (LPMA) for this planning proposal.



Resolution Items	Response/Status
<i>making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.</i>	
3. <i>Subject to the issue of a Gateway Determination, and before the proposal is exhibited:</i>	
a. <i>Council negotiate a more substantial public benefit offer with the proponent as outlined in this report and in light of the intensity of development proposed. This should include a contribution to the broader strategic planning review for Chester Hill, supply of up to 15% of dwellings within the development for affordable housing, and contributions to further local infrastructure.</i>	<p>The revised Letter of Offer proposes a 3% affordable housing dedication. Council and the applicant plan to further discuss and refine the Letter of Offer, which in its current form includes increased dedication to Frost Lane and other items as outlined in Section D Question 11.</p> <p>An independent consultant review of the public benefits associated with this planning proposal has been undertaken and will inform the preparation of the draft Planning Agreement, to be separately exhibited.</p>
b. <i>A design excellence clause be applied that ensures any redevelopment is of high quality.</i>	Complete – as per item 1(c) above.
c. <i>A public domain plan be prepared for Chester Hill to identify the required works and cost the embellishment of Waldron Road, Frost Lane and Charles Place. This will include investigation of the feasibility of the proposed expansion of Charles Place and associated land acquisition costs and cost recovery mechanisms available to council.</i>	The Public Domain Plan has been completed. Refer to Appendix Q. The Plan includes upgrades to Charles Place however land acquisition opportunities and associated costs have not been included and can form part of a separate project in the future.
d. <i>A site-specific DCP be prepared to further define the form of the development and development controls as outlined in this report which may result in a reduction to the maximum height and FSR of the proposal. This will include further analysis on urban design and architectural form including additional north/south and east/west connectivity within and surrounding sites.</i>	A draft DCP has been prepared for the site and will be exhibited alongside the planning proposal (Appendix E).
e. <i>The applicant to undertake further traffic, economic, architectural and urban design work as outlined in this report.</i>	In response to DPHI's advice, further traffic, architectural and urban design works have been completed prior to re-submission (refer Appendix E and I).
f. <i>Council negotiate a financial contribution from the proponent for the provision of accessibility lifts at Chester Hill railway station, and that Transport for NSW be engaged with respect to taking that contribution and providing accessibility lifts at Chester Hill station and the outcome of these negotiations are to be brought back to Council in the next steps.</i>	<p>The proponent has committed to <i>"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 will not prevent the finalisation of the planning proposal application as it depends on a third party)."</i></p> <p>In February 2024, the NSW Government announced Chester Hill railway station would receive accessibility upgrades fully funded by the State Government. The requirement to provide these upgrades or similar is therefore not required by the proponent.</p>
a. <i>Council undertake additional community and stakeholder engagement post Gateway but prior</i>	To be undertaken prior to public exhibition, Council will review additional studies based on the outcomes of this engagement.



Resolution Items	Response/Status
<i>to additional studies being prepared and that the outcomes of this consultation be used to inform the additional studies prior to formal public exhibition as required by the Gateway.</i>	
b. <i>Council ensures that local Community Support organisations (such as Chester Hill Neighbourhood Centre and others) be specifically engaged as a stakeholder group as part of the early additional consultation.</i>	To be completed in the Community Consultation phase.
c. <i>That Council's exhibition notifications are available in the top 5 languages for our City on Councils website and that this notification provide detailed information on the proposal including the key changes to planning rules and how to access more information and assistance in any language.</i>	To be completed in the Community Consultation phase.
d. <i>Council negotiate and enter into a local content agreement with the proponent to ensure local jobs and training of local residents is delivered and local firms selected during the construction of the proposal and that this agreement be entered into prior to any work being undertaken on the site.</i>	This is a matter that can be dealt with at the development application stage of the project.
e. <i>Council establish a community voice panel (comprising a random selection process to establish a panel representative of the community) to be independently chaired and funded by the proponent. The panel is to operate post Gateway to provide feedback and input into the studies to be completed in the next steps.</i>	To be established prior to public exhibition.
4. <i>After the planning proposal has been exhibited, a report be provided to Council outlining submissions received and the applicant's response to the issues raised in this report.</i>	To be completed following public exhibition.

Further, following the planning proposal being resubmitted on 31 May 2022, the Department reiterated in their correspondence dated 23 December 2022 that aspects of the proposal still need to be further revised and considered before being re-submitted.

In response to the Department's 23 December 2022 correspondence, the planning proposal in its current form has been amended to reflect the DPHI LEP Making Guideline, the current local strategic planning framework and amended controls as informed by the urban design and traffic reports.



The correspondence from DPHI including a letter and detailed table (referred as Attachment A) requested the resubmission of the planning proposal once the items in the following table are addressed.

Table 2 – Response to items in DPHI ‘resubmit Gateway determination’ letter dated 23 December 2022

Issue	Action
address the issues raised in Attachment A,	This planning proposal and the revised appendices have been prepared in response to the detailed matters raised in Attachment A to the DPHI planning proposal resubmit correspondence dated 23 December 2022.

Comments are provided in relation to several key matters:

Consultation with TfNSW

Council and ARUP met with Michael Dixon and James Hall from TfNSW on 16 May 2023 to advise of the updates made to the planning proposal and to confirm the traffic modelling approach undertaken by ARUP was acceptable. ARUP advised the following:

‘Following on from our meeting last month for Chester Square - one of the points raised was whether the background traffic growth considered in the Arup modelling is robust, given the recent release of TZP22 forecasts.

Thanks to Michael for coordinating the STFM data with TZP22. On review, the STFM growth rates with TZP22 are generally lower than the background growth considered in the Arup modelling. Therefore, we believe the background growth considered in the Arup modelling is robust’.

The feedback from TfNSW received from Michael Dixon of TfNSW on 23 June 2023 stated *‘In summary, TfNSW is happy with the use of our original growth rates as they are conservative when compared to these from the latest Travel Zone Projection 2022 forecasts’*. TfNSW were generally satisfied overall and did not require to see the modelling prior to submission of the planning proposal with DPHI.

In line with the Gateway determination, Council consulted with TfNSW on 14 November 2024, with their response being provided on 18 December 2024. Their advice was as follows:

Traffic and Transport Objectives

- The recommendations to deliver on the Traffic and Transport Objectives including developing a Green Travel Plan and Delivery and Servicing Plan are appropriate supportive measures.
- TfNSW encourages implementing sustainable travel initiatives and sharing parking provision between land uses to reduce overall parking provision where appropriate.

Infrastructure Upgrades

- TfNSW agrees that future stages of the planning proposal should consider the impacts of the proposed vehicular access points on traffic distribution, impacts to



Issue	Action
	<p>the public domain of a vehicular access point on Frost Lane, separation between residential and commercial vehicles and upgrades to intersections within the study area.</p> <ul style="list-style-type: none"> • Infrastructure upgrades should consider alternative traffic circulation options for access arrangements such as one-way circulation and/or prioritising bus movements. • The design of street upgrades should consider the Design of Roads and Streets Manual (TS 00066) and NSW Speed Zoning Standard (TS 03631) self-explaining road design principles in low-speed environments. • Further consultation with TfNSW is recommended regarding proposed traffic signal upgrades including the proposed Concept Layout of Waldron Road / Priam Street. <p>It is noted that TfNSW will be consulted with again during the exhibition of the planning proposal, post Gateway determination.</p> <p><u>Public Domain and Landscape Design Report</u></p> <p>An updated Report has been provided by Turf (Appendix M). In addition, Council has engaged Aspect to prepare a draft Public Domain Plan that will include details of streetscape and public domain upgrades around the site and along Waldron Road, to be delivered by the proponent as part of a Planning Agreement.</p>
be supported by documentation that clearly and consistently identifies the scope of the planning proposal and its assessment	The scope of proposed changes in this planning proposal has been clarified and unified. The supporting reports submitted with this planning proposal are consistent in their description of the proposed LEP amendments being sought.
address recommendations from various supporting consultant reports and peer reviews, which in addition to addressing matters in Attachment A, may lead to refinements of the scope of the proposal	<p>The planning proposal and associated concept development has been amended in the following ways to address the issues raised in Attachment A of the DPHI correspondence dated 23 December 2022:</p> <ul style="list-style-type: none"> • The overall built form has been amended to align with the SJB Urban Design Framework. The mid-connector blocks along Frost Lane from 8 storeys to 5 storeys. • Street setbacks and podium tower setbacks now achieve consistency with the SJB recommended 'consolidated built form controls'. • The retail floor space and overall FSR in the urban design study prepared by Turner demonstrate compliance with the planning proposal controls. • Updated solar access diagrams and 3d images provided. • Clarification and alignment of proposed Gross Floor Area (GFA). <p>Supporting updated reports address Attachment A in the following sections:</p> <ul style="list-style-type: none"> • Appendix D – Revised Urban Design Report, pages 3 - 5 • Appendix H – Addendum to the Traffic Impact Assessment, and • Appendix M – Revised Public Domain and Landscape Design plan, pages 25-26. <p>The following reports are submitted to provide context to the planning proposal and are secondary supporting documents that can be updated post Gateway to reflect any changes that may be</p>



Issue	Action
	<p>required as part of Gateway conditions and are not determinative to the planning proposal in terms of strategic and site specific merit given the planning proposal has not significantly changed.</p> <ul style="list-style-type: none"> • Economic report and peer review (Appendices J and K), and • Social needs peer review (Appendix L) – the planning proposal has been updated to address these recommendations (refer to Table 6, p31-32 of the PP document). <p>In addition to the above, the SJB Urban Design Framework retains its role as the guiding document that provides the foundation for urban design principles. The urban design peer review is to be read in conjunction with SJB's UDF.</p> <p>Regarding the SJB peer review (Appendix F), the wording on page 2 of the document confirms the planning proposal aligns with the key requirements and that minor matters highlighted in the peer review will be addressed as part of the site specific DCP preparation, post Gateway determination and prior to exhibition.</p>
<p>A revised Urban Design Report which identifies key principles for any future growth across the Chester Hill centre, including principles relating to connectivity, street activation, future building form and open space provision and integration with the surrounding context.</p>	<p>The revised Urban Design Report prepared by Turner architects is submitted with this planning proposal and addresses the issues raised in this item and in Attachment A. Refer to Appendix D.</p>
<p>A revised Traffic and Transport Study, prepared in consultation with Transport for NSW, must ensure any potential floorspace growth and associated land use mix can be accommodated across the Chester Hill centre, and what, if any, traffic and transport upgrades are required to support the proposal. The study also needs to address recommendations by GTA's Peer Review – Transport Impact Assessment (17 March 2020) and ARUP's Transport Strategy and Traffic Impact Assessment (Chester Square Planning Proposal) (3 May 2022).</p>	<p>An updated traffic statement (Addendum) prepared by Ason is submitted with this planning proposal – refer to Appendix H. The Addendum addresses the key issues raised in the ARUP peer review and notes that a number of key recommendations in the ARUP review would be dealt with at the Development Application stage (or in the preparation of the DCP) including:</p> <ul style="list-style-type: none"> • Preparation of a Green Travel Plan. • Develop site specific car parking rates. • Preparation of a delivery and servicing plan. • Preparation of street cross sections. • Engagement with TfNSW to expand extent of study area.
<p>A revised Public Domain and Landscape Plan, that includes greater detail on the adjoining street and Frost Lane public domain improvements, recommendations for planting and public domain approaches that can inform the required draft DCP and demonstrate how deep soil planting can be achieved across the site.</p>	<p>A revised Public Domain and Landscape Plan prepared by Turf is submitted with this planning proposal – refer to Appendix M. This document will be considered by Council during the preparation of the draft Public Domain Plan.</p>
<p>A revised Social Infrastructure Study that identifies social infrastructure needs required for the proposal and that clarified proposed delivery mechanisms and addresses Ethos Urban's Peer Review recommendations (20 July 2020).</p>	<p>Based on discussions held with DPHI Officers, a revised Social Infrastructure Study has not been prepared. A response to the Ethos Urban peer review has been included in this planning proposal to demonstrate how the planning proposal addresses each of the items raised in the peer review report. Refer to Figure 7.</p>



Issue	Action
An assessment, demonstrating compliance with the principles and objectives of the State Environmental Planning Policy 65. Detailed analysis should be provided in relation to open space provision, building separation, natural ventilation, solar access (within site and surrounding area) and opportunities for deep soil planting.	Refer to Attachment D – Revised Urban Design Report prepared by Turner that includes a response to all matters raised in Attachment A to the DPHI correspondence. A summary of the response to the SEPP 65 is at page 7 of Attachment D.
A draft site-specific Development Control Plan (DCP) to address matters outlined in Attachment A.	An initial draft site specific DCP amendment has been prepared and is held at Appendix O. The initial draft is based on the SJB Urban Design Framework and will be refined and further developed with input from SJB prior to exhibition. The draft DCP amendment will also address the matters identified by SJB in their Peer Review.
Consideration should be given to changing the scope of proposed LEP amendments to help further solidify the proposal, support good quality design outcomes and enable functionality of the site	The revised urban design report prepared by Turner has been peer reviewed by SJB Architects which confirms
Include revise assessments against all relevant local and State strategic plans, SEPPs and section 9.1 Directions, where refinements to the proposal have been made	These items have been addressed in this revised planning proposal document.

Council received a Gateway determination on 4 June 2024, with a series of conditions that needed to be addressed prior to public exhibition. This planning proposal and the appendices have been updated to address those matters – refer to **Appendix P** of the updated planning proposal package.

In response to DPHI’s correspondence relating to the reduction of primary development controls, the planning proposal underwent material changes to better align with the UDF as prepared by SJB. This included a reduction in the FSR from 4.53:1 to 4:1, as well as alignment in height controls across both the UDF, and the revised Urban Design Report by Turner (refer to pages 3 to 7).

As outlined in the Department’s LEP Making Guideline, a planning proposal is comprised of the following components:

Part 1	A statement of the objectives of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved.
Part 2	An explanation of the provisions that are to be included in the CBLEP to achieve the intended outcomes.
Part 3	The justification of strategic and site-specific merit, outcomes and the process for implementing the proposed changes to the CBLEP.
Part 4	Existing and proposed maps to identify the effect of the planning proposal and the area to which it applies.
Part 5	Details of consultation that is to be undertaken with Government agencies, Council or other authorities, and the broader community as part of the planning proposal’s exhibition phase.



Part 6	Project timeline to detail the anticipated timeframe to complete the LEP making process.
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The planning proposal is viewed as a Complex proposal due to the local provisions that will apply to the site, the change in urban design character anticipated and the demand for additional infrastructure.

Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to the planning proposal.

Site Context and Site Description

The subject site is located on Lot 452, DP800063 at 1 Leicester Street, Chester Hill (known as Chester Square) as shown in Figure 1. The site has dimensions of 220m (east to west) and 70m (north to south) with a total site area of approximately 16,714m².

The closest Strategic Centre to Chester Hill is 4km to the north west at Fairfield, in the Fairfield LGA. Bankstown is 5km to the south east and Parramatta CBD is 7kms to the north. The 2016 population for Chester Hill was 12,060 people, which represents a significant increase of 9% from 2011, with the largest increase being empty nesters and retirees 60 to 69 which increased by 29%.

Within Chester Hill there are five schools:

- Chester Hill Public School,
- Chester Hill North Public School,
- Chester Hill High School,
- Sefton High School (a selective high school), and
- Salamah College.

The centre features a busy main street along Waldron Road however changes to planning controls introduced in 2016 have failed to stimulate private investment or renewal through new development within the centre. The core of the main street sits between Chester Hill Road and Priam Street. It is a well-proportioned main street in terms of building heights and street widths; however, the public domain is tired which shows in the overall visual amenity of the centre. The site itself contains the existing Chester Square Shopping Centre, the main retail facility in Chester Hill. The shopping centre services a broad catchment including Chester Hill, Sefton, Birrong and Bass Hill, and is directly situated behind the main road of Waldron Road.

The existing shopping centre is a car orientated retail destination that has produced poor urban design outcomes in the centre with minimal activation on the surrounding streets or permeability for the local residents.



Figure 1: Chester Square Site Context Analysis (Source: Nearmap, 2020)





Part 1 – Objectives and Intended Outcomes

Objective

To amend the CBLEP to provide for a mixed-use development on the subject site at 1 Leicester Street, Chester Hill through height and floor space ratio amendments, the introduction of an additional permitted use for Multi Dwelling Housing, and specific additional Local Provisions in Part 6 of the LEP to protect infrastructure capacity.

Intended outcomes

- To amend the existing planning controls to facilitate the redevelopment of the site in a manner that will achieve a profound urban design improvement and provide a place-making catalyst for transformational change within the centre including major public benefits for the betterment of the local community.
- To amend the existing planning controls to facilitate the redevelopment of the site in a manner that supports the NSW Government's objectives for growth within local centres within close proximity to existing infrastructure which also includes a significant public benefit.
- To provide for increased housing choice and diversity in proximity to major public transport and services, through an additional permitted uses clause to enable Multi Dwelling Housing to be permissible on the site.
- To accommodate an increased residential population in a location where residents will benefit from reduced commuting times and the convenience and lifestyle associated with living in an established centre.
- To provide for significant additional employment floor space which will promote both business activity and private sector investment within the centre providing for the growth and evolution of the centre.
- To achieve synergistic outcomes for economic growth and improvement within the remainder of the Chester Hill centre.
- To achieve a retail and residential density which is commensurate with the demonstrated capacity of the site.
- improving pedestrian connectivity and enhancement of public spaces through the widening, enrichment and activation of the adjacent Frost Lane and surrounding areas, as well as the introduction of a minimum 2,800m² public square within the centre of the site.
- To deliver 3% of the total residential floor space on the site as affordable housing.
- To deliver a 2,064m² Council multi-purpose community facility.

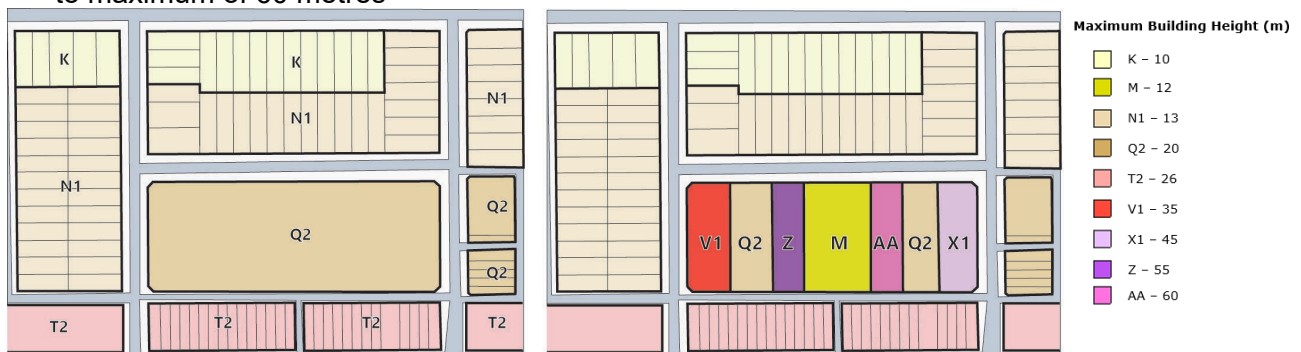
It is note that this proposal will be supported by a planning agreement that will be negotiated between Council and the proponent as outlined in Section D, Question 11.



Part 2 – Explanation of Provisions

To achieve the intended outcomes, the proposed amendments to the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP) are:

- Amend the 'Height of Buildings (HOB) Map' to increase the building height from 20 metres to maximum of 60 metres

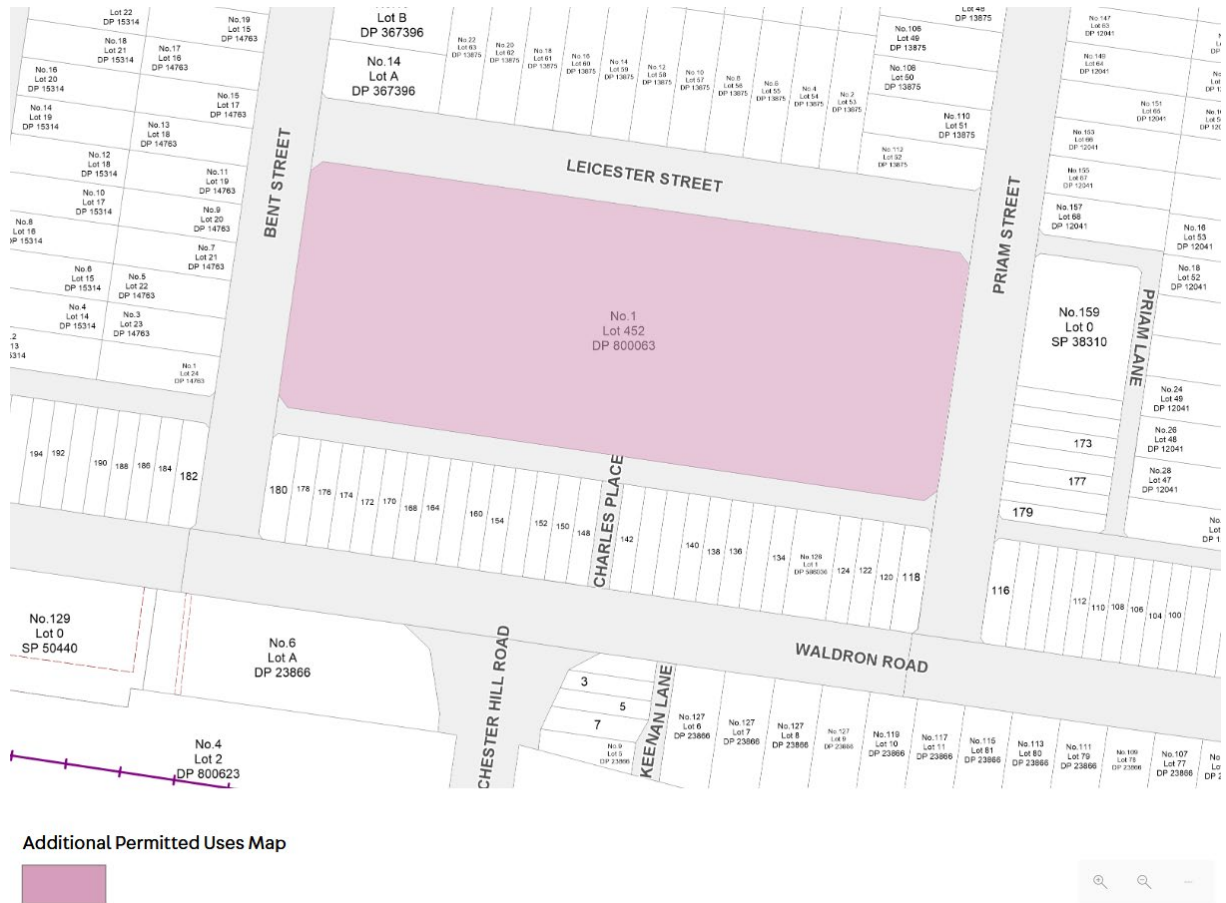


- Amend the 'Floor Space Ratio (FSR) Map' to increase the floor space ratio from 2.5:1 to 4:1



- Amend the 'Additional Permitted Uses (APU) Map' to allow for Multi Dwelling Housing on Lot 452 DP 800063 (1 Leicester Street, Chester Hill). See below.

It is intended that the Additional Permitted Use will exempt the site from being subject to the current clause 6.21 in the CBLEP (Restrictions on development in Zones E1 and E3).



- Introduce a new site-specific Clause into Part 6: Additional Local Provisions of the CBLEP that will address the following items:

- Stipulate a minimum 3% affordable housing (of total residential GFA) contribution to Council, either through dedication or monetary contribution. Potential drafting of the clause could be as follows:

“6.12 Affordable Housing on Certain Land at Chester Hill

- (1) This clause applies to the land identified as 1 Leicester Street, Chester Hill.*
- (2) The consent authority may, when granting development consent to development on the land, impose a condition requiring 3% of any residential floor area to be dedicated to Council as affordable housing to be managed by a registered community housing provider.”*

Alternatively, it is noted that Clause 6.38 ‘Affordable housing’ in the CBLEP provides a mechanism to apply an affordable housing contribution for this site. Prior to finalisation, and subject to the Parliamentary Counsel’s Office approval, Clause 6.38 could be amended to include reference to 1 Leicester Street, Chester Hill to achieve the same outcome.



- Require a minimum 8,300m² GFA of ‘employment generating floor space’ on the site to maintain the provision of jobs and services and to reflect the permissibility of ground floor residential dwellings on the site. Employment generating uses could include:

centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities, function centres, health services facilities, hotel or motel accommodation, information and education facilities, passenger transport facilities, public administration buildings, recreation facilities (indoor), residential care facilities, registered clubs, tourist and visitor accommodation.*

*It is noted that *residential care facilities* are permissible pursuant to Chapter 3, Part 5 of the SEPP (Housing) 2021.

- Stipulate a maximum ‘retail premises’ GFA of 12,400m² to manage car parking and traffic impacts on the surrounding traffic network. The need for this control has been informed by microsimulation traffic network modelling undertaken by ARUP (**refer Appendix I**).
- Introduce a site-specific provision requiring the inclusion of a publicly accessible open space with a minimum single area of 2,800m² to support the proposed uplift as envisaged for the subject site.
- Include a draft provision requiring a site-specific Development Control Plan (DCP) to be in place prior to any development, ensuring the following:

The development control plan referred to in clause 6.44(4)(g) must provide for the following—

- a. Car parking requirements to manage traffic impacts*
- b. Solar access to publicly accessible open space and future residential development*
- c. Through site links between Frost Lane and Leicester Street, and between Bent Street and Priam Street.*
- d. Vehicular access points*
- e. Canopy cover and landscaping*
- f. Maximum GFA for towers above 8 storeys*

A site-specific DCP has been prepared and will be exhibited alongside this proposal to support delivery of the proposed development with the proposed LEP mapping is included at Part 4 – Maps.



Part 3 – Justification of Strategic Merit and Site-Specific Merit

Section A – Need for the Planning Proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

No.

The planning proposal is not the result of a Council initiated strategic study or report. However, the site is of such a large size and magnitude that it is strategically significant within the context of Chester Hill and also the broader local government area, such that consideration of a planning proposal for the site in the absence of a strategic study is warranted.

The site is located well within the Chester Hill centre with close proximity to the necessary social infrastructure, public transport, open space, and community facilities. However, the site currently has an especially poor relationship and connection with its context and has little regard to the strategic significance of the site. The proposal for this site has the unique opportunity and capacity to achieve a transformational change for Chester Hill while delivering public benefits, jobs and additional housing.

The planning proposal will facilitate delivery of further public benefits including a minimum 2,000m² GFA Council multi-purpose community facility, at least 2,800m² of publicly accessible open space/town square, widening and embellishments to Frost Lane, public domain improvements to Waldron Road and surrounding streets, plus a range of improvements to the local road network to improve current performance.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the best means of achieving the objectives and intended outcomes for the site by providing an appropriate model for the growth while delivering suitable public benefits in a timely manner.

The current planning controls for Chester Hill were set through the implementation of the North West Local Area Plan (adopted in 2013), which occurred shortly after the gazettal of the Bankstown LEP in 2015. Despite the introduction of the North West Local Area Plan, renewal within Chester Hill Town Centre has not occurred as envisaged by Council's planning controls and it is reasonable to consider proposals seeking to vary existing controls, now considered ineffective. Although the proposal is out of sequence from a timing perspective in Council's Local Strategic Planning Statement (LSPS) in relation to the series of centre masterplans Council will be undertaking, the LSPS does not preclude unanticipated proposals from being progressed where they demonstrate clear merit and are consistent with its vision and objectives. In fact, that is the intention of the NSW Governments planning system.

To address the inconsistencies in planning controls with adjoining and surrounding sites, a review of planning controls for the broader Chester Hill centre and surrounds will be undertaken as part of Council's town centre master planning program. Given the significant time and financial costs of undertaking this body of work, and based on priorities set by the LSPS, this



work would not be undertaken in the short-medium term in the absence of a Gateway determination.

With regard to accelerating the master planning program for Chester Hill, Council has already committed to the master planning of Metro stations in line with the recently endorsed LSPS. For this reason, it is recommended that the Chester Hill master planning occur after these already nominated centres; and that the proponent contribute to the master planning of Chester Hill to form part of the program already set by Council and agreed to by the Greater Sydney Commission

Considering this, and given the significant housing and employment generating potential to be facilitated by the planning proposal within an existing centre, the planning proposal should not be delayed until a centre-wide approach can be undertaken. Additional urban design work prepared by SJB Architects has been completed to inform and refine the planning proposal as resolved by Council at the 22 September 2020 meeting.

The consequence of the planning proposal not proceeding is that the current site remains in its current state. The retention of the current state would maintain the:

- poor urban design outcomes and interface with its surrounding context,
- no additional community benefits,
- no improvements to the local road network,
- no additional jobs created both during construction and in operation,
- no flow on effects for the local economy, and
- no additional housing in a location well serviced by public transport.

The potential for the site to achieve significant public benefit and its capacity to contribute towards the revitalisation of Chester Hill with jobs and housing in an appropriate location will be achieved by this planning proposal, which is therefore the best means for achieving the objectives and intended outcomes.

Section B – Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

3.1 Greater Sydney Region Plan (A Metropolis of Three Cities)

The Greater Sydney Region Plan was released by the former Greater Sydney Commission (GSC) on 18 March 2018. It provides a 40-year vision for the Greater Sydney region and is designed to inform district and local plans and the assessment of planning proposals.

The Greater Sydney Region Plan identifies several key objectives around the need to ensure communities are healthy, resilient and socially connected; and improving housing supply to all groups in the community.



The planning proposal is consistent with the GSRP, especially the following objectives outlined in Table 3.

Table 3: Consistency with Greater Sydney Region Plan Objectives

Objective	Consistent / Rationale
Infrastructure and Collaboration	Consistent – The planning proposal will enable efficient use of infrastructure by supporting growth of housing and employment in an established suburb, close to the existing Chester Hill train station.
Objective 1: Infrastructure supports the three cities	The planning proposal will support the development of the Chester Hill as a local centre that is well-located to support Parramatta, the Central River City (7km to the north), and the nearby Strategic Centres of Fairfield (4km to the north west) and Bankstown (5km to the south east).
Objective 2: Infrastructure aligns with forecast growth-growth infrastructure compact	The proposed increase from 2.5:1 to 4:1 FSR will allow for more efficient utilisation of the existing infrastructure networks with minor upgrades required to the transport network as outlined in Question 11 of Part 3 of this report from the Transport Strategy and Traffic Impact Assessment (TSTIA) prepared by ARUP (refer Appendix I).
Objective 3: Infrastructure adapts to meet future needs	The move towards the provision of basement parking and retail facilities proposed in the concept development also responds to the evolving needs of Chester Hill as it establishes itself as a more fully developed local centre.
Objective 4: Infrastructure use optimised	
Objective 5: Benefits of growth realised by collaboration of governments, community and business	
Liveability	Consistent – This planning proposal seeks to make amendments to the LEP to provide capacity for additional jobs and dwellings in the local centre. The proposed amendments include changes to Floor Space Ratio (FSR) and Height of Building (HOB) planning controls as identified in the LEP maps (Part 4), in addition to site specific Local Provisions outlined in Part 2 of this report.
Objective 6: Services and infrastructure meet communities' changing needs	
Objective 7: Communities are healthy, resilient and socially connected	As a Local Centre, around 1,100 new dwellings are anticipated in Chester Hill by 2036 to support the overall housing target of 50,000 in Canterbury Bankstown. This planning proposal is anticipated to support delivery of around 515 dwellings (based on 85m ² /unit) in Chester Hill which will be supported by associated traffic, pedestrian and cycling infrastructure improvements and other public benefits.
Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	The proposal improves housing diversity and affordability as the apartment dwellings proposed will likely be in a 'shop top housing' use which varies from the predominate low-rise residential built form existing in Chester Hill. Residential flat buildings will also be permitted along the northern side of the site. In addition to this, the proposal will implement an affordable housing provision to contribute to minimise housing stress within the LGA
Objective 10: Greater Housing Supply	Since implementation of the Local Area Plan in 2016, Council has seen little investment in the Chester Hill area to drive urban renewal. The planning proposal offers to the opportunity to deliver a catalytic development in a centre that is capable and well positioned for investment. Furthermore, the proposal will contribute key public spaces and
Objective 11: Housing is more diverse and affordable	



Objective	Consistent / Rationale
Objective 12: Great places that bring people together	improvements including a multi-purpose community facility and publicly accessible central plaza.
Productivity	Consistent – This planning proposal is focused on integrating the proposed increases in residential and commercial density with planned improvements to the transport network. As outlined in Question 11, the proposal will require upgrades to the Priam Street/Waldron Road intersection and modification at Bent Street/Waldron Road.
Objective 14: Integrated land use and transport creates walkable and 30-minute cities	The amendments to the FSR, zoning and height provisions in the LEP, once redeveloped will deliver an additional capacity of employment floor space to cater for expected demand growth.
Objective 22: Investment and business activity in centre	Based on the above, this planning proposal is consistent with objectives 14 and 22 of the GSRP.
Sustainability	Consistent – This planning proposal has sought to focus higher density development on a significant land holding that is within 200m of the Chester Hill Train Station. By concentrating growth in a key node of the Chester Hill centre, Council seeks to deliver public benefits and preserve amenity. Amenity preservation has included minimising solar access impacts to nearby properties, public open space and suitable built form transitions to surrounding areas.
Objective 30: Urban tree canopy cover is increased	By increasing housing and employment capacity within the walking catchment of existing retail amenities, train station and potential future metro station the proposal will place downward pressure on car dependency, increase the attractiveness and convenience of active transport modes (i.e. walking and cycling) and therefore broadly improve environmental and sustainability outcomes for Chester Hill and the LGA.
Objective 31: Public open space is accessible, protected and enhanced	
Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	
	The planning proposal will support a reduction of urban heat in Chester Hill with public domain improvement and embellishments seeking the opportunity to increase urban tree canopy and the provision of deep soil on the site. A Public Domain Plan will be completed to support delivery of the Planning Agreement on this site. Furthermore, a site-specific DCP will support the proposal with controls that include the establishment of deep soil zones, tree canopy on ground and tree canopy on structure where practical.
	The planning proposal has been developed to ensure residents are within a 200m to 400m walking catchment of a green open space, Nugent Park North.
	The planning proposal is consistent with the relevant objectives of 30-32 of the Greater Sydney Region Plan.

3.2 South District Plan

The GSC released the South District Plan on 18 March 2018 to give effect to the Greater Sydney Regional Plan. The District Plan contains priorities and actions to guide the development and planning of the south district while improving the district's social, economic and environmental assets. The planning proposal was submitted to the Department after the release of the District Plan.



Section 3.8 of the Act requires planning proposal authorities to give effect to any district strategic plan applying to the LGA to which the planning proposal relates. Therefore, this proposal must be considered against the provisions of the South District Plan.

The planning proposal is consistent with several planning priorities in the South District Plan as outlined in Table 4.

Table 4: Consistency with the SDP's Planning Priorities

Objective	Consistent / Rationale
Infrastructure and Collaboration Planning Priority S1: Planning for a city supported by infrastructure	Consistent – The planning proposal is consistent with Planning Priority S1. The planning proposal will facilitate increased numbers of residents and workers within close proximity of an existing train station and retail amenities, encouraging increased public and active transport usage for daily activities. Furthermore, there are 5 existing schools within the Chester Hill catchment. The public benefits offered to support this planning proposal includes community infrastructure such as the publicly accessible central plaza and the minimum 2,000 sqm multi-purpose community facility.
Liveability Planning Priority S3: Providing services and social infrastructure to meet people's changing needs Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities Planning Priority S5: Planning housing supply, choice and affordability, with access to jobs, services and public transport Planning Priority S6: Creating and renewing great places and local centres, and respecting the District's heritage	Consistent – The planning proposal is generally consistent with Planning Priorities S3 to S6. The proposed amendments to FSR and height of building provisions will provide an additional capacity for around 515 dwellings in Chester Hill which contributes to the South District Plan's 83,500 dwelling target for the region by 2036. The GCC set a target of 58,000 additional dwellings for the Canterbury Bankstown LGA by 2036 in the South District Plan. Council's Housing Strategy identified that 50,000 dwellings could be created in the LGA to ensure new housing is in appropriate locations where it can be supported by infrastructure. The planning proposal is on such site, based on its close proximity to the Chester Hill train station, Nugent Park North and community infrastructure public benefits. A Public Domain Plan will be created to support the proposal and associated Planning Agreement which includes various public domain improvements and embellishments. This will include new footpaths, bike lanes, creating pedestrian focused areas and public domain improvements surrounding the site and Waldron Road to encourage a more active lifestyle. By supporting the growth of apartments, the proposal will contribute to diverse housing outcomes for Chester Hill. The site will contribute to local affordable housing outcomes which will assist in minimising housing stress across the LGA.
Productivity Planning Priority S12: Delivering integrated land use and transport planning and a 30-minute city	The planning proposal is generally consistent with Planning Priority S12. The proposed amendments to the FSR and height provisions will deliver an additional commercial and retail capacity while protecting the existing employment generating floor space to support future growth in the centre. Located within 200m of the existing Chester Hill train station, the site provides access within 15 minutes to Bankstown and around 30mins to Parramatta on public transport for the additional housing and employment generating uses proposed.



Objective	Consistent / Rationale
Sustainability	The planning proposal is generally consistent with Planning Priorities S15 and S16.
Planning Priority S15: Increasing urban tree canopy cover and delivering Green Grid connections	Increasing housing and employment capacity within the walking catchment of existing and potential future public transport infrastructure decreases car dependency and improves environmental and sustainability outcomes.
Planning Priority S16: Delivering high quality open space	The planning proposal will deliver a new high quality central plaza open space that will be publicly accessible 24/7 as part of its public benefits. A Public Domain Plan (PDP) and site specific DCP is being undertaken to support the intended outcomes and will be made available during exhibition of the planning proposal.
	Furthermore, the PDP and site specific DCP will include provisions for additional urban tree coverage and bike lane delivery adjacent to the site.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

4.1 Community Strategic Plan 'CBCity 2028'

CBCity 2028 is Council's 10-year plan to guide the City of Canterbury Bankstown on its journey to be a thriving and dynamic city. This planning proposal is consistent with the Community Strategic Plan as it will support Chester Hill achieved the CBCity 2028 Destinations as outlined in Table 5.

Table 5: planning proposal Evaluation of the CBCity 2028 Destinations

2028 Destinations	Justification
Safe and Strong – A proud inclusive community that unites, celebrates and cares	The inclusion of a new minimum 2,000 sqm multi-purpose community facility will support the provision of high-quality community services and buildings to make the city safer and more accessible to the community.
Clean and Green – A clean and sustainable City with healthy waterways and natural areas	The proposal and associated site-specific DCP will facilitate delivery of additional urban tree canopy coverage in the surrounding streets and new communal and publicly accessible open spaces.
Prosperous and Innovative – A smart and evolving City with exciting opportunities for investment and creativity	Implementation of the proposed planning controls will support delivery of more jobs and housing into this local centre.
Moving and Integrated – An accessible City with great local destinations and many options to get there	The proposal is supported by a Planning Agreement for upgrades to the surrounding public domain to increase active transport routes and accessibility to the vehicular, bus and rail networks.
Healthy and Active – A motivated City that nurtures healthy minds and bodies	With the inclusion of a 2,000 sqm publicly accessible 'town plaza' open space to the site, in addition to two (2) communal open spaces, the planning proposal will facilitate creation of a Healthy and Active city.
Liveable and Distinctive – A well-designed, attractive city which preserves the identity and character of local villages	The planning proposal and associated site-specific DCP will allow a Liveable and Distinctive city to be developed in this growing local centre due to the
Leading and Engaged – A well-governed City with brave and future focused leaders who listen	Community engagement will be undertaken as part of the formal planning proposal in at least 5 languages to reflect the diverse nature of the City and support an engaged community.



4.2 Local Strategic Planning Statement ‘Connective City 2036’

Chester Hill has been identified as a ‘*local centre*’ in Council’s LSPS, which sits under the Strategic Centres of Bankstown and Campsie in the LSPS hierarchy of centres, with a focus on providing additional housing alongside urban and community services to support the local community. Urban renewal within the area including investment, jobs and housing has not occurred recently. The LSPS notes on page 73 that the city’s “*centres will be investigated for additional housing (subject to master plans, structure planning, community consultation, and environmental and urban design studies) include Bankstown, Campsie firstly and then Belmore, Lakemba, Wiley Park, Punchbowl, Canterbury, Yagoona, Chester Hill, Revesby and Padstow.*”

As identified in the GSRP, South District Plan and LSPS, Council has resolved to prioritise the centres located along the Sydenham to Bankstown South West Metro Corridor. It is not anticipated that Chester Hill will be comprehensively master planned within the next 5 years based on the state-led priority for the Metro Corridor.

Council has already committed to the master planning of Metro stations in line with the recently endorsed LSPS. For this reason, it is recommended that the Chester Hill master planning occur after these already nominated centres; and that the proponent contribute to the master planning of Chester Hill to form part of the program already set by Council and agreed to by the Greater Sydney Commission

Although the proposal is out of sequence from a timing perspective in Council’s Local Strategic Planning Statement (LSPS) in relation to the series of centre masterplans Council will be undertaking, the LSPS does not preclude unanticipated proposals from being progressed where they demonstrate clear merit and are consistent with its vision and objectives. In fact, that is the intention of the NSW Governments planning system.

Based on Council’s assessment, there is strategic and site-specific merit to progressing this proposal ahead of a comprehensive masterplan. To this end, the UDF and TSTIA have been prepared to ensure that the likely constraints and opportunities that will be investigated as part of a future centre-wide master plan have been considered as part of this planning proposal.

This increased density will be subject to Clause 6.15 – Design excellence within the CBLEP and a site specific DCP that will be focused on ensuring the development implements high quality design in what will be a landmark development.

4.3 Canterbury Bankstown Housing Strategy

The Canterbury Bankstown Housing Strategy, endorsed by Council in March 2020, guides and informs the review and development of local environmental plans and future planning decisions to achieve the expected delivery of new dwellings to 2036. CBCity has a target of 50,000 total new dwellings across the LGA by 2036 with the majority of this growth focused in centres, such as Chester Hill. Chester Hill is one of 9 local centres across the Canterbury Bankstown LGA which is set to contribute to the delivery of around 10,100 new dwellings. Considering this Chester Hill needs to contribute around 1,100 new dwellings by 2036. The proposal would support approximately 515 dwellings in a ‘shop top housing’ and residential flat building



development form that would assist in transitioning to the medium then low density residential in the north.

The planning proposal is consistent with the Housing Strategy as it supports delivery of the new dwellings across the LGA in an appropriate location and form.

4.4 Canterbury Bankstown Affordable Housing Strategy

The Canterbury Bankstown Affordable Housing (AFH) Strategy is Council's plan to reduce the level of housing stress experienced by residents across the City so that the community can thrive socially and economically by increasing the provision of affordable rental housing.

Since endorsement of the AFH Strategy in March 2020, Council has amended the Planning Agreements Policy and submitted a proposal to DPHI to implement the Affordable Housing Contributions Scheme (AHCS) in the LEP as per actions 2.1, 2.2 and 2.3 of the AFH Strategy. Action 2.3, as extracted below, relates directly to proponent-led planning proposals such as Chester Square.

Action 2.3 – In relation to planning proposals, it is proposed to amend the Planning Agreement Policy to conform with the Ministerial Direction (March 2019) and include a requirement for a 5% affordable housing contribution for planning proposals resulting in uplift or more than 1,000 sqm of residential floor space, unless otherwise agreed with Council.

If the Affordable Housing Contribution Scheme (AHCS), currently under assessment by DPHI, is gazetted prior to the completion of this planning proposal; it is possible that the scheme may be used to deliver this outcome instead of a planning agreement.

The planning proposal is considered consistent as it will implement the AFH Strategy through the most appropriate mechanism, either through a Planning Agreement or adoption of the AHCS at the time of finalisation.

4.5 Canterbury Bankstown Employment Lands Strategy

The Canterbury Bankstown Employment Lands Strategy (ELS) aims to inform Council's decision making and ensure that there is an adequate and appropriate supply of employment land that is serviced to meet the needs of businesses and employees.

The proposal responds to the strengths, weaknesses and opportunities identified in the SWOT Analysis identified on page 167 of the ELS (refer Figure 2), as follows:

- Improved pedestrian connectivity to the bus interchange and train station
- Delivery of a publicly accessible civic plaza space (2,800 sqm proposed) as part of the proposed development
- Provides longer-term growth on the large shopping centre site



Figure 2: Chester Hill SWOT Analysis (Source: Canterbury Bankstown ELS, page 167)

10.4.2 S.W.O.T. Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> Established convenience retail Majors anchors present Good road and rail access Character and community scale and feel 	<ul style="list-style-type: none"> Variable amenity throughout the centre Poor pedestrian connections Lack of civic space/ public domain Limited short term planned growth in catchment
Opportunities	Threats
<ul style="list-style-type: none"> Delivery of a new civic plaza to establish a focus for the centre Large government land holdings adjacent to the main street and a large shopping centre - significant opportunity for growth 	<ul style="list-style-type: none"> Competing centres Closure of anchor Market trends

The Chester Square Shopping Centre is an existing retail centre that services a broad population catchment including Chester Hill, Sefton, Birrong and Bass Hill, and directly situated behind the main road of Waldron Road. The planning proposal is consistent with the ELS as it supports appropriate growth of the population servicing function in Chester Hill by providing increased commercial and retail facilities for the local community.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Future Transport Strategy

The Future Transport Strategy outlines a continuous transport vision for Greater Sydney. Some of its key priorities are to deliver smarter integrated transport and land use planning, with a focus on making places more liveable and sustainable, and creating new connections between communities, and to enhance 30-minute metropolitan cities. The Strategic Centre of Bankstown is 5km to the south east and Parramatta CBD is 7kms to the north. Both strategic centres can be accessed from Chester Hill via train and bus.

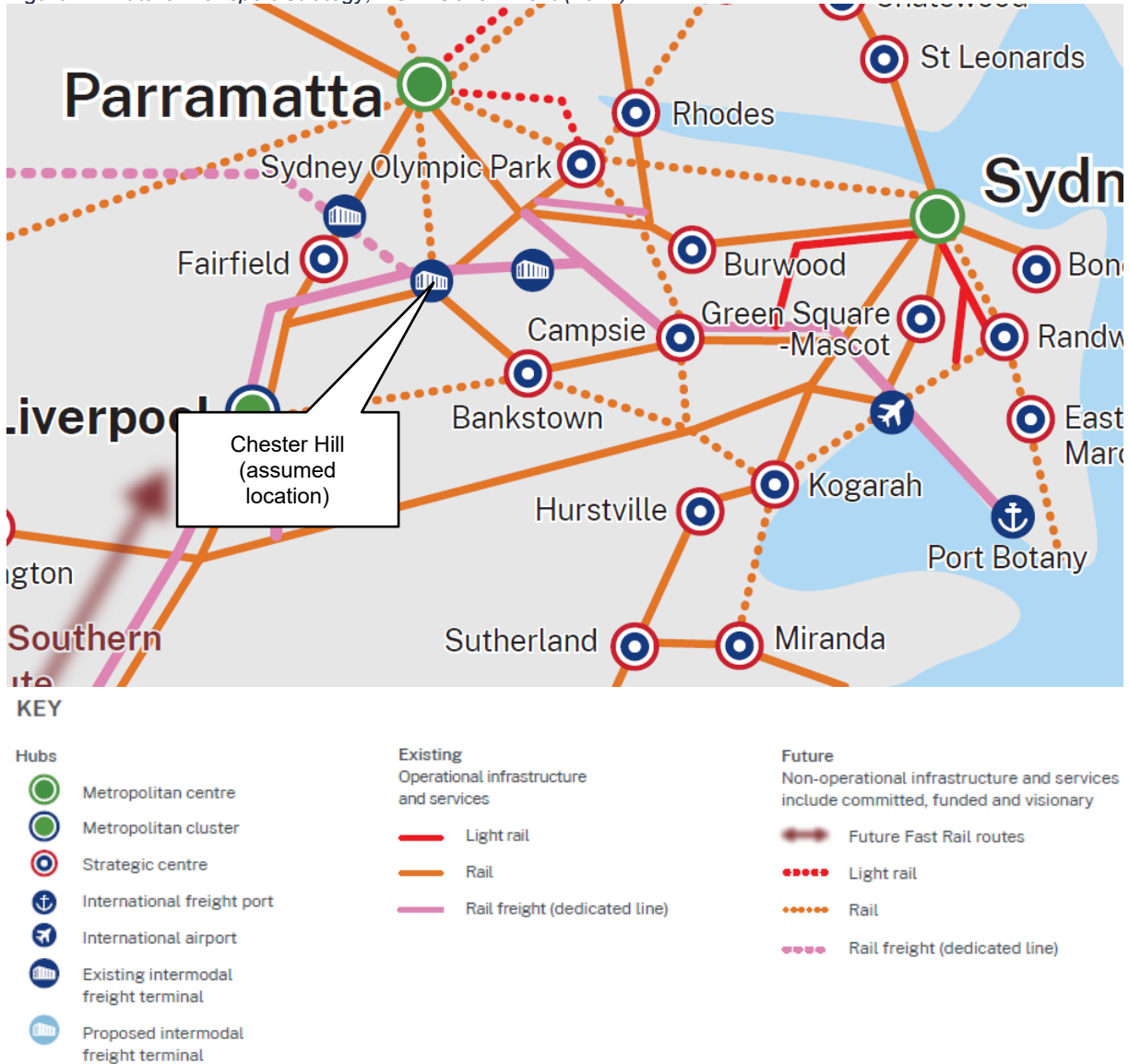
The planning proposal has sought to support growth of development and public domain improvements in one of Canterbury Bankstown Council's key local centres that encourages adoption of public transport, walking and cycling by locating new housing within an existing centre served by public transport. The Future Transport Strategy shows a future rail connection from or near Chester Hill directly to Parramatta. Refer to the figure below.

The planning proposal is generally consistent with the Future Transport Strategy as it increases density and public domain improvements to a local centre that may receive transport infrastructure investment in the medium-longer term.

Figure 3 – Future Transport Strategy, NSW Government (2022)



Figure 4 – Future Transport Strategy, NSW Government (2022)



6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

This planning proposal's consistency with applicable State Environmental Planning Policies is summarised in **Appendix A**, and discussed further below:

6.1 State Environmental Planning Policy (Housing) – Chapter 4: Design of Residential Apartment Development

The Housing SEPP aims to improve the design quality of residential flat developments, provide sustainable housing in social and environmental terms that is a long-term asset to the community and delivers better built form outcomes.



The future redevelopment of the site in a manner consistent with the planning proposal would be capable of complying with the Housing SEPP. The Urban Design Report prepared by Turner architects demonstrates that the proposal is capable of complying with the solar access and ventilation requirements of the Housing SEPP. Detailed compliance with the Housing SEPP will be demonstrated at the time of making an application for development. The future urban design analysis undertaken by SJB within the UDF further demonstrates that the redevelopment concept, facilitated by this planning proposal, is capable of achieving consistency with the key requirements of the Housing SEPP.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

This planning proposal is consistent with most applicable and relevant Ministerial Directions discussed further below (refer to **Appendix B** for the full list of Ministerial Directions ‘Local Planning Directions’).

7.1 Local Planning Direction 1.1 Implementation of Regional Plans

This direction aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.

As discussed in Section 3.1, the planning proposal is consistent with the relevant provisions of the Greater Sydney Region Plan - A Metropolis of Three Cities as it will allow for the redevelopment of the site consistent with the Government’s vision for Sydney. The planning proposal will provide for an improved urban design outcome for the delivery of housing and additional employment space for the site.

7.2 Local Planning Direction 1.4: Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.

Consistent as the proposed changes in the planning proposal are of minor significance.

The planning proposal seeks to add a local provision to the CBLEP that will provide exceptions and confirm requirements for the intended development that responds specifically to the surrounding area of the site and its associated constraints.

The intention of these proposed controls outlined in Part 2 of this report are as follows:

- 3% affordable housing contribution to Council (based on the total residential GFA), either through dedication or monetary contribution. If the Affordable Housing Contribution Scheme (AHCS), currently under assessment by DPHI as part of the Bankstown City Centre planning proposal is gazetted prior to the completion of this planning proposal; it is possible that the scheme may be used to deliver this outcome instead of a planning agreement.
- Confirm the maximum amount (12,400m²) of retail use gross floor area allowed on the site due to traffic network constraints. The need for this control has been informed by microsimulation traffic network modelling undertaken by ARUP (refer **Appendix I**)



- Identify the minimum retail FSR that needs to be provided as envisaged by the proposed 4:1 FSR. The need for this control has been informed by modelling undertaken in the UDF by SJB (**refer Appendix E**)
- Include a requirement for no net loss of employment generating uses where the special provision to allow ground floor residential to part of the site has been adopted. This may require identification of the proposed active street frontages.

7.3 Local Planning Direction 4.4: Remediation of Contaminated Land

The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

The planning proposal is consistent with this direction as it is not seeking to change the site's zoning or permissible uses. Detailed compliance with Chapter 4: Remediation of Land in the SEPP (Resilience and Hazards) 2021 will need to be demonstrated as part of any future Development Application.

7.4 Local Planning Direction 5.1: Integrating Land Use and Transport

This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and
- (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).

The planning proposal is consistent with these documents in providing increased opportunity for development of additional dwellings, employment generating floor space and a new Council multipurpose community facility on a well-located site. The site is in an identified local centre and within comfortable walking distance to bus, train and future metro services.

Refer to Question 11 of Part 3 in this document for more information on the transport analysis undertaken as part of this planning proposal

7.5 Local Planning Direction 5.3: Development Near Regulated Airports and Defence Airfields

The planning proposal is justifiably inconsistent with the direction. Chester Square is located near a regulated airport (Bankstown Airport is located approximately 4.5km to the southwest). This planning proposal is consistent with this Local Planning Direction as follows:

- The Bankstown Airspace Constraints Study, which informs the appropriate maximum LEP height standard limits of this planning proposal, was endorsed in principle by Bankstown Airport Limited and the Department of Infrastructure, Transport, Regional Development and Communications during the preparation of the Master Plan.
- Permits development types that are compatible with the current and future operation of Bankstown Airport. Any future DA on the site will be required to be referred to by Bankstown



Airport Limited and the Department of Infrastructure, Transport, Regional Development and Communications.

However in regard to 2(d) of this Local Planning Direction which states “(d) *obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.*”

It is not the procedure for such controlled activities to be granted at this planning proposal stage, and rather, such approvals are issued on a case by case basis at the DA stage. Therefore, it is not possible to achieve consistency with this part of the Local Planning Direction.

The planning proposal area is not located within an ANEF 20 area. Acoustic attenuation considerations for future development are therefore not required.

7.6 Local Planning Direction 6.1: Residential Zones

The planning proposal is consistent with the local planning direction 6.1.

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed residential zone or other zone in which significant residential development is permitted or proposed to be permitted. A planning proposal must include provisions that encourage the provision of housing that will:

- (a) broaden the choice of building types and locations available in the housing market, and
- (b) make more efficient use of existing infrastructure and services, and
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and
- (d) be of good design.

The site is located within walking distance to bus and train services and currently does not include any residential uses. By supporting planning controls that will increase the development capacity of the site, the Proposal will seek to deliver new housing in walking distance of public transport. The proposal will include the inclusion of multi dwelling housing (terraces) on the site (via an additional permitted use clause for the site) where such housing has a direct frontage to Leicester Street, Bent Street and Priam Street and are accessible at ground level from those streets. This additional type of housing will enhance the housing choice that is offered on the site which will support the objectives of this Local Planning Direction.

As the Proposal is in an established suburb, the Proposal makes efficient use of existing infrastructure and services and reduces the consumption of land for housing and associated urban development on the urban fringe.

The concept design prepared by Turner architects demonstrates that the amendment of the CBLEP will facilitate a development which satisfies the Housing SEPP and Apartment Design Guide criteria. Any future DAs on the site will be subject to Clause 6.15 – Design excellence in the CBLEP and the design review panel process.



7.7 Local Planning Direction 7.1: Employment Zones

The objectives of this direction are to:

- (a) encourage employment growth in suitable locations,
- (b) protect employment land in business and industrial zones, and
- (c) support the viability of identified strategic Centres.

The direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).

The planning proposal is consistent with the direction in that it will:

- Allow for the urban renewal of a large site within the local centre of Chester Hill.
- Provide for additional employment floor space in the Chester Hill local centre which will promote both business activity and private sector investment within the centre providing for the growth and evolution of the centre.
- Achieve street activation, improved services for people who live in the centre, and a synergy with the nearby non-residential uses.
- Proposes a no-net loss of employment generating uses where residential uses are included on the ground floor.
- The increased resident population will support the viability of local businesses.
- Be consistent with 'Greater Sydney Region Plan - A Metropolis of Three Cities' and the 'South District Plan' the NSW Government's strategies to guide Sydney's growth and development over a 20 year period.
- Provide employment associated with the proposed Council library.

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

This planning proposal does not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats. The site of this proposal has already been developed and has little to no existing vegetation on site.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The site is not affected by any known natural hazards such as flooding, land slip or bushfire.

Due to the historical use of the site originally for detached housing and subsequently for a shopping centre it is considered unlikely that there are any significant contamination issues with the site.

Turner Architects undertook a detailed shadow assessment that had regard to the likely future context of the site as illustrated within the proponent's Urban Design Report (refer Figure 5



and **Appendix D**). The assessment has assumed that the subject proposal will provide a catalyst for redevelopment of the sites to the south with increased height and density controls. The assessment of the potential impacts of overshadowing by Turner demonstrated that the concept Proposal will not result in an unacceptable shadow impact to adjacent properties which will remain capable of future development with Apartment Design Guide compliant solar access. The degree of impact to the potential future buildings to the south of the site is not considered unreasonable in such a town centre context.

Since the proposal is not seeking to amend the planning controls for the properties to the south of the site which front Waldron Road (Waldron Road properties), the UDF undertook further analysis to confirm any overshadowing impacts of the refined Concept Development. The UDF's analysis identified that while the proposed Concept Development with a 62m height may have impacts to the potential future redevelopment of the Waldron Road properties, alternative design solutions within the proposed Chester Square built form envelopes could still allow for compliance with the ADG solar access requirements (refer Figure 5). Since SJB's overshadowing analysis was completed, the maximum height of this component was lowered to 60m to align with the 18 storey intent of the Council Resolution.

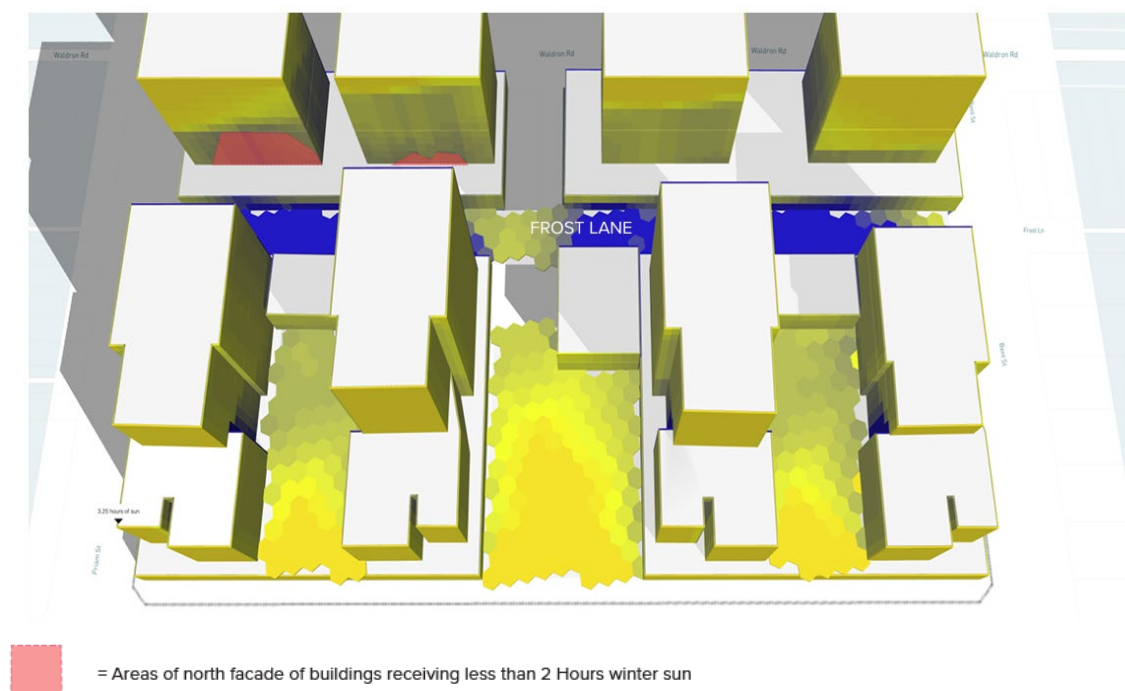


Figure 5: Solar Access Analysis on Neighbouring Properties (Source: Appendix D – Turner Architects, page 96)

The planning proposal is accompanied by a traffic and parking assessment and an addendum prepared by Ason Group (**Appendix G and H**). The Ason Group addendum addresses the matters raised in the peer review commissioned by Council prepared by ARUP. The assessment includes an analysis of the existing road network and the performance of the surrounding intersections both in the current circumstance and post development. There are existing known issues in the local network with Waldron Road acting as a bottleneck to traffic movements. The Ason analysis supported these observations, with poor performance of the



PM and weekend peaks at the Waldron Road/Chester Hill Road and Priam Street/Waldron Road intersections.

Further detailed analysis of this poor performance across the local network was undertaken in the TSTIA by ARUP (refer **Appendix I**). ARUP's analysis and iterative modelling identified that as the highest trip generating use, only 12,400m² of retail uses could be accommodated on site in addition to a minimum 2,000m² multi-purpose community facility and the remaining being a mix of commercial and residential uses.

The proposed local provision for a maximum of 12,400m² retail uses on site is a result of this iterative modelling by ARUP to ensure the traffic network will still function at an appropriate level.

The TSTIA by ARUP also identified that intersection upgrades or modifications would be required at Priam Street/Waldron Road and Bent Street/Waldron Road to support the retail capped proposal and deliver intersections that will function at a minimum of LOS D. Refer to the Transport Infrastructure in Question 11 for more information on the proposed infrastructure upgrades.

There are no hazards that impact the site or environmental effects resulting from the future redevelopment of the site that would preclude consideration of the planning proposal.

10. Has the planning proposal adequately addressed any social and economic effects?

The planning proposal demonstrates a commitment to improving housing diversity in the locality and providing housing that responds to the needs, lifestyle and values of the local community. The development will provide high density housing including a quantum of affordable housing in proximity to transport nodes. By providing housing close to transport nodes within an identified centre, residents will benefit from reduced commuting times, improved access to employment opportunities and a greater range of services achieving the NSW Governments objective for a walkable and 30 minute city.

The proposal will also provide for additional employment floor space which will promote both business activity and private sector investment within the centre providing for the growth and evolution of the centre. The increased residential population on the site will support the viability of local businesses in addition to generating employment during the construction phase of the development.

The concept design that accompanies the planning proposal identifies a future development with a range of publicly accessible facilities, including a minimum 2,000m² council multipurpose community facility.

Social Impacts

The planning proposal will facilitate the future redevelopment of the site to bring positive social impacts in terms of urban renewal in an established area. The future development will be catalytic to creating a vibrant cosmopolitan culture in the Chester Hill centre through the delivery of quality public spaces including an embellished laneway on the southern side of the site. The proposal is accompanied by a Social Impact & Community Benefits Assessment



prepared by Cred Consulting which provides that the proposed development delivers a range of community benefits that will contribute to the existing Chester Hill community. These benefits include:

- 2,064m² Council multi-purpose community facility
- 2,800m² privately owned, publicly accessible town square, providing a central meeting place for the existing and future community
- Improved town centre and improved local amenity including new retail and commercial uses and business opportunities
- Increased employment opportunities for local residents
- Access to high quality new housing including a range of 1, 2- and 3-bedroom dwellings
- Communal open space within the development (accessible to the residents only), and
- Public domain and traffic improvements around the site.

In DPHI's correspondence dated 23 December 2022, it was advised that recommendations from Ethos Urban's peer review would be needed to be undertaken and included in revisions to the Social Impact Assessment and Social Infrastructure Study, ensuring that adequate social and open space infrastructure will be provided to support the future provided to support the future development of the site as per the proposal. Further correspondence and meetings with DPHI Officers confirmed that the following updated table below would be sufficient to demonstrate how the planning proposal has addressed the Ethos Urban peer review recommendations.

Table 6 – outcomes and recommendations from Ethos Urban's Social Infrastructure Needs Peer Review (Appendix L).

Outcomes	Recommendation	Addressed in planning proposal
<i>Adequacy of proposed social infrastructure</i>	• 160sqm community centre (cold shell) within the development	• A 2,064m ² indoor community space is included with the planning proposal which significantly exceeds the 160m ² recommendation. Council requests a warm shell to be delivered.
	• Financial contribution towards upgrade of Nugent Park North and Nugent Park South	• In light of the indoor community space significantly exceeding the Ethos Urban recommended 160m ² community centre space, a financial contribution is not considered necessary.
<i>Alternative and additional social infrastructure needs</i>	• A playground for older children / intergenerational play	• To be considered as part of detailed design of the public open space at DA stage and can be included as part of DCP.
	• Meeting places, shaded tables and seating for games, picnics and conversation	• As above, this detail will be considered at DA stage and in the preparation of the DCP.
	• Creative lighting design for night time use by future residents / increased safety	• As above, this detail will be considered at DA stage and in the preparation of the DCP.
	• Outdoor gym/fitness equipment	• As above, this detail will be considered at DA stage and in the preparation of the DCP.
	• Flat kick around grassed space / village lawn (useable for events)	• The concept landscape design (Appendix M) includes a 'central lawn' that is capable of this



Outcomes	Recommendation	Addressed in planning proposal
		function. As above, this detail will be considered at DA stage and in the preparation of the DCP.
	<ul style="list-style-type: none"> Improved and well-lit pedestrian links 	<ul style="list-style-type: none"> As above, this detail will be considered at DA stage and in the preparation of the DCP.

It is the intention that the abovementioned recommendations will be addressed via a revised Letter of Offer, as well as an updated Social Impact Assessment and Social Infrastructure study. The studies will be completed prior to Public Exhibition.

It is further noted that amendments sought under the planning proposal will have no unreasonable effects on items or places of European or Aboriginal cultural heritage. The site is not an identified heritage item, is not located within a heritage conservation area and is not known to contain any Aboriginal relics or artefacts.

Economic Impacts

The planning proposal is also accompanied by an Economic Impact Assessment prepared by AEC Urban Economics which identifies that:

During construction, the proposal is estimated to result in a net increase in economic activity in the order of:

- \$398.5 million in output (including \$160.8 million in direct activity).
- \$168.8 million contribution to GRP (including \$52.8 million in direct activity).
- \$102.5 million in incomes and salaries paid to households (including \$42.0 million in direct activity).
- 1,287 FTE jobs (including 494 directly employed in construction activity).

The proposal is expected to result in a net increase in annual economic activity through the direct and flow-on impacts (per annum):

- \$98.8 million additional in output (including \$46.1 million in direct activity).
- \$55.3 million additional in contribution to GRP (including \$27.4 million in direct activity).
- \$31.8 million additional in incomes and salaries paid to households (including \$19.8 million directly).
- 471 additional FTE jobs (including 279 additional jobs directly related to activity and dispersed jobs on the Site)

In 2020, Council engaged SGS Economics to undertake a peer review of AEC Urban Economics' Economic Impact Assessment. They concluded with the following statements:

- Some increase in the retail provision on the site would be consistent with Chester Hill's role as the primary retail and services centre in the area. The proposed retail development is unlikely to significantly impact on the retail turnover of other nearby centres.
- It is likely to mostly serve a different submarket than the premises along Waldron Road, although some impacts are likely particularly if a large amount of hospitality floorspace is delivered as part of the redevelopment.



- Restriction of the delivery of floorspace of this type could limit the impact. Design integration between the shopping centre and Waldron Road, such as that proposed by Place Design Group, will be important to minimise impacts.

Further, SGS Economics provided a suite of recommendations relating to retail development (below). Council's response on how this has been addressed in the planning proposal (to satisfy Gateway determination condition 1g) is also addressed below.

- *Capping the total retail floorspace permissible on the site through an additional local provision in Part 6 of the Bankstown LEP 2015. This could be capped at the GFA proposed in the plans submitted so far, or around 10% larger to allow for revisions to the design.*

Council response: The planning proposal seeks to include a minimum of 8,300m² of retail floor space, with the maximum being 12,4000m². This provides an additional 4,132m² of retail development opportunity.

- *Capping the floorspace that can be delivered as food and drink on the site to limit impacts on Waldron Road. Based on SGS's estimate of 704sqm of food and drink premises floorspace in Chester Square currently, a small increase to around 1,000sqm in total (an increase of around 300sqm) would allow for some expansion to occur without significantly competing with Waldron Road. This amount should be subject to negotiation with the proponent.*
- *Site specific provisions could be included in the Bankstown DCP 2015 specifying an approximate cap on total retail floorspace (similar to the cap suggested for the LEP) and for food and drink premises. This could be complemented by objectives specifying the intended retail function of the centre, including that it should not provide a large hospitality precinct which would compete with Waldron Road*

Council response: An objective is included in the draft site specific DCP that requires future development on the site to consider the broader impacts on other retail uses in the existing Chester Hill Local Centre.

The SGS report was prepared prior to the introduction of specific planning reforms to Chester Hill, such as the State Government's Low and Mid-Rise Housing Policy which came into effect for Chester Square on 28 February 2025. See Figure 6 below. This policy change has the potential to significantly increase the amount of housing in Chester Hill which in turn will stimulate the local economy and provide opportunities for increased economic activity.



Figure 6. Low and Mid-Rise Housing Policy Indicative Map. The site is outlined in yellow. (source – [State Government website](#))

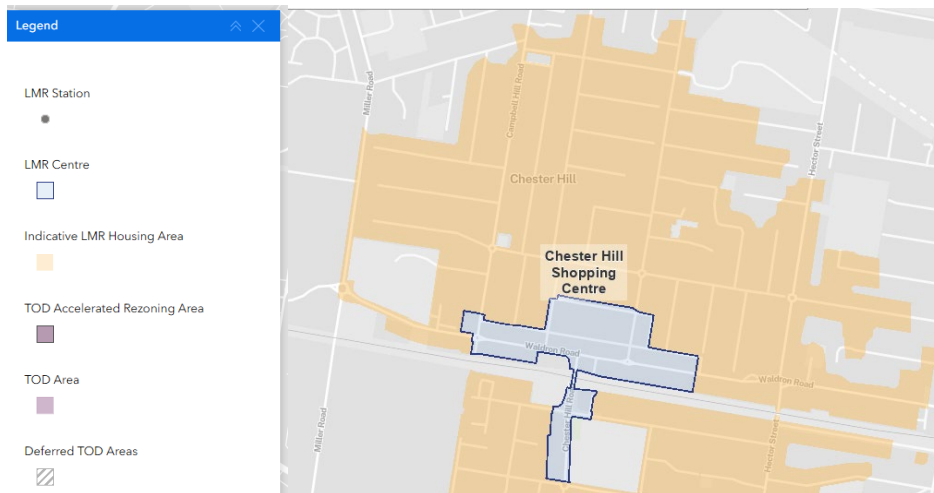
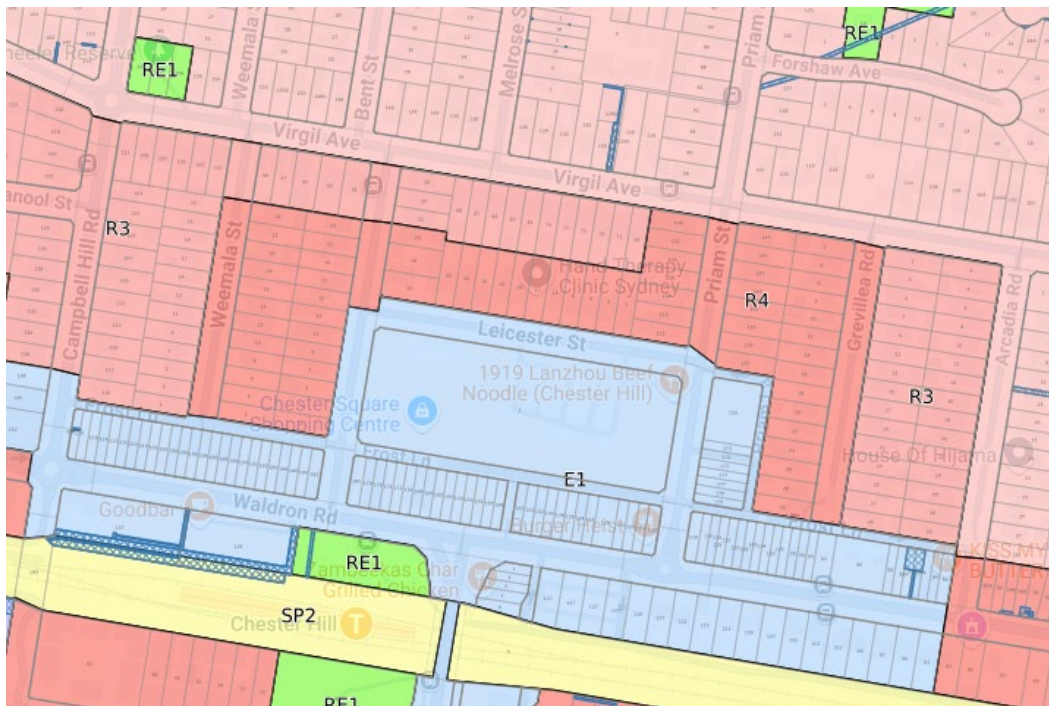


Figure. Existing zoning map (source – [Planning Portal Spatial Viewer](#))



The immediate surrounding context of Chester Hill is primarily zoned as R4 where residential flat buildings are already permissible with a maximum building height of 13 metres and a floor space ratio of up to 1:1, however under the Low to Mid Rise Housing Policy, properties in Chester Hill, particularly those surrounding the Chester Square development are able to achieve a floor space ratio of up to 2.2:1, and a building height of up to 22 metres (up to 6 storeys) when within 400m of Chester Square (the nominated town centre). This may also be achieved in the existing R3 zoned land nearby.



The table below summarises the planning controls that apply to the land surrounding the site.

Land Zone	Lot Size (Minimum)	Lot Width (Minimum)	Floor Space Ratio (Maximum)	Building Height (Maximum)	Storeys
R1 & R2 (Low and Mid-Rise Housing)	500 m ²	12m	0.8:1	9.5m	Two
R3 & R4 – Inner Areas (0–400 m from a nominated station/centre)	NA	NA	2.2:1	22m	Up to six (6)

The in-fill affordable housing reforms also allow a bonus of up to 30% for both floor space and building height when at least 10% of GFA is set aside for affordable housing. The size of the bonus depends on how much affordable housing is provided. This also applies to land surrounding Chester Square, as they are within 800 metres walking distance of a E1 zone (being the Chester Square site).

Further, it is noted that Council's Master Planning tranches have had a particular focus on centres along the Sydenham to Bankstown Metro line, which is currently under construction. These centres including Belmore, Lakemba, Punchbowl, Wiley Park and Canterbury. Once those Master Plans are finalised, Council may consider Master Planning in other centres throughout the LGA, such as Chester Hill.

Therefore, given the above considerations, it would be premature to impose a cap on a specific retail land use such as food and drink premises until a broader, centre-wide approach is considered, including the relevant supporting economic analysis. It is also noted that ultimately, the market will inform retail land use opportunities within the allocated and approved retail floorspace. Council is willing to readdress this recommendation post public exhibition.

- *Ensuring the design fully integrates with the Waldron Road retailing to maximise benefits from foot traffic for the centre as a whole. This is part of Place Design Group's recommendations in the alternative proposal.*

Council response: The design of the planning proposal, as well as Frost Lane has included integrating and upgrading the public domain of Charles Place, which will serve as a gateway to and from Waldron Road for pedestrians. This is scope of work is addressed in the Voluntary Planning Agreement between Council and the proponent and the concept design included in the draft Public Domain Plan submitted with this planning proposal.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

Yes, there will be after the following improvements are provided as required to support the proposed development.



Community and Social infrastructure

The Proponent included a Letter of Offer with public benefits to support the planning proposal. Since the September 2020 Council Meeting, a revised Letter of Offer has been received (**refer Appendix O**). Council will continue to work with the Proponent towards preparation of a draft Planning Agreement that delivers public benefits to be exhibited concurrently with the planning proposal and site specific DCP. The planning proposal and associated Letter of Offer intends to deliver the following public benefits for the reasons outlined in below.

Table 7: Proposed Public Benefits and Justification

Proposed Public Benefits	Justification
A c.2,000m ² multi-purpose community facility	The provision of a multi-purpose community facility as part of the development is supported by the Chester Hill Social Infrastructure Needs Peer Review prepared by Ethos Urban (refer Appendix L) which suggested a monetary contribution to various public facilities and further internal consultation.
3m widening of Frost Lane (to be dedicated to Council)	The 3m widening of Frost Lane was expanded from 1.5m following findings within the TSTIA and UDF which identified that additional width would be required to support the intended public domain and laneway outcomes (refer to benchmarks in pages 58-62). The findings of these benchmarks supported development of the Aspirational Movement and Place Framework shown in Figure 7 and the section of a potential shared street option as indicated in Figure 6)
Creation of a c.2,800m ² publicly accessible central plaza (24/7 access to be secured on title)	The central plaza responds to the Bankstown Open Space Strategy which identified the need for additional open spaces in the centre that would diversify the type of spaces currently available. A central plaza such as that proposed does not currently exist within the Chester Hill area. A revised letter of offer has been obtained from the proponent, prior to exhibition commencing, that clarifies the total publicly accessible open space area is 2,800m ² .
Upgrades to the local traffic network	Refer the transport infrastructure section below.
Public domain improvements and embellishment to streets adjacent to the planning proposal, in addition to Waldron Road and Charles Place	The public domain improvements and embellishments will seek to increase tree canopy coverage and walkability in the surrounding streetscapes which aligns with Canterbury Bankstown Urban Heat Island Study 2020
Supply of 5% affordable housing	The supply of 3% Affordable Housing aligns with Council's Affordable Housing Strategy as outlined in section 4.4 as it allows for applicants to provide alternate rates, subject to justification being provided and reviewed by Council before the Planning Agreement is exhibited.

The creation of the publicly accessible central plaza, widening of Frost Lane and overall embellishment to the public domain surrounding this large land holding are key public benefits that will assist in transforming the Chester Hill and improving walkability within the local area.



Figure 7: Indicative Shared Street Option Section (Source: SJB's UDF, page 87)

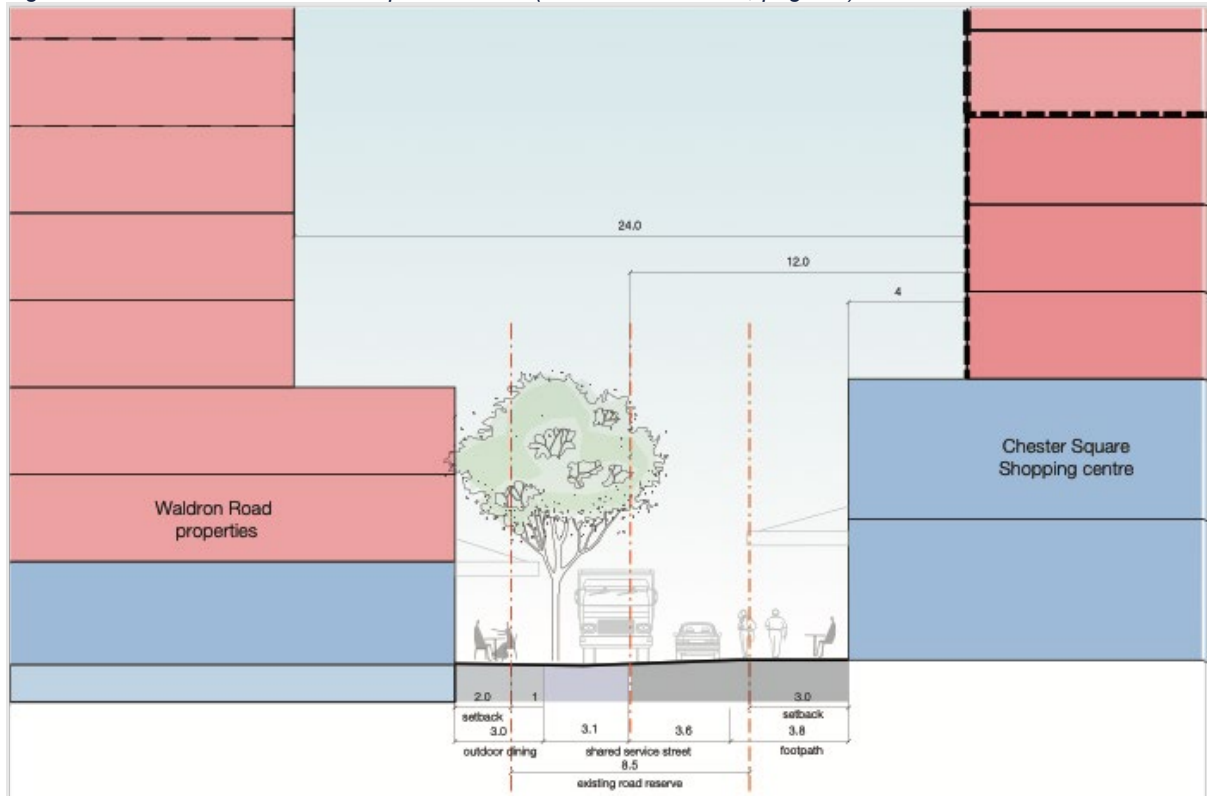
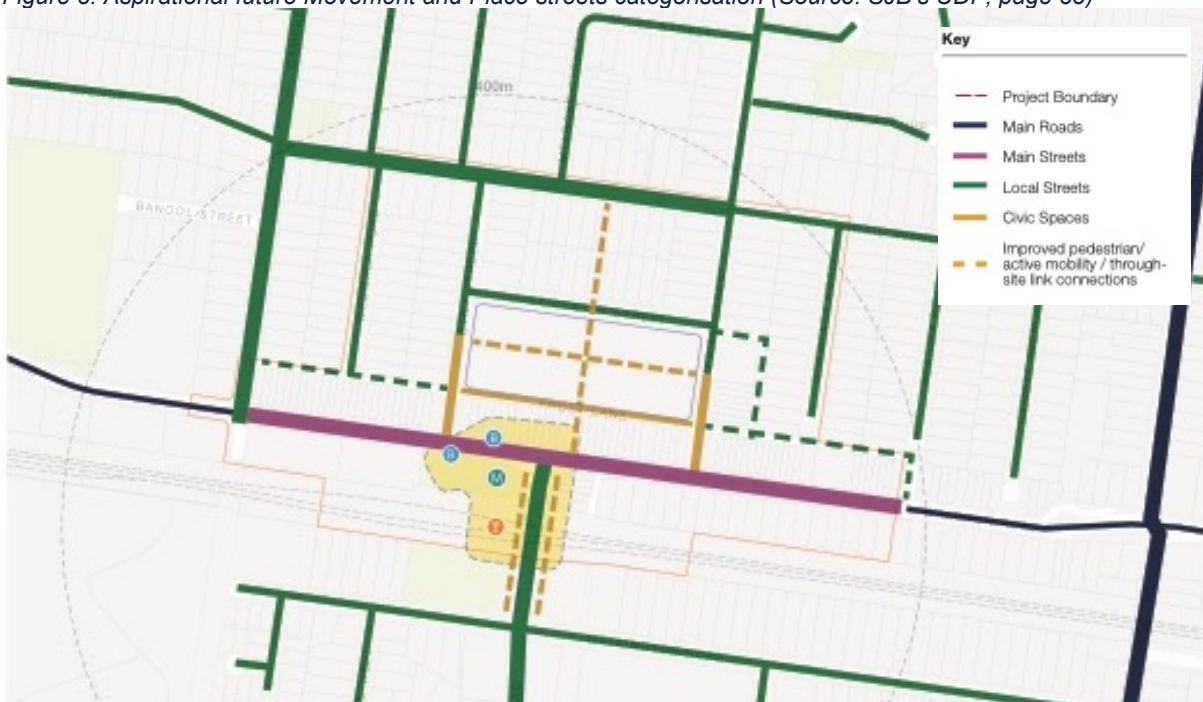


Figure 8: Aspirational future Movement and Place streets categorisation (Source: SJB's UDF, page 85)





To support the intended outcomes of these public benefits, Council has engaged Aspect Studios to undertake a Public Domain Plan (PDP) to support the draft Planning Agreement (PA) that is to be exhibited alongside the planning proposal. Council will progress with the PDP while the proposal is under assessment to support a prompt public exhibition if a Gateway Determination is granted.

Transport infrastructure

In accordance with DPHI's request dated 22 December 2020, the preparation of a transport strategy and further traffic network modelling has been completed by ARUP prior to resubmission of this proposal. The key difference between the ARUP modelling and that undertaken previously by Ason (**refer Appendix G and H**) is the use of more a sophisticated software program to consider consequential impacts and travel behaviour in a network with various intersections located closely together – such as along Waldron Road (known as microsimulation traffic modelling).

The study area for the TSTIA identified in Figure 8 was focused on analysis of the local network which would be impacted by this planning proposal. Future master planning of the Chester Hill centre will include exploration and consultation with Transport for NSW to consider broader network changes outside of the defined study area to unlock additional capacity.

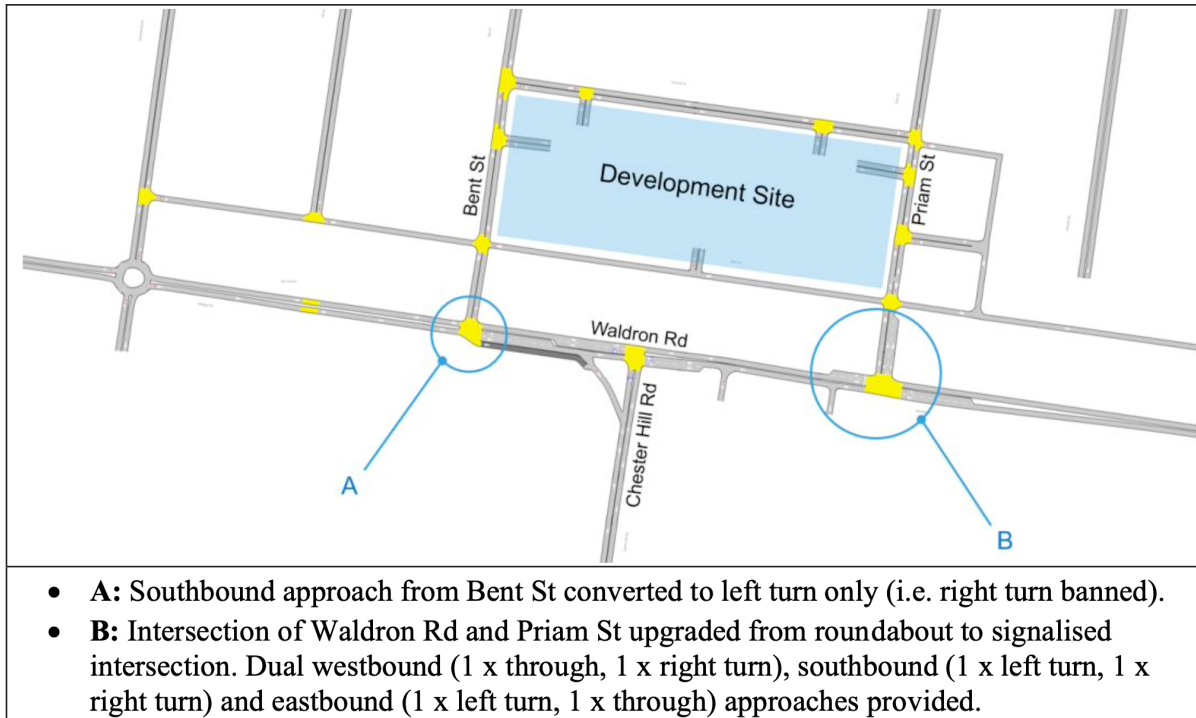
The TSTIA identified that the following upgrades would be required to support the proposed growth and comply with Transport for NSW's requirements as shown in Figure 9 below. Both of these upgrades will be required to support any future DA which utilises the proposed increased FSR and building height controls in this planning proposal.

Figure 9: Transport Network Study Area (Source: TSTIA prepared by ARUP)





Figure 10: Recommended Infrastructure Upgrades (Source: ARUP's TSTIA - Appendix I)

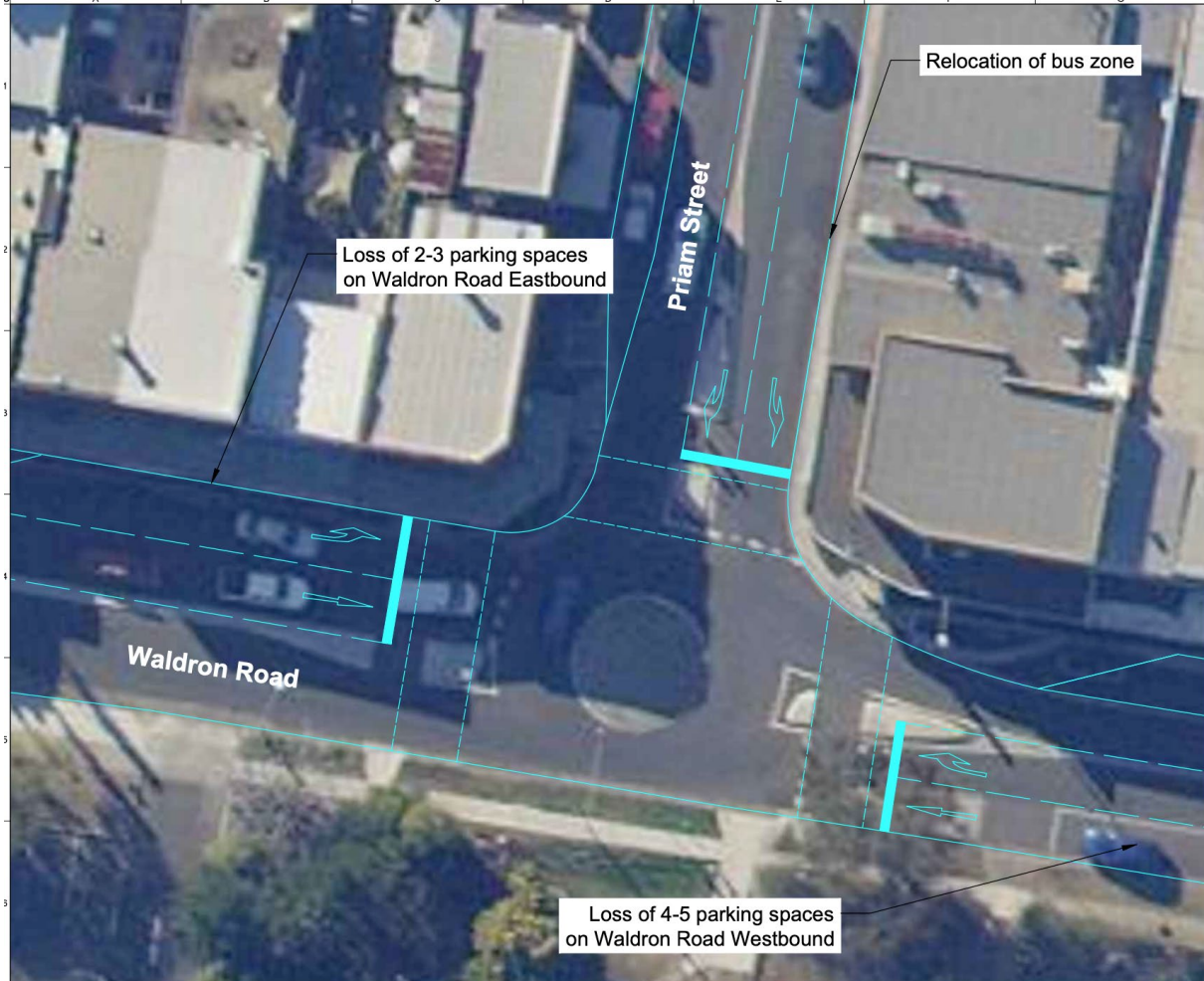


Upgrade A: The Bent Street and Waldron Road intersection modifications include the removal of right turn movements onto Waldron Road from Bent Street. Further investigations at a DA stage may identify that this restriction could apply at peak times only or suggest a total ban for improved safety outcomes.

Upgrade B: Ason's reports recognised that upgrades would be required to the Priam Street and Waldron Road Intersection. ARUP's concept design for this intersection as shown in Figure 10 below had been designed to comply with TfNSW's requirements for Waldron Road, a regionally significant road, and slightly extended to support the density of uses as proposed.



Figure 11: Concept Layout for Priam Street/Waldron Road Intersection (Source: ARUP's TSTIA - Appendix I)



Further engagement with TfNSW will be required to confirm the upgrades proposed at the DA stage of the project.

Utilities, Waste Management and Recycling

There are no current deficiencies in utilities, waste management and recycling public infrastructure to support the proposed land use.



Section E – State and Commonwealth interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?

The Gateway Determination will require consultation, with Council recommending the following agencies:

- Ausgrid
- ARTC: Australian Rail Track Corporation
- Civil Aviation Safety Authority
- Aeria Management Group (Bankstown Airport)
- Department of Education/Schools Infrastructure NSW
- National Broadband Network
- State Emergency Service
- Sydney Water
- Sydney Metro, and
- Transport for NSW.

Following consultation with the above agencies in the public exhibition period, any issues raised will be considered for adoption in this planning proposal or associated site specific DCP.



Part 4 – Maps

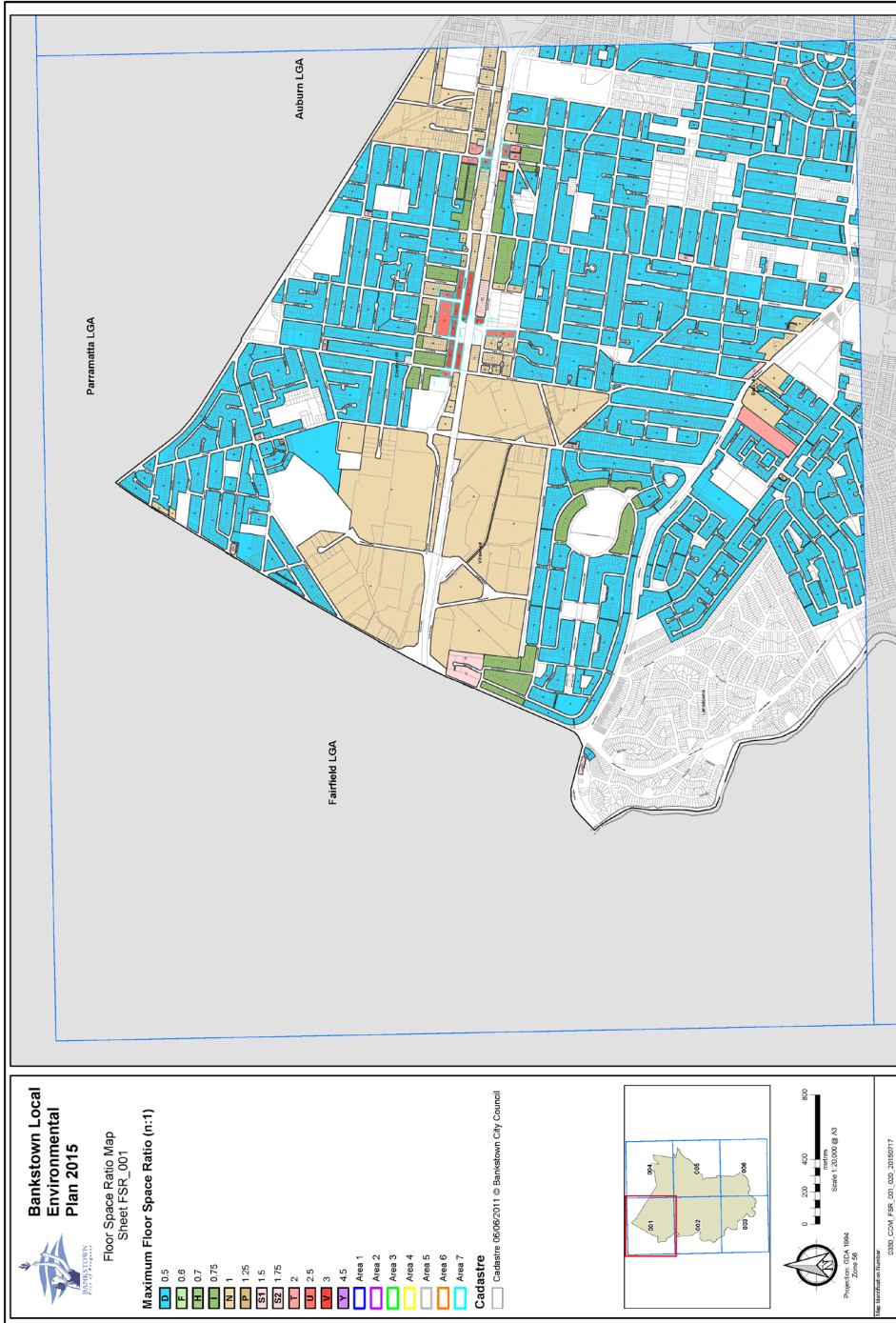
This planning proposal seeks to amend or create the following maps:

- Map 1 – Existing Floor Space Ratio Map
- Map 2 – Proposed Floor Space Ratio Map
- Map 3 – Existing Height of Buildings Map
- Map 4 – Proposed Height of Buildings Map
- Map 5 – Existing Additional Permitted Uses Map
- Map 6 – Proposed Additional Permitted Uses Map

The proposed maps accompanying this planning proposal are found in **Appendix C**.



Map 1 – Existing Floor Space Ratio Map





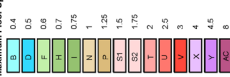
Map 2 – Proposed Floor Space Ratio Map



**CANTERBURY BANKSTOWN Local
Environmental
Plan 2015**

**Floor Space Ratio Map
Sheet FSR_001**

Maximum Floor Space Ratio (n:1)



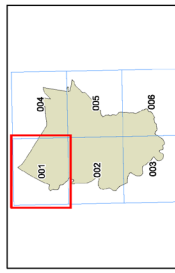
0.4 0.5 0.6 0.7 0.75 1 1.25 1.5 1.75 2 2.5 3 4 4.5 5 6 8 10 12 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

Future LGA

Current LGA

Copyright © 2015/2016 © Canterbury - Bankstown Council

Citywide



Scale 1:20,000@A3

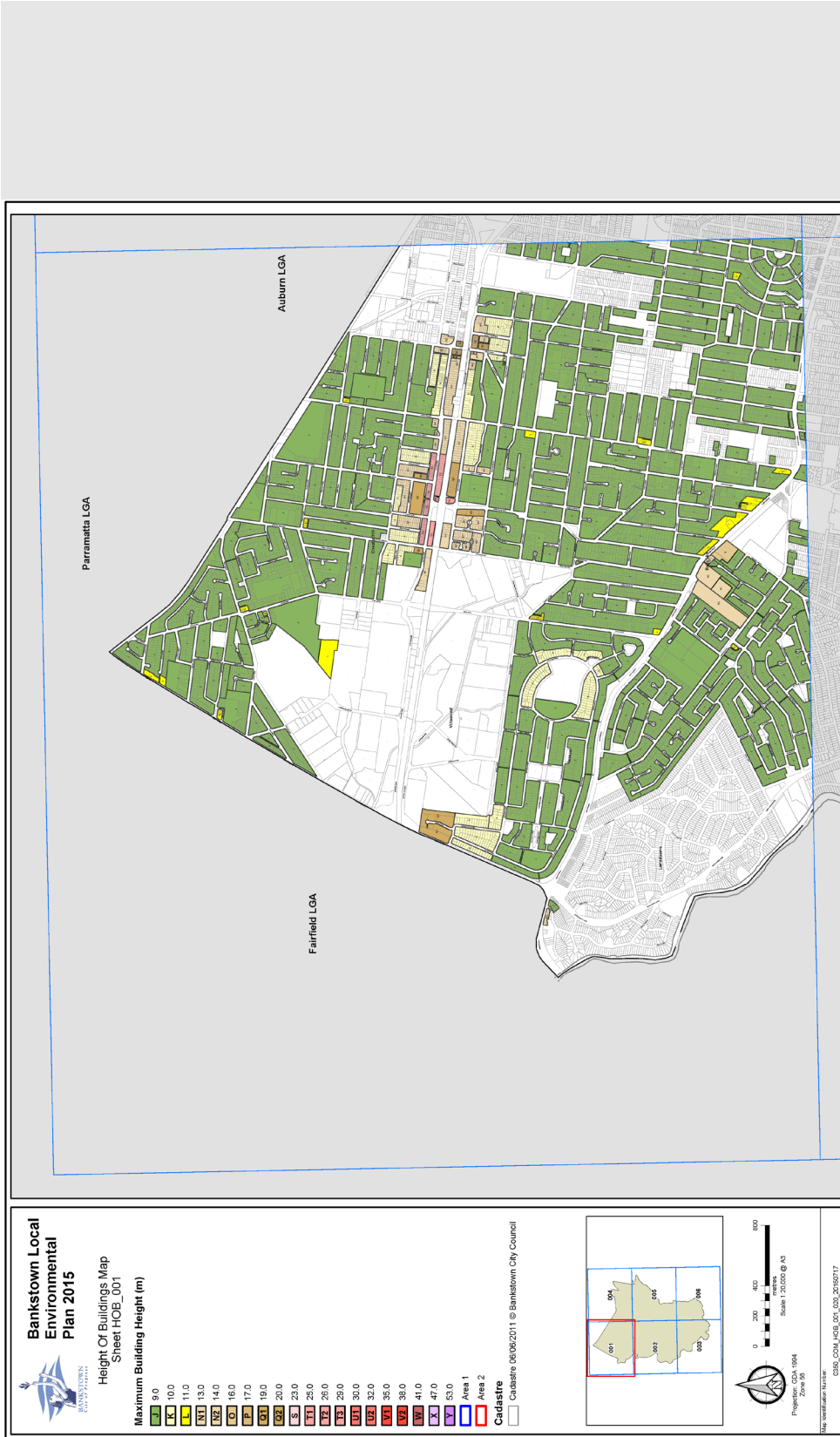
Projection: 2011 MGA

Zone 55

Map Identification Number: 0001_CBM_FSR_001_00000000

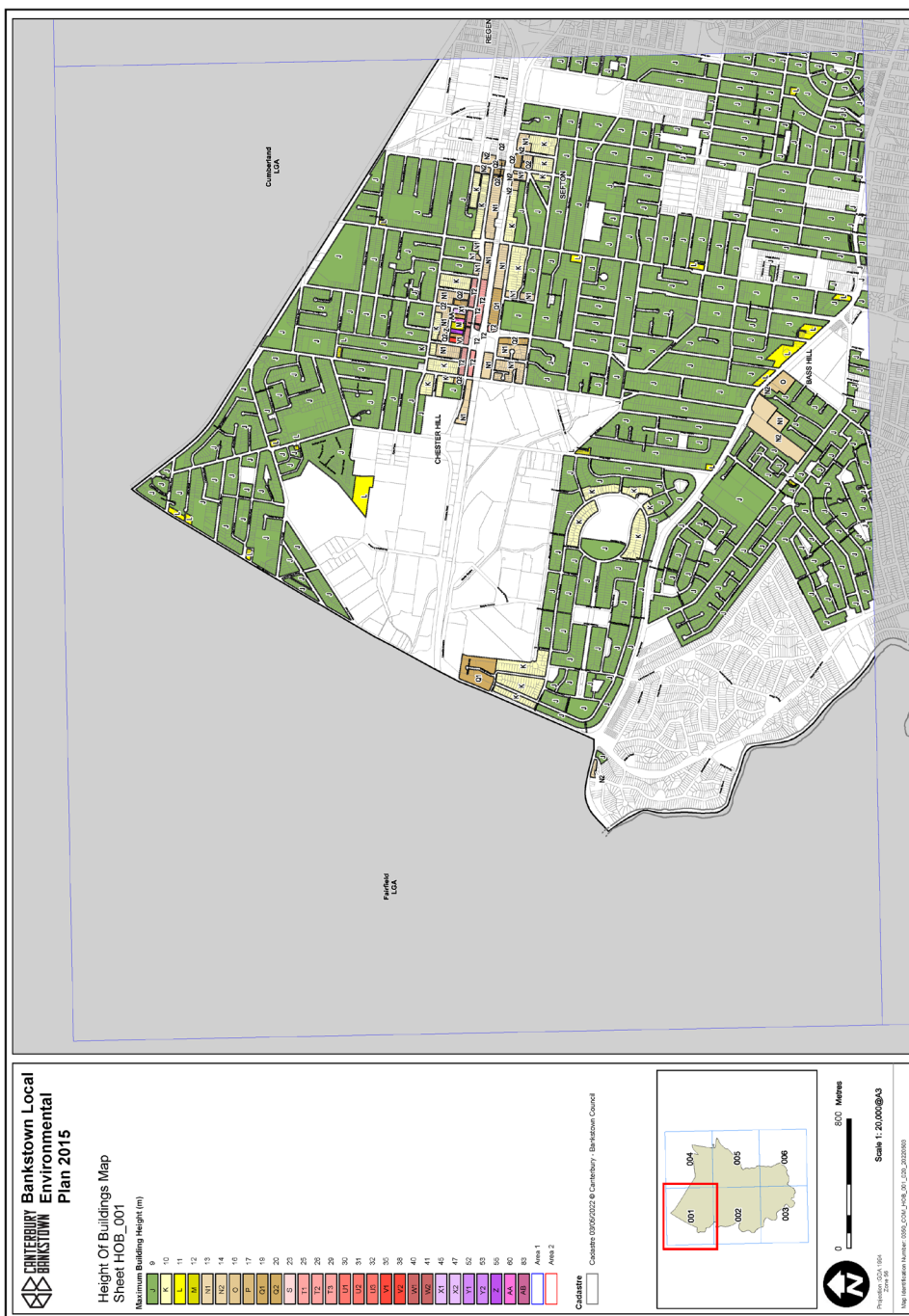


Map 3 – Existing Height of Building Map



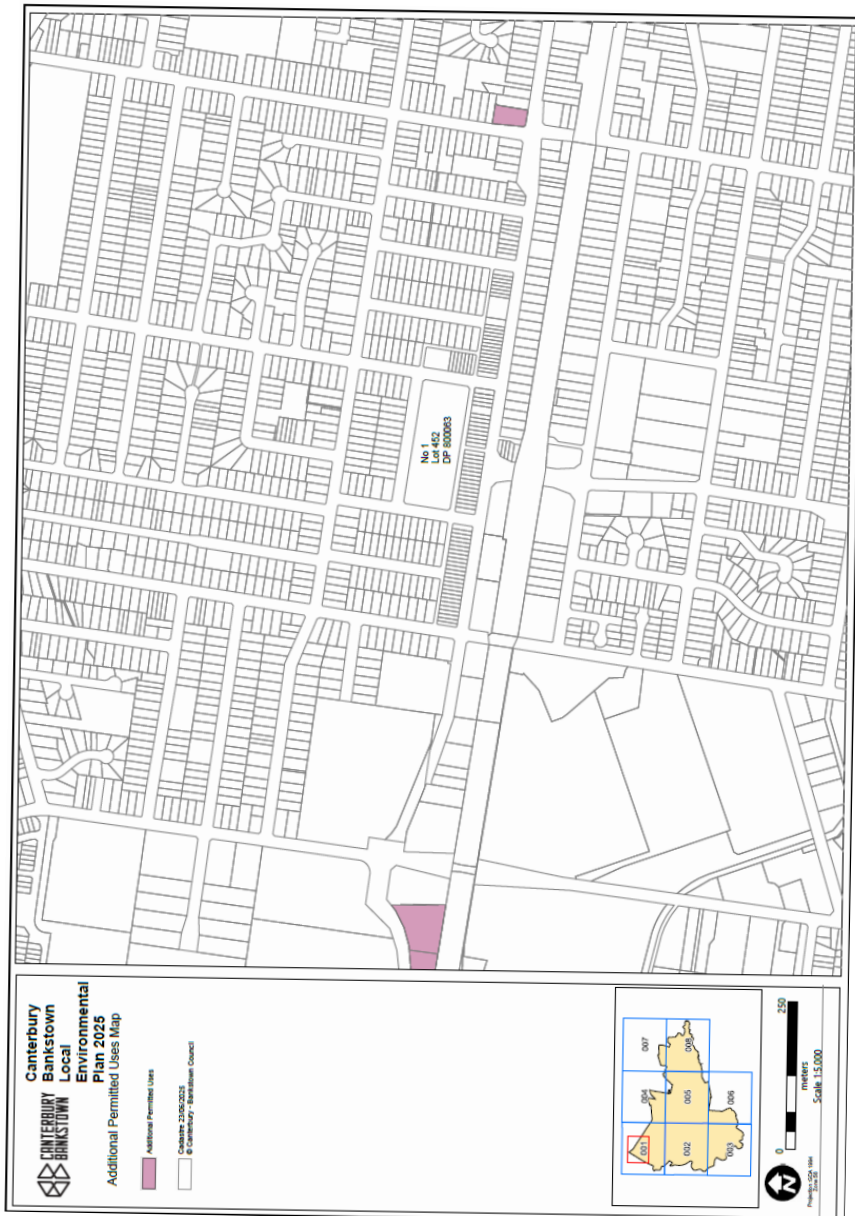


Map 4 – Proposed Height of Buildings Map



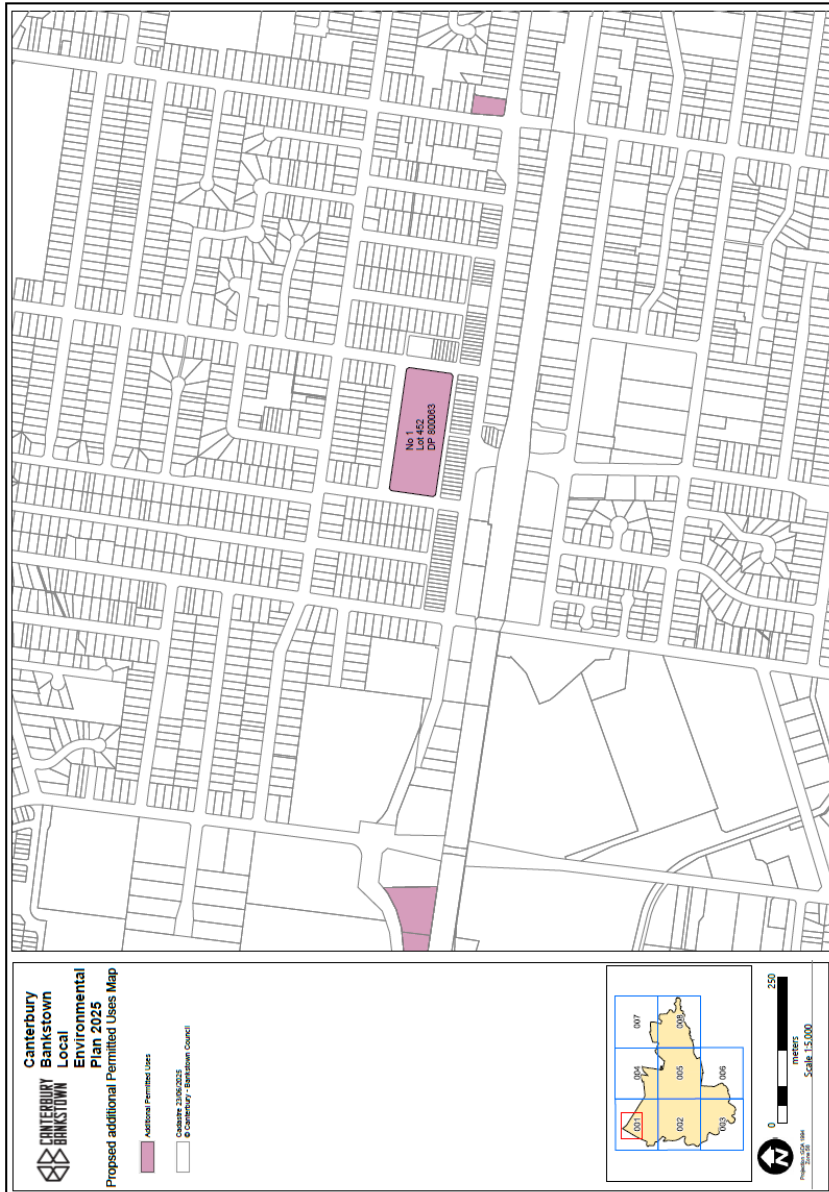


Map 5 – Existing Additional Permitted Uses Map





Map 6 – Proposed Additional Permitted Uses Map





Part 5 – Community Consultation

Once a Gateway Determination is obtained, the planning proposal will be placed on public exhibition in accordance with the Gateway regulatory requirements and Canterbury Bankstown Community Participation Plan for at least 30 working days as specified in the Gateway determination, and will comprise of:

- Display on Council's corporate 'Have Your Say' website.
- Display at Council's Customer Service Centres at Bankstown and Campsie.
- Written notification to affected property owners and occupiers (via email and physical mail).
- Written notification to public authorities stipulated in the Gateway determination
- Written notification to local community groups.

Each public authority/organisation is to be provided with a copy of this planning proposal and any relevant supporting material and given at least 30 working days (unless otherwise specified in the Gateway Determination) to comment on the proposal as stipulated in the Gateway determination.



Part 6 – Project Timeline

Based on the new LEP Making Guideline, the anticipated timeline for completion of this planning proposal is as follows:

Date (Actual and/or Indicative)	Project Stage
17 August 2020	Consideration and decision by the Local Planning Panel (LPP)
22 September 2020	Consideration and decision by Council
23 December 2022	DPHI's response to original Gateway Determination request
November 2023	Additional precinct studies undertaken and completed in response to DPHI's advice
March 2024	Updated Gateway Request Submission
August 2024	Gateway Determination
August 2024 – July 2025	Pre-exhibition – completion of any additional studies required prior to exhibition
July – August 2025	Commencement and completion of public exhibition period
August – September 2025	Consideration of submissions
September 2025	Post-exhibition review and additional studies
September 2025	Submission to the Department for finalisation (if applicable)
October 2025	Gazettal of LEP amendment



Appendix A – State Environmental Planning Policies

State Environmental Planning Policies	Applicable	Consistent
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 2: Vegetation in non-rural areas	Yes	Yes
Chapter 3: Koala habitat protection 2020	No	N/A
Chapter 4: Koala habitat protection 2021	No	N/A
Chapter 5: River Murray lands	No	N/A
Chapter 6: Bushland in urban areas	No	N/A
Chapter 7: Canal estate development	No	N/A
Chapter 8: Sydney drinking water catchment	No	N/A
Chapter 9: Hawkesbury-Nepean River	No	N/A
Chapter 10: Sydney Harbour Catchment	Yes	Yes
Chapter 11: Georges Rivers Catchment	Yes	Yes
Chapter 12: Willandra Lakes Region World Heritage Property	No	N/A
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Yes
State Environmental Planning Policy (Housing) 2021	Yes	Yes
State Environmental Planning Policy (Industry and Employment) 2021		
Chapter 2: Western Sydney employment area	No	N/A
Chapter 3: Advertising and Signage	Yes	Yes
State Environmental Planning Policy (Planning Systems) 2021		
Chapter 2: State and regional development	Yes	Yes
Chapter 3: Aboriginal Land	Yes	Yes
Chapter 4: Concurrences and consents	Yes	Yes
State Environmental Planning Policy (Precincts—Central River City) 2021		
Chapter 2: State significant precincts	Yes	Yes
Chapter 3 Sydney region growth centres	No	N/A
Chapter 4 Homebush Bay area	No	N/A
Chapter 5 Kurnell Peninsula	No	N/A
Chapter 6: Urban renewal precincts	No	N/A
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021		
Chapter 2: State significant precincts	Yes	Yes
Chapter 3: Darling Harbour	No	N/A
Chapter 4: City West	No	N/A
Chapter 5: Walsh Bay	No	N/A
Chapter 6: Cooks Cove	No	N/A
Chapter 7: Moore Park Showground	No	N/A
State Environmental Planning Policy (Precincts—Regional) 2021		
Chapter 2: State significant precincts	Yes	Yes
Chapter 3: Activation Precincts	No	N/A
Chapter 4: Kosciuszko National Park and alpine resorts	No	N/A
Chapter 5: Gosford city Centre	No	N/A
State Environmental Planning Policy (Precincts—Western Parkland City) 2021		
Chapter 2: State significant precincts	Yes	Yes
Chapter 3: Sydney region growth centres	No	N/A
Chapter 4: Western Sydney Aerotropolis	No	N/A
Chapter 5: Penrith Lakes Scheme	No	N/A
Chapter 6: St Marys	No	N/A



State Environmental Planning Policies	Applicable	Consistent
Chapter 7: Western Sydney Parklands	No	N/A
State Environmental Planning Policy (Primary Production) 2021		
Chapter 2 Primary production and rural development	Yes	Yes
Chapter 3: Central Coast plateau areas	No	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 2: Coastal Management	No	N/A
Chapter 3: Hazardous and offensive development	Yes	Yes
Chapter 4: Remediation of Land	Yes	Yes
State Environmental Planning Policy (Resources and Energy) 2021		
Chapter 2: Mining, petroleum production and extractive industries	Yes	Yes
Chapter 3: Extractive industries in Sydney area	No	N/A
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Chapter 2: Infrastructure	Yes	Yes
Chapter 3: Educational establishments and child care facilities	Yes	Yes
Chapter 4: Major infrastructure corridors	No	N/A
Chapter 5: Three ports—Port Botany, Port Kembla and Newcastle	No	N/A



Appendix B – Local Planning Directions (Section 9.1)

Local Planning Directions		Applicable	Consistent
Focus area 1: Planning Systems			
1.1	Implementation of Regional Plans	Yes	Yes
1.2	Development of Aboriginal Land Council land	No	N/A
1.3	Approval and Referral Requirements	Yes	Yes
1.4	Site Specific Provisions	Yes	Yes
1.4A	Exclusion of Development Standards from Variation		
Focus area 1: Planning Systems – Place-based			
1.5	Parramatta Road Corridor Urban Transformation Strategy	No	N/A
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A
1.10	Implementation of the Western Sydney Aerotropolis Plan	No	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	No	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A
1.14	Implementation of Greater Macarthur 2040	No	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	No	N/A
1.16	North West Rail Link Corridor Strategy	No	N/A
1.17	Implementation of the Bays West Place Strategy	No	N/A
1.18	Implementation of the Macquarie Park Innovation Precinct	No	N/A
1.19	Implementation of the Westmead Place Strategy	No	N/A
1.20	Implementation of the Camellia-Rosehill Place Strategy	No	N/A
1.21	Implementation of the South West Growth Area Structure Plan	No	N/A
1.22	Implementation of the Cherrybrook Station Place Strategy	No	N/A
Focus area 2: Design and Place			
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	Yes	Yes
3.2	Heritage Conservation	Yes	Yes
3.3	Sydney Drinking Water Catchments	No	N/A
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A
3.5	Recreation Vehicle Areas	Yes	Yes
3.6	Strategic Conservation Planning	No	N/A
3.7	Public Bushland	Yes	Yes
3.8	Willandra Lakes Region	No	N/A
3.9	Sydney Harbour Foreshore and Waterways Area	No	N/A
3.10	Water Catchment Protection	No	N/A
Focus area 4: Resilience and Hazards			
4.1	Flooding	No	N/A
4.2	Coastal Management	No	N/A



Local Planning Directions		Applicable	Consistent
4.3	Planning for Bushfire Protection	No	N/A
4.4	Remediation of Contaminated Land	Yes	Yes
4.5	Acid Sulfate Soils	No	N/A
4.6	Mine Subsidence and Unstable Land	No	N/A
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Yes	Yes
5.2	Reserving Land for Public Purposes	Yes	Yes
5.3	Development Near Regulated Airports and Defence Airfields	Yes	Justifiable inconsistency
5.4	Shooting Ranges	No	N/A
Focus area 6: Housing			
6.1	Residential Zones	Yes	Yes
6.2	Caravan Parks and Manufactured Home Estates	Yes	Yes
Focus area 7: Industry and Employment			
7.1	Business and Industrial Zones	Yes	Yes
7.2	Reduction in non-hosted short-term rental accommodation period	No	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	No	N/A
Focus area 9: Primary Production			
9.1	Rural Zones	No	N/A
9.2	Rural Lands	No	N/A
9.3	Oyster Aquaculture	No	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A