



Agenda for the Ordinary Meeting

24 March 2026



Planning Matters - 24 March 2026

ITEM 6.1 Chester Square Planning Proposal - Post Exhibition (PP-2024-548)

AUTHOR Planning

SUMMARY

- This report advises Council of the outcomes of the public exhibition of the Chester Square Planning Proposal, Development Control Plan and draft Planning Agreement and seeks Council's endorsement to submit the Planning Proposal for finalisation by the NSW Department of Planning, Housing and Infrastructure.
- The proponent-initiated planning proposal seeks amendments to the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) with changes to the floor space ratio and height of building controls, the inclusion of an additional permitted use and a Local Provision at 1 Leicester Street, Chester Hill (Refer to Table 1).
- The planning proposal and draft Development Control Plan (DCP) were exhibited from 4 July 2025 to 15 August 2025. A total of (35) Thirty-five submissions were received, out of which nine (9) supported the proposal. Submissions were also received from State agencies, including Transport for NSW, Civil Aviation Safety Authority (CASA), NSW State Emergency Service (SES), Sydney Water, and Sydney Metro.
- No changes are required to the planning proposal as a result of the submissions received. To improve clarity, minor changes were made to the draft DCP.
- The draft Planning Agreement includes dedication of apartments for affordable housing, a public plaza and public domain improvements and intersection upgrades. An independent review commissioned by Council confirmed the public benefits as part of the draft Planning Agreement were reasonable and appropriate for the scale of the potential redevelopment of the site.
- The draft Planning Agreement was exhibited from Friday 12 December 2025 to Monday 2 February 2026. A total of thirteen (13) submissions were received, mostly reiterating various aspects of the proposal that have been addressed in the report. A minor change to include an additional figure of the location of the Frost Lane works has been made to the draft Planning Agreement.
- This report recommends that Council proceed with finalising the planning proposal, adopt the draft DCP, and endorse and execute the draft Planning Agreement between Council and the Applicant. Council is the Local Plan Making Authority for this planning proposal.

RECOMMENDATION That -

1. Council submits the Chester Square planning proposal (PP-2024-548) to the Department of Planning, Housing and Infrastructure for finalisation as set out in this report.
2. Council endorses the draft site specific Development Control Plan as shown in Attachment 3, and that it be brought into effect once the LEP amendment is gazetted and published on the NSW Legislation website.
3. Council endorses the draft Planning Agreement as provided in Attachment 4 and authorises the Chief Executive Officer to execute the agreement on behalf of Council, including any other administrative changes that does not alter the intent.
4. Council notes the matters raised by the Community Voice Panel in connection with this planning proposal.

ATTACHMENTS [Click here for attachments](#)

1. Council's Response to Submissions received during public exhibition of the planning proposal, draft DCP and draft Planning Agreement
2. Community Voice Panel Engagement Outcomes Report
3. Draft Development Control Plan (post-exhibition)
4. Draft Planning Agreement (post-exhibition)

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- There are no new policy implications for Council, as the proposed amendments align with existing policies and have been considered by Council officers and the Local Planning Panel.
- The proposed provisions of the site at 1 Leicester Street, Chester Hill is a continuation of the decision made by Council at the September 2020 Council meeting.

STRATEGIC IMPACT

- This proposal aligns with Council's Local Strategic Planning Statement (LSPS) Connective City 2036 and the Operational Plan (Ref 6.2.2, p.122), ensuring Council's planning framework remains current, suitable, and compliant.
- Council's LSPS requires 80 percent of new housing to be located within existing centres, such as Chester Square. The planning proposal supports this objective.
- The proposal supports the provisions to enhance employment opportunities as per Council's Employment Lands Strategy (p.118) and affordable housing as per Council's Affordable Housing Strategy.
- Under the Council's Housing Strategy endorsed by Council in 2020, Chester Hill is one of nine local centres across the Canterbury Bankstown Local Government Area which is set to contribute to the delivery of around 10,100 new dwellings, with Chester Hill contributing around 1,100 new dwellings by 2036. The planning proposal seeks to enable delivery of around 515 new dwellings, this is helpful as this is a large single landholding of 16,713 square metres where the rest of the centre is small lot shop-top housing (see figure 3) which has limited capacity for any significant densification.

DETAILED INFORMATION

Background

- The proponent, Holdmark Properties, lodged the planning proposal with Council in August 2019 seeking amendments to the then Bankstown Local Environmental Plan 2015.
- Council's Local Planning Panel provided advice on the planning proposal on 17 August 2020 and the Council resolved at its meeting on 22 September 2020 to submit the proposal to the Department to seek a Gateway determination to exhibit the proposal.
- Following the submission of the proposal to the Department, the Department wrote to Council on 22 December 2020 and requested updates and refinements to the urban design and traffic studies analysis and the planning proposal be resubmitted.
- A peer review was undertaken by traffic and urban design consultants and following a number of revisions to the scheme, Council prepared and submitted the updated planning proposal, which received Gateway determination on 4 June 2024.
- In February 2025 the State Government introduced new planning controls for a number of centres across NSW, including Chester Hill. Under the Low to Mid Rise Housing Policy, properties within 400m of the Chester Hill town centre, particularly those surrounding the Chester Square site 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 from the current 2 and 4 storey heights). This may also be achieved in the existing R3 zoned land nearby on Campbell Hill Road and Grevillea Road.
- Council has completed public exhibition of the draft planning proposal, draft site specific Development Control Plan (DCP) and the draft Planning Agreement. In accordance with the Department's Gateway determination, the planning proposal must be finalised and come into effect by 17 July 2026.
- A lot of work has been done to ensure appropriate and orderly development that integrates into surrounding lower rise character.

Planning proposal

- The planning proposal includes the following amendments to the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023):

Planning Control	Existing	Proposed
Zoning	E1 Local Centre	No change
Floor Space Ratio	2.5:1	4:1
HOB	20 metres (6 storeys)	A range of heights up to 60 metres (18 storeys)
Local Provisions (Part 6)	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 • Solar access, and • Open space.
Additional Permitted Use (APU)	N/A	Multi Dwelling Housing to allow a mix of housing types on the site at the ground level of the future mixed use development

Table 1: Amendments included in Planning Proposal PP-2025-548

The planning proposal will enable the redevelopment of the site to incorporate:

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

The draft CBLEP 2023 maps are shown below.

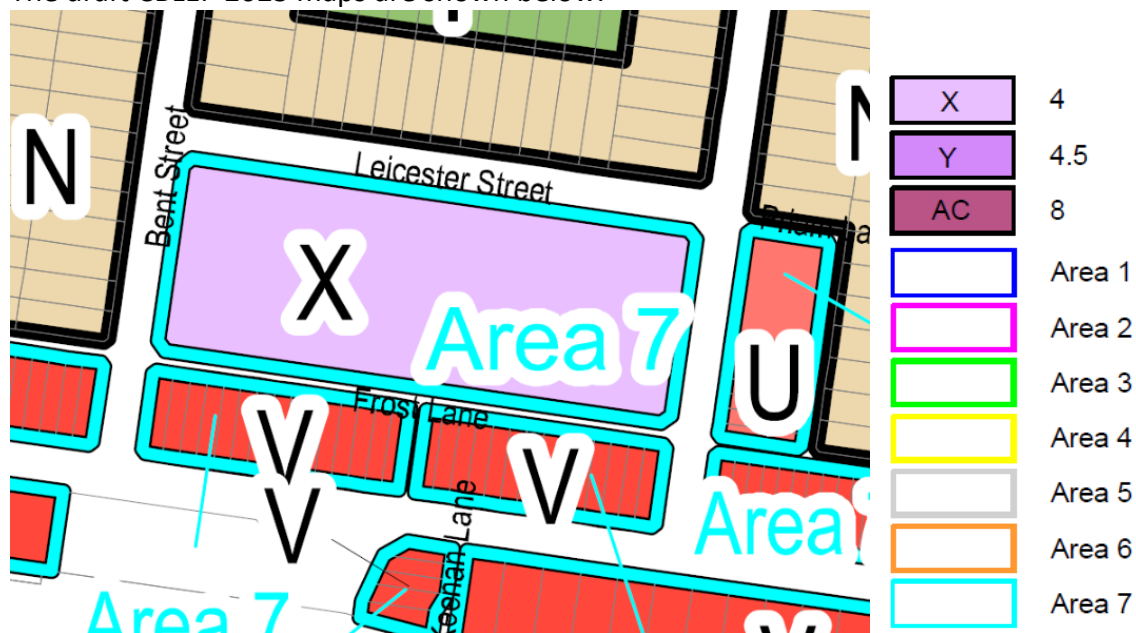


Figure 1: Proposed Floor Space Ratio Map

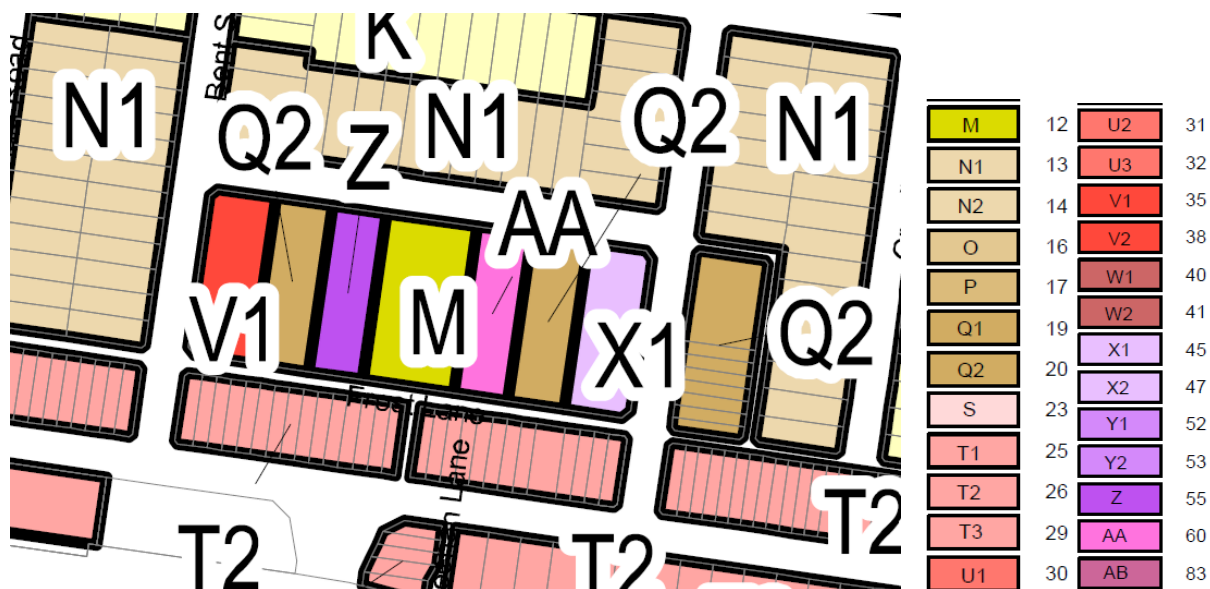


Figure 2: Proposed Height of Building Map

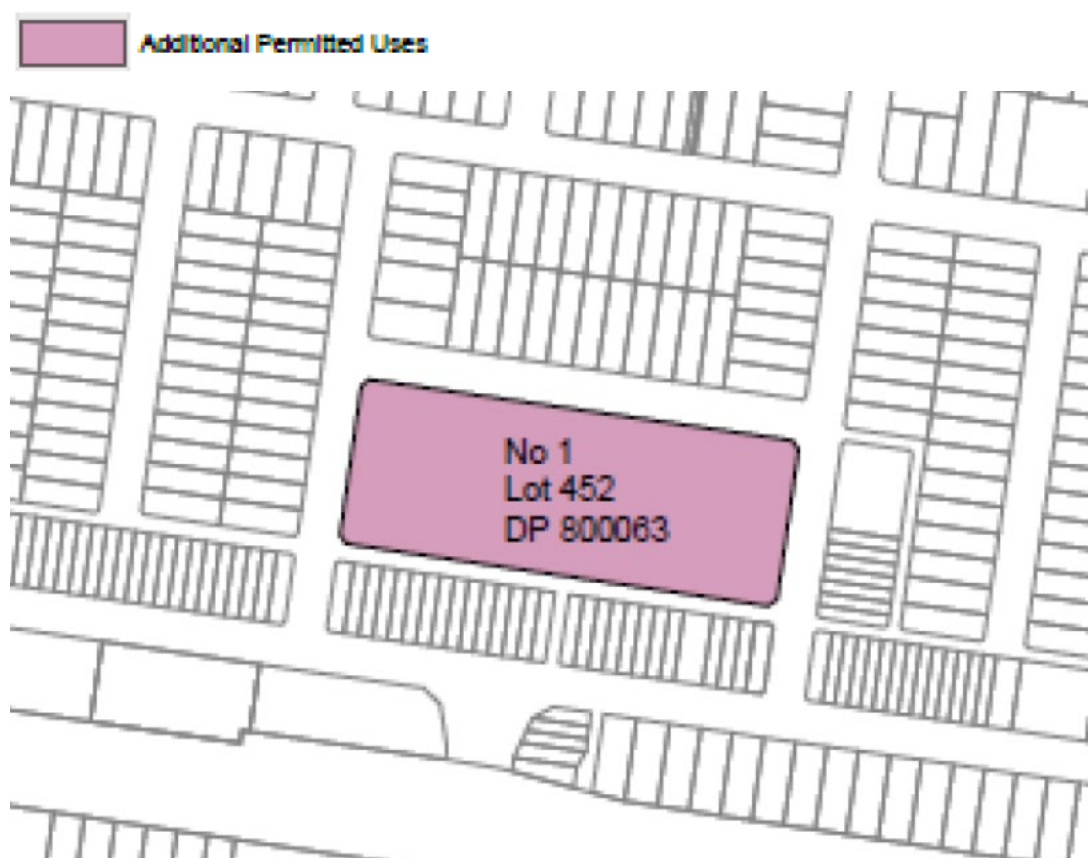


Figure 3: Proposed Additional Permitted Use map

- Images of the proponent's concept design for the future redevelopment of the site are provided below. The future redevelopment of the site would be subject to a separate development application process.



Figure 4: Proponent's proposed concept design, view from Leicester Street and Priam Street



Figure 5: Proponent's proposed concept design, view from Leicester Street, looking south

Development Control Plan

- Council prepared a draft Development Control Plan (draft DCP) and exhibited it concurrently with the planning proposal from 4 July to 15 August 2025.

- The purpose of the DCP is to provide the detailed development controls for new buildings and publicly accessible spaces on the site, setting a high standard and ensuring well designed public access and design quality for the future redevelopment of the site.
- Council has adopted a Visual DCP layout to clearly show how the new development should be designed. Images of high quality developments are included to set Council's expectations to the developer and the community of the standard of design required to be achieved on the site.
- Some minor changes have been made to the draft DCP following the public exhibition, which is discussed later in this report.

Draft Planning Agreement

- A draft Planning Agreement has been prepared by the proponent to outline the public benefits intended to be provided to accommodate the increased population that would be generated by the planning proposal, as well as the demand for community infrastructure and essential services.
- Before exhibiting the draft Planning Agreement, Council engaged an Economic Consultant to review the proponent's original offer and to advise on the public benefits that would be reasonable for the scale of the development on the site. Council and the Applicant agreed with the findings of the review.
- Council also engaged an independent Quantity Surveyor to review the costings in the draft Planning Agreement. The review found that the value of works is acceptable and reflects actual construction costs.
- The public benefits included in the draft Planning Agreement have a total value of \$41,711,368 and include:

Public benefit	Value in draft Planning Agreement
Construction and dedication to Council of 2,000 sqm of Gross Floor Area for use as a council space (note, the use of the space to be determined by Council in the future)	\$16,491,000
2,000 sqm Town Plaza (open air and publicly accessible 24/7) within development with associated easement for public access	\$6,000,000
Construction and fit out of apartments with a total area equivalent to 3% of the residential floor space area to be transferred to Council or a registered community housing provider of Council's choosing (approximately 15 apartments)	\$12,660,368
• Street improvements to Waldron Road, embellishment of Frost Lane, embellishment of Charles Lane, covering	\$6,560,000

an area of around 800 sqm (detail of works as per schedule 5 of the draft Planning Agreement) • Installation of traffic lights (only) at Waldron Road and Priam Street (subject to TfNSW warrants)	
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- The above public benefits are to be provided by the proponent at no cost to Council. The proposed use of the community facility to be constructed as part of the future redevelopment of the site that and dedicated to Council has not yet been decided. Council can seek the views of the community before deciding on the final use, as part of a separate Council-led process in the future.
- The draft Planning Agreement will be registered on Title by the proponent, once the proposed LEP Amendments come into effect, so that it continues to apply to the land regardless of any future changes to ownership.
- The draft Planning Agreement does not exempt the future Development Application from the payment of section 7.11/7.12 development contributions to Council.
- The draft Planning Agreement was exhibited from 12 December 2025 to 2 February 2026. No changes are proposed as a result of the exhibition. The matters raised in the exhibition period are discussed later in this report.

Community consultation – Planning proposal and draft DCP

- Council exhibited the planning proposal and draft DCP from 4 July 2025 to 15 August 2025.
- Notifications: 1,858 letters to surrounding landowners, information on Council’s Have Your Say page, posters installed on site and hard copies at the Bankstown and Campsie Service Centres.
- Engagement: 1,112 views on the [Have Your Say page](#).

Community consultation – Draft Planning Agreement

- Council exhibited the draft Planning Agreement from 12 December 2025 to 2 February 2026.
- Notifications: 1,422 letters to surrounding landowners, information on Council’s Have Your Say page, and hard copies at the Bankstown and Campsie Service Centres.
- Engagement: 358 views on the [Have Your Say page](#).

Public submissions

- Thirty-five public submissions received during the exhibition of the planning proposal and draft DCP, of which 26% were supportive, 20% opposed, and 54% providing comment. One submission was received from the proponent and land owner, Holdmark Properties.

- Themes raised in the submissions included:
 - Traffic and road maintenance
 - Parking availability
 - Density and height increases
 - Safety
 - Open and green space
 - Noise impacts
 - Sustainability and biodiversity impacts
 - Privacy
 - Affordable housing
 - Diverse and family friendly housing
 - Negative impacts to existing businesses

Recommended Approach

- Work with the Department to finalise the planning proposal by amending the CB LEP 2023.
- Adopt the site specific DCP for the site at 1 Leicester Street, Chester Hill (Chester Square) and that the DCP comes into effect on the day the proposed amendments to the CB LEP 2023 are published on the NSW Legislation website.
- Authorise the CEO to enter into the Planning Agreement with the proponent, Holdmark Properties, and that the final executed Planning Agreement is registered on title by the proponent.
- Minor changes have been made to the draft DCP to provide clarity as a result of the submissions received, however no changes have been made to the planning proposal. The issues raised in the submission can be addressed during the development application stage and the surrounding land owners will have an opportunity to make a submission as part of that process.
- Thirteen public submissions were received during the draft Planning Agreement exhibition. Of the submissions received, 77% supported or provided comment, and 23% provided comment on a matter outside of the scope of the project. No changes are proposed to be made to the public benefits to be delivered by the proponent in the draft Planning Agreement as a result of the submissions received.
- A minor change to the planning Agreement is proposed to include a site plan of the proposed works to Frost Lane and Charles Place to clarify the scope of the works covered under the draft Planning Agreement. This change has been made in 'Schedule 5: Approved Work Drawings'.
- A summary of the submissions received during the public exhibition of the draft documents and Council's response is provided at Attachment 1.

State Government agency consultation

- Submissions were received from Civil Aviation Safety Authority (CASA), Sydney Metro, NSW State Emergency Service (SES), Sydney Water and Transport for NSW (Attachment 1).
- No changes are required to the Planning Proposal or DCP as a result of the State Government agency submissions. No submissions were received from State Agencies in relation to the draft Planning Agreement.

Community Voice Panel for proposed provisions at 1 Leicester Street, Chester Hill

- In accordance with the Council resolution of 22 September 2020, before the planning proposal was exhibited, a Community Voice Panel was held to allow the community to provide their opinion regarding the proposed changes to the base controls of the site.
- Notifications of community voice panel: 1,858 letters sent to surrounding landowners in a 500 metre radius of the site, information on Council's Have Your Say page, and posters erected in Chester Hill including the shopping centre on the site.
- Notification of the community voice panel was provided for 21 days, from 21 March 2025 to 13 April 2025. A total of 12 Panel members were selected, and two Community Voice Panel sessions were held on 21 May 2025 and 4 June 2025 and run by an independent facilitator.
- The key issues raised during the Community Voice Panel sessions are provided in the Engagement Outcomes Report prepared by the independent facilitator in Attachment 2. It is noted that several matters raised at the Community Voice Panel are addressed in the draft DCP, with others able to be dealt with at the development application stage of any future redevelopment of the site. This would be subject to Council and the Department's approval of the proposed changes.

Revisions to the draft Development Control Plan

- Following the exhibition period, changes were made to the draft DCP to improve clarity by making minor wording changes and minor revisions to some of the diagrams in the document. These changes to the draft DCP are of a minor nature and do not warrant re-exhibition.
- No changes were made to the draft planning controls or the intent of the Objectives and Principles.

Recommended Approach

- Work with the Department to finalise the planning proposal by amending the CB LEP 2023.
- Adopt the site specific DCP for the site at 1 Leicester Street, Chester Hill (Chester Square) and that the DCP comes into effect on the day the proposed amendments to the CB LEP 2023 are published on the NSW Legislation website.

- Authorise the CEO to enter into the Planning Agreement with the proponent, Holdmark Properties, and that the final executed Planning Agreement is registered on title by the proponent.