

Our ref: PP-2024-2261 (IRF25/2390)

Mr Matthew Stewart
Chief Executive Officer
City of Canterbury-Bankstown Council
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29 October 2025

Planning proposal PP-2024-2261 – Gateway Adequacy for Exhibition

Dear Mr Stewart,

I refer to your correspondence dated 26 September 2025 to the Department of Planning, Housing and Infrastructure (Department) referring the Campsie Town Centre planning proposal to the Department for its pre-exhibition review, as required under Condition 2 of the Gateway Determination.

Pre-exhibition adequacy review

The Department has reviewed the updated planning proposal and supporting documents, against the pre-exhibition Gateway determination conditions to enable public exhibition.

Considering the Gateway Determination was issued in January 2025, progressing the planning proposal to exhibition is important for state agencies and the community to formally comment on the proposal. In the Department's view, the package as submitted contains adequate information to progress to public exhibition, once amendments to the documentation and plans have been completed in accordance with **Attachment A**.

During the adequacy review, several issues were identified, these include:

- **Downzoning**

The planning proposal includes changes to rezone R3 Medium Density Residential zoned land to R2 Low Density Residential zoned land in two locations. The updated planning proposal does not provide adequate justification to support a downzoning. The NSW Government is committed to addressing housing supply and provide for housing diversity in well-located areas. For this reason, the proposed down-zoning of residential land within Campsie is not supported. Council should consider removing these amendments from the planning proposal package.

- **Flooding and Infrastructure**

The Department notes there are several aspects of the proposal that are yet to be fully resolved and require further investigation. These matters include: flooding, and the provision of infrastructure, including open space.

The Department will proactively work with Council and public agencies to address these matters prior to finalisation.

The Department also notes there are some gateway conditions that were required to be addressed prior to exhibition but are yet to be fully resolved. It is agreed that these conditions can be addressed prior to finalisation. This will form part of the finalisation process, together with addressing any issues resulting from community consultation and state agency submissions.

Amendments to the Gateway Determination

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the Environmental Planning and Assessment Act 1979, to alter the Gateway determination dated 17 January 2025 for PP-2024-2261 (since altered). The Alteration of Gateway determination is enclosed.

The amendments reflect conditions being moved prior to finalisation (as outlined above) and amendment to the timeframe required to make the LEP.

Should you have any enquiries about this matter, I have arranged for Ms Tharani Yoganathan to assist you. Ms Tharani Yoganathan can be contacted on 02 9274 6447.

Yours sincerely,



Tina Chappell
Director, Local Planning and Council Support
Planning, Land Use Strategy & Housing

Encl: Alteration of Gateway Determination