



Mr Matthew Stewart  
General Manager  
Canterbury Bankstown Council  
PO Box 8  
BANKSTOWN NSW 1885

Dear Mr Stewart

**Planning proposal PP\_2018\_CBANK\_003\_00 to amend Canterbury Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land at 89-95 Karne Street North, Narwee from R3 Medium Density Residential to B1 Neighbourhood Centre and amend associated development controls.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 4.3 Flood Prone Land is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.


I have also determined that the proposal is required to be updated prior to public exhibition to reflect the following: the updated Act; the final Greater Sydney Region Plan; the nine-month LEP time frame; and the proposed floor space ratio should one be deemed necessary following the urban design analysis.

To ensure that Council is able to meet the nine-month time frame for completing the LEP, a condition requiring Council to forward the updated proposal to the Department within two months of the Gateway being issued has been included.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Kate Hanson to assist you. Ms Hanson can be contacted on 9860 1453.

Yours sincerely

 5 May 2018  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Encl: Gateway determination  
Local plan-making authority reporting template