



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

Dear Mr Stewart

**Planning proposal PP-2020-465 (PP_2020_CBANK_001_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 for 165-169 Holden Street, Ashbury to rezone part of the land from SP2 Infrastructure (Water Supply System) to R2 Low Density Residential, amend the curtilage of the heritage listed Ashfield Reservoir and introduce a maximum height control to part of the land.

I am pleased to advise that as the delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council will still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 2.6 Remediation of Contaminated Land. This will involve the preparation of a Remediation Action Plan (RAP) to demonstrate that the land can be suitably remediated for the land uses permissible under the R2 zoning and how it will be undertaken. Council should ensure this occurs prior to public exhibition.

The planning proposal is also to be updated prior to public exhibition to address the Gateway conditions.

It is noted that Council has requested to be authorised as the local plan-making authority. 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 9 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, Industry and Environment.

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 Minister 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 enquiries about this matter, I have arranged for Ms Renee Coull and Ms Christina Brooks to assist you. Ms Coull can be contacted on 9995 6632 and Ms Brooks on 9274 6045.

Yours sincerely

A handwritten signature in black ink, appearing to be 'LR', is positioned above the printed name and title.

Laura Locke
Director, Eastern and South Districts
Greater Sydney, Place and Infrastructure

Encl: Gateway determination
Authorised plan-making reporting template