

11 October 2019

Ms Laura Locke  
A/Director, Sydney Region East  
Department of Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Locke,

### **Section 3.34 Notification—Canterbury Bankstown Local Environmental Plan**

Canterbury Bankstown Council is pleased to forward you the planning proposal to consolidate and harmonise Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012, and to give effect to the first stage of Council's Local Strategic Planning Statement, *Connective City 2036*.

In accordance with section 3.34 of the Environmental Planning & Assessment Act 1979, please be advised:

#### **(a) Decision to submit a planning proposal**

At the Ordinary Meeting of 24 September 2019, Canterbury Bankstown Council resolved to submit a planning proposal to the Department of Planning, Industry & Environment to seek a Gateway Determination as follows:

1. *Council exhibit the draft Local Strategic Planning Statement Connective City 2036 at Attachment A and supporting documents at Attachment B between 25 September and 15 November 2019 in line with the proposed exhibition program outlined in Attachment C.*
2. *Council prepare and submit a planning proposal to the Department of Planning, Industry and Environment for Gateway Determination to create the new Canterbury Bankstown Local Environmental Plan. The Planning proposal will not have any changes to planning provisions, it is to seek the Department's requirements for exhibition including agency engagement requirements up front so as to not delay this process.*
3. *A detailed report be provided to Council on the planning proposal after a Gateway Determination has been received and prior to exhibition.*
4. *The local strategic planning statement identify the following areas for their special natural, scenic or architectural value and ensure that these areas are protected from inappropriate future development.*
  - (a) *Areas south of the East Hills Rail Line at East Hills, Padstow, Panania, Picnic Point and Revesby.*

- (b) *Areas in the east of our city along the Cooks River and conservation areas including around Ashbury, Hurlstone Park and Earlwood.*
5. *Council undertake further analysis and refinement of these areas during the exhibition of the Local Strategic Planning Statement.*
6. *Council include provisions into the new Canterbury Bankstown LEP to ensure the special character of these areas is protected and enhanced.*

The planning proposal implements the Council resolution (item 2) by seeking the Department of Planning, Industry & Environment's requirements for exhibition. At this point in time, the planning proposal does not contain any changes to planning provisions.

In relation to next steps:

- Council is currently preparing the information to support the proposed changes to planning provisions, and will complete this work based on the conditions issued as part of the Gateway Determination.
- Council requests that a condition of the Gateway Determination require all consultation with Commonwealth authorities, state agencies and neighbouring local councils to occur during the exhibition period.

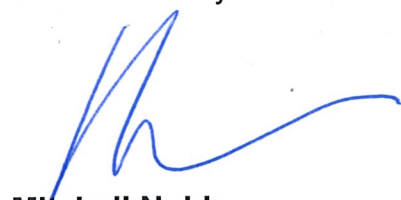
**(b) Attached information**

The planning proposal and the following background documents are attached for your information:

- Council Report of the Ordinary Meeting of 25 September 2019
- Minutes of the Ordinary Meeting of 25 September 2019
- Draft Local Strategic Planning Statement, *Connective City 2036*.

If you have any enquiries or require further information, please contact Council's Lead New Planning Framework, Noni Ruker on 9707 5439.

Yours sincerely



**Mitchell Noble**  
**Manager Spatial Planning**