

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

IRF22/3321

Dear Mr Stewart

**Planning proposal PP-2021-2821 to amend the draft Consolidated Canterbury-Bankstown Local Environmental Plan**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal that seeks to incorporate additional amendments and matters that were omitted from the imminent draft Consolidated Canterbury Bankstown LEP.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should not proceed for the reasons outlined the Gateway determination and the Department's Gateway determination report.

The planning proposal contains several interdependencies with the draft Consolidated Canterbury-Bankstown LEP, which is yet to be finalised. Hence, it considered that the draft Consolidated LEP should first be finalised to set a platform to consider the matters sought by the planning proposal and allow for a unified planning direction for the local government area.

Other reasons for my decision is that despite working with council officers, the proposal remains inadequate and does not include suitable justification to support the proposal, and the proposal does not align with Council's approved Local Housing Strategy or the Department's policy regarding Local Character.

The Department remains committed to maintaining a strong working relationship with Council. In this regard I encourage Council to work with the Department to consider how best to implement remaining suitable amendments sought by the subject planning proposal as part of one or more future planning proposals. For instance, a suitable strategy may be to progress minor amendments through a 'Basic' category planning proposal or proposals to ensure quick updates to Council's LEP.

Should you have any enquiries about this matter, I have arranged for Mr Kris Walsh to assist you. Mr Walsh can be contacted on 9274 6299.

Yours sincerely



**Amanda Harvey**  
**Executive Director, Metro East and South**  
**Planning and Land Use Strategy**

Encl: Gateway determination – Dated 20 February 2023  
Gateway determination Report – Dated 20 February 2023