

31 March 2022

Laura Locke  
Director Eastern and South Districts, Eastern Harbour City  
Greater Sydney, Place & Infrastructure  
Department of Planning and Environment

Dear Ms Locke

**RE: Section 3.34 Notification - Submission of Planning Proposal for Bankstown City Centre**

Canterbury Bankstown Council (Council) is pleased to submit the Planning Proposal that will implement our vision for the future of Bankstown. We want it to become a highly productive, economically vibrant and liveable centre as set out in the Greater Sydney Region Plan – ‘A Metropolis of Three Cities’, Council’s Local Strategic Planning Statement – ‘Connective City 2036’ and the Bankstown City Centre Master Plan endorsed by Council.

In accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979, please be advised of the following:

**(a) Decision to submit a Planning Proposal**

This letter accompanies a single Planning Proposal comprising two parts in accordance with the Council Resolutions noted below and consistent with the approach discussed with Renee Coull, Manager Place and Infrastructure at the Department of Planning and Environment (the Department) prior to this submission being made.

**Planning Proposal Part A – Implementing the Bankstown City Centre Master Plan**

At the Ordinary Meeting of 28 September 2021, Council resolved to submit a Planning Proposal to the Department to implement the Bankstown City Centre Master Plan as set out below. Part A of the Planning Proposal sets the strategic planning basis and supports a series of amendments to planning controls aimed at facilitating new jobs, more housing, good quality design, high standards of environmental sustainability and active transport and movement aspirations set out in the Master Plan and ‘Connective City 2036’.

1. *Council prepare and submit a Planning Proposal to amend the draft Canterbury Bankstown Local Environmental Plan 2021 for Gateway that implements the Bankstown City Centre Master Plan, subject to the following conditions:*
  - a. *Review site-specific submissions made to the local planning panel prior to exhibition, for:*
    - i. *1A Gordon Street and 30-36 Meredith Street, Bankstown*
    - ii. *34-38 Restwell Street, Bankstown*
    - iii. *8-10 West Terrace, Bankstown*
    - iv. *457 Chapel Road, Bankstown*
    - v. *67 Rickard Road, Bankstown*
    - vi. *2-10 Leonard Street, Bankstown*





**(b) Attached information**

The Planning Proposal and following supporting documents are attached for your information:

- Planning Proposal including:
  - Part A – Bankstown City Centre Planning Proposal (and Appendices)
  - Part B – Canterbury Bankstown Affordable Housing Contributions Scheme (and Appendices)
- Council Meeting Report and Minutes (28 September 2021)
- LPP Meeting Report and Minutes (9 & 10 September 2021).

Please be advised that the Planning Proposal includes a *Development Feasibility Analysis* report prepared by Atlas Urban Economics to inform the preparation of the Planning Proposal. This report contains development feasibility testing for certain properties that should not be made publicly available due to the sensitive commercial nature of the content of the report.

Council requests Gateway Determination and that Council exercise its plan-making delegations in this instance.

Should you require any further information or wish to discuss this matter, please contact Council's Coordinator Strategic Assessments, Patrick Lebon on 9707 5593 or email at [Patrick.Lebon@cbc.city.nsw.gov.au](mailto:Patrick.Lebon@cbc.city.nsw.gov.au).

Yours sincerely

Mitchell Noble  
**Manager Spatial Planning**