

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

Our ref: IRF22/2539

Dear Mr Stewart

Planning proposal PP-2022-1898 to amend Bankstown Local Environmental Plan 2015

I am writing in response to a planning proposal the City of Canterbury-Bankstown 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 to amend Bankstown Local Environmental Plan 2015 to enable the staged redevelopment of the Bankstown Central Shopping Centre site through increased building height and floor space ratio controls.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the EP&A Act including Direction 4.1 Flooding, Direction 5.1 Integrating Land Use and Transport, Direction and Direction 5.3 Development Near Regulated Airports and Defence Airfields.

I have determined not to authorise Council to be the local plan-making authority due to the strategic importance of the site and unresolved matters.

The amending local environmental plan (LEP) is to be finalised on or before 28 October 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ms Laura Locke to assist you. Ms Locke can be contacted on 8275 1307.

Yours sincerely



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

Encl:
Gateway determination
Correspondence from TfNSW