

Mr Matthew Stewart  
Chief Executive Officer  
City of Canterbury-Bankstown Council  
PO Box 8  
BANKSTOWN NSW 1885

Our ref: IRF24/2664

Dear Mr Stewart,

**Planning proposal PP-2024-2184 to amend Canterbury-Bankstown Local Environmental Plan 2023 for 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl**

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) on 30 September 2024 in respect of the planning proposal to amend the *Canterbury-Bankstown Local Environmental Plan 2023* for the site at 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl.

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

A Gateway condition has been imposed to delete 23 Canterbury Road, Punchbowl from the planning proposal. There was insufficient information submitted with the planning proposal to properly assess the proposed changes to the planning controls for this site. The extent of additional information required to inform the assessment would unduly delay the Gateway assessment. Council is encouraged to revisit amendments to planning controls for this site once the necessary additional information is prepared.

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 Act in relation to Directions 1.4 Site Specific Provisions, 4.1 Flooding, 4.4 Remediation of Contaminated Land, 4.5 Acid Sulfate Soils and 5.1 Integrating Land Use and Transport. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The proposed local environmental plan (LEP) is to be finalised by 16 December 2025.

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, Housing and Infrastructure, August 2023) 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 Louisa Agyare to assist you. Ms Agyare can be contacted on 02 6748 5208.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Thompson', is positioned above the date.

16/1/2025

**Daniel Thompson**  
**A/Executive Director**  
**Local Planning and Council Support**  
**Planning, Land Use Strategy, Housing and Infrastructure**

Encl: Gateway determination