

Mr Matthew Stewart  
Chief Executive Officer  
City of Canterbury-Bankstown Council

Our ref: IRF24/2878

via email: [council@cbc.city.nsw.gov.au](mailto:council@cbc.city.nsw.gov.au)

Dear Mr Stewart,

**Planning proposal PP-2024-2261 to amend Canterbury-Bankstown Local Environmental Plan 2023 for Campsie town centre**

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 14 October 2024 in respect of the planning proposal to amend the *Canterbury-Bankstown Local Environmental Plan 2023* to implement the Campsie town centre master plan.

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.

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, 3.1 Conservation Zones, 3.2 Heritage Conservation, 4.1 Flooding, 4.2 Coastal Management, 4.4 Remediation of Contaminated Land, 4.5 Acid Sulfate Soils, 5.2 Reserving Land for Public Purposes and 6.1 Residential Zones. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined not to authorise Council to be the plan-making authority due to the strategic importance of the precinct and the policy implications of this planning proposal.

The proposed local environmental plan (LEP) is to be finalised by 9 February 2026. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Carina Lucchinelli to assist you. Ms Lucchinelli can be contacted on 02 9274 6563.

Yours sincerely



17/01/2025

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

Encl: Gateway determination