

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

Our ref: IRF24/1159

Dear Mr Stewart

Planning proposal PP-2024-536 to amend Canterbury-Bankstown Local Environmental Plan 2023

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 to address certain matters deferred from finalisation of the consolidation of the former *Canterbury LEP 2012* and *Bankstown LEP 2015* (Council matters).

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.

I have determined not to authorise Council to be the local plan-making authority for the following reason(s):

- the proposal includes changes to land owned by Council
- the planning proposal involves the reclassification of land.

Gateway conditions require Council to provide additional information, particularly in relation to the reclassification of the land at 75A-75C Marco Avenue, Revesby. To provide transparency and certainty, Council should explain how the funds from the divestment of the land will be available for community infrastructure within the area or acquiring land better suited for open space purposes.

Several other conditions are recommended requiring additional information and it is noted several of the proposed amendments will further assessment at finalisation stage.

With regards to the proposed changes to Council's stormwater and water sensitive urban design controls, the removal of these controls from the RE1 Public Recreation zone is not supported. There is insufficient justification to remove these controls and it would result in inconsistencies with the priorities in the Region Plan, District Plan and Council's LSPS.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. 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.

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 Ms Renee Coull to assist you. Ms Coull can be contacted on 9995 6632.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Felicity No', with a stylized flourish at the end.

Felicity No
Director
Local Planning

27 May 2024

Encl: Gateway determination