

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

Our ref: RF24/1091

Dear Mr Stewart

Planning proposal PP-2024-548 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) and additional information received on 14 March 2024 in respect of the planning proposal to facilitate the redevelopment of 1 Leicester Street, Chester Hill.

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 also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 1.4 Site Specific Provisions is justified in accordance with the terms of the Direction, subject to the Gateway conditions enclosed.

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 Directions 5.1 Integrated Land Use and Transport and 5.3 Development Near Regulated Airports and Defence Airfields. 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.

The proposed local environmental plan (LEP) is to be finalised on or before 27 June 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. 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. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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.

I note that a Gateway alteration recommending that planning proposal PP-2022-1991 does not proceed also accompanies this letter. This refers to the planning proposal Council lodged on 23 December 2022 for the subject site, that is now superseded by the current PP-2024-548.

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



4/6/2024

Daniel Thompson
A/Executive Director
Local Planning and Council Support

Encl: Gateway determination PP-2024-548
Gateway alteration PP-2022-1991