

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

Our ref: IRF24/942

Dear Mr Stewart

Planning proposal PP2024-684 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 carry out an administrative 'best fit' translation of all existing business and industrial zones to the Standard Instrument Local Environmental 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.

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 are minor and justified in accordance with the terms of the Directions.

No further approval is required in relation to the Directions.

I have determined not to authorise Council to be the local plan-making authority. Due to the nature and extent of the planning proposal, and possible inclusion of Council-owned land, the Department recommends Council not be authorised to be the local plan-making authority for this proposal.

The amending local environmental plan (LEP) is to be finalised within 10 months 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 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. The Department is also mindful of the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP Order)* which requires the new employment zones be implemented by 26 April 2025. 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 Carina Lucchinelli and Renee Coull to assist you. Ms Lucchinelli can be contacted on 9274 6563 and Ms Coull can be contacted on 9995 6632.

Yours sincerely

A handwritten signature in black ink, appearing to be 'F. No', written in a cursive style.

8 May 2024

**Felicity No
Director
Local Planning**

Encl: Gateway determination