



Department of Planning, Housing and Infrastructure

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

Our ref: IRF24/1285

Dear Mr Stewart

Planning proposal PP-2024-847 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 24 April 2024 in respect of the planning proposal to address certain matters deferred from the finalisation of the consolidation of the former Canterbury LEP 2012 and Bankstown LEP 2015 (Proponent initiated 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.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of directions of the Minister under section 9.1 of the Act 4.1 Flooding, 4.3 Planning for Bushfire Protection and 4.4 Remediation of Contaminated Land. 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 11 July 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.

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

Yours sincerely

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

**Felicity No
Director
Local Planning**

12 June 2024

Encl: Gateway determination