



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: IRF26/4731

Dear Mr Stewart

Planning proposal PP-2025-2015 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 4 June 2026 in respect of the planning proposal to rezone land at 81a-89 Rosedale Avenue, Greenacre and 48a Gibson Street, Padstow from SP2 Electricity Transmission or Distribution to Network E4 General Industrial.

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.

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 13 May 2027. 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. Timeframe guidance to assist meeting the key milestone dates to ensure the LEP is completed within the benchmark timeframes is attached to this letter.

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 Mr Jorge Alvarez to assist you. Mr Alvarez can be contacted on (02) 9995 5748.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ben Jones', with a stylized loop at the end.

Ben Jones
A/Manager, Local Planning and Council Support

17/07/2026

Encl: Gateway determination, Timeframes guide

Gateway Determination

Planning proposal (Department Ref: PP-2025-2015): *rezone energy infrastructure land at 81a-89 Rosedale Avenue, Greenacre and 48a Gibson Street, Padstow.*

I, the A/Manager Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the Environmental Planning and Assessment Act 1979 (the Act) that an amendment to the Canterbury-Bankstown Local Environmental Plan 2023 to rezone land at 81a-89 Rosedale Avenue, Greenacre and 48a Gibson Street, Padstow from SP2 Electricity Transmission or Distribution to Network E4 General Industrial, should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 13 May 2027.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to update the project timeline to reflect the current workflow of the planning proposal.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Transport for NSW
 - Sydney Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 17 July 2026



Ben Jones
A/Manager
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces