

Department of Planning, Housing and Infrastructure



Our ref: IRF24/104

Mr Matthew Stewart
Chief Executive Officer
Canterbury Bankstown Council
PO Box 8
Bankstown NSW 1885

2 February 2024

Subject: Bankstown City Centre Planning Proposal (Part A) PP-2022-1153

Dear Mr Stewart

I refer to the above planning proposal to implement Canterbury Bankstown Council's Bankstown City Centre Master Plan and the recent announcement of the Transport Oriented Development (TOD) project for Bankstown.

Council's work to develop and progress its key planning proposal for Bankstown is exemplary. I wish to acknowledge your team's hard work and commitment to implementing the Bankstown City Centre Master Plan.

As you are aware on 7 December 2023, the NSW Government announced the accelerated State-led rezoning of eight precincts known as TODs, including Bankstown City Centre. These precincts are to be rezoned within 12 months of the December announcement.

Given the ambition to implement the Bankstown City Centre Master Plan through the accelerated TOD process, the current planning proposal (PP_2022-1153) is now considered unnecessary. Consequently, I recommend that Council seeks to withdraw its planning proposal.

The Department of Planning, Housing and Infrastructure (the department) is seeking to work collaboratively with Council and State agencies to implement the vision of the Bankstown City Centre Master Plan through this State-led process. The Department will lead and partner with Council and State agencies to implement the Plan and prepare and implement a rezoning package for the precinct within 12 months to ensure the timely delivery of additional housing, including affordable housing, and jobs for this key strategic centre. To support this collaborative approach the Department will soon be

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issuing Terms of Reference for the Governance arrangements for the project for Council's review and endorsement.

This collaborative approach includes the appointment of further studies by the department to support the master plan, working with other agencies to resolve and consider their issues, and implementing rezoning through a State Environmental Planning Policy (SEPP) to give effect to the masterplan in Council's Local Environmental Plan (LEP).

The TOD program is also supported by State Government infrastructure funding. The Department is working with Infrastructure NSW and Treasury to ensure the allocation of this funding best supports each of the TOD projects.

We look forward to working with you and your team on this important and key project for Canterbury Bankstown, and to ensure the vision for the Bankstown City Centre Master Plan is realised.

If you would like to discuss the matters in this letter further, please contact Amanda Harvey, Executive Director Metro East and South

Yours sincerely,

Monica Gibson
Acting Deputy Secretary
Planning, Land Use Strategy and Housing