

Gateway Determination

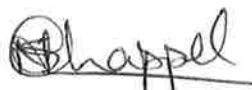
Planning proposal (Department Ref: PP_2016_RYDEC_003_00): to list 87 Bowden Street, Ryde as a local heritage item.

I, the Acting Director, Sydney Region East, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ryde Local Environmental Plan (LEP) 2014 to list 87 Bowden Street, Ryde as a local heritage item, should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to finalise the independent heritage study for the site and forward a copy to the Director, Sydney Region East at Department of Planning and Environment.
2. Prior to public exhibition, maps are to be prepared to the standards identified in *Standard Technical Requirements for Spatial Datasets and Maps* (Department of Planning and Environment 2015).
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Infrastructure 2013).
4. Consultation is required with the Office of Environment and Heritage under section 56(2)(d) of the Act. The Office of Environment and Heritage is to be provided with a copy of the planning proposal, completed independent heritage study and any relevant supporting material, and given at least 21 days to comment on the proposal.
5. The landowner is to be provided with a copy of the planning proposal, completed independent heritage study and any relevant supporting material during consultation.
6. A public hearing is not required to be held into the matter by any person or body under section 56(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).

7. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated *29th* day of *April* 2016



Sandy Chappel
Acting Director, Sydney Region East
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission



Ms Gail Connolly
General Manager
Ryde City Council
Locked Bay 2069
North Ryde NSW 1670

Our ref: PP_2016_RYDEC_003_00 (16/05648)

Dear Ms Connolly

Planning proposal to amend Ryde Local Environmental Plan 2014

I am writing in response to your Council's letter dated 13 April 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to list 87 Bowden Street, Ryde as a local heritage item.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Wayne Williamson of the Department's regional office to assist you. Mr Williamson can be contacted on (02) 9228 6585.

Yours sincerely

A handwritten signature in black ink that reads "Sandy Chappel". The signature is written in a cursive style and is underlined.

29.4.16

Sandy Chappel
Acting Director, Sydney Region East
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Ryde Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_RYDEC_003_00	Planning proposal to list 87 Bowden Street, Ryde as a local heritage item.

In exercising the Greater Sydney Commission's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated *29 April* 2016

**Sandy Chappel
Acting Director, Sydney Region East
Planning Services
Department of Planning and Environment**

Delegate of the Greater Sydney Commission