

Gateway Determination

Planning proposal (Department Ref: PP_2013_RYDEC_001_00): to permit additional uses on land at Victoria Road, Gladesville and amend the height controls for the land.

I, the Acting Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Ryde Local Environmental Plan (LEP) 2010 to permit bulky goods premises, garden centre and hardware and building supplies as additional permitted uses on land at 461-495 Victoria Road, Gladesville or amend the draft Ryde LEP 2011 to permit garden centre and hardware and building supplies and amend the maximum building height on the land should proceed subject to the following conditions:

1. Council's proposed provision to include 'bulky goods premises', 'garden centre' and 'hardware and building supplies' as additional permitted uses on land at 461-495 Victoria Road, Gladesville is not supported and should be removed from the planning proposal. Council is to zone the site B5 Business Development or another appropriate business zone to permit the above mentioned land uses. Council is to amend the planning proposal and mapping to reflect the above approach prior to proceeding to public exhibition.
2. Prior to undertaking public exhibition, Council is to amend the 'explanation of provisions' within the planning proposal to include advice on the changes proposed to be made to draft Ryde LEP 2011, in the event the draft LEP is notified prior to the making of this planning proposal.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Transport for NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).



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

Dated

1

day of

March

2013.

A handwritten signature in blue ink, appearing to read "R. Pearson".

Richard Pearson
A/Director General
Delegate of the Minister for Planning and
Infrastructure



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

City of Ryde Council is authorised to exercise the functions of the Minister for Planning and Infrastructure 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_2013_RYDEC_001_00	Planning proposal to amend the Ryde Local Environmental Plan (LEP) 2010 to permit bulky goods premises, garden centre and hardware and building supplies as additional permitted uses on land at 461-495 Victoria Road, Gladesville or amend the draft Ryde LEP 2011 to permit garden centre and hardware and building supplies and amend the maximum building height on the land.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated 1 March 2013

Richard Pearson
A/Director General
Department of Planning and Infrastructure