

Mr George Dedes
General Manager
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1670

Dear Mr Dedes

Planning proposal PP_2018_RYDEC_004_00 to amend Ryde Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land from SP2 Infrastructure – Place of Public Worship to R2 Low Density Residential and introduce development standards for building height, floor space ratio and lot size at 17 Acacia Street and 16 Vera Street, Eastwood.

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

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of 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.

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 Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Yolande Miller to assist you. Ms Miller can be contacted (02) 9274 6500.

Yours sincerely


Amanda Harvey 6/4/18
Director, Sydney Region East
Planning Services

Encl: Gateway Determination
Local plan-making authority reporting template

Gateway Determination

Planning proposal (Department Ref: PP_2018_RYDEC_004_00): to rezone and introduce height of buildings, floor space ratio and lot size development standards for land at 17 Acacia Street and 16 Vera Street, Eastwood.

I, the Director, Sydney Region East, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ryde Local Environmental Plan (LEP) 2014 to rezone land from SP2 Infrastructure – Place of Public Worship to R2 Low Density Residential and introduce a maximum building height of 9.5 metres; a maximum floor space ratio of 0.5:1 and minimum lot size of 580 square metres for 17 Acacia Street and 16 Vera Street, Eastwood should proceed subject to the following conditions:

1. Prior to undertaking community consultation, the planning proposal is to be updated to include maps which clearly show both the existing and proposed controls for the site. Maps are to be consistent with the Department's Standard Technical Requirements for Spatial Datasets and Maps (Version 2.0 August 2017).
2. Community consultation is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **14 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. 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).
4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions 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 section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objections from public authorities.
5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *6th* day of *April* 2018.

Amanda Harvey
Amanda Harvey
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission