

Gateway Determination

Planning proposal (Department Ref: PP_2019_RYDEC_001_00): to list 68 Denistone Rd, Denistone as an item of local heritage under Schedule 5 and relevant heritage map of Ryde Local Environment Plan 2014.

I, the Director, Sydney Region East at the Department of Planning and Environment, as delegate of the Minister for Planning, 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 list the subject site as a heritage item under the Ryde LEP 2014 should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - a. address consistency with the Greater Sydney Region Plan, and
 - b. include an amended Heritage Assessment Report which addresses the current condition on the dwelling and if practical be based on internal inspection, subject to access being granted by the owner.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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. Consultation is required with the Office of Environment and Heritage under section 3.34(2)(d) of the Act. The Office of Environment and Heritage is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 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).

5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *4th* day of *April* 2019.



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

Delegate of the Minister for Planning