

Gateway Determination

Planning proposal (Department Ref: PP-2022-2374): Rezoning of 22 Winbourne Street, West Ryde to facilitate redevelopment from a school to a netball facility and environmental conservation land.

I, the Director, North District at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, 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 2014 to rezone 22 Winbourne Street, West Ryde from SP2 Educational Establishment to RE1 Public Recreation and C2 Environmental Conservation should proceed subject to the following conditions:

1. Prior to community consultation, update Table 5 on page 31 of the planning proposal to correctly reference Objective 12 (incorrectly referenced as Objective 11).
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Transport for NSW
 - DPE – Environment and Heritage Group
 - Sydney Water
 - NSW Rural Fire Service.Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal 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 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).
5. The LEP should be completed on or before 12 May 2023.

Dated 15th day of July 2022.



Brendan Metcalfe
Director, North District
Department of Planning and Environment
Delegate of the Minister for Planning and Homes