



## Department of Planning and Environment

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

Our ref: IRF22/2320

Dear Mr Dedes,

### Planning proposal PP-2022-2374 to amend Ryde Local Environmental Plan 2014

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 30 June 2022 in respect of the planning proposal to rezone 22 Winbourne Street, West Ryde from SP2 Educational Establishment to RE1 Public Recreation and C2 Environmental Conservation.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act 4.1 Flooding and 5.1 Integrating Land Use and Transport is justified in accordance with the terms of the Direction.

I have determined not to authorise Council to be the local plan-making authority because the intended development is a public sporting facility of regional significance.

The amending local environmental plan (LEP) is to be finalised on or before 12 May 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Karen Lettice to assist you. Ms Lettice can be contacted on (02) 9995 6137.

Yours sincerely

A handwritten signature in blue ink that reads 'Brendan Metcalfe'.

**Brendan Metcalfe**  
Director, North District  
Eastern Harbour City  
Encl: Gateway determination