



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

Our ref: IRF22/1451

Dear Mr Dedes,

Planning proposal PP-2022-1043 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 31 March 2022 in respect of the planning proposal to update and address a range of miscellaneous administrative issues identified in the operation of the plan.

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 (3.1 Conservation Zones and 4.1 Flooding) 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 planning proposal includes multiple new clauses to be drafted by Parliamentary Counsel.

The amending local environmental plan (LEP) is to be finalised on or before 13 March 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* (December 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