



Ms Gail Connolly
General Manager
Ryde City Council
Locked Bay 2069
North Ryde NSW 1670

Our ref: PP_2016_RYDEC_001_00 (16/04231)

Dear Ms Connolly

Planning Proposal to amend Ryde Local Environmental Plan 2014

I am writing in response to your Council's letter dated 10 March 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the *Ryde Local Environmental Plan 2014*. The proposal seeks to secure public recreation space at 45-61 Waterloo Road, Macquarie Park.

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

The subject site is located within the area subject to the Macquarie Park strategic planning review being undertaken by the Department in consultation with Ryde Council. As the proposal does not result in an increase in development potential on the site, Council is not required to include a satisfactory arrangements clause in regard to contributions to the provision of designated State public infrastructure identified as part of a draft or final strategy for this precinct.

Council should demonstrate that the proposal is consistent with any available findings of the Macquarie Park strategic planning review prior to finalisation.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within **9 months** of the week following 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 for administrative purposes.

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 Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Wayne Williamson of the Department's regional office to assist you. Mr Williamson can be contacted on (02) 9228 6585.

Yours sincerely

 23 March 2016
Stephen Murray
Acting Executive Director, Regions
Planning Services

Encl. – Gateway determination