



Mr Roy Newsome
Acting General Manager
Ryde City Council
Locked Bag 2069
North Ryde NSW 1670

Our ref: PP_2017_RYDEC_001_00 (17/01318)

Dear Mr Newsome

Planning proposal to amend Ryde Local Environmental Plan 2014

I am writing in response to your Council's letter dated 5 January 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 rezone land at 176 - 178 Blaxland Road, Ryde from SP2 (Place of Public Worship) to R4 High Density Residential and amend height of building, floor space ratio and lot size controls.

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

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



Planning & Environment

Should you have any queries in regard to this matter, I have arranged for Ms Mary Su of the Department's regional office to assist you. Ms Su can be contacted on (02) 9373 2807.

Yours sincerely

Karen Armstrong 3/2/17
Karen Armstrong
Director, Sydney Region East
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template