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

Our ref: PP_2013_RYDEC_002_00 (13/04781)
Your ref: LEP 2012/15/4

Dear Mr Newsome,

Planning proposal to amend Ryde Local Environmental Plan (LEP) 2010

I am writing in response to Council's letter dated 22 February 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") and subsequent additional information dated 2 August 2013 in respect of the planning proposal to rezone the Ryde Civic Precinct at 1-1A Devlin Street and 150-156 Blaxland Road, Ryde from B4 Mixed Use to SP2 Infrastructure (Community Facility and Public Administration Building), reinstate the maximum height of buildings to RL 91 AHD on part of the subject land and rename the Precinct to Ryde Civic Precinct.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones and 3.1 Residential Zones are of minor significance as the dwelling and employment forecasts identified under the draft Inner North Subregional Strategy can be met elsewhere in the Ryde local government area. No further approval is required in relation to these Directions.

The Minister delegated his plan making powers to councils 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 not to issue an authorisation for Council to exercise delegation to ensure a third party review of the proposal is undertaken.

The amending 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 for the department to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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

Should you have any queries in regard to this matter, please contact Ms Sarah Waterworth of the regional office of the department on 02 8575 4113.

Yours sincerely,



Sam Haddad
Director General

2/11/2013.

Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2013_RYDEC_002_00): to rezone and amend the height of buildings controls on land in the Ryde Civic Precinct.

I, the Director General, at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Ryde Local Environmental Plan (LEP) 2010 to rezone the Ryde Civic Precinct at 1-1A Devlin Street and 150-156 Blaxland Road, Ryde from B4 Mixed Use to SP2 Infrastructure (Community Facility and Public Administration Building), reinstate the maximum height of buildings to RL 91 AHD on part of the subject land and rename the Precinct to Ryde Civic Precinct should proceed subject to the following conditions:

1. Council is to place on public exhibition with the planning proposal, the additional information provided to the department in Council's letter dated 2 August 2013.
2. Prior to undertaking public exhibition, Council is to update the project timeline within the planning proposal to reflect the date of the Gateway determination and amend the dates on all subsequent fields. The timeline is to reflect the decision not to delegate plan making functions for this proposal to Council.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
5. A public hearing is not required to be held into the matter by any person or body under section 56(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).
6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 2nd day of November 2013.


Sam Haddad
Director General
Department of Planning & Infrastructure

Delegate of the Minister for Planning &
Infrastructure