

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP\_2018\_RYDEC\_001\_00)*

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 7 March 2018 for the proposed amendment to the Ryde Local Environmental Plan 2014 as follows:

1. Delete:

“condition 1”

and replace with:

new condition 1: “The planning proposal is to be updated to:

- (a) provide an assessment of the airspace controls that apply to the site and provide clarification on how the maximum building height of 200m is measured relative to the airspace controls applying to the site;
- (b) provide a project timeline outlining the anticipated time frames for the plan-making process;
- (c) address relevant priorities and actions in the Draft Greater Sydney Region Plan and the Revised Draft North District Plan;
- (d) include a satisfactory arrangements provision for contributions to designated state public infrastructure identified as part of the Macquarie Park strategic investigation being undertaken by the Department in consultation with City of Ryde Council;
- (e) provide further information as to the intended outcomes and application of the proposed design excellence clause(s). The design excellence clause should be site-specific, apply to the entire development and clearly explain the intended design outcomes;
- (f) provide further justification in relation to the need for a planning proposal, taking into account the local strategic context of the Macquarie Park Corridor and in particular the Macquarie University Station Precinct; and
- (g) include a revised traffic impact assessment that:
  - i. incorporates Roads and Maritime Services’ (RMS) SIDRA modelling advice dated October 2017;
  - ii. considers the traffic generation implications of reduced parking rates;
  - iii. incorporates future traffic growth. The applicable future growth rates to be modelled for the assessment of future traffic impacts are available from RMS by request; and
  - iv. provides an assessment of entry/exit options of the site, including a demonstration of the impacts of the closure of the left-in access via the M2.”

2. Delete:

"condition 2"

and replace with:

new condition 2: "Prior to community consultation, consultation is required with the NSW Rural Fire Service under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions."

3. Delete:

"condition 5"

and replace with:

new condition 5: "Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Transport for NSW – Sydney Trains;
- Department of Education;
- Ambulance NSW;
- NSW Police Force;
- NSW State Emergency Service;
- NSW Ministry of Health;
- Energy Australia;
- Sydney Water;
- Sydney Airport Corporation Limited;
- Bankstown Airport Limited;
- Civil Aviation Safety Authority;
- Airservices Australia; and
- Roads and Maritime Services.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal."

Dated 27<sup>th</sup> day of July 2018.



**Stephen Murray**  
Executive Director, Regions  
Planning Services  
Department of Planning and  
Environment

**Delegate of the Greater Sydney  
Commission**