



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

17/05597

Dear Mr Newsome

Planning Proposal PP_2016_RYDEC_002_00 – Alteration of Gateway Determination

I refer to your letter of 10 April 2017 in relation to revisions to Planning Proposal PP_2016_RYDEC_002_00 that seeks to rezone land at 2 – 12 and 14 Tennyson Road, Gladesville for mixed use purposes.

I, the Deputy Secretary, Planning Services as delegate of the Greater Sydney Commission, have determined in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 21 April 2016 for PP_2016_RYDEC_002_00. The Alteration of the Gateway determination is enclosed.

I have not included a Gateway determination requirement that the proposal be updated to specify maximum dwelling and minimum car parking requirements. This request is considered to be pre-determining the plan making process as a new local provision would need to be added to the Ryde LEP 2014 indicating dwellings numbers and car parking spaces based on a concept design. The preference is for the development yield to be controlled by the proposed maximum building height and floor space ratio provisions. Carparking requirements can be reviewed against Council's local planning controls at development application stage.

If you have any questions in relation to this matter, I have arranged for Mr Wayne Williamson to assist you. Mr Williamson can be contacted on 02 9274 6885.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

Encl:

Alteration to Gateway Determination

11/05/2017

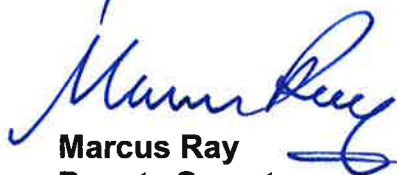
Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_RYDEC_002_00)

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 21 April 2016 for the proposed amendment to the Ryde Local Environmental Plan 2014 as follows:

1. Delete condition 1 and replace with a new condition 1:
 1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) apply a maximum floor space ratio of 1.85:1 at 2-12 Tennyson Road and 1:1 at 14 Tennyson Road;
 - (b) apply a maximum building height of RL 66.60 at 2-12 Tennyson Road and RL 50.04 at 14 Tennyson Road;
 - (c) address the inconsistency with Section 117 Direction 1.1 Business and Industrial Zones;
 - (d) demonstrate consistency with *A Plan for Growing Sydney* and the draft North District Plan; and
 - (e) include maps prepared to the standards identified in *Standard Technical Requirements for Spatial Datasets and Maps* (Department of Planning and Environment 2015).
2. Delete condition 6 and replace with a new condition 6:
 6. The LEP is to be completed by 28 April 2018.

Dated 11th day of May 2017



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission