Mr George Dedes
General Manager
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1679

Dear Mr Dedes

**Planning proposal PP_2018_RYDEC_003_00 to amend Ryde Local
Environmental Plan 2014**

I am writing in response to Council's request for a Gateway determination under
section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act)
in respect of the planning proposal to list 330 Rowe Street, Eastwood as a local
heritage item under schedule 5 part 1 of Ryde Local Environmental Plan 2014
and amend the relevant heritage map.

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

I note that Council has not requested to be authorised as the local plan-making
authority. Due to the level of community response to the development application
for demolition, I have decided not to authorise Council to be the local
plan-making authority.

The amending local environmental plan (LEP) is to be finalised within six months
of 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 of Planning and Environment to draft and finalise the LEP should be
made eight 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 Greater Sydney Commission may
take action under section 3.32(2)(d) of the Act if the time frames outlined in this
determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Kris Walsh to assist you. Mr Walsh can be contacted on 9274 6299.

Yours sincerely

14 March 2018

Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway determination