

Mr Marcus Ray
Deputy Secretary Planning Services
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Carina Lucchinelli – Sydney Region East Team

15 January 2018

Our Ref: D18/6767

Dear Mr Ray,

Planning Proposal – Dunbar Estate in Marsfield

Community members and residents of the Dunbar Estate in Marsfield have requested that Council consider the zoning of the land indicating that its current zoning was not consistent with the current and appropriate future land uses in the neighbourhood and its surrounds.

To address this inconsistency, Council at its meeting of 22 August 2017 resolved the following:

That Council prepare and submit to the NSW Department of Planning and Environment for Gateway Determination, a Planning Proposal for the “Dunbar Park Estate R3 Zone” in Marsfield.

The effect of the Planning Proposal is to amend Ryde Local Environmental Plan 2014 to rezone the land from R3 Medium Density Residential to R2 Low Density Residential in order to harmonise zonings in this area and ensure its character and amenity is maintained.

Accordingly, Council has prepared a Planning Proposal, I am writing to formally request that the Department of Planning and Environment (DPE) review the Planning Proposal (ATTACHED) and issue a Gateway Determination under Section 56 of the *Environmental Planning and Assessment Act (1979)*.

The proposed timeline for the Planning Proposal is expected to be in accordance with the following:

Milestone		Date
1.	Resolution of Council to prepare Planning Proposal 22 August 2017 and forward for Gateway Determination	22 August 2017
2.	Planning Proposal submitted to Gateway	January 2018
3.	Gateway determination received by Council	March 2018
4.	Community consultation (28 days)	April/May 2018
5.	Outcomes of Community consultation presented to Council	July 2018
6.	Planning Proposal submitted to Department of Planning and Environment requesting notification on Government website	August 2018

Should you require more information or have any questions about this matter please contact Lexie Macdonald, Senior Coordinator Strategic Planning on 9952 8059.

Yours sincerely,



Dyalan Govender
Acting Director City Planning and Development