

Gateway Determination

Planning proposal (Department Ref: PP_2016_RYDEC_001_00): to amend the Ryde Local Environmental Plan 2014 to rezone part of 45-61 Waterloo Road, Macquarie Park from B3 Commercial Core to RE1 Public Recreation and to evenly distribute the building height and floor space ratio from the proposed RE1 zoned land to the remaining B3 Commercial Core zoned land.

I, the Acting Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *Ryde Local Environmental Plan 2014*, should proceed subject to the following conditions:

1. Prior to undertaking public exhibition the planning proposal is to be updated to include Site Identification, Zoning, Height of Buildings, Floor Space Ratio, Land Reservation Acquisition, Incentives Height of Buildings, Incentives Floor Space Ratio and Macquarie Park Corridor Parking Restrictions Maps which clearly show both the existing and proposed controls for the site.

Note: Maps should be prepared to the standards identified in 'Standard Technical Requirements for LEP Maps' (Department of Planning and Environment 2013).

2. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of the Macquarie Park strategic planning review work being undertaken by the Department in consultation with Ryde Council.
3. Consultation is not required with public authorities under section 56(2)(d) of the Act.
4. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of **14 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* (former Department of Planning & Infrastructure 2013).



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 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 *23rd* day of *March* 2016.

Stephen Murray
Acting Executive Director, Regions
Planning Services
Department Planning and Environment

Delegate of the Greater Sydney Commission



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Ryde City Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the Environmental Planning and Assessment Act 1979 that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_RYDEC_001_00	Planning proposal to rezone part of 45-61 Waterloo Road, Macquarie Park from B3 Commercial Core to RE1 Public Recreation and to evenly distribute the building height and floor space ratio from the proposed RE1 zoned land to the remaining B3 Commercial Core zoned land.

In exercising the Greater Sydney Commission's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 23 March 2016

Stephen Murray
Acting Executive Director, Regions
Planning Services
Department Planning and Environment

Delegate of the Greater Sydney Commission