



Ms Gail Connolly
General Manager
Ryde City Council
Locked Bay 2069
North Ryde NSW 1670

Our ref: PP_2016_RYDEC_002_00 (16/04601)

Dear Ms Connolly

Planning proposal to amend Ryde Local Environmental Plan 2014

I am writing in response to Ryde City Council's letter dated 25 February 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the *Ryde Local Environmental Plan 2014* for 2-12 and 14 Tennyson Road, Gladesville by rezoning the site from IN2 Light Industrial to B4 Mixed Use and increasing the maximum floor space ratio and maximum building height.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant S117 Directions. Council should ensure this occurs prior to the plan being made.

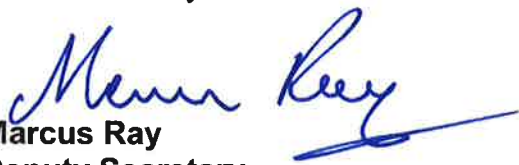
Plan making powers were delegated to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided not to issue an authorisation for Council to exercise delegation to make this plan due to the significance of the amendments.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following 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 6 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Wayne Williamson of the Department's regional office to assist you. Mr Williamson can be contacted on (02) 9228 6159.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

Encl:
Gateway Determination

21/04/2016

Gateway Determination

Planning proposal (Department Ref: PP_2016_RYDEC_002_00): to amend the Ryde Local Environmental Plan 2014 for 2-12 and 14 Tennyson Road, Gladesville by rezoning the site from IN2 Light Industrial to B4 Mixed Use and increasing the maximum floor space ratio and maximum building height.

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(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Ryde Local Environmental Plan 2014* should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) apply a maximum floor space ratio of 1.5:1 across the whole site;
 - (b) amend the maximum building heights in metres to be consistent with 5-6 storeys and 2-3 storeys adjoining low density residential areas;
 - (c) address the inconsistency with Section 117 Direction 1.1 Business and Industrial Zones;
 - (d) demonstrate consistency with *A Plan for Growing Sydney*; 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. Prior to public exhibition, the updated planning proposal must be provided to the Department of Planning and Environment for review and approval.
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as routine and must be made publicly available for a minimum of 28 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* (Department of Planning and Infrastructure 2013).
4. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Department of Education and Communities;
 - Transport for NSW;
 - Roads and Maritime Services;
 - Office of Environment and Heritage;

- Ausgrid; and
- Sydney Water.

Each public authority 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.

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 **12 months** from the week following the date of the Gateway determination.

Dated **21st** day of **April** 2016



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission