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Our ref: PP_2011_RYDEC_003_00 (11/06345)
Your ref: COR2007/1244 D10/102309

Mr John Neish
General Manager
Ryde City Council
Locked Bag 2069
NORTH RYDE NSW 1670

Dear Mr Neish,

Re: Planning Proposal to rezone 9-19 Second Avenue and part of 14-18 Third Avenue, Eastwood from RE2 Private Recreation to R2 Low Density Residential

I am writing in response to your Council's letter dated 5 April 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Ryde Local Environmental Plan (2010) to rezone 9-19 Second Avenue and part of 14-18 Third Avenue, Eastwood (Lots 77 – 79 DP 4684; Lot 1 DP 455457; Lot A DP 386523; Lot B DP 341289; Lot B DP 342511; and Lot B DP 386523) from RE2 Private Recreation to R2 Low Density Residential.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

It is noted that a proposed zoning map has not been included in the planning proposal. A draft LEP Zoning Map is to be prepared in accordance with the Department's Standard Technical Requirements for LEP Maps, and is to be included in the planning proposal for exhibition purposes.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (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 Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Danijela Karac-Cooke of the Regional Office of the Department on 02 9228 6207.

Yours sincerely,

6/5/11

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_RYDEC_003_00): to rezone 9-19 Second Avenue and part of 14-18 Third Avenue, Eastwood from RE2 Private Recreation to R2 Low Density Residential

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Ryde Local Environmental Plan 2010 to rezone 9-19 Second Avenue and part of 14-18 Third Avenue, Eastwood (Lots 77 – 79 DP 4684; Lot 1 DP 455457; Lot A DP 386523; Lot B DP 341289; Lot B DP 342511; and Lot B DP 386523) from RE2 Private Recreation to R2 Low Density Residential should proceed subject to the following conditions:

1. A draft LEP Zoning Map is to be prepared in accordance with the Department's Standard Technical Requirements for LEP Maps, and is to be included in the planning proposal for exhibition purposes.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Transport
 - Roads and Traffic Authority

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 6th day of May 2011.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and Infrastructure