



Mr George Dedes  
General Manager  
City of Ryde Council  
Locked Bag 2069  
NORTH RYDE NSW 1670

Dear Mr Dedes

**Planning proposal PP\_2019\_RYDEC\_001\_00 (68 Denistone Rd, Denistone)**

I refer to the proposal to amend Ryde Local Environmental Plan 2014 to heritage list the dwelling house and curtilage at 68 Denistone Road, Denistone (Lots 1-3 DP 1096437).

I have considered Council's request to finalise the planning proposal along with the outcomes of public exhibition and the findings of Land and Environment Court proceedings *777 Trading Pty Ltd v City of Ryde Council* [2019] NSWLEC 1619.

As the Minister for Planning and Public Space's delegate, I have determined not to make the proposed LEP amendment under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*.

I have formed the view that the site no longer warrants heritage listing, having regard to the above proceedings, and the extent of physical deterioration of the dwelling and its original fabric, which impacts the building's heritage integrity and substantially diminishes its heritage significance. I have also considered the required rectification works to restore the structural integrity of the dwelling so that it may be habitable would be prohibitively expensive due to the required interference with the dwelling.

Should you have any enquiries about this matter, I have arranged for Mr Luke Downend, Acting Director, North District to assist you. Mr Downend can be contacted on 8217 2034.

Yours sincerely

13 April 2020

**Malcolm McDonald**  
**Executive Director, Eastern Harbour City**  
**Greater Sydney, Place and Infrastructure**