

Mr George Dedes  
General Manager  
Ryde Municipal Council  
Locked Bag 2069  
GLADESVILLE NSW 1675

Dear Mr Dedes

**Planning proposal PP\_2019\_RYDEC\_001\_00 to amend Ryde Local Environmental Plan 2014**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Ryde Local Environmental Plan (LEP) 2014 to list 68 Denistone Road, Denistone as a heritage item.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as there is disagreement between Council and the landowner over the heritage value of the site.

The amending LEP is to be finalised within nine months of 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 eight 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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Jazmin van Veen to assist you. Ms van Veen can be contacted on 9373 2877.

Yours sincerely

  
Amanda Harvey 4/4/19  
Director, Sydney Region East  
Planning Services

Encl: Gateway determination