

Director Sydney Region East  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Amanda Harvey

7 March 2018

Our Reference: D18/68818

Dear Ms Harvey

**Planning Proposal – 17 Acacia Street and 16 Vera Street Eastwood**

At its meeting on 13 February 2018, Council resolved to prepare a Planning Proposal for 17 Acacia Street and 16 Vera Street Eastwood.

The Planning Proposal includes the following changes to the Ryde Local Environmental Plan 2014 (RLEP2014):

1. Rezone the subject land from SP2 Infrastructure – Place of Public Worship to R2 – Low Density Residential (which is the same as the adjacent zone).
2. Amend the Height of Buildings Map for the subject land to include a height control of 9.5 metres (which is the same as the adjacent land).
3. Amend the Floor Space Ratio Map for the subject land to include an FSR control of 0.5:1 (which is the same as the adjacent land).
4. Amend the Lot Size Map for the subject land to include a minimum lot control of 580 square metres (which is the same as the adjacent land).

The proposed amendments to the RLEP2014 will allow for the disposal and the redevelopment of the land consistent with the surrounding low density residential area. At Council's Planning and Environment Committee meeting it was resolved;

- (a) That Council submit the Planning Proposal relating to 17 Acacia Street, Eastwood (LOT 69 DP 17583) and 16 Vera Street, Eastwood (LOT 14 DP 26340) for Gateway Determination, in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and that Council request delegation from the Minister to implement the Plan.*
- (b) That Council, when the Gateway Determination is issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, delegate authority to the Acting General Manager to publicly exhibit the Planning Proposal. A further report will be presented to Council following the completion of the exhibition period.*

Accordingly, I am writing to request that the Department of Planning and Environment (DPE) review the Planning Proposal (ATTACHED) and issue a Gateway Determination under Section 3.34 (previously section 56) of the *Environmental Planning and Assessment Act (1979)*.

The proposed timeline for the Planning Proposal is expected to be in accordance with the following:

| Milestone   | Date             |
|---|------------------|
| 1. Resolution of Council to prepare Planning Proposal                 | 13 February 2018 |
| 2. Planning Proposal submitted with request for Gateway Determination | March 2018       |
| 3. Gateway Determination received by Council                          | May 2018         |
| 4. Community Consultation (anticipated 28 days)                       | June-July 2018   |
| 5. Outcomes of Community Consultation presented to Council            | October 2018     |
| 6. Planning Proposal notification on Government website               | December 2018    |

Should you require more information please contact Matthew Yeomans on 02 9952 8105

Yours sincerely,



Lexie Macdonald, Senior Coordinator Strategic Planning