

Gateway Determination

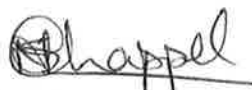
Planning proposal (Department Ref: PP_2016_RYDEC_003_00): to list 87 Bowden Street, Ryde as a local heritage item.

I, the Acting Director, Sydney Region East, 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 (LEP) 2014 to list 87 Bowden Street, Ryde as a local heritage item, should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to finalise the independent heritage study for the site and forward a copy to the Director, Sydney Region East at Department of Planning and Environment.
2. Prior to public exhibition, maps are to be prepared to the standards identified in *Standard Technical Requirements for Spatial Datasets and Maps* (Department of Planning and Environment 2015).
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal 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 Office of Environment and Heritage under section 56(2)(d) of the Act. The Office of Environment and Heritage is to be provided with a copy of the planning proposal, completed independent heritage study and any relevant supporting material, and given at least 21 days to comment on the proposal.
5. The landowner is to be provided with a copy of the planning proposal, completed independent heritage study and any relevant supporting material during consultation.
6. 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).

7. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 29th day of April 2016



Sandy Chappel
Acting Director, Sydney Region East
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission