

Carolyn McNally
Secretary
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

13 April 2016

Attention: Karen Armstrong
The Regional Director
Sydney Region East

Our Ref: LEP2016/6/4

Dear Ms McNally,

**Planning Proposal – 87 Bowden Street Ryde
List as an Item of Environmental Heritage**

I write to request a Gateway Determination with respect to a Planning Proposal for 87 Bowden Street Ryde that seeks to:

- amend *Ryde LEP 2014 Schedule 5 Environmental heritage* to include the property 87 Bowden Street Ryde (Lot 17 in DP 663261) (see Fig 9)
- amend *Ryde LEP 2014 Heritage Map* – to include 87 Bowden Street Ryde (Lot 17 in DP 663261) (see Fig 10)

87 Bowden Street is an “*intact Federation style dwelling in excellent condition, representative of better class of dwelling in Meadowbank at the turn of the twentieth century. The dwelling is located on a prominent corner site with local landmark qualities and is one of a number of houses of similar age and scale in Bowden St.*”

Council on the 23 February 2016 Council considered a development application that would have seen the property demolished and in response, resolved to list 87 Bowden Street Ryde as an item of local heritage significance within Schedule 5 of Ryde Local Environmental Plan 2014 and to apply an Interim Heritage Order pending further heritage assessment and listing.

Interim Heritage Order No.2 (IHO) which relates to the subject property was published in Government Gazette No.19 dated 11 March 2016.

At its meeting on 12 April 2016, Council considered a planning proposal for the subject site and resolved to as follows:

- (a) *That Council endorse forwarding the planning proposal for 87 Bowden Street, Ryde (LOT 17 DP 663261) to receive a gateway determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and that the Ministers delegation enabling Council to determine the LEP be requested.*
- (b) *That Council endorse that, in the event of a gateway determination being issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, the proposal be placed on public exhibition in accordance with the Community Engagement Consultation Program and a further report be presented to Council following the completion of the exhibition period.*

The proposed timeline for the PP is expected to be in accordance with the following table:

Milestone	Date
1. Planning Proposal presented to Council	12 April 2016
2. Planning Proposal submitted to Gateway	
3. Gateway determination received by Council	6 May 2016
4. Community consultation (28 days)	18 May – 17 June 2016
5. Outcomes of Community consultation Presented to Council	26 July 2016
6. Planning Proposal submitted to DoPE requesting notification on Government website	1 August 2016

Should you require more information or have any questions about this matter, please contact me on 9952 8059 or Michael Edwards Heritage Planner on 9952 8321

Yours sincerely



Lexie Macdonald
Senior Coordinator Strategic Planning

Attachments:

- Copy of officer's report to Council 12 April 2016
- Planning Proposal for 87 Bowden Street Ryde