

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_RYDEC_005_00)

I, the Director, Sydney Region East, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 21 September 2016 for the proposed amendment to the Ryde Local Environmental Plan 2014 as follows:

1. Delete:

"condition 1(b)"

and replace with:

new condition 1(b) "Exclude from gross floor area:

- i. 8,796 square metres for affordable housing and recreation facility and
- ii. 1,030 commercial car parking spaces"

2. Insert:

new condition "1(d) Increase maximum height in the centre of the site from 120 metres to 154 metres."

new condition "1(e) A minimum of 20,000 square metres of non-residential floor space is required to be provided on the site."

3. Delete:

"condition 6"

and replace with:

a new condition 6 "The timeframe for completing the LEP is by 28 March 2018."

Dated 26th day of June 2017



Sandy Chappel
Director Regions, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

17/08257

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

Dear Mr Dedes

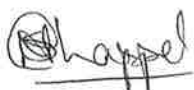
Planning Proposal PP_2016_RYDEC_005_00 – Alteration of Gateway Determination

Thank you for your letter of 5 June 2017 regarding revisions to planning proposal PP_2016_RYDEC_005_00 for 66 – 82 Talavera Road, Macquarie Park.

I have determined as the delegate of the Greater Sydney Commission, in accordance with Section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway Determination dated 21 September 2016 for PP_2016_RYDEC_005_00. The Alteration of the Gateway Determination is enclosed.

Should you have any further questions in relation to this matter, please contact Ms Carina Lucchinelli, Senior Planning Officer, Sydney Region East, at the Department on 9274 6563.

Yours sincerely



26.06.17

Sandy Chappel
Director, Sydney Region East
Planning Services