

Mr Roy Newsome
Acting General Manager
Ryde City Council
PO Box 2069
North Ryde NSW 1670

Our ref: PP_2016_RYDEC_007_00 (16/07805)

Dear Mr Newsome

Planning proposal to amend Ryde Local Environmental Plan 2014

I am writing in response to your Council's letter dated 26 May 2016 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 (the Act) in respect of the planning proposal to rezone 86 Blenheim Road and 12 – 14 Epping Road, North Ryde for public recreation purposes.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with S117 Direction 3.1 is of minor significance. No further approval is required in relation to this Direction.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following 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 6 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Wayne Williamson of the Department's regional office to assist you. Mr Williamson can be contacted on (02) 9228 6585.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

10/10/2016

Encl:

Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2016_RYDEC_007_00): to rezone 86 Blenheim Road and 12 – 14 Epping Road, North Ryde for public recreation purposes.

I, the Deputy Secretary, Planning Services 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 should proceed subject to the following conditions:

1. Prior to community consultation, Council is to:
 - (a) revise the City of Ryde Integrated Open Space Plan 2012 to include new population projections and new open space either supplied or proposed in Macquarie Park; and
 - (b) amend the planning property proposal to reflect the findings and recommendations of a revised City of Ryde Integrated Open Space Plan.
2. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of the Macquarie park strategic investigation.
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (c) the planning proposal must be made publicly available for a minimum of **28 days**;
 - (d) 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 Environment 2016)*; and
 - (e) the relevant planning authority consult with the property owner.
4. No consultation is required with public authorities under section 56(2)(d) of the Act.
5. 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).

6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 10th day of October 2016



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission