



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

Dear Mr Dedes

Planning proposal PP_2020_RYDEC_001_00 to amend Ryde Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 22 April 2020 in respect of the planning proposal to prohibit multi dwelling housing in Zone R2 Low Density Residential and amend planning controls for dual occupancies (attached).

I also acknowledge Council's need for the planning proposal, which is based on the desire to ensure that the existing hierarchy of residential zones, representing low, medium and high-density residential development within Ryde LGA, is maintained and protected into the future.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 3.1 Residential Zones. Council should ensure this occurs prior to the plan being made.

I note Council has confirmed it does not request authorisation to be the local plan-making authority. I have also considered the nature of this planning proposal, and given the implications this proposal may have on state policy, I have determined not to condition the Gateway for Council to be the local plan-making.

The amending local environmental plan (LEP) is to be finalised within 12 months of 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, Industry and Environment to draft and finalise the LEP should be made eight 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Yolande Miller to assist you. Ms Miller can be contacted on 9274 6500.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned below the 'Yours sincerely' text.

1 June 2020

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Infrastructure and Place

Encl: Gateway determination