



Gateway Determination

Planning proposal (Department Ref: PP_2015_RYDEC_001_00): to amend the floor space ratio and height of buildings for the site at 388-392 Lane Cove Road, Macquarie Park.

I, the Acting General Manager, Metropolitan at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) that an amendment to the Ryde Local Environmental Plan 2014 to amend the height of buildings and floor space ratio for 388-392 Lane Cove Road, Macquarie Park, should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to include Height of Buildings and Floor Space Ratio Maps which clearly show both the existing and proposed controls for the site.

Note: Maps should be prepared to the standards identified in Standard Technical Requirements for LEP Maps (Department of Planning and Environment 2013).

2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning and Environment 2013) and 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 Environment 2013).
3. Consultation is required with Transport for NSW - Roads and Maritime Services under section 56(2)(d) of the EP&A Act.



Planning & Environment

The public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal, or to indicate it will require additional time to comment.

RMS may require additional information or additional matters to be addressed in the planning proposal. The planning proposal is to be revised to address submissions from RMS and copies of all submissions must be included with the revised proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.
6. A written authorisation to exercise delegation under section 59 of the EP&A Act is issued to Council in relation to the planning proposal.

Dated Ninth day of April 2015

Simon Manoski 9.5.14
**Acting General Manager, Metropolitan
Planning Services**

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Ryde City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_RYDEC_001_00	Planning proposal to amend the floor space ratio and height of buildings for 388-392 Lane Cove Road, Macquarie Park.

Dated 14th day of April 2015

Simon Manoski
Acting General Manager, Metropolitan
Planning Services

Delegate of the Minister for Planning