



Planning & Environment

Ms Gail Connolly
General Manager
City of Ryde
Locked Bag 2069
North Ryde NSW 1670

Our ref: 15/05035

Dear Ms Connolly

I am writing in response to your request for a Gateway determination for a planning proposal to amend the height of buildings and floor space ratio for the site at 388-392 Lane Cove Road, Macquarie Park.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

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 to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan is to be finalised within 6 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 to draft and finalise the Local Environmental Plan should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment's regional team for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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.

If you have any queries in regard to this matter, I have arranged for Ms Sandy Shewell of the Department's Metropolitan Region (East) office to assist. Ms Shewell can be contacted on (02) 8575 4115.

Yours sincerely

Simon Manoski
Acting General Manager, Metropolitan
Planning Services