



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

15/13592

Dear Ms Connolly

I refer to Council's letter dated 31 August 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reflect a proposed land swap by changing the zoning and development standards applying to land at 25-27 and 29 Epping Road, Macquarie Park.

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

The amending Local Environmental Plan 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 Local Environmental Plan should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEP's 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 timeframes outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Ms Sandy Shewell, of the Department's Metropolitan (CBD) branch on (02) 9228 6591.

Yours sincerely


Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Encl: Gateway Determination

Gateway Determination

Planning Proposal (Department Ref: PP_2015_RYDE_002_00): to rezone part of 29 and part of 25-27 Epping Road, Macquarie Park, to reflect a proposed land swap.

I, the Director, Metropolitan (CBD), 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 Act) that an amendment to the *Ryde Local Environmental Plan 2011* to rezone part of 29 Epping Road, Macquarie Park from B3 Commercial Core to B4 Mixed Use and to rezone part of 25-27 Epping Road, Macquarie Park from B4 Mixed Use to B3 Commercial Core and to amend the zoning, floor space ratio, height of buildings and centres maps accordingly should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to include Land Zoning, 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 Standard Technical Requirements for LEP Maps (Department of Planning and Environment website).

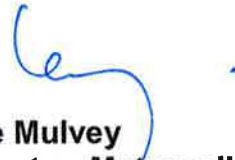
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals identified in section 5.5.2 of *A guide to preparing LEPs* (Department of Planning and Environment website).
3. Prior to undertaking public exhibition, consultation is required with Urban Growth NSW under section 56(2)(d) of the Act.

Urban Growth NSW 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. Urban Growth NSW may request additional information or additional matters to be addressed in the proposal. The planning proposal is to be revised to address any submission from Urban Growth NSW, and copies of the submission 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 Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submissions or if reclassifying land).

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

Dated 12th day of November 2015



Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Delegate of the Minister for Planning