

Gateway Determination

Planning proposal (Department Ref: PP-2022-3966): *The proposal seeks to amend Schedule 4 'Classification and reclassification of public land', Part 1 'Land classified, or reclassified, as operational land – no interests changed' of the Ryde Local Environmental Plan 2014, to reclassify land at 4 Pittwater Road, Gladesville (Lot 1 in DP 816692), from 'community' land to 'operational' land.*

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ryde Local Environmental Plan 2014 to reclassify land at 4 Pittwater Road, Gladesville (Lot 1 in DP 816692) from 'community' land to 'operational' land, should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 2 May 2025.

Gateway Conditions

1. Prior to exhibition, the proposal is required to be updated to:
 - (a) Reflect the sites current MU1 Mixed Use zoning under the Ryde LEP 2014;
 - (b) Ensure consistency with the Department's 'Local Environmental Plan Making Guideline' (August 2023) and remove references to repealed SEPPs;
 - (c) Address the consistency of the proposal with Direction 7.1 'Industry and Employment';
 - (d) Include in Attachment 6 of the proposal, a simple plain English explanation for the community to understand how each of the LEP Practice note requirements have been addressed;
 - (e) Ensure the Project Timeline reflects the timelines included in the Gateway determination.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as basic as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment,

August 2023) and must be made publicly available for a minimum of 20 working days; and

- (b) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
- 3. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act.
- 4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.
- 5. A public hearing is required to be held in accordance with Section 29 of the Local Government Act 1993 and the Department's Practice Note PN 16-001.

Dated 5 July 2024



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Central Coast)
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Department of Planning, Housing and
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Delegate of the Minister for Planning and
Public Spaces