

Wayne Rylands
General Manager
City of Ryde Council
1 Pope Street,
Ryde, NSW, 2112

Our ref: IRF23/1800

Dear Wayne

Planning proposal (PP-2022-4319) to amend Ryde Local Environmental Plan 2014

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone the land at 2 Thistle Street from SP2 Infrastructure (Education Establishment) to RE1 Public Recreation and include centre based child facilities as an additional permitted use.

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

Council will need to obtain the agreement of the Secretary to comply with the requirements of the Minister under section 9.1 of the Act being Ministerial Direction 4.1 Flooding. Council should ensure this occurs prior to public exhibition.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 26 April 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency

referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Karen Lettice to assist you. Ms Lettice can be contacted on 02 9995 6137 .

Yours sincerely



7 July 2023
Brendan Metcalfe
Director
North District

Encl: Gateway determination