

RE: Request for Rezoning Review (RR-2025 -2) – City of Ryde Submission

From Terry Agar <TerryA@ryde.nsw.gov.au>

Date Wed 7/05/2025 11:45 AM

To Douglas Cunningham <douglas.cunningham@dpie.nsw.gov.au>

Cc Jeremy Giacomini <JeremyG@ryde.nsw.gov.au>; Ian Woods <ian.woods@dpie.nsw.gov.au>

Hi Douglas,
Thanks for your advice over the phone yesterday.

I have been instructed to advise that Council will decline the opportunity to nominate itself as the Planning Proposal Authority.

We also seek an assurance from DPHI that if the Planning Proposal is sent for a Gateway Determination by the Rezoning Review Panel, Council is not penalised in any way if the subsequent Planning Proposal finalisation processes do not meet the Gateway or the LEP Making Guidelines timeframes.

I look forward to your confirmation of these matters.
Terry

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From: Douglas Cunningham <douglas.cunningham@dpie.nsw.gov.au>
Sent: Monday, 5 May 2025 3:51 PM
To: Terry Agar <TerryA@ryde.nsw.gov.au>
Cc: Jeremy Giacomini <JeremyG@ryde.nsw.gov.au>; Ian Woods <ian.woods@dpie.nsw.gov.au>
Subject: RE: Request for Rezoning Review (RR-2025 -2) – City of Ryde Submission

This is the first time you received an email from this sender (douglas.cunningham@dpie.nsw.gov.au). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Afternoon Terry

Thanks for sending through those follow up questions regarding the PPA role.

Should the Sydney North Planning Panel supports council's request to be the planning proposal authority (PPA), Council would resume its PPA functions as if this had never been to a rezoning review. Council would progress the planning proposal according to the statutory processes under the Environmental Planning and Assessment Act 1979 and LEP Making Guidelines and would follow the normal plan making process like it does on other planning proposals within the local government area. Council would manage the statutory steps (like public exhibition) following normal plan making procedures, not under specific ongoing direction from the Panel on how to execute them.

For the avoidance of doubt, should the rezoning review be supported to proceed and Council accepts the PPA role, the Sydney North Planning Panel would have no further role in the plan making process.

There is no provision for additional financial compensation from the Panel or the Department of Planning and Environment for Council undertaking the PPA functions similar to there being no additional financial compensation when Council progress a Council supported and led planning proposal.

Hopefully this has clarified the plan making process moving forward.

Thanks

Doug

Douglas Cunningham

Manager, Planning Proposal Authority
Planning, Land Use Strategy, Housing and Infrastructure | Planning Group
Department of Planning, Housing and Infrastructure

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I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: Terry Agar <TerryA@ryde.nsw.gov.au>
Sent: Monday, 5 May 2025 2:24 PM
To: DPHI Planning Proposal Authority Mailbox <planningproposalauthority@dphi.nsw.gov.au>
Cc: Jeremy Giacomini <JeremyG@ryde.nsw.gov.au>
Subject: RE: Request for Rezoning Review (RR-2025 -2) – City of Ryde Submission

Hi Ian,
Thank you for your advice last week outlining Council's role if it was selected as the Planning Proposal Authority (PPA) by the Rezoning Review Panel (RRP). To more fully understand the role I have listed several question below to help us make a decision. The LEP Making Guidelines do not address our particular circumstances with any details.

Please confirm that Council would be required take directions on progressing the Planning Proposal (PP) only from the RRP ?

If the RRP supports the PP, please confirm that the Council will report on the public exhibition feedback directly to the RRP and to our elected Council at the same time?

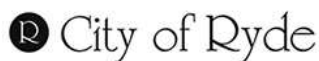
Will there be any compensation paid to Council for undertaking the PPA role for the RRP?

Please contact me if you require any further information or clarification.

Thank you for your assistance.

Terry

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From: Ian Woods <ian.woods@dphie.nsw.gov.au> **On Behalf Of** DPHI Planning Proposal Authority Mailbox
Sent: Thursday, 1 May 2025 2:23 PM
To: Terry Agar <TerryA@ryde.nsw.gov.au>
Cc: Jeremy Giacomini <JeremyG@ryde.nsw.gov.au>
Subject: Re: Request for Rezoning Review (RR-2025 -2) – City of Ryde Submission

EXTERNAL EMAIL: Verify the sender, avoid clicking on unknown links and do not open unexpected attachments.

Good afternoon Terry,

Thank you for your enquiry yesterday regarding the implications of Council wishing to nominate itself as the Planning Proposal Authority (PPA).

In determining the appropriate PPA, the Planning Panel takes several factors into account, such as the history of the planning proposal, complexity and scale, prior to recommending who an appropriate PPA for the proposal should be.

Should Council be nominated as the PPA, it would undertake the normal responsibilities of this role, including managing the public exhibition process, considering submissions, and progressing the planning proposal.

While Council may wish to be the PPA, it's important to understand that this does not guarantee the Planning Panel will nominate Council for this role.

I hope this clarifies the process. Please let me know if you have any further questions.

Kind regards,

Ian Woods (he/him)

Planning Proposal Authority Team

Planning, Land Use Strategy, Housing, and Infrastructure | Planning Group

Department of Planning, Housing and Infrastructure

From: Terry Agar <TerryA@ryde.nsw.gov.au>
Sent: Monday, 28 April 2025 3:45 PM
To: DPHI Planning Proposal Authority Mailbox <planningproposalauthority@dphi.nsw.gov.au>
Cc: Jeremy Giacomini <JeremyG@ryde.nsw.gov.au>
Subject: Request for Rezoning Review (RR-2025 -2) – City of Ryde Submission

To the Planning Proposal Authority
NSW Department of Planning, Housing and Infrastructure

Please find attached Council's Rezoning Review Submission for the consideration of the Planning Review Panel. The submission assesses the documents lodged by Winston Langley Pty Ltd for the Planning Proposal on 15 July 2024 and the recently submitted Rezoning Review documents.

In response to your request for confirmation that the documents submitted by Winston Langley Pty Ltd for the rezoning Review are the same as those lodged as part of their Planning Proposal, I advise that they appear to be substantially the same. Although this cannot be assured given the large number and size of the documents submitted.

For additional information on our Rezoning Review Submission, please contact myself or Jeremy Giacomini, City Architect at Jeremyg@ryde.nsw.gov.au

Thank you

Terry

Terry Agar

Senior Strategic Planner

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