

Gateway Determination

Planning proposal (Department Ref: PP-2022-4319): rezone land at 2 Thistle Street from SP2 Infrastructure (Education Establishment) to RE1 Public Recreation.

I, the Director at the Department of Planning and Environment, 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 rezone land at 2 Thistle Street from SP2 Infrastructure (Education Establishment) to RE1 Public Recreation should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to:
 - (a) amend Table 8 of the planning proposal to state that Direction 1.1 applies to the proposal
 - (b) address the section 9.1 Ministerial Direction 4.1 Flooding and return the planning proposal to the Secretary to agree consistency with the Direction has been achieved or that it is justifiably inconsistent with the direction.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (c) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 working days; and
 - (d) 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 Guidelines* (Department of Planning and Environment, 2022).

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act
3. 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 Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. 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.

5. The LEP should be completed on or before 26 April 2024.

Dated 7th day of July 2023.



Brendan Metcalfe
Director, Metro North
Department of Planning and Environment
Delegate of the Minister for Planning and Public Spaces