



Mr Aras Labutis
Mecone Pty Ltd
Suite 805, Level 8
185 Elizabeth Street
SYDNEY NSW 2000

14/15733

Dear Mr Labutis

Re: Request for Pre-Gateway Review – PGR_2014_RYDEC_003_00

I refer to your request for a pre-Gateway review (PGR_2014_RYDEC_003_00) lodged on behalf of Darcsol Pty Ltd, concerning a proposal to amend Ryde Local Environmental Plan 2014 to rezone land at 2-14 Tennyson Road, Gladesville from zone IN2 Light Industrial to zone B4 Mixed Use and to amend the floor space ratio map and height map for this land.

I have now determined that the proposal should proceed to Gateway determination stage. In making my decision, I considered the request for a pre-Gateway review together with the recommendation of the Sydney East Joint Regional Planning Panel (the Panel) and advice provided by City of Ryde Council.

The planning proposal should reflect the development controls proposed by the proponent as submitted to the Panel; however the floor space ratio over the total site (ie the two sites together) is not to exceed 2:1. In addition, a minimum of 20% of the total floor space allowed on the site shall be devoted to employment generating uses.

The exhibition material for the planning proposal shall include a detailed survey of the site to determine the existing ground level, pursuant to the standard template LEP, so that the appropriate building height can be determined. The reason for this is to ensure that the proposed heights, which would be excessive if measure from existing building slabs, are measured from the former quarry floor.

City of Ryde Council has been advised of this decision and has been asked to advise if it would like to be the Relevant Planning Authority for this proposal. Should Council agree to be the Relevant Planning Authority, it will submit a planning proposal. If a planning proposal is not submitted within 28 days of the date of this letter, or Council indicates that it will not submit a planning proposal within the timeframe, an alternative Relevant Planning Authority may be appointed to prepare a planning proposal to progress this matter.

In the event an alternate Relevant Planning Authority is appointed, an additional fee of **\$25,000** plus any additional necessary charges to recover costs on a proposal-specific basis will be payable. You will be advised of whether an alternate Relevant Planning Authority will be appointed for this matter as soon as possible.

You can check the progress of your pre-Gateway review on the Local Environmental Plan Tracking System at <http://pgrtracking.planning.nsw.gov.au/>

If you have any further enquiries about this matter, I have arranged for Mr Tim Archer, of the Department's Metropolitan (CBD) team to assist you. Mr Archer can be contacted on 02 8575 4120.

Yours sincerely



Marcus Ray
Acting Deputy Secretary
Planning Services

18/11/14

Encl. – Panel Recommendation

**Joint Regional Planning Panel – Planning Assessment Commission
Pre-Gateway Review**

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	11 September 2014
Dept. Ref. No:	PGR_2014_RYDEC_003_00
LGA:	Ryde
LEP to be Amended:	Ryde Local Environmental Plan 2010/draft Ryde Local Environmental Plan 2014
Address / Location:	2-14 Tennyson Road Gladesville
Proposed Instrument:	Ryde Local Environmental Plan 2010/draft Ryde Local Environmental Plan 2014
Panel Chair:	John Roseth
Panel Members:	David Furlong and Sue Francis

Reason for review:	<input checked="" type="checkbox"/>	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	<input type="checkbox"/>	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	<input checked="" type="checkbox"/>	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	<input type="checkbox"/>	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	<input checked="" type="checkbox"/> Unanimous <input type="checkbox"/> Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

- 1) The Panel resolves unanimously to recommend to the Minister that the planning proposal proceed to Gateway Determination subject to the provisos in (a), (b) and (c) below.
 - a) The FSR over the total site (ie the two sites together) does not exceed 2:1. The reason for this is to keep the intensity of development on this site compatible with other sites recently zoned along and near Victoria Road.
 - b) A minimum of 20% of the total floor space allowed on the site shall be devoted to employment generating uses. The reason for this is to ensure that the rationale advanced for the planning proposal (ie that the employment on the site will increase) is realised.

- c) The exhibition material shall include a detailed survey of the site to determine the existing ground level, pursuant to the standard template LEP, so that the appropriate building height can be determined. The reason for this is to ensure that the proposed heights, which would be excessive if measured from existing building slabs, are measured from the former quarry floor.
- 2) The reasons for the Panel's decision to recommend that the planning proposal proceed to Gateway Determination are:
 - a) The site, currently zoned for industrial uses is under-used and provides for about 50 jobs. The planning proposal would increase this significantly.
 - b) The site is well located to the planned public transport corridor along Victoria Road.

Endorsed by



John Roseth
Chair, Sydney East
Joint Regional Planning Panel
11 September 2014