



Mr Stephen White
Director
Urbis
GPO Box 5278
Sydney NSW 2000

16/06416

Dear Mr White

Pre-Gateway review for 14 – 20 Orion Road, Lane Cove West.

I refer to your request, on behalf of Ducru Pty Ltd, for a pre-Gateway review of the proposal at 14 – 20 Orion Road, Lane Cove West.

I have considered this request, together with the outcomes of the Department's assessment, advice provided by Council, and related considerations. I have determined that the proposal does not have sufficient strategic or site specific merit to progress to the Joint Regional Planning Panel (Panel) for consideration.

Key reasons for this decision are:

- the proposal is inconsistent with a key sub-regional priority in A Plan for Growing Sydney - to protect well located industrial land that is considered to be in 'good health' in terms of job generation and contribution to gross domestic product;
- the proposal does not address potential amenity and land use conflicts created by the proposal and the impacts of the proposal on the operations of adjoining industrial uses; and
- the height and bulk of the buildings proposed are not compatible with the character of the surrounding area.

If you have any further enquiries about this matter, I have arranged for Ms Lauren Templeman to assist you. Ms Templeman may be contacted on (02) 9228 6590.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

10/06/2016



Mr Craig Wrightson
General Manager
Lane Cove Council
PO Box 20
Lane Cove NSW 1595

16/06416

Dear Mr Wrightson

Pre-Gateway review for 14 – 20 Orion Road, Lane Cove West.

I refer to correspondence dated 11 April, 2016 notifying Council that a pre-Gateway review request for the planning proposal at 14 – 20 Orion Road, Lane Cove West had been submitted to the Minister for Planning for consideration.

I have considered this request, together with the outcomes of the Department's assessment, advice provided by Council, and related considerations. I have determined that the proposal does not have sufficient strategic merit to progress to the Joint Regional Planning Panel (Panel) for consideration.

Key reasons for this decision are:

- the proposal is inconsistent with a key sub-regional priority in A Plan for Growing Sydney - to protect well located industrial land that is considered to be in 'good health' in terms of job generation and contribution to gross domestic product;
- the proposal does not address potential amenity and landuse conflicts created by the proposal and the impacts of the proposal on the operations of adjoining industrial uses; and
- the height and bulk of the buildings proposed are not compatible with the character of the surrounding area.

If you have any further enquiries about this matter, I have arranged for Ms Lauren Templeman to assist you. Ms Templeman may be contacted on (02) 9228 6590.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

10/06/2016