



Dr John Roseth
Sydney East Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

16/11866

Attn: Stuart Withington

Dear Dr Roseth

John

**PRE-GATEWAY REVIEW REQUEST - 86 Blenheim Road and 12-14 Epping Road,
North Ryde (PGR_2016_RYDEC_001_00)**

I refer to the request by Think Planners, on behalf of Alnox Pty Ltd, for a pre-Gateway review of the planning proposal for 86 Blenheim Road and 12A-14 Epping Road, North Ryde. I would like to thank the Sydney East Joint Regional Planning Panel (the Panel) for its consideration and advice in relation this pre-Gateway review application.

I have considered the Panel's recommendation on this matter and I have determined that the proposal should not proceed to Gateway determination. I note the Panel's concern that the high-intensity development on the northern side of Epping Road has little relevance to development on the southern side and is not a reason for significant increase in height and density and the impact of a tall building on the open space, in terms of overshadowing and overlooking, would be highly adverse.

The proponent and City of Ryde Council have been advised of this decision. A copy of the Panel's report and recommendation has been provided to both parties.

Should you have any queries about this matter, I have arranged for Mr Wayne Williamson, of the Department's Sydney Region East team to assist you. Mr Williamson can be contacted on (02) 9274 6585.

Yours sincerely

**Marcus Ray
Deputy Secretary
Planning Services**

10/10/2016