



Mr Adam Byrnes
Director
Think Planners Pty Ltd
PO Box 121
Wahroonga NSW 2076

16/06964

Dear Mr Byrnes

**Pre-Gateway Review — 86 Blenheim Road and 12-14 Epping Road, North Ryde
(PGR_2016_RYDEC_001_00)**

I refer to the above application which seeks to amend the zone, building height and floor space ratio development standards under Ryde Local Environmental Plan 2014 for 86 Blenheim Road and 12-14 Epping Road, North Ryde.

I have considered this request, together with the outcomes of the Department's assessment, advice provided by Council and related considerations and I have determined that there is merit in the proposal proceeding to the Sydney East Joint Regional Planning Panel (Panel) for detailed review.

As part of the Panels consideration of your request there is merit in the consideration of the Council's resolution to seek to acquire the site for public recreation purposes. Any consideration of this by the Panel will be part of the site-specific merit test and should have regard for the current and future uses in the locality.

To enable the assessment to be undertaken by the Panel, please forward the applicable \$15,000 assessment fee within 21 days of the date of this letter. Please note the review will not be referred to the Panel until the fee has been provided. If the outstanding fee is not provided by the designated date and no extension of time has been agreed, the review request will not be progressed and will be returned to you.

The Panel may contact you for further information as part of the assessment process. You will be advised of the Panel's recommendations once its assessment has been completed. You can check the progress of your request for review on the pre-Gateway review tracking system at: www.pqrtracking.planning.nsw.gov.au

Should you have any queries in regard to this matter, I have arranged for Mr Wayne Williamson of the Department's Sydney Region East branch to assist you. Mr Williamson can be contacted on (02) 9228 6585.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

19/07/2016