



Dr John Roseth
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cc: angela.kenna@planning.nsw.gov.au

16/10031

Dear Dr Roseth

I am writing to advise the Sydney East Joint Regional Planning Panel that a pre-Gateway review request, dated 28 April 2016, has been submitted for consideration.

The review request relates to a proposal to amend Ryde Local Environmental Plan 2014 for 86 Blenheim Road and 12-14 Epping Road, North Ryde. The proposal seeks to amend the LEP by:

- rezoning the site from R2 Low Density Residential to R4 High Density Residential;
- increasing the maximum building height from 9.5 metres to 45 metres; and
- increasing the maximum Floor Space Ratio from 0.5:1 to 4.3:1.

The request states that the proponent is seeking a pre-Gateway review as Ryde Council did not support the proposed amendment.

The Department of Planning and Environment has completed an assessment of the proposal. Based on that assessment, the Department considers that there is merit in the proposal proceeding for further consideration.

The Panel is now requested to review the request and prepare its advice concerning the merits of the proposal. The advice should include a clear and concise recommendation as to whether, in the opinion of the Panel, the proposal should be submitted for determination under section 56 of the *Environmental Planning and Assessment Act, 1979*.

The Panel is encouraged to meet with the Department, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the enclosed supporting information.

The advice and recommendation should be provided within 28 days of the date of this request and sent to the Sydney Region East team of the Department.

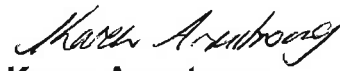
The following information and documents are enclosed to assist the Panel in its review of the proposal:

- Proponent's request for review, together with application form, supporting information and relevant correspondence (Tab Request);

- The Department's justification / merit assessment, which examines the Council's and proponent's views and explores whether the proposed instrument has strategic and/or site-specific merit (Tab Report); and
- Panel advice and recommendation template (Tab Template).

If you have any further enquiries about this matter, I have arranged for Mr Wayne Williamson of the Department of Planning and Environment to assist you. Mr Williamson can be contacted on 9228 6585.

Yours sincerely

 2/4/16
Karen Armstrong
Director, Sydney Region East
Planning Services

Encls: Pre-gateway review request
Assessment report
Correspondence
Recommendation template