



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

16/11866

Dear Mr Byrnes

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

I refer to your request 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 have considered your request together with the recommendation of the Sydney East Joint Regional Planning Panel (the Panel) and advice provided by City of Ryde Council and determined that the proposal should not be submitted for a Gateway determination. Please find enclosed a copy of the Panel's advice for your information.

I note the Panel's unanimous recommendation that the proposal should not be submitted for a Gateway determination due to its opinion that:

- 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 in this location; and
- the impact of a tall building on the open space, in terms of overshadowing and overlooking would be highly adverse.

While the Panel acknowledged the proximity of the site to public transport, it placed more weight on the potential impacts of the proposed building on Blenheim Park.

Although there are no opportunities to appeal this decision, should you wish to pursue this matter further you have the option of preparing a new proposal for consideration by Council. I encourage you to liaise with Council in regards to the future planning of this site.

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
Department of Planning and Environment