



Mr Roy Newsome
General Manager
Ryde City Council
PO Box
North Ryde NSW

16/11866

Dear Mr Newsome

**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 have considered the request together with the recommendation of the Sydney East Joint Regional Planning Panel (the Panel) and advice provided by 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:

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

Although there are no opportunities for the proponent to appeal this decision, I have advised the proponent that should they wish to pursue this matter further they have the option of preparing a new proposal for consideration by Council. I have encouraged the proponent to liaise with Council prior to submitting any further proposal, and to work with Council to have the matters raised by the Panel considered in Council's current economic development studies.

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