



# Gateway Determination Review Application Form

Date received:

Reference No.

## LODGEMENT

### Instructions to users

This form is to be completed if you wish to request an independent review related to plan-making under Part 3 of the Environmental Planning and Assessment Act 1979. This form relates to Gateway determination review requests.

A **Gateway determination review** can be sought following a Gateway determination where a determination is made that:

- a) the planning proposal should not proceed;
- b) the planning proposal should be resubmitted to the Gateway; or
- c) imposes requirements (other than consultation requirements) or makes variations to the proposal that the proponent or council thinks should be reconsidered.

**Note:** With reference to point 'c' above, a request to review a Gateway determination can only be made prior to the commencement of community consultation on the planning proposal.

**Note:** Gateway reviews can only be sought if the **original** Gateway determination was made by a delegate of the Minister.

Before lodging a request for review, it is recommended that you consult the Planning Circular '*Independent reviews of plan-making decisions*' and '*A guide to preparing local environmental plans*', which can be found on the Department's website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). The guide gives a step-by-step explanation of the review procedure and submission requirements.

To ensure that your request for review is accepted, you must:

- complete **all** relevant parts of this form
- submit **all** relevant information required by this form
- provide **one hard copy** of this form and required documentation
- provide the form and documentation in **electronic format** (e.g. CD-ROM)

**Note:** The Department may request further information if your request for review is incomplete or inadequate.

A fee is not charged for a Gateway determination review.

All requests **must be lodged** with the Department's relevant Regional Office. Please refer to [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) for contact details.

## PART A – APPLICANT AND SITE DETAILS

### A1 – Applicant Details

Principal contact

☐ Mr ☐ Ms ☒ Mrs ☐ Dr ☐ Other

First name

Darya

Family name

Fatah

Name of company (N/A if an individual)

City of Parramatta Council

Street address	Unit/street no.	Street name		
	126	Church Street		
Postal address (or mark 'as above')	Suburb/town	State	Postcode	
	Parramatta	NSW	2150	
Email	PO Box or Bag	Suburb or town	Daytime telephone	Fax
		AS ABOVE	9806 5050	
Mobile	State	Postcode		

## A2 – Site Details

Identify the land that is to be the subject of the planning instrument and for which you seek a review

Street address	Unit/street no.	Street name		
	<input type="text"/>	<input type="text" value="see address below"/>		
	Suburb/town	State	Postcode	
	<input type="text"/>	<input type="text"/>	<input type="text"/>	

NAME OF THE SITE

5A, 51-61 and 64-82 Naomi Street South, 1-5 and 2-8 Lois Street and 1 and 3 Simpson Street, Winston Hills NSW

REAL PROPERTY DESCRIPTION

*The **real property description** is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Finance and Services, Land and Property Information. Please ensure that you place a forward slash (/) to distinguish between the lot, section DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma (,) to distinguish between each real property description.*

PROVIDE DETAILS OF ALL AFFECTED LANDOWNERS WHERE THEY ARE NOT THE DIRECT APPLICANT

See list of owner details - separately attached

HAVE ALL OWNERS OF LAND TO WHICH THIS PROPOSED INSTRUMENT APPLIES BEEN NOTIFIED?

- ☒ Yes  
☐ No  
☐ Some have but not all  
☐ N/A (Applicant is owner)

**Note:** If some land owners, but not all, have been notified, list below those notified:

CURRENT ZONING OF THE LAND AT THE SITE

R2 - Low Density Residential

CURRENT LAND USE AT THE SITE

Dwelling Houses

## PART B – REASON FOR REVIEW AND THE PLANNING PROPOSAL

### B1 – Reason for Gateway Review

WAS THE ORIGINAL GATEWAY DETERMINATION MADE BY A DELEGATE OF THE MINISTER

- ☒ Yes **Note:** Requests for the review of Gateway determination will only be considered if the original Gateway determination was made by a delegate of the Minister.  
☐ No

Indicate below the reason for seeking a Gateway determination. A review can only proceed if either of these two circumstances has occurred.



#### A determination has been made that the planning proposal should not proceed

In the case of the above, will this request for review be submitted no more than 42 days from the date of the original notification of the Gateway determination?

☐ Yes

☒ No On 24/1/22 DPIE granted Council an extension to submit by 31/1/2022.



#### A determination has been made that the planning proposal should be resubmitted to the Gateway

In the case of the above, will this request for review be submitted no more than 42 days from the date of the original notification of the Gateway determination?

☐ Yes

☐ No

☐

**A determination has been made that has imposed requirements (other than consultation requirements) or makes variations to the proposal**

In the case of the above, have you indicated your intent to submit a request for review no more than 14 days from the date of the original notification of the Gateway determination?

☐ Yes

☐ No

Will this request for review itself be submitted no more than 42 days after this date from the date of the original notification of the Gateway determination?

☐ Yes

☐ No

## B2 – The Planning Proposal

DEPARTMENT'S REFERENCE NUMBER

IRF21/4646 PP2021-6629

NAME OF THE LOCAL GOVERNMENT AREA

City of Parramatta Council

DESCRIPTION OF PROPOSAL

Seeking an amendment to the Parramatta LEP 2011 to prohibit dual occupancies at 27 properties at Winston Hills

LOCAL ENVIRONMENTAL PLAN (LEP) TO BE AMENDED BY THE PLANNING PROPOSAL

Parramatta LEP 2011

IS THE LEP TO BE AMENDED (ABOVE) A STANDARD INSTRUMENT LEP?

☐ Yes

☒ No

INFORMATION REQUIREMENTS

Requests should be accompanied by:

- an application form
- a copy of the planning proposal as submitted to the Gateway
- a copy of all additional information and documentation provided at the Gateway
- justification for why an alteration of the Gateway determination is warranted (if applicable), including, where relevant, responses to issues raised by the original Gateway decision maker
- if relevant, disclosure of reportable political donations under section 10.4 of the Act.

Please refer to 'A guide to preparing local environmental plans' for the necessary information requirements.

List below all the documents, maps, plans, studies, information and any other supporting information that comprises your proposed instrument and request for pre-gateway review.

INFORMATION PROVIDED

required documentation including, Report on Gateway Determination Review request, List of Landowner details

## PART C – DISCLOSURE AND SIGNATURES

### C1 – Donation and Gift Disclosure

Section 10.4 of the Environmental Planning and Assessment Act 1979 requires the public disclosure of *reportable political donations* or gifts when lodging or commenting on a *relevant planning application*. This law is designed to improve the transparency of the planning system.

DO YOU HAVE ANY DONATIONS OR GIFTS TO DISCLOSE?

☐ Yes

☒ No

### How and when do you make a disclosure?

The disclosure to the Minister or the Secretary of a *reportable political donation* or gift under section 10.4 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning submission if the donation is made before the submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning submission was made within 7 days after the donation is made.

### What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 10.4(9) of the Act. A Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General can be found on the department's website:

<https://www.planning.nsw.gov.au/donation-and-gift-disclosure>

## C2 – Signature(s)

By signing below, I/we hereby declare that all information contained within this application form is accurate at the time of signing.

Signature(s)

*Darya Fatah*

Name(s)

Darya Fatah

In what capacity are you signing

Project Officer

Date

31/1/2022