NSW GOVERNMENT | Planning & Environment

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 or the Greater Sydney Commission.

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. The guide gives a step-by-step explanation of the review procedure and necessary 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 for contact details.

PART A – APPLICANT AND SITE DETAILS

A1 – Applicant Details

Principal contact

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name: Chris

Family name: Wilson

Name of company *(N/A if an individual)*: Willowtree Planning Pty Ltd c/o Ramsay Health Care

Street address
Unit/street no.: Suite 4, Level 7
Street name: 100 Walker Street
Suburb/town: North Sydney
State: NSW
Postcode: 2060

Postal address *(or mark 'as above')*
PO Box or Bag: As above
Suburb or town:

State	Postcode	Daytime telephone	Fax

Email	Mobile
cwilson@willowtp.com.au	0432 472 282

A2 – Site Details

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

Street address

Unit/street no.	Street name
2	Greenwich Road

Suburb/town	State	Postcode
Greenwich	NSW	2065

NAME OF THE SITE

REAL PROPERTY DESCRIPTION

Lot 1 DP 662215 and Lot 2 DP 566041

*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

Ramsay Health Care

HAVE ALL OWNERS OF LAND TO WHICH THIS PLANNING PROPOSAL APPLIES BEEN NOTIFIED?

- [x] 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

B3 Commercial Core

CURRENT LAND USE AT THE SITE

Hospital

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 OR GREATER SYDNEY COMMISSION

- [x] Yes
- [ ] No

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 or Greater Sydney Commission.

Indicate below the reason for seeking a review of the Gateway determination. A review can only proceed if one of these three 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

☐ **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 This was not possible given the St Leonards Crows Nest Draft 2036 Plan was not
☒ No released within 14 days of the determination.

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:

PP_2018_LANEC_001_00

NAME OF THE LOCAL GOVERNMENT AREA

Lane Cove

DESCRIPTION OF PROPOSAL

Introduce Shop Top Housing as Additional Permitted Use and amend maximum building height

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

Lane Cove Local Environmental Plan 2009

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 147 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

- Application Form
- Cover Letter- Justification for review of Gateway Determination
- Planning Proposal (as submitted to the Gateway) including:
    - Planning Proposal Report
    - Urban Design Report
    - Addendum Letter- Review of St Leonards and Crows Nest Interim Statement
    - Strategic and Site Specific Merit Test
- Gateway Determination Documents

PART C – DISCLOSURE AND SIGNATURES

C1 – Donation and Gift Disclosure

Section 147 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 147 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 147(9) of the Act. A Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Secretary can be found on the department's website: www.planning.nsw.gov.au/donation-and-gift-discloure

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)

Alex Belcastro
National Business Development Manager
Ramsay Health Care, Australia

Name(s)

Alex Belcastro

In what capacity are you signing

National Business Development Manager – Ramsay Health Care, Australia

Date

16/10/2018