



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*. A review can be requested at pre-Gateway stage and following a Gateway determination. This form relates to Gateway review requests.

A **Gateway 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 '*Delegations and 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

Bob

Family name

Wheeldon

Name of company (N/A if an individual)

Grand Junction Pty Ltd

Street address

Unit/street no.

46

Street name

Darling St

Suburb/town

Wentworth

State

NSW

Postcode

2648

Postal address
(or mark 'as
above')

PO Box or Bag

PO Box 448

Suburb or town

Wentworth

State

NSW

Postcode

2648

Daytime telephone

0350272461

Fax

Email

bob@wheeldon.com.au

Mobile

0411222181

A2 – Site Details

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

Unit/street no.	Street name		
Street address	Pomona Road		
Suburb/town	State	Postcode	
Wentworth	NSW	2648	

NAME OF THE SITE

South Pomona and North Pomona

REAL PROPERTY DESCRIPTION

Lot 2 DP 134929; Lot 4 DP1015663; Lot 5 DP756964 & Lot 2 DP1165816

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

NA

HAVE ALL OWNERS OF LAND TO WHICH THIS PLANNING PROPOSAL 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

RU1

CURRENT LAND USE AT THE SITE

Grazing and sheep yards

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 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 40 days from the date of the original notification of the Gateway determination?

- ☒ Yes
☐ No

NB. Wentworth Shire advice of determination dated 28/8/14 attached NSW Planning documents including "Wentworth Planning Team Report" made public on 22/9/2014.



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 40 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 40 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_2014_WENTW_001_00

NAME OF THE LOCAL GOVERNMENT AREA

Wentworth

DESCRIPTION OF PROPOSAL

Rezoning 490 ha of RU1 land to RU4 and LEP amendments to allow surrender of existing dwelling approvals

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

Wentworth Local Environment Plan 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 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

Appendix A Justification for Reviews will be provided within 40 days of "Wentworth Planning Team Report" being made public - procedural fairness requires a reasonable time be provided to consider and respond to the Department's reasons for refusal
Other required documents attached

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 Director-General 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?

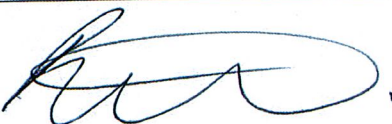
The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act. A Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General can be found on the department's website:

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)



Name(s)

Bob Weel don

In what capacity are you signing

D irector

Date

29 September 2014