



Rezoning 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 of a request for a planning proposal prior to a Gateway determination being issued.

A **Rezoning Review** can be sought before a planning proposal has been submitted to the Department of Planning and Environment (Department) for a Gateway determination in the following circumstances:

- a) the council has notified the proponent that the request to prepare a planning proposal is not supported; or
- b) the council has failed to indicate its support 90 days after the proponent submitted a request, accompanied by the required information¹ or has failed to submit a planning proposal for a Gateway determination within a reasonable time after the council has indicated its support.

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/Plans-for-Your-Area/Local-Planning-and-Zoning/The-Gateway-Process. 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, including the **initial fee**.
- provide **one hard copy** of this form and required documentation
- provide the form and documentation in **electronic format** (e.g. CD-ROM)

Note: Requests for review will not proceed to initial assessment stage unless the correct fee is provided.

All requests **should 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

Eugene

Family name

Losew

Name of company (N/A if an individual)

Star Auto Properties Pty Ltd c/ Urbis Pty Ltd

Street address

Unit/street no.

Lvl 23

Street name

Tower 2, 201 Sussex Street

Suburb/town

Sydney

State

NSW

Postcode

2000

Postal address
(or mark 'as
above')

PO Box or Bag

As above

Suburb or town

State

Postcode

Daytime telephone

Fax

8233 9955

Email

Mobile

¹ 'A guide to preparing planning proposals' sets out what information a proponent may provide when requesting council to prepare a planning proposal. Information requirements will depend on the complexity of the planning proposal. Section 55 of the Act sets out what information a planning proposal is to include when submitted for a Gateway determination.

swhite@urbis.com.au

0419 797 555

A2 – Site Details

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

Unit/street no.	Street name	
1-1A	Cheltenham Road	
Suburb/town	State	Postcode
Croydon	NSW	2132

NAME OF THE SITE

Not applicable

REAL PROPERTY DESCRIPTION

Lot 1/ DP 817488

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

Jarvest Pty Ltd

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

R3 Medium Density Residential

CURRENT LAND USE AT THE SITE

Vacant dwelling house (site used as car storage until September 2017)

PART B – REASON FOR REVIEW AND THE PLANNING PROPOSAL

B1 – Reason for Rezoning Review and the Relevant Planning Authority (RPA)

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



The council has confirmed in writing that the request to prepare a planning proposal is not supported. Confirmation dated 24 April 2018



The council has failed to indicate its support 90 days after the proponent submitted a request, accompanied by the required information² or has failed to submit a planning proposal for a Gateway determination within a reasonable time after the council has indicated its support.

Indicate below whether the request to prepare a planning proposal was submitted to the council prior to November 2012?

- ☐ Yes Date:
☒ No

Note: If you have answered 'yes' to the above question, please note that a review can only be sought where the supporting information accompanying the request is less than two years old.

Note: If you have answered 'no' to the above question, please note that a review request accompanied by information that is more than 2 years old, may, but will not normally, be considered.

NAME OF THE LOCAL GOVERNMENT AREA

Burwood Council

² 'A guide to preparing planning proposals' sets out what information a proponent may provide when requesting council to prepare a planning proposal. Information requirements will depend on the complexity of the planning proposal. Section 55 of the Act sets out what information a planning proposal is to include when submitted for a Gateway determination.

CONTACT DETAILS OF THE RELEVANT OFFICER AT COUNCIL

Diwei Luo – Manager Strategic Planning
Email: Diwei.Luo@burwood.nsw.gov.au
Phone: 02 9911 9928

B2 – The Proposed Instrument

DESCRIPTION OF PROPOSED INSTRUMENT

Rezone site from R3 Medium Density Residential to B6 Enterprise Corridor.
Increase maximum height of building control from 8.5 metres to 12.5 metres.
Increase maximum floor space ratio control from 0.55:1 to 1.5:1.

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

Burwood Local Environmental Plan 2012

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

- ☒ Yes
☐ No

INFORMATION REQUIREMENTS

A proponent may request a review by writing to the Department and providing the following:

- a completed application form;
- a copy of the proponent's request for the council to prepare and submit a planning proposal for Gateway determination, including all supporting material and information that was submitted to Council (Note: A planning proposal request which has been amended after Council has resolved to not support the matter is not eligible for a Rezoning Review. The revised planning proposal request would need to be submitted to Council as a new planning proposal request);
- all correspondence from the council in relation to the proposed instrument, including (if relevant) a copy of the council's advice detailing why the council did not proceed with preparing a planning proposal;
- all correspondence from other Government agencies, if available, about the proposed instrument;
- proponent's justification to the Strategic and Site Specific Merit tests (refer to Step 2 of the Rezoning Review process as set out in 'A guide to preparing local environmental plans'), to confirm why a review is warranted;
- disclosure of reportable political donations under section 147 of the Act, if relevant; and
- fee for lodging a rezoning review.

INFORMATION PROVIDED

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

Request for Rezoning Review Letter prepared by Urbis, 1. Planning Proposal- Submission Documents, 2. Council RFI's and Proponent Responses, 3. Burwood Council's Planning Proposal Assessment Report, 4. Burwood Council Meeting Minutes, 5. Council Confirmation of Rejection

PART C – PAYMENT, DISCLOSURE AND SIGNATURES

C1 – Application Fees

You are required to pay a fee on lodgement of your request. The relevant fee is confirmed on the Department's website www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning

Please note that a further fee payment shall be required if a Planning Panel or the Secretary of the Department of Planning and Environment is appointed as an alternate relevant planning authority. Further details can be found within 'A guide to preparing local environmental plans' and the Planning Circular 'Independent reviews of plan making decisions'

Payment methods:

- Cheque / bank order

C2 – 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.

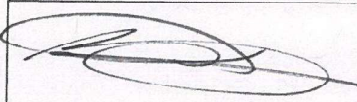
What information needs to be included in a disclosure?

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/Assess-and-Regulate/Development-Assessment/Systems/Donations-and-Gift-Disclosure

C3 – 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)

EUGENE LOXTON

In what capacity are you signing

PROJECT DIRECTOR

Date

14/5/18



1-1A CHELTENHAM ROAD, CROYDON

REQUEST FOR REZONING REVIEW

Document Index

Reference	Document	Date
Request for Rezoning Review Letter prepared by Urbis		
Rezoning Review Application Form		
1. Planning Proposal- Submission Documents		
1.1	Owners Consent Letter	2 June 2017
1.2	Planning Proposal prepared by Urbis	8 September 2017
1.3	Survey Plan prepared by Linker Surveying	10 February 2017
1.4	Indicative Concept Design prepared by Turner	7 September 2017
1.5	Traffic and Parking Assessment prepared by Parking and Traffic Consultants	7 September 2017
2. Council RFI's and Proponent Responses		
2.1	Council RFI- October 2017	16 October 2017
2.2	Proponent Response- December 2017: - Cover letter prepared by Urbis - Amended Indicative Concept Design prepared by Turner - Revised Traffic and Parking Assessment prepared by Parking and Traffic Consultants	22 December 2017
2.3	Council RFI- January 2018	29 January 2018
2.4	Proponent Response- March 2018: - Cover letter prepared by Urbis - Amended Indicative Concept Design prepared by Turner - Additional Shadow Diagrams prepared by Turner	22 March 2018
2.5	Council RFI- April 2018	6 April 2018
2.6	Proponent Response- April 2018	18 April 2018

Reference	Document	Date
	Additional Drawing- Townhouse Development Concept prepared by Turner	
3. Council's Planning Proposal Assessment Report		24 April 2018
4. Council Meeting Minutes		24 April 2018
5. Council Confirmation of Rejection		
5.1	Email 1 Confirmation	27 April 2018
5.2	Email 2 Confirmation	27 April 2018



**Planning &
Environment**

04.06.2018

Rezoning Review

**STAR AUTO PROPERTIES PTY LTD c/ URBIS PTY LTD
LEVEL 23, TOWER 2, 201 SUSSEX ST
SYDNEY NSW 2000**

Attention: Eugene Losew

Receipt

**This is your official Receipt relating to fees received in regards to the below mentioned project.
Should you require further information concerning your application, please contact officer below.**

Payment Details : Cheque No. 601387 received on 04.06.2018

Description	Amount
1-1A Cheltenham Rd, Croydon NSW 2132	
Rezoning Review Fee	\$20,000.00
Total	\$20,000.00
Amount paid	\$20,000.00
Balance	\$0.00

Joseph Edwards
Accountant - Planning
Finance Division
Email: joseph.edwards@planning.nsw.gov.au
Telephone: 02 8275 1325