



Rezoning Review Application Form

Date received:

Reference No. [PP-2021-6179](#)

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

Kim

Family name

Zoljalali

Name of company (N/A if an individual)

Time & Place (on behalf of Point Gate Developments)

Street address	Unit/street no.	Street name		
		L38, SE3803 264 George Street		
Suburb/town	State		Postcode	
	Sydney		NSW	2000
Postal address (or mark 'as above')	PO Box or Bag	Suburb or town		
	as above			
	State	Postcode	Daytime telephone	Fax
Email	kim.zoljalali@timeplace.com.au			Mobile
				0423 643 934

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 3.33 of the Act sets out what information a planning proposal is to include when submitted for a Gateway determination.

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

Street address 193-199 Rocky Point Road, Ramsgate NSW 2217
2-6 Targo Road, Ramsgate NSW 2217
66-68 Ramsgate Road, Ramsgate NSW 2217

NAME OF THE SITE

REAL PROPERTY DESCRIPTION

[refer to section C.3 \(page 4\) for property descriptions](#)

*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

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

[B2 Local Centres & R4 High Density Residential](#)

CURRENT LAND USE AT THE SITE

[Ground floor retail & commercial/residential uses above, at grade car park and detached dwellings](#)

PART B – REASON FOR REVIEW AND THE PLANNING PROPOSAL

B1 – Reason for Rezoning Review and the Planning Proposal Authority (PPA)

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

☒

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: [15 October 2021](#)

☐

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

[Georges River 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 3.33 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

Catherine McMahon p: 9330 6260

B2 – The Proposed Instrument

DESCRIPTION OF PROPOSED INSTRUMENT

Refer to the rezoning review request & planning proposal

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

Georges River Local Environmental Plan 2021

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 10.4 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.

all documents can be accessed here: <https://spaces.hightail.com/receive/RvbZ7lZq1n>

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 planning proposal 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 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 of a *reportable political donation* or gift under section 10.4 of the Act is to be made:

- 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: 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)

Kim Zoljalali

In what capacity are you signing

Development Manager

Date

6 June 2022

Property Descriptions

- 193 Rocky Point Road, Ramsgate - Lot 8 DP653883, Lot A DP311887 & Lot B DP311887
- 197 Rocky Point Road, Ramsgate - SP 83814 & Lot 301 DP1142822
- 199 Rocky Point Road, Ramsgate - SP 77494
- 66 Ramsgate Road, Ramsgate - Lot B DP 371250
- 68 Ramsgate Road, Beverly Park - Lot 12 DP 455810, Lot 13 DP 455810 & Lot 14 DP 455810
- 2 Targo Road, Ramsgate - Lot 1 DP 133817, Lot 2 DP 133817 & Lot 1 DP 970852
- 4 Targo Road, Beverly Park - Lot B DP 347589
- 6 Targo Road, Beverly Park - Lot A DP 347589