



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. 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 for contact details.

PART A - APPLICANT AND SITE DETAILS

A1 - Applicant Details

Principal contact

- Mr Ms Mrs Dr Other

First name

Family name

Name of company (N/A if an individual)

FAIRFIELD CITY COUNCIL

Street address

Unit/street no. 86

Street name AVOLA ROAD

Suburb/town

WAKELEY

State

NSW

Postcode

2176

Postal address (or mark 'as above')

PO Box or Bag 21

Suburb or town FAIRFIELD

State

NSW

Postcode

1860

Daytime telephone

97250222

Fax

Email

mrowan@fairfieldcity.nsw.gov.au

Mobile

0429208705

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. <input type="text"/>	Street name <input type="text"/>	
	Suburb/town <input type="text" value="CABRAMATTA"/>	State <input type="text" value="NSW"/>	Postcode <input type="text" value="2166"/>

NAME OF THE SITE

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

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

CURRENT LAND USE AT THE SITE

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
 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.

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
- 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

PP-2018-FAIRF-003-00

NAME OF THE LOCAL GOVERNMENT AREA

FAIRFIELD

DESCRIPTION OF PROPOSAL

CABRAMATTA TOWN CENTRE EAST PLANNING PROPOSAL

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

FAIRFIELD LEP 2013

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

SEE ATTACHED DOCUMENTS .

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?

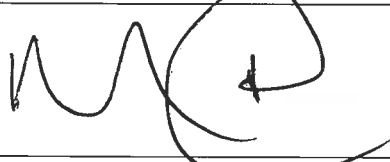
The information requirements of a disclosure of reportable political donations are outlined in section 10.4(9) of the Act. A Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General can be found on the department's website:

<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)



Name(s)

MARCUS ROWAN

In what capacity are you signing

MANAGER STRATEGIC LAND USE PLANNING

Date

28 AUGUST 2019

ATTACHMENT TO GATEWAY REVIEW – AFFECTED LAND OWNERS AND PROPERTY DESCRIPTIONS

	Ratepayer(s)	Mailing Address1	Mailing Address2	Property Title Desc.
1	Mr G Cammereri & Mrs M Cammereri	2 Aramon Close	EDENSOR PARK NSW 2176	Lot: 4 DP: 438982
2	Mr H Lim & Mrs CH Lo	35 National Street	CABRAMATTA NSW 2166	Lot: 3 DP: 25618
3	Lo Property Pty Ltd	139 Brown Road	BONNYRIGG HEIGHTS NSW 2177	Lot: 1 DP: 25618
4	Milperra Hotel Pty Ltd	PO Box 3161	LANSVALE NSW 2166	Lot: 2 DP: 205759
5	Milperra Hotel Pty Ltd	PO Box 3161	LANSVALE NSW 2166	Lot: 1 DP: 205759
6	Milperra Hotel Pty Ltd	PO Box 3161	LANSVALE NSW 2166	Lot: 10 DP: 255023
7	Moon Investments Pty Ltd C/- laing & Simmons Cabramatta	20B John Street	CABRAMATTA NSW 2166	Lot: 7 Sec: E DP: 4420
8	The Australasian Conference Assoc Ltd	70 Broomfield Street	CABRAMATTA NSW 2166	Lot: 10 Sec: E DP: 4420
9	Moon Investments Pty Ltd	PO Box 494	BONDI JUNCTION NSW 1355	Lot: 1 DP: 212183
10	Jip Hong Pty Ltd	139 Brown Road	BONNYRIG NSW 2177	Lot: 2 DP: 212183
11	PTN Nominees Pty Ltd	41 Bundarra Road	BELLEVUE HILL NSW 2023	Lot: 3 DP: 212183
12	Mr EHC Sieu & Mrs SLDG Sieu	73 High Street	CABRAMATTA WEST NSW 2166	Lot: 7 DP: 29243
13	Dr DT Dao	133 Cabramatta Road East	CABRAMATTA NSW 2166	Lot: 8 DP: 29243
14	Mrs L H T Thach	Lot 4 Stonelea Court	DURAL NSW 2158	Lot: 3 DP: 580587
15	Milperra Hotel Pty Ltd	PO Box 3161	LANSVALE NSW 2166	Lot: 2 DP: 580587
16	Lubo Medich Holdings Pty Ltd	PO Box 3161	LANSVALE NSW 2166	Lot: 8 DP: 25618
17	Lubo Medich Holdings Pty Ltd	PO Box 3161	LANSVALE NSW 2166	Lot: 5 DP: 25618
18	Lubo Medich Holdings Pty Ltd	PO Box 3161	LANSVALE NSW 2166	Lot: 6 DP: 25618
19	Lubo Medich Holdings Pty Ltd	PO Box 3161	LANSVALE NSW 2166	Lot: 7 DP: 25618
20	Lo Property Pty Ltd	139 Brown Road	BONNYRIGG HEIGHTS NSW 2177	Lot: 2 DP: 650696
21	The Owners - Strata Plan No 10266	143/145 Cabramatta Road East	CABRAMATTA NSW 2166	Lot: 0 SP: 10266

22	Ms RR Tomlinson & S Dunstan & Ms L Emanuele & G Emanuele	227 John Street	CABRAMATTA NSW 2166	Lot: 1 SP: 10266
23	Lubo Medich Holdings Pty Ltd C/- Signum Business Advisors	Suite 2 Level 8 111 Phillip Street	PARRAMATTA NSW 2150	Lot: 2 SP: 10266
24	Ms TNN Dang	2 Cloncurry Place	WAKELEY NSW 2176	Lot: 3 SP: 10266
25	Mr D Lu & Mrs A Lu	PO Box 228	CABRAMATTA NSW 2166	Lot: 100 DP: 1141040



Land Affected by the Planning Proposal