

LEP PRO-FORMA EVALUATION CRITERIA

Category 1: Spot Rezoning LEP

1.	Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transit node)? <i>The proposed LEP amendments outlined in the attached Planning Proposal are consistent with all existing State and Regional strategic directions for the area. For further information regarding the relevant policies, see Part 3 of the Planning Proposal.</i>	Yes.
2.	Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (s.117) directions? <i>The proposed LEP amendment promotes Council's strategic objectives for the Georges River Foreshore. Detailed response to the relevant State and regional policies and Ministerial directions is outlined in Part 3 of the attached Planning Proposal.</i>	Yes.
3.	Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy? <i>While the proposed amendment is within the Liverpool LGA, it is located on the eastern extent of the LGA away from the City Centre.</i>	No.
4.	Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	No.
5.	Will the LEP be compatible/complementary with surrounding land uses? <i>The site is bound to the east by the Georges River, to the South by New Brighton Golf Course and to the west by Wurrungwuri Reserve and the Georges Fair residential development. To the north, the site is bound by the Benedict Sand and Gravel site which has been rezoned to facilitate future residential, commercial and recreational land uses. It should be noted that Council is currently assessing an application for a marina and recreation area on this lot. It is considered that the proposed amendment to the LLEP 2008 will compliment surrounding land uses and enhance the recreational and environmental value of the subject site.</i>	Yes.
6.	Is the LEP likely to create a precedent; or create or change the expectations of the landowner or other landholders? <i>The proposed amendment to the LLEP 2008 seeks to remove Item 11 from Schedule 1, which makes development for the purposes of a resource recovery facility permissible with consent on the subject site. It is considered that use of Lot 6 for this purpose is inconsistent with the ecological and recreational value of the site and incompatible with the encroaching residential development.</i>	Yes.

	<i>It should be noted that the Department of Planning and Infrastructure is considering a transitional Part 3A project application from the landowner for the construction and operation of a construction materials recycling facility on the subject site.</i>	
7.	Will the LEP deal with a deferred matter in an existing LEP?	No.
8.	Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations? <i>No spot rezoning proposals within the locality of the site are currently being considered by Council. Rezoning of Part of the New Brighton Golf Course in 2013, the former Boral Quarry Site in 2004 and the Benedict Sand and Gravel site in 2008 have had a significant impact on the character of the precinct. The Precinct was once characterised by the prevalence of extractive industries. Following the abovementioned rezonings, the precinct has come to be characterised by residential development and complimentary commercial and recreation land uses.</i> <i>Council has initiated this amendment to the LEP to ensure that the permissible uses of Lot 6, DP 1065574 remain compatible with changing land use patterns in the locality.</i>	Yes.