

Planning Proposal  
138-144 Cronulla Street, Cronulla

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## Part 1 – A statement of the objectives and intended outcomes of the proposed instrument

The Planning Proposal is land owner initiated, and requests to amend Sutherland Shire Local Environmental Plan 2015 (SLEP2015) to increase the floor space ratio applying to land at 138-144 Cronulla (Lot 1-4 DP 18461). The intended outcome of this planning proposal is to facilitate the delivery of greater employment in the Cronulla town centre.

Specifically, the proposal seeks to:

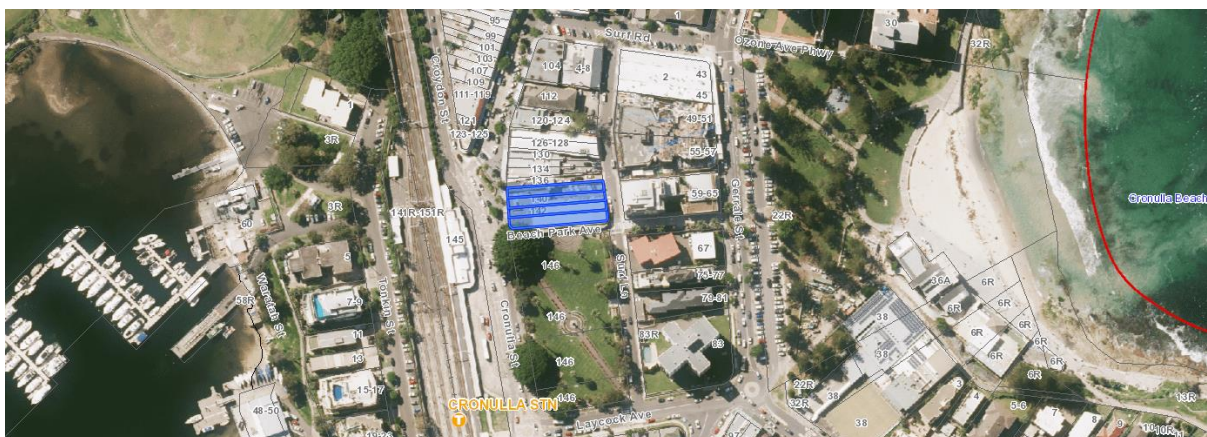
- increase to the maximum floor space ratio from 2:1 to 2.9:1, if the development is wholly for commercial premises.

The employment floor space generated by the proposal has considerable strategic merit. It will bring a day-time workforce to the centre helping to revitalise local shops and support local businesses. Quality local office space and opportunities for co-work will allow local residents to operate their businesses closer to home, where they can enjoy the lifestyle offered by Cronulla and avoid long commutes to the city. Such opportunities support liveability and productivity and are consistent with the strategic focus of the South District Plan, the draft Local Strategic Planning Strategic and the Economic Informing Strategy.

When coupled with significant food and drink premises, the Planning Proposal will help revitalise the southern end of the mall, which is the entry point to Cronulla by train. A successful night-time economy in the precinct would improve passive surveillance of both Monro Park and the railway station. The Planning Proposal will also improve way finding to the beach, which is a key element of the visitor experience to Cronulla.

The proposal has site specific merit as it will benefit the immediate locality. The additional floor space can be accommodated on site without greater impacts than a compliant building. The current DCP provisions anticipated a building of this scale and set a building envelope to moderate the impact on Monro Park. This is achieved by concentrating floor space in a 25m tower element, with a lower section along Beach Lane. The Planning Proposal has demonstrated that the additional FSR of 0.9:1 can be accommodated without increasing overshadowing above a DCP compliant building.

Figure 1 Site Map



## Part 2 – An explanation of the provisions that are to be included in the proposed instrument

SSLEP2015 is to be amended as follows:

LEP Provision	Amendment	Relevant Objective (from Part 1)
<b>Clause 6.23 138-144 Cronulla Street Cronulla</b>	<p>Part 4 of the Sutherland Shire Local Environmental Plan 2015 implements development standards, with specific requirements for certain sites. The proposed draft clause under Part 4 of SSLEP2015 is as follow:</p> <p>4.4 Floor Space Ratio            (2A) Despite subclause (2), the floor space ratio for the following buildings may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map by up to the amount specified below, but only in the circumstances so specified—  <i>(f) a building on land identified as “Area 13” on the Floor Space Ratio Map may exceed the floor space ratio by up to 0.9:1 if the development is wholly for the purposes of commercial premises.</i></p>	Objective 1.

The additional floor space of 0.9:1 can only be achieved if the development is for a wholly commercial premises. Whilst, a residential is still permissible on the site, it would have to comply with the current floor space and this planning proposal makes no changes to this. The additional floor space has been tied to commercial premises to ensure it provides employment opportunities for the community and helps revitalise the centre.

Maps to be amended:

Floor Space Ratio Map
It is proposed to identify 138-144 Cronulla Street, Cronulla (Lot 1,2,3,4 DP 18461) as “Area 13” on Floor Space Ratio Map - Sheet FSR_008A.

## Part 3 – The justification for those objectives, outcomes and the process for their implementation

### Section A - Need for the planning proposal

#### **Q1. Is the planning proposal a result of any strategic study or report?**

The planning proposal is not a result of a single strategic study or report. It is in response to a land-owner initiated planning proposal. The proposal has been considered by and the Local Planning Panel and Council (PLN015-20) and is considered to have strategic merit.

#### **Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The proposed amendment to the Sutherland Shire Local Environmental Plan 2015 is beyond the scope of Section 3.22 of the Environmental Planning and Assessment Act (errors and inconsistencies). Therefore, a planning proposal is the only acceptable means to achieve the intended outcome.

### Section B – Relationship to strategic planning framework

#### **Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

The subject planning proposal is consistent with the broad policy direction contained within The Greater Sydney Commission Region Plan: A Metropolis of Three Cities and the South District Plan.

The Planning Proposal will help deliver employment floor space, which has considerable strategic merit and aligns with the broad policy directions of Council and the Greater Sydney Commission.

The following table provides an assessment of the strategic merit and site specific merit of the proposal based on the criteria above:

<b>The Greater Sydney Region Plan: A Metropolis of Three Cities</b> The following are relevant:	
<b>A city of great places</b> <b>12. Great places that bring people together</b>	This Planning Proposal will support the development of employment generating floor space and providing jobs closer to homes and next to major public transport infrastructure.
<b>Jobs and skills for the city</b> <b>22. Investment and business activity in centres</b>	Cronulla is defined as a 'Local Centre' under the South District Plan.

<b>South District Plan:</b> The following are relevant:	
<b>Planning Priority S3:</b> Providing services and social infrastructure to meet peoples changing needs  <b>Objective 6:</b> Services and infrastructure meet communities changing needs	<p>Cronulla centre is changing as it becomes denser. It is good planning outcome for residents to be able to locally access a range of services and employment opportunities. A significant office building with co-working space will allow more residents to work locally taking pressure off the road network.</p> <p>Facilitating commercial office space and food and drink premises in very close proximity to public transport also takes advantage of investment in infrastructure.</p> <p>The proposal will increase the liveliness of the centre, enhance night-time activity, and improve the public domain and wayfinding to the beach. Together these elements are important and will serve the growing popularity of Cronulla as a destination.</p>
<b>Planning Priority S6:</b> Creating and renewing great places and local centres, and respecting the District's heritage  <b>Objective 12:</b> Great places that bring people together.	<p>The proposal includes a mix of uses, being co-work space, commercial floor space and food and drink premises. The proposed spaces would help bring the community together – creating business and social connections.</p> <p>Cronulla has a lifestyle and recreation focus. The proposed uses add an extra dimension to the centre while also allowing more people to work locally and develop business connections. It would also strengthen the night-time economy and improve passive surveillance. These outcomes all support bringing people together in a local centre.</p>
<b>Planning Priority S9:</b>  Growing investment, business opportunities and jobs in strategic centres  <b>Action 28:</b> Provide access to jobs, goods and services in centres by:...  b. diversifying the range of activities in all centres  c. creating vibrant, safe places and a quality public realm	<p>While Cronulla is not a Strategic Centre in the South District Plan, the criteria represent good planning outcomes for lower order centres too.</p> <p>The proposed investment in the centre will help revitalise the local area through improved public domain and the delivery of new land uses. It will grow employment and business opportunities.</p> <p>Commercial development has been difficult to achieve, even during the recent development boom. The proposal facilitates the diversification of activities in the centre.</p> <p>The proposal provides greater opportunity to grow the night-time economy.</p>

<p>.... d. focusing on a human-scale public realm</p> <p>and locally accessible open space ...</p> <p>f. improving the walkability within and to centres</p> <p>...</p> <p>k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts</p> <p><b>Action 31:</b> Use flexible and innovative approaches to revitalise high streets in decline.</p> <p><b>Action 32:</b> Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.</p>	<p>The proposal will improve the public domain and help revitalise this end of the mall. The public domain to Cronulla Beach will be widened and enhanced, improving walkability.</p> <p>The night-time uses will overlook the public domain, and in particular Monro Park and the railway station, which will improve public safety. This will deliver a more vibrant precinct at night and support greater use of public transport.</p>
<p><b>Planning Priority S11:</b> Supporting growth of targeted industry sectors - Tourism</p> <p><b>Objective 24:</b></p> <p>Economic sectors are targeted for success.</p> <p><b>Action 46:</b> Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.</p> <p><b>Action 47:</b> Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.</p>	<p>Cronulla is an important tourist destination and as such, a significant economic driver for the Shire. The South District Plan recognises the role of Cronulla in shaping visitor experiences, with 1 million daytrip visitors to Sutherland Shire in 2015-16.</p> <p>The inclusion of two levels of food and beverage floor space (1,650m<sup>2</sup>) will make a meaningful contribution to Cronulla's attraction for visitors and bring economic activation. Food and beverage establishments can 'anchor' and renew this southern portion of the centre around the train station.</p> <p>Increasing night-time activity in the southern section of Cronulla centre would help bring more passive surveillance to the precinct making the railway station and Monro Park safer for visitors and residents.</p>
<p><b>Planning Priority S9:</b></p> <p>Growing investment, business opportunities and jobs in strategic centres</p> <p><b>Objective 22:</b></p>	<p>While Cronulla is not a designated strategic centre, the proposal will provide over 130 Full Time Equivalent (FTE) jobs in operational phase and 81 FTE jobs during construction phase - creating significant employment opportunities in Cronulla.</p>

Investment and business activity in centres.	
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<b>Local Strategic Planning Statement (As submitted to GSC for Assurance):</b> The following are relevant:	
<b>PP17: Grow Tourism:</b>  Support opportunities to grow tourism and encourage more overnight visitors, extend visitor stays and invest in tourism assets to enhance visitor experiences.	The amendment will facilitate 2 floors of hospitality floor space, which will augment the tourism experience and support other tourism assets in Cronulla.
<b>PP 11: Attractive and Distinctive Centres and Public Places:</b> Create attractive and distinctive centres and public places that are welcoming, safe, distinctive and enjoyable for our residents and visitors.	The proposal seeks to revitalise Cronulla Centre, facilitating an urban form that is compatible with the local context and also improves the public domain.  By activating the economy adjacent to the railway station and Monro Park, passive surveillance will be substantially improved, making Cronulla safer, particularly at night.  The Planning Proposal also facilitates the widening and enhancement of Beach Lane which is the primary pedestrian route from the train station to Cronulla Beach. This will improve the pedestrian experience for both residents and visitors.
<b>PP 2: Managing Traffic Congestion and Parking:</b> Plan for and manage traffic congestion through planning for parking, traffic, arterial road and smart transport	The increased floor space (1,281.6m <sup>2</sup> ) proposed has the potential to increase traffic volumes and demand for parking.

<b>Sutherland Shire Community Strategic Plan</b> (a key input into the LSPS - outlines the community aspirations and long-term visions) The following are relevant:	
<b>Planning Priorities 5.1.2:</b> Support our growing business community by reducing barriers to growth where possible  <b>5.1.3:</b> Promote our community as a place to visit, live, work and invest.	The site is currently underutilised. The Planning Proposal will support the growth of business opportunities in Cronulla, providing an additional 1,281.6m <sup>2</sup> of floor space. The Planning Proposal states that this is anticipated to provide approximately 130 jobs in



<p><b>5.1.1:</b> Develop vibrant productive local centres.</p> <p><b>5.2.1:</b> Enhance and promote opportunities to work locally</p>	<p>operational stage and 81 during construction, supporting opportunities to work locally.</p> <p>The proposal will bring new vibrancy to Cronulla centre and improve it as a place to visit, live, work and invest.</p>
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Does the proposal respond to a change circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing controls?	
Changed circumstances?	No.
Are the LEP controls less than 5 years old?	
The Sutherland Shire Local Environmental Plan was made on 23 June 2015.	Sutherland Shire Local Environmental Plan 2015 was made on 23 June 2015 and is now 5 years old. The plan making process was very protracted, being exhibited 3 times in the two and half years leading to gazettal. Many of the fundamental decisions that underpin the plan were made over 5 years ago.

**b) Does the proposal have site specific merit, having regard to the following:**

- *The natural environment (including known significant environmental values, resources or hazards) and*
- *The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and*
- *The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

The site is not constrained by natural features. The site is presently developed at a low scale for shops and ancillary commercial development. A higher floor space ratio, than currently permitted, will facilitate the redevelopment of the site for commercial premises. Commercial premises are permissible under SSLEP2015 in the B3 Commercial Core zone, and no change is sought to the range of uses. Development of the site for wholly commercial premises will be consistent with the zoning and surrounding land uses.

There are sufficient services and infrastructure available to meet the demands arising from the proposal.

**Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?**

The proposal is consistent with Councils local strategies, including the Community Strategic Plan, Draft Local Strategic Planning Statement and Economic Strategy. Examples are outlined in the table above.

**Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

Yes the planning proposal is generally consistent with relevant State Environmental Planning Policies (SEPPs) and deemed SEPPs.

SEPP	Relevance to Planning Proposal	Planning Proposal Consistency with SEPP?
<b>State Environmental Planning Policy No 1—Development Standards</b>	None. Does not apply to land under SSLEP2015.	
<b>State Environmental Planning Policy No 19—Bushland in Urban Areas</b>	None. Does not apply to land under SSLEP2015.	
<b>State Environmental Planning Policy No 21—Caravan Parks</b>	None. No specific relevance to this proposal.	
<b>State Environmental Planning Policy No 33—Hazardous and Offensive Development</b>	None. No specific relevance to hazardous and offensive development.	
<b>State Environmental Planning Policy No 36—Manufactured Home Estates</b>	None. Does not apply to land under SSLEP2015.	
<b>State Environmental Planning Policy No 44—Koala Habitat Protection</b>	None. Does not apply to land under SSLEP2015.	
<b>State Environmental Planning Policy No 47—Moore Park Showground</b>	None. Does not apply to land under SSLEP2015.	
<b>State Environmental Planning Policy No 50—Canal Estate Development</b>	None. No specific relevance to this proposal.	

SEPP	Relevance to Planning Proposal	Planning Proposal Consistency with SEPP?
<b>State Environmental Planning Policy No 55—Remediation of Land</b>	None. No specific relevance to this proposal.	
<b>State Environmental Planning Policy No 64—Advertising and Signage</b>	None. No specific relevance to this proposal.	
<b>State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</b>	None. No provisions of the Planning Proposal affect development for the purposes of Residential Apartments.	
<b>State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)</b>	None. No provisions of the Planning Proposal affect development for the purposes of affordable housing.	
<b>State Environmental Planning Policy (Affordable Rental Housing) 2009</b>	None. No provisions of the Planning Proposal affect development for the purposes of affordable rental housing.	
<b>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</b>	None. No provisions of the Planning Proposal affect the environmental performance characteristics of residential dwellings.	
<b>State Environmental Planning Policy (Coastal Management) 2018</b>	None. Does not apply to the land under SSLEP2015.	
<b>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</b>	None. No provisions of the Planning Proposal affect development for the purposes of educational establishments or child care facilities.	
<b>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>	None. No provisions of the Planning Proposal affect exempt and complying development policy.	
<b>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</b>	None. No provisions of the Planning Proposal affect development for the purposes of housing for seniors or people with a disability.	
<b>State Environmental Planning Policy (Infrastructure) 2007</b>	None. No provisions of the Planning Proposal affect development for the purposes of infrastructure.	

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 and s.9.1 directions)?**

Yes the planning proposal is consistent with all applicable s9.1 Ministerial Directions.

The planning proposal has been assessed against all relevant Ministerial Directions and found to be generally consistent. The relevant directions have been listed below:

Direction 1.1 Business and Industrial Zones

The intent of this direction is to encourage employment growth in suitable locations and support the viability of identified centres. This planning proposal will contribute to the revitalisation of the southern end of Cronulla mall and provides additional floor space for employment uses. Therefore, it is consistent with this direction.

Direction 3.4 Integrating Land Use and Transport

The intent of this direction is to ensure building forms improve access to jobs and services by walking, cycling and public transport. The proposal is located 25metres from Cronulla Train Station and multiple bus services. Therefore, the proposal is consistent with this direction.

Direction 4.1 Acid Sulfate Soils:

The intent of this direction is to avoid adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. The subject land is identified on the Acid Sulfate Soils Planning maps under SSLEP2015. However, the planning proposal does not affect permissibility and the site is currently zoned B3 commercial core. Therefore, it is considered consistent.

Direction 5.10 – Implementation of Regional Plans

This direction applies to land to which a Regional Plan has been released by the Minister for Planning. The proposal aligns strongly with the strategic priorities identified by the State Government and across Councils strategic documents including the Draft LSPS.

Direction 6.3 Site Specific Provisions

The intent of this direction is to discourage unnecessarily restrictive site specific controls. The planning proposal does involve the implementation of site specific provisions. The amendment provides additional floor space to the site which will help facilitate the delivery of commercial development. Therefore, is considered consistent as it encourages development rather than restricts.

Direction 7.1 Implementation of a Plan for Growing Sydney

Direction 7.1 Implementation of A Plan for Growing Sydney: The intent of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.

The planning proposal has strategic merit. The matters in the planning proposal do not trigger or conflict with the provisions of A Plan for Growing Sydney or any of the subsequent strategic plans for Greater Sydney.

### Section C – Environmental, social and economic impact

**Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

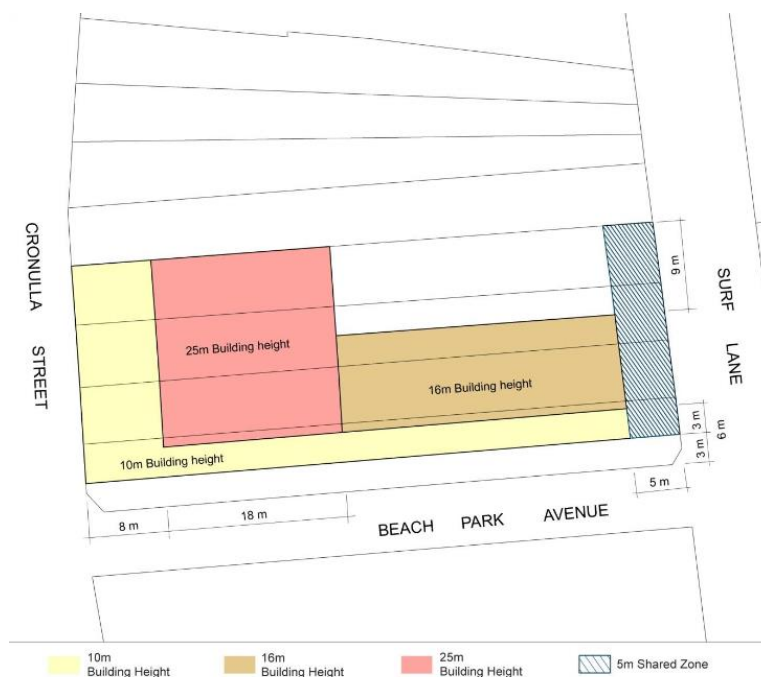
No. The planning proposal, proposes the implementation of site specific clause in Local Environmental Plan 2015 for additional floor space ratio. The site is currently zoned B3 Commercial Core and is not home to critical habitat, threatened species or ecological communities. While the development is an increase in density, it will result in a similar outcome to what is currently on the site.

**Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

No. The proposed additional floor space ratio will not result in any additional environmental effects.

A key consideration for the Planning Proposal is the impact on the public domain. Monro Park to the immediate south is listed as a local heritage item. The Cronulla Railway Station to the south west is listed on the State Heritage Register. Monro Park is a well-used central open space. It is used by the community for passive recreation, by patrons of adjacent cafes, and as a thoroughfare to the station and shops from surrounding residential development. It is also a focus for ANZAC Day commemorations. Being located directly to the north of Monro Park, any development on this land will have an impact on the park's solar access. Solar access must be carefully managed to ensure winter solar access is maintained to an acceptable level.

The built form indicated in SSDCP2015 aims to balance redevelopment while maintaining solar access to the park. An extract from the DCP showing the building envelope control for this site is shown below. The DCP largely confines the available floor space to a tower element towards Cronulla Street where shadows would largely fall over areas currently shaded by a mature fig tree.

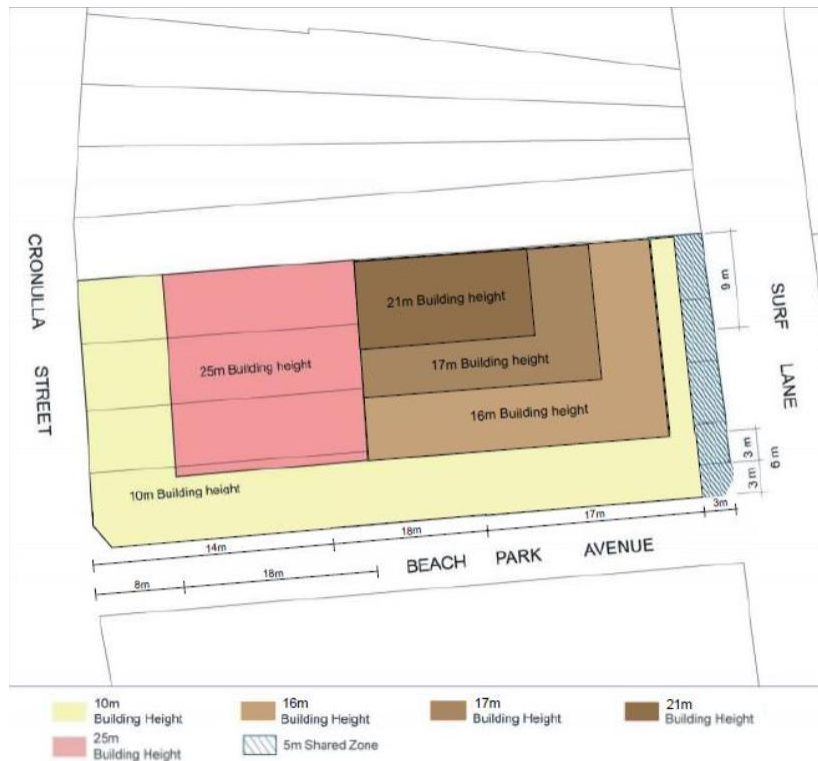


To accommodate the additional floor space, the indicative development concept indicates that the proposed built form departs from the DCP built form, as indicated above. The form proposed in the indicative concept design “fills in” the northern portion of the site and steps the height up to the northern boundary. The additional floor space has a zero setback on the northern elevation to minimise the over-shadowing to Monro Park, and is massed towards the eastern end of the site. The proposal is consistent with the anticipated height for the site (25m).

It is acknowledged that even a compliant scheme would overshadow the northern section of the park, including the semi-circular steps that are used by cafe patrons. The solar impact of the additional floor space will occur in the very late afternoon, when shadows are very marginally increased to Surf Lane.

The shadow diagrams in the urban design analysis compare the impact of a compliant building form and the proposal. In the morning, at the 9am at the midwinter solstice, the shadows from both a compliant proposal and the current proposal, fall largely onto the road, station and the areas shaded by mature fig trees. By 11am the shadows both extend equally into the park -large sections of the southern section park remain in sun throughout the afternoon. At 3pm the shadows both extend across the north eastern end of the park, over-shadowing approximately 24% of the park, with the remaining 76% of the Park unaffected by shadow.

It has been demonstrated that the proposal will not overshadow Monro Park more than an FSR compliant proposal. This is consistent with the DCP objective of minimising impacts to Monro Park. Shadow Diagrams are located in Appendix E (page 44) of the Urban Design Report by Kennedy Associates Architects.



Indicative Concept Design – extract Planning Proposal

**Q9. Has the planning proposal adequately addressed any social and economic effects?**

Broadly, the planning proposal concept will help delivery employment and commercial floor space. This has been a long standing economic goal of Council and will help generate local jobs. Therefore, is anticipated to have positive social and economic impacts. Further consideration of any proposed uses can be undertaken at Development Application stage. No change is proposed to the current permissible uses.

**Section D – State and Commonwealth interests**


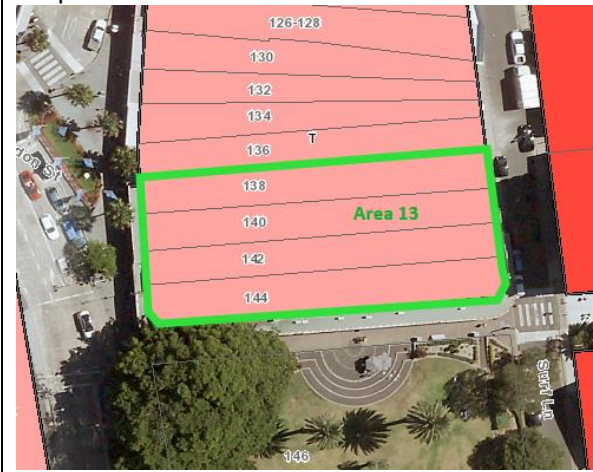
**Q10. Is there adequate public infrastructure for the planning proposal?**

This proposal is unlikely to have any impacts on infrastructure provision.

**Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

The views of any relevant State and Commonwealth agencies will be sought through consultation following receipt of the Gateway Determination.

Part 4 – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

Floor Space Ratio Map	
Existing Floor Space Ratio	
Existing: 	Proposed: 



## Part 5 – Details of the community consultation that is to be undertaken on the planning proposal

In accordance with “A Guide to Preparing Local Environmental Plans” prepared by the Department of Planning and Environment (2016), the Planning Proposal will be exhibited for a period of 28 days. It is proposed that the exhibition will include:

### **Advertisement in local newspaper**

An advertisement will be placed in the Council page in the St George and Sutherland Shire Leader and The Liverpool City Leader identifying the purpose of the planning proposal and where the planning proposal can be viewed.

### **Consultation with affected owners and adjoining landowners**

A letter will be sent to landowners whose land is affected by the planning proposal, and adjoining landowners. Opportunities for one-on-one consultations to discuss the proposals will be offered to interested parties.

### **Displays at the Council Administration Building and local libraries**

The planning proposal will be displayed at the Council Administration Building, 4-20 Eton Street, Sutherland and in branch libraries (where available).

### **Advertisement on the Council website**

The planning proposal will be exhibited on the Council consultation website ([jointheconversation.sutherlandshire.nsw.gov.au](http://jointheconversation.sutherlandshire.nsw.gov.au)) with links from the home page. It is anticipated that the mapping changes will be available through Shire Maps (Council’s interactive online mapping system) which will be especially beneficial for the public to compare the existing and proposed changes for any property.

### **Direct contact**

Interested parties will be able to contact the Strategic Planning Unit of Council directly through a telephone hotline and through a dedicated email address.

## Part 6 – Project Timeline

<b>Milestones</b>	<b>Timing</b>
Gateway Determination	July 2020
Exhibition Start	August 2020
End Exhibition	August 2020
Review and Consideration of Submissions	September / October 2020
Report to Committee on Submissions	November 2020
Council Meeting	November 2020
Request for Draft Instrument to be Prepared	December 2020
Notification of Determination	February 2020

## Appendix 1: Criteria for Delegation of Plan Making Functions

**Local Government Area:** Sutherland Shire

**Name of draft LEP:** Planning Proposal: 138-144 Cronulla Street Cronulla

**Address of land (if applicable):** 138-144 Cronulla Street, Cronulla (Lot 3 DP18461)

**Intent of draft LEP:** This planning proposal is a land owner initiated and seeks to amend Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) to provide additional floor space ratio to land at 138-144 Cronulla (Lot 1-4 DP18461). Specifically, the proposal seeks an increase to the maximum floor space ratio from 2:1 to 2.9:1.

**Additional Supporting Points/Information:** N/A

**Evaluation criteria for authorising Council to be the local plan-making authority**

	Council Response		Department assessment
	Y/N	Not Relevant	Agree/Disagree
(NOTE-where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)			
Is the planning proposal consistent with the Standard Instrument Order 2006?	Y		
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y		
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y		
Does the planning proposal contain details related to proposed consultation?	Y		
Does the planning proposal give effect to an endorsed regional or sub-regional planning strategy or a local strategy including the LSPS endorsed by the Planning Secretary?	Y		
Does the planning proposal adequately address any consistency with all relevant s. 9.1 Planning Directions?	Y		
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y		
<b>Minor Mapping Error Amendments</b>			
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N		
<b>Heritage LEPs</b>			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/ study endorsed by the Heritage Office?		N/A	
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		N/A	
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		N/A	

## Reclassifications

Is there an associated spot rezoning with the reclassification?		N/A	
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		N/A	
Is the planning proposal proposed to rectify an anomaly in a classification?		N/A	
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		N/A	
Has Council confirmed whether there are any trusts, estates, interests, dedications, conditions, restrictions or covenants on the public land and included a copy of the title with the planning proposal?		N/A	
Has council confirmed that there will be no change or extinguishment of interests and that the proposal does not require the Governor's approval?		N/A	
Has the council identified that it will exhibit the planning proposal in accordance with the Department's Practice Note regarding classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land?		N/A	
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		N/A	

## Spot Rezonings

Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N		
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N		
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N		
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		N/A	
Does the planning proposal create an exception to a mapped development standard?	Yes		

## Section 3.22 matters

<p>Does the proposed instrument</p> <p>a) correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbers of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?</p> <p>b) Address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?</p> <p>c) Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment of the adjoining land?</p> <p>(Note – the Minister (or Delegate) will need to form an Opinion under section 3.22(1)(c) of the Act in order for a matter in tis category to proceed)</p>		N/A	
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