

Planning Proposal

Amendment No. 82 to Lake Macquarie Local Environmental Plan 2004 and proposed Amendment to Draft Lake Macquarie Local Environmental Plan 2013

Charlton Christian College – Fassifern

Local Government Area:	Lake Macquarie City
Name of Draft LEP:	Lake Macquarie Local Environmental Plan 2004 (Amendment No. 82) and Draft Amendment 'Charlton Christian College' to Draft Lake Macquarie Local Environmental Plan 2013.
Owner:	Christian Education Foundation Limited
Applicant:	Charlton Christian College
Subject Land:	43 Fassifern Road, Fassifern - Lot 1 DP 882105 18 Tucker Close, Fassifern – Lot 4 DP 926559
Maps and Photos:	Attachment 1 – Locality Map Attachment 2 – Aerial Photo and Current Zoning - Lake Macquarie LEP 2004 Attachment 3 – Zoning – Draft Lake Macquarie LEP 2013 Attachment 4 – Indicative Proposed Zoning - Draft Amendment No. 82 to Lake Macquarie LEP 2004 Attachment 5 – Indicative Proposed Zoning – Draft Lake Macquarie LEP 2013 Attachment 6 – Charlton Christian College Masterplan
Other Attachments	Attachment 7 - Evaluation Criteria for the Delegation of Plan Making Functions

Part 1 – Objective of the Planning Proposal

The objective of the planning proposal is to rezone 43 Fassifern Road, Fassifern from 10 Investigation to residential and conservation to allow for the continued operation and expansion of Charlton Christian College and the conservation of the western corridor. A small area of the adjoining railway corridor will be rezoned from 10 Investigation to allow the continued railway use.

Part 2 – Explanation of the Provisions

The amendment proposes the following changes to Lake Macquarie LEP 2004:

Amendment Applies To	Explanation of the Provision
Map	The planning proposal will rezone: • The Charlton Christian College site from 10 Investigation to 2(1) Residential and 7(2)

Amendment Applies To	Explanation of the Provision
	Conservation (Secondary). Rezone part of the railway corridor from 10 Investigation to 5 Infrastructure and 7(2) Conservation (Secondary). An indicative zoning plan is contained in Attachment 4. The boundary of the residential and conservation zone will be determined following further review of the Ecological Assessment and after consultation with relevant agencies.
Dictionary	Amend the definition of <i>the map</i> by adding Lake Macquarie Local Environmental Plan 2004 (Amendment No 82)

Council requests delegations for the plan making functions under section 59 of the *EP&A Act 1979*. The Evaluation Criteria for the Delegation of Plan Making Functions is contained in Attachment 7.

The Planning Proposal would result in the following changes to Draft Lake Macquarie LEP 2013 (Council's Standard Instrument LEP):

Amendment Applies To	Explanation of the Provision
Draft LMLEP 2013 Standard Instrument – Land Zoning Map (LNZ_011)	Amend the land zoning map to rezone: - The Charlton Christian College site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation. - Rezone part of the railway corridor from RU6 Transition to SP2 Railway and E2 Environmental Conservation. An indicative zoning plan is contained in Attachment 5.
Draft LMLEP 2013 Standard Instrument – Minimum Lot Size Map (LSZ_011)	Minimum lot sizes would correspond to proposed zoning as follows: R2 – 450m² and E2 - 40 ha. The SP2 zone has no minimum lot size.
Draft LMLEP 2013 Standard Instrument – Building Height Map (HOB_011)	Maximum building heights would correspond to proposed zoning as follows: R2 – 8.5m and E2 – 5.5m. The SP2 zone has no maximum building height.

Part 3 – Justification for the Provisions

A. Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of a strategic study or report. However, the site is identified as a 10 Investigation zone, which Council has identified for future investigation, development and/or conservation. The Charlton Christian College site was zoned Rural 1(a) in the Lake Macquarie LEP 1984. The site was given development consent for the school in 1998.

The zoning was changed to 10 Investigation zone in the Lake Macquarie LEP 2004. Development for the purpose of an educational establishment is currently prohibited in the 10 Investigation zone in the Lake Macquarie LEP 2004 and the proposed RU6 Transition in the draft Lake Macquarie LEP 2013. The College has plans to submit a revised master plan to allow its expansion from 600 to 880 students and rezoning is necessary to permit educational establishment uses for future development applications.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way

A planning proposal to rezone the site from 10 Investigation to 2(1) residential to allow the continued operation and expansion of the Charlton Christian College is needed to allow future development applications to be determined for the site without having to use existing use rights. The continued reliance of existing use rights is questionable given the proposed expansion and a planning proposal to rezone the site is needed.

The 2(1) Residential zone is consistent with zoning for other school sites within the Lake Macquarie LGA and is consistent with the surrounding low density residential land uses.

B. Relationship to strategic planning framework

1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The site is located within Fassifern, which is not within close proximity to any identified regional centre in the Lower Hunter Regional Strategy, however it is located in proximity to the Toronto Town Centre. Whilst a residential zone will be applied to the site, consistent with other school sites, the site is proposed to continue its use as an educational establishment.

The continued use and expansion of the site as an educational establishment will assist in providing for the educational needs of the increasing population identified in the Lower Hunter Regional Strategy. The conservation of part of the site is consistent with conservation objectives of the Lower Hunter Regional Strategy.

2. Is the planning proposal consistent with the local council's Community Strategic plan, or other local strategic plan?

Lifestyle 2030 Strategy

Council's Lifestyle 2030 Strategy identifies the site as being located on the border between an urban area and proposed conservation lands. The site is identified in the Urban Change and Urban Investigation Map as an area bordering LMCC

Investigation area and Core Commercial Living Urban Area. The planning proposal is considered consistent with Council's Lifestyle 2030 Strategy and the following strategies and outcomes.

Strategic Direction 1 – A City responsible to the environment

Outcome 1.2 - Biodiversity values are protected and managed.

Comment: The western proportion of the site will be conserved through appropriate zoning. The extent of the conservation zone will be determined following review of the Ecological Assessment to ensure biodiversity values are protected.

Strategic Direction 6 – A City responsive to the wellbeing of its residents

Outcome 6.12 – Facilities and mechanisms that ensure education, health care, community development, income distribution, employment and social welfare (social infrastructure) are developed and recognised as an important component of place making.

Outcome 6.16 – There is an adequate supply of appropriately located educational facilities, with opportunities for co-sharing with community groups (to be provided with appropriate consultation with the Department of Education and Communities).

Comment: The rezoning of the site to allow the continued use and expansion of the Charlton Christian College will assist in providing for the educational needs of the community. The College is well located with bus, train, road and cycle access.

3. Is the planning proposal consistent with applicable state environmental planning policies?

An assessment has been undertaken to determine the level of consistency the proposal has with relevant State Environmental Planning Policies (SEPPs). The assessment is provided below.

SEPPs	Relevance	Implications
SEPP 19 – Bushland in Urban Areas	Aims to prioritise the conservation of bushland in urban areas, and requires consideration of aims in preparing a draft amendment	The site contains bushland and the majority of this is proposed to be conserved through appropriate zoning. However, there is some impacts on the bushland as outlined in the proponent's Masterplan and zoning plan. Despite this, the planning proposal is generally considered consistent with this SEPP, which requires Councils to give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise, which outweigh the value of the bushland. The

SEPPs	Relevance	Implications
		expansion of the College will provide social benefits in providing education for the growing population.
SEPP 44 – Koala Habitat Protection	Aims to encourage the proper conservation and management of areas of natural vegetation that provide koala habitat.	The site contains a koala feed tree in a proportion of over 15% and is considered to be potential koala habitat. However, numerous fauna surveys have been undertaken on the subject land since 1997, including targeted searches for koalas or signs of koala presence. No signs of koala activity or koala presence have been detected in any part of the site during any of the field surveys. Given this, the rezoning is unlikely to impact on koala habitat.
SEPP 55 – Remediation of Land	Aims to establish planning controls and provisions for the remediation of contaminated land	The site has been operating as a school since 1998 and prior to this, the site was vegetated and contained bush tracks and an easement. Council has reviewed aerial photography and identified: • In 1954 – the site was vegetated with a number of tracks as well as a cleared area. • In 1961 – the site was vegetated with a number of tracks and an easement, which captured the previous cleared area. • In 1965 – vegetated site with tracks and easement. • In 1979 – vegetated site with tracks and

SEPPs	Relevance	Implications
		easement. In 1998 – vegetated site with tracks and easement. The subject site was zoned rural prior to a change to a 10 Investigation zone. Given the previous use of the site as bushland and then as a school, it is unlikely that the site would be contaminated. There may have been some illegal dumping in the school grounds in the past, but the school grounds are now fenced restricting access and are cleared of any rubbish.
SEPP (Infrastructure) 2007	Aims to provide a consistent planning regime for the delivery of infrastructure. It also provides provision for consultation and assessment.	Development resulting from the proposal can be adequately serviced with existing infrastructure. The site is currently developed as a school and has all necessary infrastructure. SEPP Infrastructure 2007 contains provisions, which allow for the use of sites as educational establishments.
SEPP 71 – Coastal Protection	This SEPP ensures that development in the NSW coastal zone is appropriate and suitably located, to ensure that there is a consistent and strategic approach to coastal planning and management.	The subject site falls within the coastal zone being located approximately 220m from the Lake edge. The planning proposal is considered consistent with this SEPP as the zoning will largely reflect the current use of the site. The proposal also seeks to conserve part of the site. The site does not impact on access to the foreshore.

4. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal has been assessed against relevant Ministerial Directions. The assessment is provided below. The proposal is considered consistent with section 117 Directions.

Ministerial Direction	Relevance	Implications
1.3 – Mining, Petroleum Production and Extractive Industries	Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	The site is within 1km of the existing Fassifern Colliery. The planning proposal will allow the existing school use to continue. The proposal is unlikely to impact on mining, petroleum or extractive industries and the proposal is considered consistent with this direction.
2.1 - Environment Protection Zones	Aims to protect and conserve environmentally significant areas.	The planning proposal seeks to zone part of the site to a conservation zone to ensure the protection of threatened flora and fauna. There will be some impacts on flora and fauna, however the proposal is considered consistent with this direction.
2.2 – Coastal Protection	This direction aims to implement the principles in the NSW Coastal Policy.	The site is within the coastal zone being approximately 220m to the lake edge. The planning proposal is considered consistent with this direction and with the NSW Coastal Policy.
3.1 – Residential Zones	The direction requires a draft LEP to include provisions that facilitate housing choice, efficient use of infrastructure, and reduce land consumption on the urban fringe.	The site is proposed to be rezoned to residential to allow the continued operation and expansion of the Charlton Christian College. Residential zoning is consistent with the zoning for other school sites within Lake

Ministerial Direction	Relevance	Implications
		Macquarie LGA. The proposal is considered consistent with this direction as it is consistent with the objective of making efficient use of infrastructure and services and ensuring that new housing has appropriate access to infrastructure and services with the continued use of this site for education.
3.4 - Integrating Land Use and Transport	The aim of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.	The site is well located within 200m of the Fassifern railway station and is located on Fassifern Road and serviced by buses. There is also a cycle connection to the College, which connects Fassifern Train Station to Toronto. The site already has access to all essential infrastructure with its existing use as a school.
4.1- Acid sulphate Soils	Aim to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	The site contains Class 5 Acid Sulfate soils. Council's LEP and DCP already contain appropriate controls to ensure acid sulphate soils impacts are minimised.
4.2 – Mine Subsidence and Unstable	Aims to ensure development is appropriate for the potential level of	The site is within a proclaimed Mine Subsidence district

Ministerial Direction	Relevance	Implications
Land	subsidence. The direction requires consultation with the Mine Subsidence Board where a draft LEP is proposed for land within a mine subsidence district.	pursuant to section 15 of the Mine Subsidence Compensation Act 1961. This direction requires consultation with the Mine Subsidence Board for amendments to the LEP within a Mine subsidence district. Council will consult with the Mine Subsidence Board following Gateway determination.
4.3 - Flood prone land	Aims to ensure that development of flood prone land is consistent with the NSW Government Flood Prone Land Policy and the Principles of the Floodplain Development Manual 2005, and to ensure that the provision of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	A small area in the northern part of the site is considered to be flood prone. The site is identified in the draft LEP 2013 – Flood Planning Area. The site contains a tributary to LT Creek and is identified as flood prone in the LT Creek Flood Study. The majority of this area appears to be covered by the conservation zone. There is a small overlap of the proposed residential zone with the flood liable area. However, the overlap is considered to be negligible and any flood related impacts on future development can be adequately addressed at the development application stage. The Masterplan identifies this area for a detention basin. This inconsistency is considered to be of minor significance. Concurrence from the Director General of Department of Planning will be sought at Gateway determination.
4.4 – Planning for Bushfire Protection	Aims to encourage the sound management of bush fire prone areas and to ensure a planning proposal	The entire site is identified as bushfire prone land. Asset protection zones (APZ) have been identified

Ministerial Direction	Relevance	Implications
	addresses <i>Planning for Bushfire Protection</i> 2006.	for the site and can be accommodated in the proposed residential area. Consultation will occur with the Rural Fire Service. A Bushfire Hazard Assessment Report has been prepared for the site in accordance with <i>Planning for Bushfire Protection</i> 2006.
5.1 – Implementation of Regional Strategies	Aims to give legal effect to regional strategies, by requiring draft LEPs to be consistent with relevant strategies. The direction requires a draft amendment to be consistent with the relevant State strategy that applies to the Local Government Area.	The planning proposal is considered consistent with the Lower Hunter Regional Strategy. The site is located within Fassifern, which is located in proximity to the Toronto Town Centre. Whilst a residential zone will be applied to the site, consistent with other school sites, the site is proposed to continue its use as an educational establishment. The continued use of the site as an educational establishment will assist in providing for the educational needs of the increasing population identified in the Lower Hunter Regional Strategy. The conservation of part of the site is consistent with conservation objectives of the Lower Hunter Regional Strategy.

C. Environmental, social and economic impact

1. 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?

The site is densely vegetated in the northwest and southwest and contains the threatened flora species - *Grevillea parviflora subsp. parviflora* and *Tetratheca juncea*. However, the two patches of *Grevillea parviflora subsp. parviflora* have now been removed with development application consent (DA/741/1997/D) for the

construction of the oval and school hall. The *Tetratheca juncea* would be maintained in the proposed conservation zoned area.

The site also contains threatened fauna species: East-coast Freetail Bat, Eastern Bentwing Bat, Little Bentwing Bat and Grey-headed Flying-fox. The following species have the potential to occur in the study area: Eastern False Pipistrelle, Greater Broad-nosed Bat, Yellow-bellied Sheath-tail-bat, Squirrel Glider, Masked Owl, and the Powerful Owl. The site also contains the Swamp Schlerophyll Forest on Coastal Floodplains Endangered Ecological Community.

Flora and fauna studies have been prepared along with a Conservation Management Plan, which sets out management strategies for the preservation and rehabilitation of various flora species.

There is expected to be flora and fauna impacts with removal of vegetation and hollow bearing trees associated with any future development. Seven part tests have been undertaken for the Masterplan concept plan, which have identified that any potential impacts are likely to be low. The flora and fauna report makes a number of recommendations to minimise impacts including the retention of hollow bearing trees in the design and within the APZ. These recommendations can be implemented at the DA stage.

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

The planning proposal includes bushfire, traffic and acoustic reports. These reports have been prepared based on the revised master plan for Charlton Christian College, which will increase its capacity from 600 to 880 students and envisages:

- Addition of 3 general learning buildings and administration building
- Expansion of library area
- Addition of a trade centre
- Specialist general learning areas for music and visual arts.
- Outdoor play areas including PE courts.
- Extension of the existing carpark and addition of a carpark to the north.

Bush Fire

The Bush Fire Hazard Assessment Report outlines required asset protection zones and recommendations to satisfy *Planning for Bushfire Protection* 2006. The asset protection zones will be implemented at development application stage. Consultation will need to occur with the Rural Fire Service to ensure their requirements are met.

Traffic

A Traffic Impact Assessment has been prepared to support the planning proposal. The College are providing additional car parking facilities within the school grounds to minimise potential pedestrian and traffic conflicts based on the current layout. Consultation will need to occur with RMS on any potential traffic impacts to the classified road network.

Acoustic

The planning proposal is supported by an acoustic assessment, which identifies that no major noise impacts upon surrounding residential areas are expected provided the recommendations of the acoustic assessment are followed.

Stormwater

The master plan incorporates a detention basin to address potential stormwater impacts based on the expansion of the college.

These issues will be addressed further at development application stage for the proposed expansion of the College envisaged under the master plan.

3. How has the planning proposal adequately addressed any social and economic effects?

The rezoning to allow the continued use and expansion of the College will assist in providing schooling needs for the community. The Masterplan for the College allows for the expansion of the school from 600 to 880 students and envisages new learning and play areas. The appropriate zoning of the school and its future expansion will have positive social implications in providing educational facilities in a well serviced location with good public transport links.

The proposal did identify potential noise impacts and traffic impacts from the further extension of the school to nearby residents. However, an acoustic and traffic assessment are included with the proposal, which identify recommendations to mitigate impacts.

The continued use and extension of the College is likely to have positive economic impacts via construction jobs as well as further employment in the school.

D. State and Commonwealth interests

1. Is there adequate public infrastructure for the planning proposal?

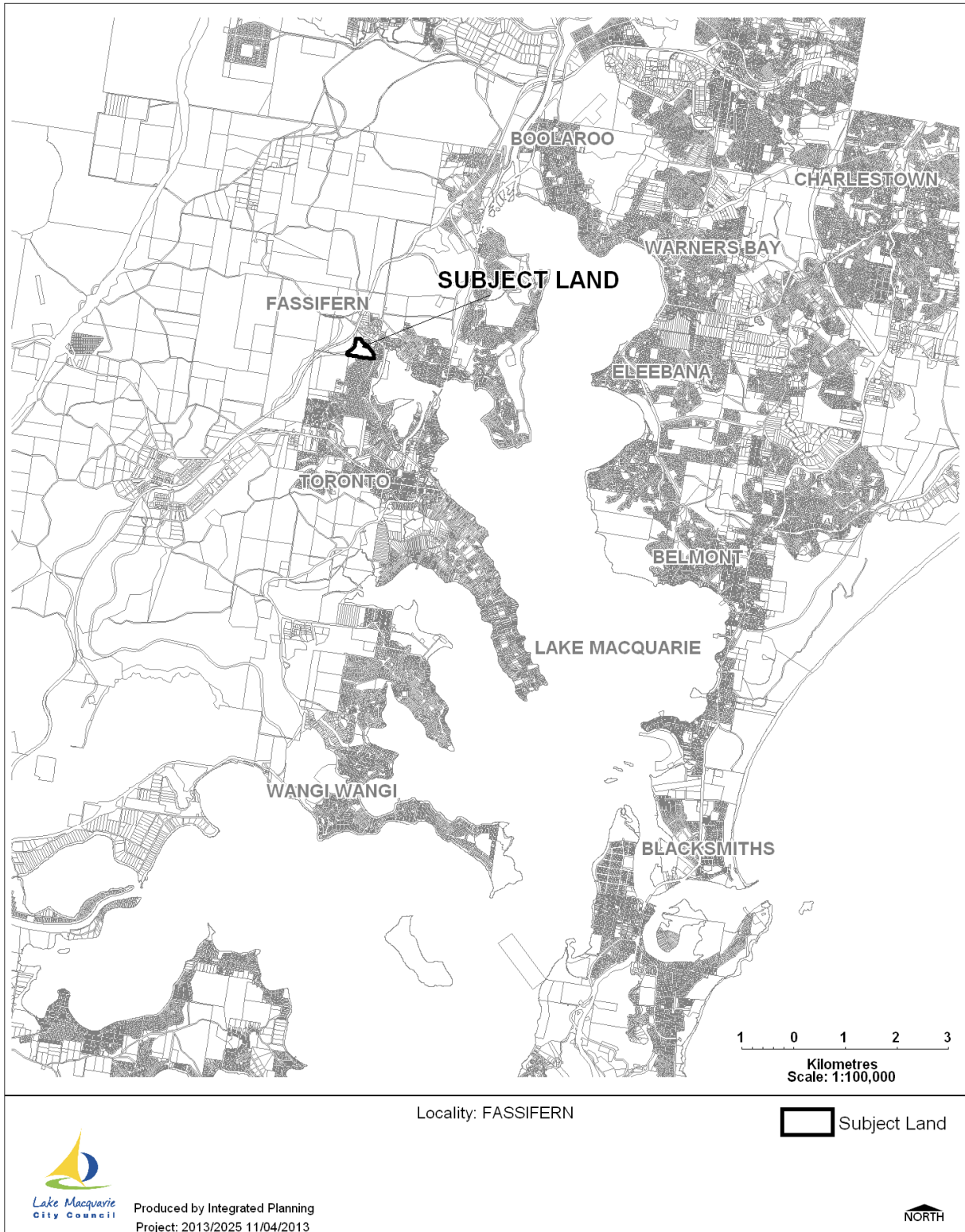
The site is well serviced in terms of access to public infrastructure. The site has access to Fassifern Road and is within 200m of Fassifern Train Station. There is also a cycleway that provides access to the College, which connects Fassifern Train Station to Toronto. The site is serviced by all relevant utility infrastructure including water, sewer, electricity and telecommunications.

2. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

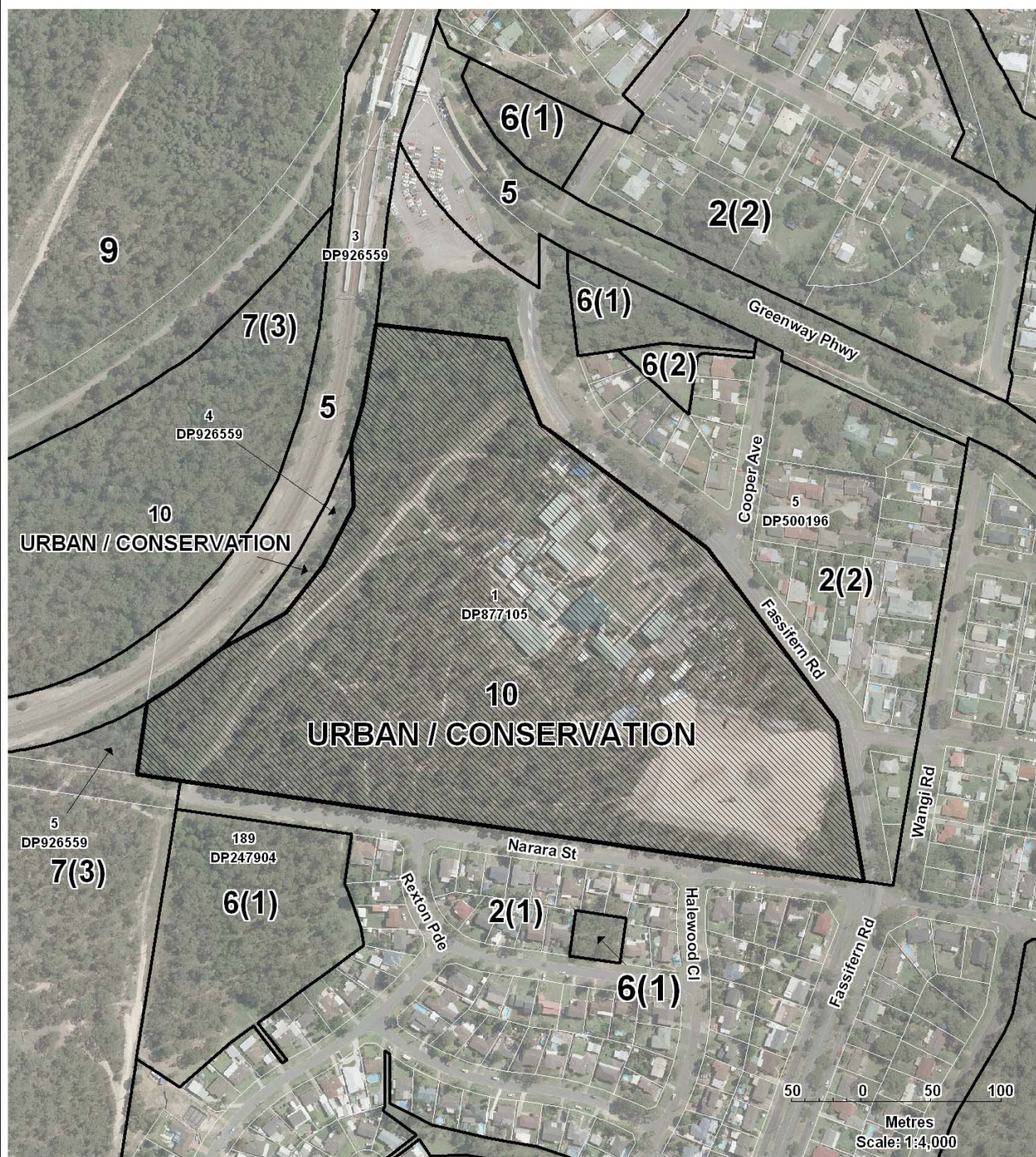
Relevant authorities have not been consulted at this stage. Consultation requirements directed from the Gateway determination will be followed. To satisfy section 117 Directions, it is believed the following agencies should be consulted: Rural Fire Service, Department of Primary Industries, Mine Subsidence Board, RailCorp, Roads and Maritime Safety and the Office of Environment and Heritage should also be consulted

Part 4 - Mapping

Attachment 1- Locality Map



Attachment 2 – Aerial Photo and Current Zoning – Lake Macquarie Local Environmental Plan 2004



Locality: FASSIFERN

 Subject Land

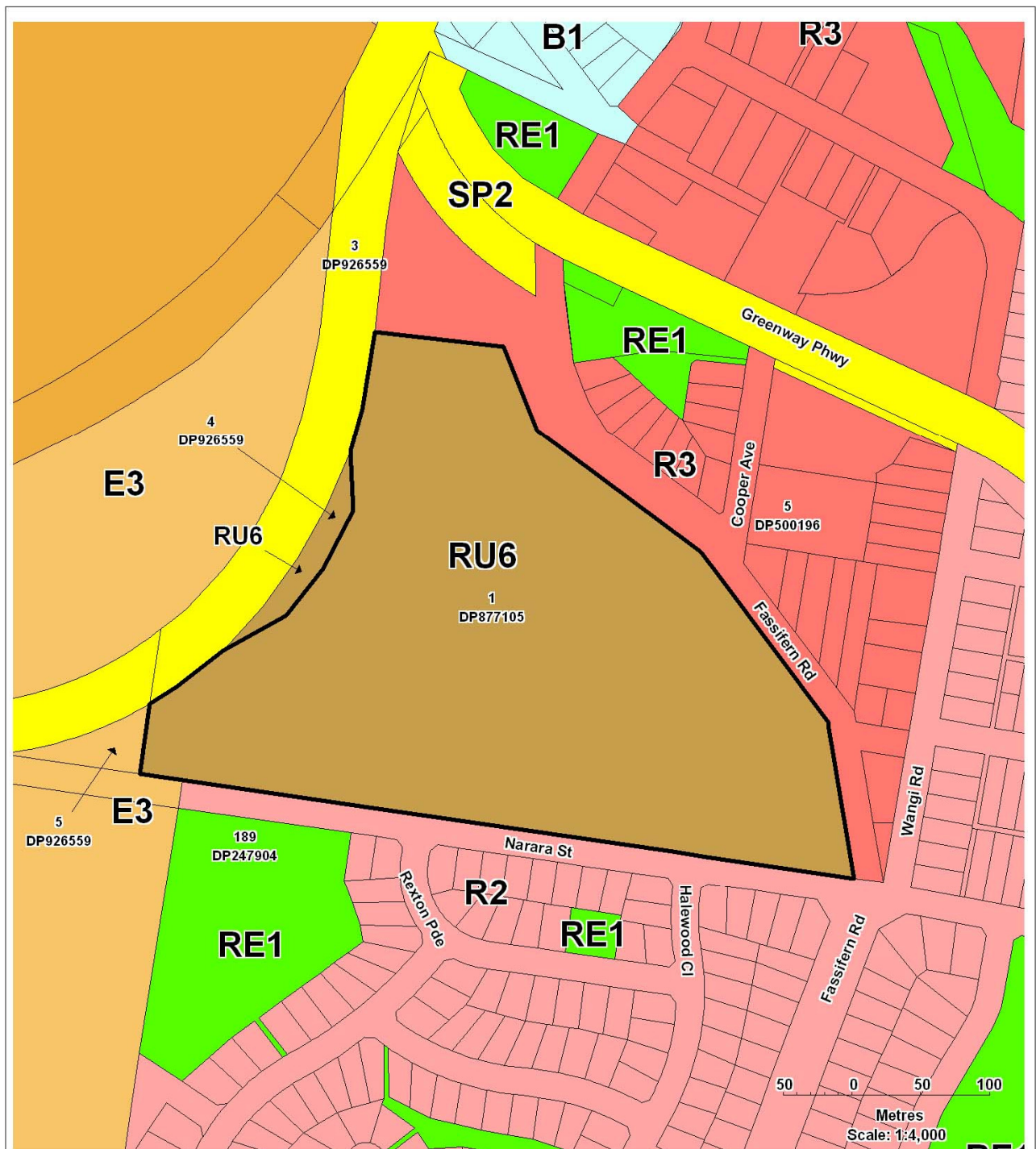
EXTRACT FROM EXISTING LMCC LEP2004 ZONINGS
SKM AusImage 2010 Aerial Photography



Produced by Integrated Planning
 Project: 2013/2025 11/04/2013



Attachment 3 - Zoning Map – Draft Lake Macquarie LEP 2013



Locality: FASSIFERN

 Subject Land

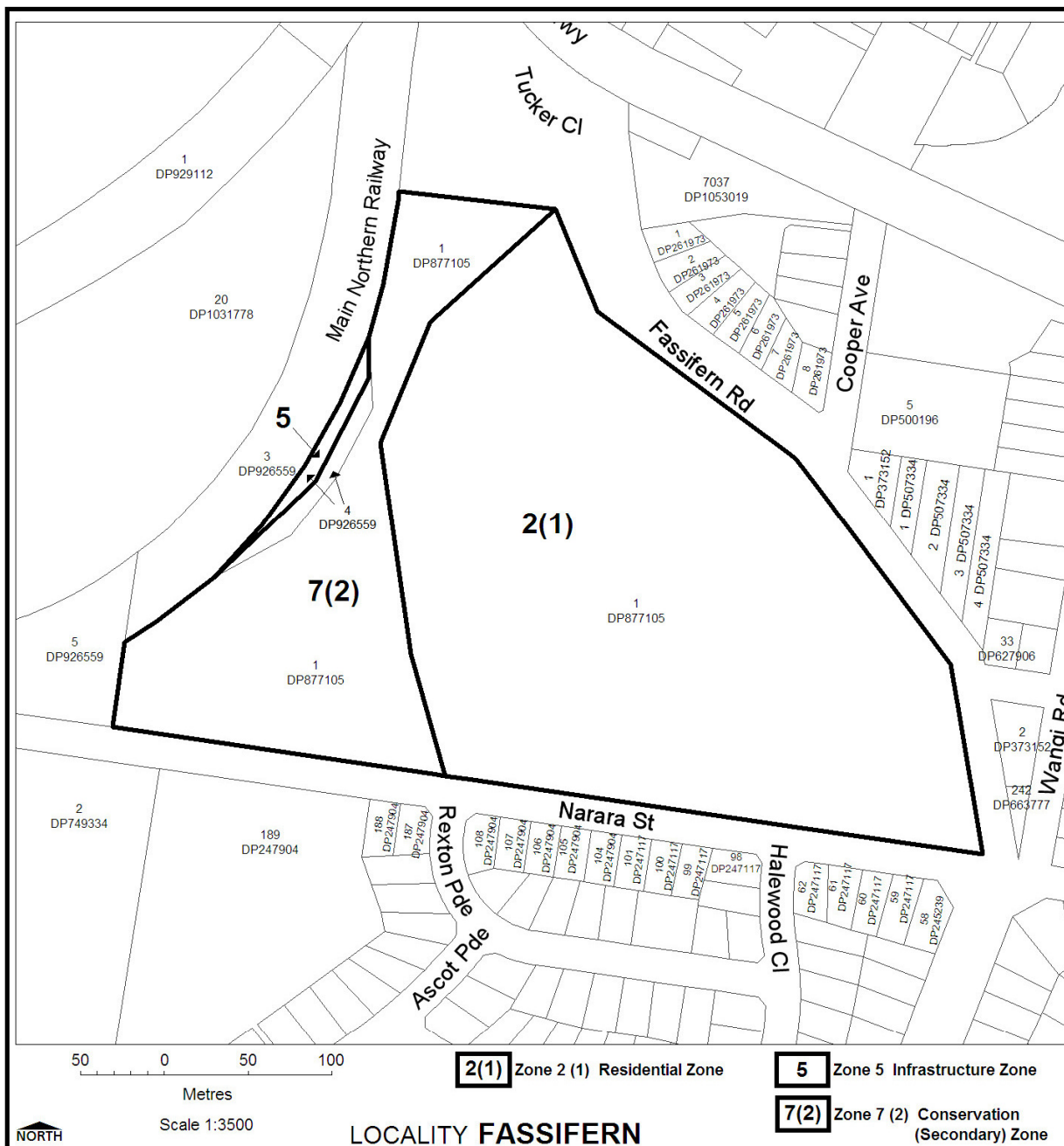
EXTRACT FROM DRAFT SLEP 2012



Produced by Integrated Planning
Project: 2013/2025 11/04/2013



Attachment 4 - Indicative Proposed Zoning – Draft Amendment No. 82 to Lake Macquarie LEP 2004



ENVIRONMENTAL PLANNING & ASSESSMENT ACT , 1979

CITY OF LAKE MACQUARIE

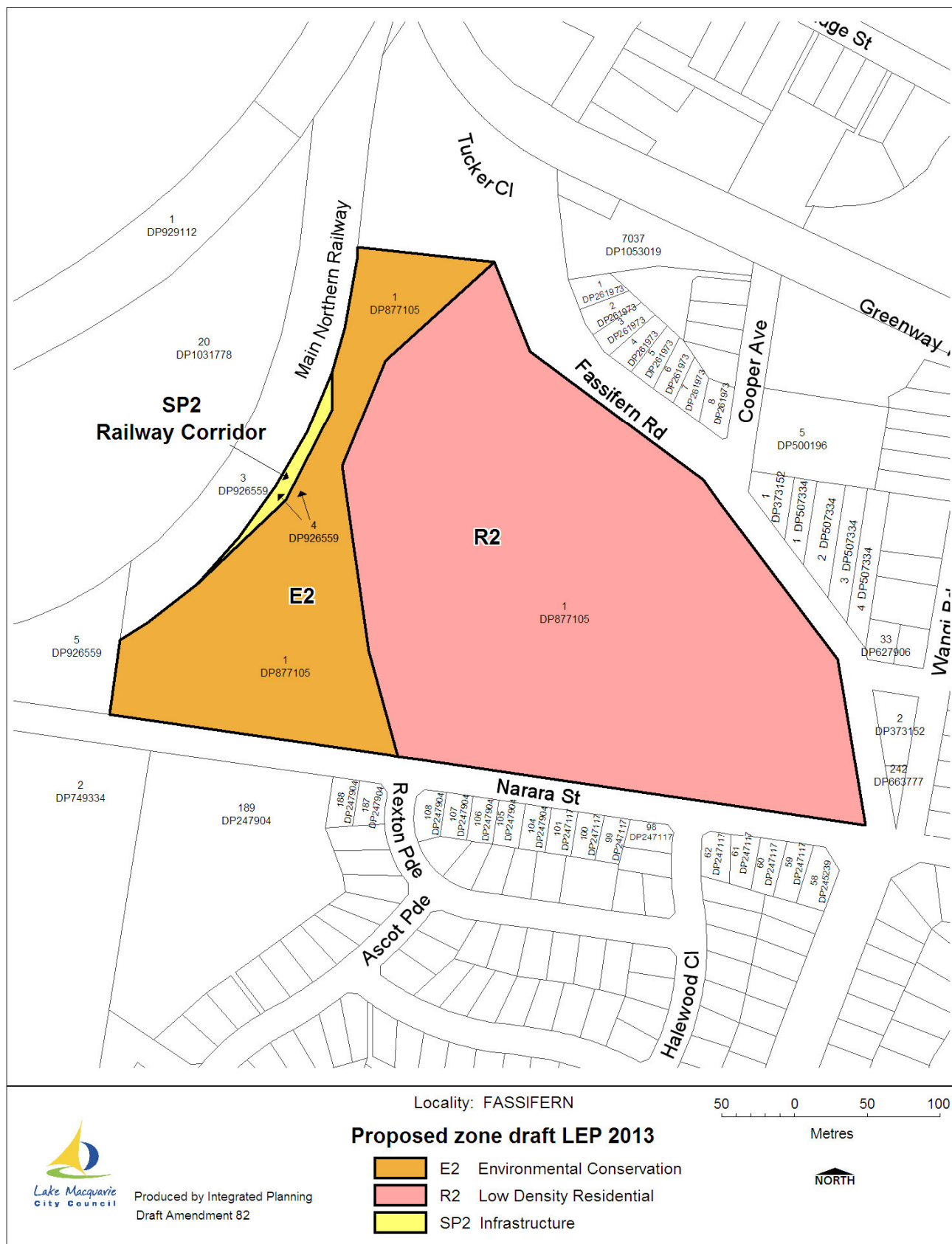
SHEET 1 of 1

**LAKE MACQUARIE LOCAL ENVIRONMENTAL
PLAN 2004 (DRAFT AMENDMENT NO 82)**

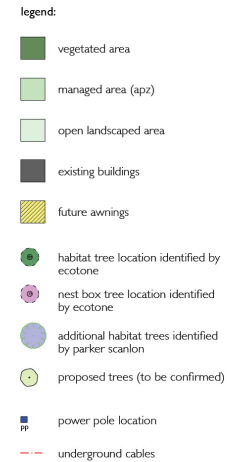


DRAWN BY GH	DATE 16/05/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS <i>AMENDS THE LAKE MACQUARIE LOCAL ENVIRONMENTAL PLAN 2004</i>
PLANNING OFFICER AT		
FILE NO. COUNCIL	DEPT. of PLANNING	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.
GATEWAY DETERMINATION ISSUED UNDER SEC. 56 EPA ACT	DATE	GENERAL MANAGER DATE
		PUBLISHED ON NSW LEGISLATION WEBSITE ON

Attachment 5 – Indicative Proposed Zoning – Draft Lake Macquarie LEP 2013



stanton dahl and associates pty ltd ABN 32 002 261 396
director: d p stanton 2642 senior associates: f c paterson 6036, d c mellich 7864



 stage 1
 stage 2
 stage 3
 stage 4
 stage 5
 stage 6
 stage 7

note: contours shown are existing and indicative only,
refer to survey for more information

existing carpark. admin staff. boulevard. junior gals. playing field. pre school.

P4	issued for consultant review	05/02/2018
P3	issued for consultant review	18/01/2018
P2	habitat trees and power poles added	05/12/2017
P1	issue to planner to review	26/11/2017

note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.



43 fassifern road fassifern
college master plan

job number dwg. no. / issue & amendment
1447.12 A01/P4

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Part 5 - Details of Community Consultation

The planning proposal will be exhibited in accordance with the Gateway determination. This section will be updated once community consultation occurs.

Part 6 – Project Timeline

The project timeline would be updated post Gateway Determination and is subject to the requirements of the Gateway Determination.

Task	Timeframe
Commencement Date – Gateway Determination	1 August 2013
Timeframe for completion of technical information	Studies will be reviewed. It is unlikely further technical information is required.
Government Agency Consultation	Allow 4 weeks. 1 September 2013
Commencement and Completion Dates for Public Exhibition Period	1 September 2013 to 30 September 2013
Dates for Public Hearing	Public hearing is not likely. Mid September 2013 if necessary.
Timeframe for Consideration of Submissions	October 2013
Timeframe for Council consideration of a proposal post exhibition	11 November 2013
Submission to DoPI to finalise LEP	15 November 2013
Anticipated date RPA to finalise the plan (if delegated)	31 December 2013
Anticipated date RPA will forward to DoPI for notification	31 December 2013

ATTACHMENT 7 – Evaluation Criteria for the Delegation of Plan Making Functions

Local Government Area: Lake Macquarie City

Name of draft LEP: Lake Macquarie Local Environmental Plan 2004 (Amendment No. 82) and Draft Amendment 'Charlton Christian College' to Draft Lake Macquarie Local Environmental Plan 2013.

Address of Land (if applicable):

43 Fassifern Road, Fassifern - Lot 1 DP 882105

18 Tucker Close, Fassifern – Lot 4 DP 926559

Intent of draft LEP: The objective of the planning proposal is to rezone 43 Fassifern Road, Fassifern from 10 Investigation to residential and conservation for educational establishment use for Charlton Christian College.

Additional Supporting Points/Information:

- Planning Proposal prepared by Lake Macquarie City Council
- Planning Proposal prepared by Don Fox Planning including Ecological Assessment, Bush Fire Hazard Assessment, Traffic Impact Assessment and Acoustic Assessment

Evaluation criteria for the issuing of an Authorisation (Note: where the matter is identified as relevant and the requirement has not been met, council is to attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
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			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments	YIN			
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			
Heritage LEPs	YIN			
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			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		NA		
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?		NA		

Reclassifications	Y/N			
Is there an associated spot rezoning with the reclassification?	N			
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		NA		
Is the planning proposal proposed to rectify an anomaly in a classification?	N			
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		NA		
Will the draft LEP discharge any interests in public land under section 30 of the Local Government Act, 1993?		NA		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		NA		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land?		NA		
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			
Spot Rezoning	Y/N			
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?		NA		

Does the planning proposal create an exception to a mapped development standard?	N			
Section 73A matters				
Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering 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?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or 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 or adjoining land? (NOTE – the Minister (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).	N			

NOTES

- Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance.
- Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Director-General of the department.