

LOCAL ENVIRONMENTAL PLAN (LEP) AMENDMENT PROPOSAL LODGEMENT MATRIX

The LEP Amendment Proposal Lodgement Matrix

This Matrix is relevant to all applications to amend the LEP and outlines what documentation is required to be submitted to Council as part of an application to amend the LEP.

The initial step in the Council's processing of an application to review a LEP amendment proposal is to determine whether the information lodged with the application sufficiently addresses the requirements for preparation of a planning proposal under the Environmental Planning and Assessment Act 1979 (EP&A Act) and guidelines issued under s3.33(3) of the EP&A Act.

While some documentation may not be required at lodgement, applicants should be aware that the absence of documentation to demonstrate the strategic merit of a proposal or compliance with relevant guidelines may prevent Council from being able to support the proposal. It is also important to note that additional documentation may be required following initial consideration of the proposal or throughout processing of the application.

PDF digital security measures on all submitted documentation must be disabled. Copyright restrictions must also be waived for the purposes of Council processing the LEP amendment proposal. It is the responsibility of the applicant to ensure that digital security measures are disabled and copyright restrictions are waived. Failure to remove digital security measures and copyright restrictions may prevent Council from being able to process the application.

Disclaimer – This matrix is for advice purposes only and is intended to assist applicants in preparing an application for Council to review a LEP amendment proposal and is not to be taken to reflect the only documents required.

Legend

◆ = Required to be included as part of application lodgement material

◇ = Advantageous (need for information subject to site characteristics or specifics of the individual proposal)

1. Considerations under s3.33(2) of the Environmental Planning and Assessment Act 1979

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Statement of objectives of the proposed instrument	◆	◆	◆	◆	◆	◆
Statement of intended outcomes of the proposed instrument	◆	◆	◆	◆	◆	◆
Explanation of the provisions that are to be included in the proposed instrument	◆	◆	◆	◆	◆	◆
Justification for the objectives, outcomes and provisions of the proposed instrument	◆	◆	◆	◆	◆	◆
Process for implementation of the objectives, outcomes and provisions of the proposed instrument	◆	◆	◆	◆	◆	◆
Maps containing sufficient detail to indicate the substantive effect of the proposed instrument	◆	◆	◆	◆	◆	◆
Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument	◆	◆	◆	◆	◆	◆

2. Strategic Planning Context

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Assessment of consistency with relevant regional plan/s	◆	◆	◆	◆	◆	◆
Assessment of consistency with relevant district plan/s	◇	◇	◇	◇	◇	◇
Assessment of consistency with relevant corridor plan/s	◇	◇	◇	◇	◇	◇
Assessment of consistency with relevant precinct plan/s (including structure plans and master plans)	◇	◇	◇	◇	◇	◇
Assessment of consistency with relevant Council strategy (or strategies) endorsed by the NSW Department of Planning and Environment	◇	◇	◇	◇	◇	◇

3. Site Description/Context

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Aerial photographs	◆	◆	◆	◆	◆	◆
Site photos	◆	◆	◆	◆	◆	◆

4. Traffic and Transport Considerations

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Traffic modelling data	◇	◇	◇	◇	◇	◇
Traffic impact assessment	◇	◇	◇	◇	◇	◇
Pedestrian movement analysis	◇	◇	◇	◇	◇	◇
Cycle movement analysis	◇	◇	◇	◇	◇	◇
Public transport analysis	◇	◇	◇	◇	◇	◇
Transport network analysis	◇	◇	◇	◇	◇	◇

5. Environmental Considerations

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Bushfire hazard assessment	◇	◇	◇			◇
Acid sulphate soil assessment	◇	◇	◇			◇
Noise impact assessment	◇	◇	◇			◇
Air quality assessment	◇	◇	◇			◇
Flora assessment	◇	◇	◇			◇
Fauna assessment	◇	◇	◇			◇
Geotechnical assessment	◇	◇	◇			◇
Water quality assessment	◇	◇	◇			◇
Stormwater management analysis	◇	◇	◇			◇
Flood impact assessment	◇	◇	◇			◇
Contamination assessment	◇	◇	◇			◇
Natural resource impact assessment	◇	◇	◇			◇

6. Urban Design Considerations

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Site plan	◇	◇	◇	◇	◇	◇
Lighting and illumination analysis	◇	◇	◇			◇
Visual impact assessment	◇	◇	◇			◇
Building height and mass analysis	◇	◇	◇			◇
Development yield analysis	◇	◇	◇			◇
Urban capability analysis	◇	◇	◇			◇

7. Economic considerations

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Agricultural land suitability assessment	◇	◇	◇			◇
Economic sensitivity analysis	◇	◇	◇			◇
Cost benefit analysis	◇	◇	◇		◇	◇
Retail centres hierarchy assessment	◇	◇	◇			◇
Employment land analysis	◇	◇	◇			◇

8. Social and cultural considerations

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Heritage impact assessment	◇	◇	◇	◇		◇
Aboriginal cultural heritage due diligence assessment	◇	◇	◇	◇		◇
Archaeological study	◇	◇	◇	◇		◇
Social impact assessment	◇	◇	◇		◇	◇
Stakeholder engagement analysis	◇	◇	◇		◇	◇

9. Infrastructure considerations

LEP Amendment Proposal	Rezoning Only	Reduction to the minimum lot size applying to the land	Additional permitted use	Heritage listing	Reclassification (Community/Operational)	Other
Infrastructure capacity analysis	◇	◇	◇			◇
Utility servicing assessment	◇	◇	◇			◇