

**Lismore City Council - Schedule 1 Planning Proposal**  
**1055 Bruxner Highway Goonellabah**

## ATTACHMENT 1 – INFORMATION CHECKLIST

### ▶ STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- |   |  |
|---|--|
| • Objectives and intended outcome                   | • Explanation of provisions  |
| • Mapping (including current and proposed zones)    | • Justification and process for implementation                             |
| • Community consultation (agencies to be consulted) | (including compliance assessment against relevant section 117 direction/s) |

### ▶ STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A	PLANNING MATTERS OR ISSUES	To be considered	N/A
<b>Strategic Planning Context</b>			• Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Demonstrated consistency with relevant Regional Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Sea level rise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Demonstrated consistency with relevant Sub-Regional strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Urban Design Considerations</b>		
• Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Existing site plan (buildings, vegetation, roads, etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Demonstrated consistency with Threshold Sustainability Criteria	<input type="checkbox"/>	<input checked="" type="checkbox"/>	• Building mass/block diagram study (changes in building height and FSR)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Site Description/Context</b>			• Lighting impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Aerial photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Development yield analysis (potential yield of lots, houses, employment generation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Site photos/photomontage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Economic Considerations</b>		
<b>Traffic and Transport Considerations</b>			• Economic impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Local traffic and transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Retail centres hierarchy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• TMAP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Employment land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Public transport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social and Cultural Considerations</b>		
• Cycle and pedestrian movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	• Heritage impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmental Considerations</b>			• Aboriginal archaeology	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Bushfire hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Open space management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Acid Sulphate Soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	• European archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Noise impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Social & cultural impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Flora and/or fauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Stakeholder engagement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Soil stability, erosion, sediment, landslip assessment, and subsidence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Infrastructure Considerations</b>		
• Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	• Infrastructure servicing and potential funding arrangements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Stormwater management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Miscellaneous/Additional Considerations</b>		
• Flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	List any additional studies		
• Land/site contamination (SEPP55)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Landuse conflict risk assessment ☒

PTO



**Additional studies recommended:**

**Land use conflict risk assessment (including noise)**

**Flora and fauna assessment**

**Traffic generation report**

**Slope analysis report**

**On-site wastewater management assessment**

**European and Aboriginal cultural heritage assessment**

**Bushfire hazard assessment**

**Agricultural land assessment**

