

## Request for Initial Gateway Determination

### Instructions to Users

When forwarding a planning proposal to the Minister under section 56(1), the relevant planning authority must provide the information specified on this form. This form and the required information should be sent to your local Regional Office. Please note one (1) electronic copy and two (2) hard copies of the completed Planning Proposal must be sent to your local Regional Office.

### Relevant Planning Authority Details

Name of Relevant Planning Authority: **BOGAN SHIRE COUNCIL**  
 Contact Person: **TIM RILEY, MANAGER OF ENVIRONMENTAL SERVICES**  
 Contact Phone Number and Email Address: **timothy.riley@bogan.nsw.gov.au**  
**Ph 02 6835 9000**

### Planning Proposal Details - Attachments

1. **LAND INVOLVED** (if relevant - e.g. Street Address and Lot and Deposited Plan):

Attached/Completed ☒

2. **MAPS** (if applicable - 1 electronic and 2 hard copy) ☒

- o Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map').
- o Existing zoning map showing the existing zoning of the site and surrounding land and proposed zoning change for the site/s (tagged 'comparative existing/proposed zoning')

IN PLANNING PROPOSAL

3. **PHOTOS** and other visual material (if applicable) ☒

- o Aerial photos of land affected by the Planning Proposal
- o Photos of land involved and surrounding land uses

IN PLANNING PROPOSAL

4. **COMPLETE PLANNING PROPOSAL** (1 electronic and 2 hard copy) ☒

- o All matters to be addressed in a planning proposal - including Director-General's requirements for the justification of all planning proposals (other than those that solely reclassify public land) in accordance with a 'Guide to preparing a planning proposal' are completed prior to forwarding to the Regional Office in the first instance. See attached pro-forma.

4. **PLANNING PROPOSAL HAS BEEN SUPPORTED BY COUNCIL** ☒

- o Council has considered the written planning proposal before it is sent to the Department of Planning.
- o Attached is Council's resolution to send the written planning proposal to the Department of Planning.

Signed for and on behalf of the Relevant Planning Authority

22/9/2014  
DATE: DD/MM/YY



# INFORMATION CHECKLIST

## Attachment 1

### > STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

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