

PLANNING PROPOSAL-

2016 HERITAGE CONSERVATION AREA

Version: 03 September 2010

OLD MOAMA

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: MURRAY RIVER COUNCIL
Contact Person: CHRIS O'BRIEN
Contact Phone Number and Email Address: 03 5884 3400
cobrien@murrayriver.nsw.gov.au

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'). In Report
 - 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')

- 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

- 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: SIMON ARKINSTALL 21/11/16
DATE: DD/MM/YY
DIRECTOR ENVIRONMENTAL SERVICES

ATTACHMENT 1 - INFORMATION CHECKLIST

▶ STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) - (e) of the EP&A Act)

- | | |
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| <ul style="list-style-type: none"> • Objectives and intended outcome • Mapping (including current and proposed zones) • Community consultation (agencies to be consulted) | <ul style="list-style-type: none"> • 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
Strategic Planning Context <ul style="list-style-type: none"> • Demonstrated consistency with relevant Regional Strategy • Demonstrated consistency with relevant Sub-Regional strategy • Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy • Demonstrated consistency with Threshold Sustainability Criteria 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> • Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) • Sea level rise 	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Site Description/Context <ul style="list-style-type: none"> • Aerial photographs • Site photos/photomontage 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Urban Design Considerations <ul style="list-style-type: none"> • Existing site plan (buildings vegetation, roads, etc) • Building mass/block diagram study (changes in building height and FSR) • Lighting impact • Development yield analysis (potential yield of lots, houses, employment generation) 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Traffic and Transport Considerations <ul style="list-style-type: none"> • Local traffic and transport • TMAP • Public transport • Cycle and pedestrian movement 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Economic Considerations <ul style="list-style-type: none"> • Economic impact assessment • Retail centres hierarchy • Employment land 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Environmental Considerations <ul style="list-style-type: none"> • Bushfire hazard • Acid Sulphate Soil • Noise impact • Flora and/or fauna • Soil stability, erosion, sediment, landslip assessment, and subsidence • Water quality • Stormwater management • Flooding • Land/site contamination (SEPP55) 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Social and Cultural Considerations <ul style="list-style-type: none"> • Heritage impact • Aboriginal archaeology • Open space management • European archaeology • Social & cultural impacts • Stakeholder engagement 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			Infrastructure Considerations <ul style="list-style-type: none"> • Infrastructure servicing and potential funding arrangements 	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>
			Miscellaneous/Additional Considerations <p><i>List any additional studies</i></p>		