ATTACHMENT 1 – INFORMATION CHECKLIST

**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 |  | To be considered | N/A |
| **Strategic Planning Context** | | | Flooding |  |  |
| Consistent with the relevant regional plan, district plan, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or |  |  | Land/site contamination (SEPP 55) |  |  |
| Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) |  |  |
| Consistent with a relevant local council strategy that has been endorsed by the Department; or |  |  | Sea level rise |  |  |
| **Urban Design Considerations** | | |
| Existing site plan (buildings vegetation, roads, etc) |  |  |
| Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls; or |  |  |
| Building mass/block diagram study (changes in building height and FSR) |  |  |
| Seeking to update the current planning controls if they have not been amended in the last 5 years. |  |  | Development yield analysis (potential yield of lots, houses, employment generation) |  |  |
| **Site Description Context** | | | **Economic Considerations** | | |
| Aerial photographs |  |  | Economic impact assessment |  |  |
| Site photos/photomontage |  |  | Retail centres hierarchy |  |  |
| **Traffic and Transport Considerations** | | | Employment land |  |  |
| Local traffic and transport |  |  | **Social and Cultural Considerations** | | |
| TMAP |  |  | Heritage impact |  |  |
| Public transport |  |  | Aboriginal archaeology |  |  |
| Cycle and pedestrian movement |  |  | Open space management |  |  |
| **Environmental Considerations** | | | European archaeology |  |  |
| Bushfire hazard |  |  | Social & cultural impacts |  |  |
| Acid Sulfate Soil |  |  | Stakeholder engagement |  |  |
| Noise impact |  |  | **Infrastructure Considerations** |  |  |
| Flora and/or fauna |  |  | Infrastructure servicing and potential funding arrangements |  |  |
| Soil stability, erosion, sediment, landslip assessment, and subsidence |  |  |
| **Miscellaneous/Additional Considerations** | | |
| Water quality |  |  | List any additional studies that should be undertaken post Gateway determination | | |
| Stormwater management |  | NA |