

Attachment 1 - Information checklist

Step 1: REQUIRED FOR ALL PROPOSALS

(under s3.33(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 (SEPP55)	
Consistent with a relevant local council strategy that has been endorsed by the Department; or			Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	
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			Sea level rise	
Seeking to update the currently planning controls if they have not been amended in the last 5 years.			Urban Design Considerations	
Site Description/Context			Existing site plan (buildings vegetation, roads, etc.)	
Aerial photographs			Building mass/block diagram study (changes in building height and FSR)	
Site photos/photomontage			Lighting impact	
Traffic and Transport Considerations			Development yield analysis (potential yield of lots, houses, employment generation)	
Local traffic and transport			Economic Considerations	
TMAP			Economic impact assessment	
Public transport			Retail centres hierarchy	
Cycle and pedestrian movement			Employment land	
Environmental Considerations			Social and Cultural Considerations	
Bushfire hazard			Heritage impact	
Acid Sulphate Soil			Aboriginal archaeology	
Noise impact			Open space management	
Flora and/or fauna			European archaeology	
Soil stability, erosion, sediment, landslip assessment and subsidence			Social & cultural impacts	
Water quality			Stakeholder engagement	
Stormwater management			Infrastructure Considerations	
			Infrastructure servicing and potential funding arrangements	
			Miscellaneous/Additional Considerations	
			List any additional studies that should be undertaken post Gateway determination	