

STEP 1: REQUIRED FOR ALL PROPOSALS

(under s3.33(2)(a-e) of the EP&A Act)

<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 9.1 direction/s)
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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
Strategic Planning Context		
Consistent with the relevant regional, district or corridor/precinct plans applying to the site, including any draft regional/district or corridor/precinct plans released for public comment; or	X	
Consistent with a relevant local council strategy that has been endorsed by the Department; or		X
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		X
Seeking to update the current planning controls if they have not been amended in the last 5 years		X
Strategic Planning Context		
Aerial photographs		X
Site photos / photomontage		X
Traffic and Transport Considerations		
Local traffic and transport		X
TMAP		X
Public transport		X
Cycle and pedestrian movement		X
Environmental Considerations		
Bushfire Hazard		X
Acid sulfate soil		X
Noise impact		X
Flora and/or fauna	X	

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Soil stability, erosion, sediment, landslip assessment and subsidence		X
Water quality		X
Stormwater management		X

	To be considered	N/A
Environmental Considerations		
Flooding		X
Land/site contamination (SEPP55)		X
Sea level rise		X
Urban design Considerations		
Existing site plan (buildings, vegetation, roads, etc)		X
Building mass/block diagram study (changes in building height and FSR)		X
Lighting impact		X
Development yield analysis (potential yield of lots, houses, employment generation)		X
Economic Considerations		
Economic impact assessment		X
Retail centres hierarchy		X
Employment land		X
Social and Cultural Considerations		
Heritage impact		X
Aboriginal archaeology		X
Open space management		x

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European archaeology		X
Social and cultural impacts		X
Stakeholder engagement		X
Infrastructure Considerations		
Infrastructure servicing and potential funding arrangements		X
Miscellaneous / Additional Considerations		
List any additional studies that should be undertaken post Gateway determination		X