STEP 1: REQUIRED FOR ALL PROPOSALS

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

- Objectives and intended outcome
- Mapping (including current and proposed zones)
- Communitγ consultation (agencies to be consulted)
- Explanation of provisions

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Justification and process for implementation (including compliance assessment against relevant section 9.1 direction/s)

STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

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Planning Matters or Issues	to be considered	N/A		to be considered	N/A
Strategic Planning Context			Environmental Considerations		
Consistent with the relevant regional,			Flooding		X
district or corridor/precinct plans applying			Land/site contamination (SEPP55)		\boxtimes
to the site, including any draft			Resources (including drinking water,		
regional/district or corridor/precinct plans		_	minerals, oysters, agricultural lands,		1
released or public comment; or	X		fisheries, mining)		X
Consistent with a relevant local council			Sea level rise		\boxtimes
strategy that has been endorsed by the			Urban design Considerations		
Department; or	M		Existing site plan (buildings, vegetation ,		
			roads, etc)		
Responding to a change in circumstances,			Building mass/block diagram study		, <u></u>
such as the investment in new			(changes in building height and FSR)		\bowtie
infrastructure or changing demographic			Lighting impact		\boxtimes
trends that have not been recognised by	1	-	Development yield analysis (potential yield		
existing planning controls; or	\boxtimes		of lots, houses, employment generation)	\bowtie	
Seeking to update the current planning			Economic Considerations		
controls if they have not been amended in		53	Economic impact assessment	\mathbf{X}	
the last 5 years		X	Retail centres hierarchy	Ø	
			Employment land		
Site Description / Context		_			
Aerial photographs	\mathbf{X}		Social and Cultural Considerations	-	C
Site photos / photomontage	\mathbf{K}		Heritage impact		
Traffic and Transport Considerations			Aboriginal archaeology	H	
Local traffic and transport	X		Open space management European archaeology	H	X
TMAP	Π	X	Social and cultural impacts	R	
Public transport	X		Stakeholder engagement	R	П
Cycle and pedestrian movement	X		0.0000000000000000000000000000000000000	~	
			Infrastructure Considerations		
Environmental Considerations			Infrastructure servicing and potential		
Bushfire Hazard		X	funding arrangements		
Acid sulphate Soil					
Noise impact	X		Miscellaneous / Additional		
Flora and/or fauna			Considerations		
Soil stability, erosion, sediment, landslip		\boxtimes	List any additional studies that should be		\mathbf{X}
assessment and subsidence		X	undertaken post Gateway determination		
Water quality					
Stormwater management				_	-