

PP2019/0004 - GEORGES RIVER LEP 2020

STEP 1: REQUIRED FOR ALL PROPOSALS

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

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|---|---|
| • Objectives and intended outcome | • Explanation of provisions |
| • Mapping (including current and proposed zones) | • Justification and process for implementation (including compliance assessment against relevant section 9.1 direction/s) |
| • Community consultation (agencies to be consulted) | |

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 or public comment; or	☒	☐
Consistent with a relevant local council strategy that has been endorsed by the Department; or	☒	☐
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	☒	☐
Seeking to update the current planning controls if they have not been amended in the last 5 years	☒	☐
Site Description / Context		
Aerial photographs	☐	☒
Site photos / photomontage	☒	☐
Traffic and Transport Considerations		
Local traffic and transport	☒	☐
TMAP	☐	☒
Public transport	☒	☐
Cycle and pedestrian movement	☐	☒
Environmental Considerations		
Bushfire Hazard	☒	☐
Acid sulphate Soil	☒	☐
Noise impact	☐	☒
Flora and/or fauna	☒	☐
Soil stability, erosion, sediment, landslip assessment and subsidence	☐	☒
Water quality	☒	☐
Stormwater management	☒	☐
Environmental Considerations		
Flooding	☒	☐
Land/site contamination (SEPP55)	☒	☐
Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	☐	☒
Sea level rise	☒	☐
Urban design Considerations		
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)	☒	☐
Economic Considerations		
Economic impact assessment	☐	☒
Retail centres hierarchy	☒	☐
Employment land	☒	☐
Social and Cultural Considerations		
Heritage impact	☒	☐
Aboriginal archaeology	☒	☐
Open space management	☒	☐
European archaeology	☐	☒
Social and cultural impacts	☒	☐
Stakeholder engagement	☒	☐
Infrastructure Considerations		
Infrastructure servicing and potential funding arrangements	☐	☒
Miscellaneous / Additional Considerations		
List any additional studies that should be undertaken post Gateway determination	☐	☒