

STEP 1: REQUIRED FOR ALL PROPOSALS

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

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