

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