

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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Flooding | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Consistent with a relevant local council strategy that has been endorsed by the Department; or | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Land/site contamination (SEPP55) | <input type="checkbox"/> <input checked="" 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"/> | | Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) | <input type="checkbox"/> <input checked="" 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"/> | | Sea level rise | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Site Description / Context | | | | Urban design Considerations | |
| Aerial photographs | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Existing site plan (buildings, vegetation, roads, etc) | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Site photos / photomontage | <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"/> |
| Traffic and Transport Considerations | | | | Lighting impact | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Local traffic and transport | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Development yield analysis (potential yield of lots, houses, employment generation) | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| TMAP | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Economic Considerations | |
| Public transport | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Economic impact assessment | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Cycle and pedestrian movement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Retail centres hierarchy | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Environmental Considerations | | | | Employment land | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Bushfire Hazard | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Social and Cultural Considerations | |
| Acid sulphate Soil | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Heritage impact | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Noise impact | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Aboriginal archaeology | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Flora and/or fauna | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Open space management | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Soil stability, erosion, sediment, landslip assessment and subsidence | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | European archaeology | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Water quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Social and cultural impacts | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Stormwater management | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Stakeholder engagement | <input checked="" type="checkbox"/> <input 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"/> |