**Information Checklist**

**STEP 1: REQUIRED FOR ALL PROPOSALS**

**(under s.3.33(2)(a-e) of the EP&A Act)**

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

|  |  |  |
| --- | --- | --- |
| **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  |[x] [ ]
|  |  |  |
|  |  |  |
| Consistent with a relevant local council strategy that has been endorsed by the Department; or  |[ ] [x]
|  |  |  |
|  |  |  |
| 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 |[x] [ ]
| Seeking to update the current planning controls if they have not been amended in the last 5 years  |[ ] [x]
| **Site Description / Context** |
| Aerial photographs |[x] [ ]
| Site photos / photomontage |[x] [ ]
| **Traffic and Transport Considerations** |
| Local traffic and transport |[ ] [x]
| TMAP |[ ] [x]
| Public transport |[ ] [x]
| Cycle and pedestrian movement |[ ] [x]
| **Environmental Considerations** |
| Bushfire Hazard |[ ] [x]
| Acid Sulfate Soil |[ ] [x]
| Noise impact |[x] [ ]
| Flora and/or fauna |[x] [ ]
| Soil stability, erosion, sediment, landslip assessment and subsidence |[ ] [x]
| Water quality |[x] [ ]
| Stormwater management |[ ] [x]

|  |  |  |
| --- | --- | --- |
|  | **To be considered** | **N/A** |
| **Environmental Considerations** |
| Flooding |[ ] [x]
| Land/site contamination (SEPP 55) |[ ] [x]
| Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) |[ ] [x]
| Sea level rise |[ ] [x]
| **Urban Design Considerations** |
| Existing site plan (buildings, vegetation, roads etc) |[ ] [x]
|  |  |  |
| Building mass/block diagram study (changes in building height and FSR) |[ ] [x]
| Lighting impact |[ ] [x]
| Development yield analysis (potential yield of lots, houses, employment generation) |[ ] [x]
| **Economic Considerations** |
| Economic impact assessment |[ ] [x]
| Retail centres hierarchy |[ ] [x]
| Employment land |[ ] [x]
| **Social and Cultural Considerations** |
| Heritage impact |[ ] [x]
| Aboriginal archaeology |[ ] [x]
| Open space management |[ ] [x]
| European archaeology |[ ] [x]
| Social and cultural impacts |[x] [ ]
| Stakeholder engagement |[x] [ ]
| **Infrastructure Considerations** |
| Infrastructure servicing and potential funding arrangements |[ ] [x]
| **Miscellaneous / Additional Considerations** |
| List any additional studies that should be undertaken post Gateway determination |[ ] [x]