**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 |  |  |
|
|
| 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 Sulfate Soil |  |  |
| Noise impact |  |  |
| Flora and/or fauna |  |  |
| Soil stability, erosion, sediment, landslip assessment and subsidence |  |  |
| Water quality |  |  |
| Stormwater management |  |  |

|  |  |  |
| --- | --- | --- |
|  | **To be considered** | **N/A** |
| **Environmental Considerations** | | |
| Flooding |  |  |
| Land/site contamination (SEPP 55) |  |  |
| 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 |  |  |