

Attachment 1 – Information checklist

STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(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 117 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			Flooding	☒	☐
Consistent with the relevant regional plan, district plan, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or	☒	☐	Land/site contamination (SEPP55)	☒	☐
Consistent with a relevant local council strategy that has been endorsed by the Department; or	☐	☒	Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	☐	☒
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	☒	☐	Sea level rise	☐	☒
Seeking to update the current planning controls if they have not been amended in the last 5 years.	☐	☒	Urban Design Considerations		
Site Description/Context			Existing site plan (buildings vegetation, roads, etc)	☒	☐
Aerial photographs	☒	☐	Building mass/block diagram study (changes in building height and FSR)	☒	☐
Site photos/photomontage	☒	☐	Lighting impact	☐	☒
Traffic and Transport Considerations			Development yield analysis (potential yield of lots, houses, employment generation)	☐	☒
Local traffic and transport	☒	☐	Economic Considerations		
TMAP	☐	☒	Economic impact assessment	☒	☐
Public transport	☒	☐	Retail centres hierarchy	☒	☐
Cycle and pedestrian movement	☒	☐	Employment land	☒	☐
Environmental Considerations			Social and Cultural Considerations		
Bushfire hazard	☐	☒	Heritage impact	☐	☒
Acid Sulphate Soil	☒	☐	Aboriginal archaeology	☐	☒
Noise impact	☐	☒	Open space management	☐	☒
Flora and/or fauna	☐	☒	European archaeology	☐	☒
Soil stability, erosion, sediment, landslip assessment, and subsidence	☐	☒	Social & cultural impacts	☒	☐
Water quality	☐	☒	Stakeholder engagement	☒	☐
Stormwater management	☒	☐	Infrastructure Considerations		
			Infrastructure servicing and potential funding arrangements	☒	☐
			Miscellaneous/Additional Considerations		
			List any additional studies that should be undertaken post Gateway determination		

Stage 2 Environmental Investigation with Acid Sulphate Soils investigation & management