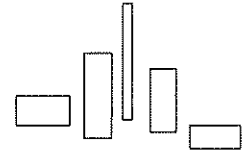


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PIKES & VEREKERS
LAWYERS

10 October 2018

The General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

BY EMAIL council@innerwest.nsw.gov.au

Dear Mr Hart

PLANNING PROPOSAL - 67-75 LORDS ROAD, LEICHHARDT
Our ref JRP:GT:180647

We are instructed by Platino Properties with respect to a planning proposal for 67-75 Lords Road, Leichhardt.

Our client requires Council's Pre Planning Proposal Advice with respect to the planning proposal to be provided by no later than 19 October 2018. After that date our client will proceed to lodge the documentation in support of its request to Council to prepare the planning proposal, and reserves its rights to seek to have the Planning Secretary (or other such panel, person or body) appointed as Planning Proposal Authority.

BACKGROUND

Our client has requested that Council, as the Planning Proposal Authority pursuant to section 3.32(1)(a) of the Environmental Planning and Assessment Act 1979 ("the Act") prepare a planning proposal for the subject site seeking amendments to Leichhardt Local Environmental Plan 2013 consistent with the Parramatta Road Corridor Urban Transformation Strategy 2016 ("the Strategy")

Our client has, consistent with the Parramatta Road Corridor Urban Transformation Implementation Plan 2016-2023 ("the Implementation Plan") and Council's own Guidelines for Preparing Planning Proposals, engaged in a pre planning proposal process with Council.

Our client's first approached Council on 10 May 2018 to make its request that Council prepare a planning proposal and subsequently lodged a preplanning proposal application with Council on 9 August 2018. At that time our client was advised that Council would provide its Planning Proposal Advice within four to six weeks (ie: by no later than Thursday 20 September).

That advice has not been forthcoming, and the latest advice from Council is that it will be provided to our client by "mid October."

All other statutory steps called for by the Act with respect to the preparation of a planning proposal, specifically those identified at section 3.33, as well as the matters called up by Ministerial Direction 7.3 (relevant to the preparation of the planning proposal pursuant to section 9.1 of the Act) have been satisfied.

Additionally, all of the matters required to be attended to by the Out of Sequence Checklist in the Implementation Plan have also been addressed.

Our client endeavoured to lodge its planning proposal documentation on Friday 28 September in order that Council could prepare the planning proposal to be forwarded to the Local Plan Making Authority (here the Planning Secretary under delegation from the Greater Sydney Commission) for a Gateway Determination pursuant to section 3.34 of the Act.

Our client's minutes of that lodgement meeting are **enclosed**.

Council refused to accept the planning proposal documentation or to progress the planning proposal and identified a number of purported deficiencies in the documentation provided by our clients.

COUNCIL REJECTION UNFOUNDED

Other than the absence of Council's pre lodgement advice, the matters raised were not preconditions to Council dealing with the request to prepare a planning proposal and do not form a proper basis for Council to reject or otherwise not accept and consider the material provided by our client. The matters raised go to the substance and merit of the planning proposal, and would inform whether Council would decide to formally prepare the planning proposal and forward it to the Local Plan Making Authority for Gateway determination.

Our client has nevertheless prepared a response to each of the matters raised by Council, set out in the table at Attachment A to this letter. The material referred to in the Annexure will be provided to Council in a comprehensive package in due course.

Precinct Wide Traffic Study

One matter which cannot be addressed by our client now, and which our client should not be expected to address before Council considers its request is the Precinct Wide Traffic Study ("the Study").

The Implementation Plan calls for the Study to be completed prior to any rezoning commencing as part of the standard implementation strategy for Taverners Hill. The Study is currently being prepared by the Department of Planning and Environment, and neither our client nor Council have any control over it.

Significantly, however, the Study is not referred to or called up by the Out of Sequence Checklist. Rather the Out of Sequence Checklist ensures that transport infrastructure is dealt with by way of an Integrated Infrastructure Delivery Plan ("IIDP").

An IIDP has been prepared, and will now form a standalone document to be provided to Council and will address transport infrastructure requirements. This is supported by the local traffic assessment prepared by TTPP which demonstrates a reduction in traffic generation from the site and no change to service levels at nearby intersections.

In addition, the Implementation Plan does not anticipate the Study being completed prior to planning proposals being prepared, or Gateway Determinations being made, but rather prior to rezoning in the precinct commencing. Rezoning in the precinct does not commence on a request for preparation of a planning proposal for a specific site being made, but rather on an amendment to an LEP being made.

There is no requirement for the Study to be completed now. Rather it must be completed before the LEP amendment is made, and would be expected to be dealt with by way of a condition on any Gateway Determination to that effect.

This is supported by the text of the Implementation Plan and the Precinct Transport Report, particularly in circumstances where it is demonstrated that there is no additional demand placed on the traffic network. The Implementation Plan provides (at p12):

*The Out of Sequence Checklist ensures that changes to the land use zone or development controls **do not occur without meeting the underlying Principles and Strategic Actions of the Strategy, such as the necessary transport, services and social infrastructure to service a new population.** It will also ensure the established benchmarks for the quality of development and public domain outcomes desired for the Corridor are achieved. [our emphasis]*

The Precinct Transport Report provides (at p143):

*Prior to any rezoning commencing, a Precinct wide traffic study and supporting modelling is required to be completed which considers the recommended land uses and densities, as well as future WestConnex conditions, **and identifies the necessary road improvements and upgrades required** to be delivered as part of any proposed renewal in the Precinct. [our emphasis]*

It is clear that the Study is called for to ensure that development will not result in unacceptable adverse effect, with the Study required to identify the necessary road improvements and upgrades that will be required to be delivered.

As there is no increase in traffic (when calculated according to RMS guidelines) resulting from the proposed amendments to the LEP, the Study should not be required before the commencement of the assessment of a proposal.

NEXT STEPS

The matters raised by Council at the meeting of 28 September 2018 amounted to pre lodgement advice and our client is entitled to regard them as such for the purpose of the Out of Sequence Checklist, notwithstanding that Council has not formally issued written advice.

Accordingly, we are of the view that our client has satisfied the necessary requirements of the Out of Sequence Checklist (notably criteria 3) and also the expectations of the Department of Planning's Guide to Preparing Planning Proposals (section 1.4).

Notwithstanding this it is acknowledged that Council has, despite the extant delays in providing the Pre Planning Proposal Advice, requested further time to finalise that advice before the suite of documents to be considered by Council and the exercise of its functions as the Planning Proposal Authority can be completed.

Council has indicated that the Pre Planning Proposal Advice will be finalised by mid October. If the Pre Planning Proposal Advice is forthcoming by Friday 19 October, our client will deal with any additional matters raised, beyond those outlined by Council on 28 September.

If the Pre Planning Proposal Advice is not received by 19 October, our client will deem the meeting of 28 September (and its minutes thereof) as constituting the Pre Planning Proposal Advice and proceed to lodge the planning proposal documentation with Council forthwith, including all responses to the matters raised on 28 September.

Council is arguably already in dereliction of its obligations to deal with planning proposal requests under the Act as a Planning Proposal Authority in delaying the release of its Pre Planning Proposal Advice and in refusing to accept the planning proposal on 28 September.

Any further delay, or refusal to accept the planning proposal documentation would constitute sufficient grounds pursuant to section 3.32(2)(d) of the Act to warrant the Local Plan Making Authority direct that the Planning Secretary (or another such

panel, person or body) be the Planning Proposal Authority with respect to the subject planning proposal.

We hereby put you on notice that should the Pre Planning Proposal Advice not be received by 19 October, or should the submission of the planning proposal documentation otherwise be rejected by Council, our client reserves its rights to approach the Local Plan Making Authority for such a direction.

We will copy the Local Plan Making Authority into this correspondence.

Given that the planning proposal documentation satisfactorily addresses all of the statutory requirements for the preparation of a planning proposal, any rejection of our client's documentation must be deemed to be a refusal of the application by Council, triggering our client's ability to seek a rezoning review. Should Council refuse our client's request by refusing to accept the planning proposal documentation, our client reserves its rights to seek such review.

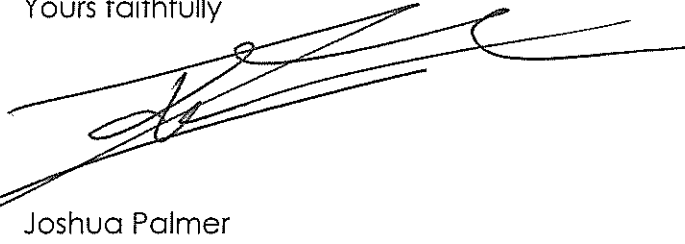
Either course would, in our view, be regrettable at this early stage and our client's strong preference is to continue to work with Council to ensure rezoning of the subject site consistent with the Strategy. Council's continued involvement in the Planning Proposal best serves the strategic interest of the Local Government Area.

Nevertheless, Council has an obligation to deal with the request and deal with it in a fair, reasonable and timely manner. If Council is not dealing with the request in this way, our client will have no choice but to pursue the planning proposal in other fora.

We would be grateful for your confirmation of receipt of this correspondence and further confirmation that the pre planning proposal advice will be forthcoming on or before 19 October 2018.

Should Council, or Council's legal representatives wish to discuss any aspect of the content of this letter, please feel free to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Joshua Palmer', written over a horizontal line.

Joshua Palmer
Partner
Accredited Specialist Local Government and Planning Law

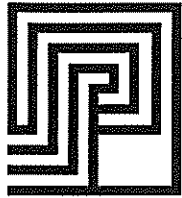
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Attachment A:**Consideration of issues raised by Council at meeting of 28 September 18**

Issue raised by Council	Response
<p>An integrated infrastructure Delivery Plan was not provided as a separate document and with sufficient detail as required by the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).</p>	<p>A separate Integrated Infrastructure Delivery Plan will be prepared by Northrop to address the requirements of PRCUTS.</p>
<p>Council will not accept lodgement of the proposal until a precinct wide transport study has been completed which is expected by Feb/March 2019</p>	<p>A local traffic assessment has been prepared which demonstrates that the proposal will reduce traffic generation and will not change the level of service at nearby intersections.</p> <p>It is unreasonable to delay the progress of the Planning Proposal to allow for the precinct wide traffic study to be finalised. The findings of the precinct wide traffic study can be considered following a Gateway determination.</p>
<p>Consultation with NSW Health is required to be carried out by PRCUTS</p>	<p>Consultation has been carried out with NSW Health but a reply is yet to be received. It is noted however, that the Guide to Preparing Planning Proposals 2016 outlines that Government agency consultation on infrastructure and servicing requirements can be carried out following a Gateway determination.</p>
<p>The site contamination report does not list the proposed uses for the site, and as such does not confirm whether the site can be made suitable for the proposed uses.</p>	<p>This issue will be addressed in amended contamination advice from Benviron.</p>
<p>The proposal for RL35 should demonstrate how it is consistent with the 30 metre height limit in PRCUTS.</p>	<p>This will be illustrated in the relevant cross sections within the urban design study.</p>

Issue raised by Council	Response
<p>A detailed flood study should be provided. Council also queried that the ING Consulting Engineering letter refers to a letter from NPC, but the flooding advice has been provided by Mark Tooker and Associates.</p>	<p>The advice from Tooker Associates will be updated to outline the requirements for a detailed flood study. It is considered appropriate that the detailed flood study be provided following a Gateway determination.</p> <p>NPC is now Mark Tooker and Associates. This will be confirmed through updated advice from ING Consulting Engineers.</p>
<p>A heritage assessment was requested as the proposal adjoins the Lambert Park heritage item.</p>	<p>A Heritage Report addressing this issue will be prepared by Architelle Architecture, Heritage Consultants.</p>
<p>Evidence should be provided of all material handed out including boards at the drop in session, letter box drops, flyer and advertisements.</p>	<p>The consultation report will be updated to include this information.</p>
<p>The proposal should demonstrate how the project will achieve design excellence as required by PRCUTS.</p>	<p>The proposal will be updated to provide further explanation of the design excellence strategy. In summary, the strategy comprises the following:</p> <ul style="list-style-type: none"> • engagement of highly skilled, experienced and qualified architects and urban designers • a commitment to a robust process of peer based design review via the Inner West Council Architectural Excellence Panel both at Planning Proposal and Development Application stage, and • design processes guided by recognised principles of design excellence.
<p>The provision of affordable housing for a 10 year period does not meet the requirements of the GSC.</p>	<p>The suitability of the proposed provision of affordable housing should be considered through the Gateway assessment.</p> <p>However, it is noted that the Greater Sydney Region Plan does not establish a timeframe for affordable housing and affordable housing provided under State Environmental Planning Policy (Affordable Rental Housing) 2009 is required to be provided for a minimum period of 10 years.</p>

Issue raised by Council	Response
The location of open space is not considered ideal.	Options analysis and further justification for the preferred location of open space will be provided.
The cost of infrastructure need to be clearly shown in feasibility studies.	This will be addressed through the Economic Impact Assessment.
The employment uses are not consistent with the R3 Medium Density Housing zone recommended by PRCUTS.	<p>The inclusion of employment uses has arisen out of the recommendations of the Sydney Central Planning Panel and consultation with the community and Council which has highlighted a desire to retain employment and urban services uses on the site.</p> <p>The planning proposal suggests the use the R3 General Residential zone with an additional permitted uses provision to allow the employment uses. There are a number of ways this outcome could be achieved and this could be considered by Council as part of its Gateway assessment.</p>
The character, height, bulk and scale are not consistent with the proposed R3 Medium Density Housing Zone.	The R3 Medium Density Housing zone has been proposed for consistency with PRCUTS. An alternative zone may be more suitable to reflect the height and built form recommended by PRCUTS and put forward in the proposal. An alternative zone could be considered by Council as part of its Gateway assessment.
A basement plan is needed to enable council to assess the capacity to provide car parking and achieve deep soil zones.	An indicative basement plan will be provided.



PLATINO
PROPERTIES

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Neutral Bay, NSW, 2089
Phone (02) 8968 1900
properties@platino.com.au

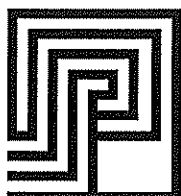
www.platino.com.au
ACN: 002 388 856

LODGEMENT MEETING MINUTES
At Inner West Council Offices Ashfield

Friday 28 September 2018

Present	Richard McLachlan	Platino	
	Faye Kokolakis	Platino	
	Gunika Singh	Inner West Council	
	Terry Southwell	Inner West Council	
Apologies	Collet Goodwin	Inner West Council	

	ISSUE	DISCUSSION		ACTION
1.	Pre-lodgement Advice	<p>Council noted that Council has not yet issued their Pre Lodgement advice, and therefore Platino have not included this in their documentation.</p> <p>It was noted and accepted that Council had advised on 9 August when the pre-lodgement was submitted that they would provide their response within 4-6 weeks.</p> <p>Council noted that we cannot lodge a Planning Proposal without these minutes.</p>	Platino noted that it was not reasonable to be delayed when Council has not met the timing commitment they made.	Council
2.	Integrated Infrastructure Delivery Plan	This was not provided as a separate document with sufficient detail as required by PRCUTS.	Platino noted that this was dealt with by the FPD Planning Report, through various sections of their report.	Platino
3.	Traffic Study	<p>Council noted that Council had not completed their precinct wide traffic study. They are working on this study with NSW DoPE.</p> <p>It is expected to be completed in Feb-March 2019. They did not want to be quoted on this date and noted we should perhaps plan for the report to be ready in April.</p> <p>Council stated that Planning Proposal cannot be lodged until the traffic study is completed.</p>	<p>Platino noted that the proposal reduces traffic, and therefore whatever the outcome, the traffic study will show there is no detrimental impact to assess. A precinct wide traffic study will support this.</p> <p>Platino also noted this should be assessed once the application is submitted.</p>	Council
4.	Ministry of Health	Council noted that Platino had not provided evidence of their consultation with the NSW Ministry of Health, as required in the PCUTS.	NSW Platino noted that we have submitted a detailed Social Impact Report (Appendix	Platino

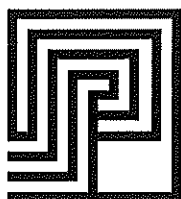


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			M), and Consultation Report (Appendix P) that deals with Government Consultation. Platino noted this should be assessed once the application is submitted.	
5.	Site Contamination	<p>Councils Planning Proposal Application Form Checklist requires the application to address Site Contamination (in Accordance with SEPP 55).</p> <p>Platino's application documents included a letter from Benviron (Appendix L – Contamination). This letter notes:</p> <p><i>"Based on review of the contamination potential and previous reports (EMS 2006) within the site it was identified that there are suitable remediation methods which can address the contamination issues and that subject to further works being undertaken the site could be made suitable for its proposed use".</i></p> <p>Council noted that the Benviron letter does not list the proposed uses for the site. Council did not accept that the Benviron letter is sufficient and require a Phase 1 Remediation Report.</p>	<p>Platino noted that detailed reporting has previously been submitted and this can be again be submitted. In any case the site can easily be remediated to be suitable for its proposed use.</p> <p>Platino noted this should be assessed once the application is submitted, and could be dealt with as a DA consent condition.</p>	Platino
6.	Change in Height	<p>The Planning Proposal seeks approval for a blanket height control at RL 35 AHD. Council would like the applicant to demonstrate how this is consistent with the PCUTS 30m. Council noted that perhaps a dotted line should show the 30m ht limit, RIs on the sections and ceiling heights.</p>	<p>Platino noted this could easily be provided, and that in most of the site the proposal is well below the PRCUTS ht limit.</p> <p>Platino noted this should be assessed once the application is submitted.</p>	Platino
7.	Basement Plan	<p>Council requires a basement plan so that they can properly assess the application and be certain that the appropriate quantum of deep soil can be provided, along with the required car parking.</p>	<p>Platino noted that the extent of deep soil has been shown on several plans and this is sufficient for a planning proposal. Further, council's checklist</p>	Platino



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			form does not show a requirement for a basement plan.,	
8.	Flood	The ING letter dated 7 August refers to a letter from NPC Project Consultants. Platino noted that NPC is now Tooker & Associates. Council requires written confirmation of this, or correction of the NPC letter. The letter was provided from Tooker & Associates as part of the proposal. Council believes that the letter from Tooker & Associates does not contain sufficient detail, including information regarding any overland flow path.		Platino
9.	Community Consultation	Council require copies of any and all correspondence letter box dropped or otherwise given to the community. This was not provided in the report.	Platino noted that a detailed Community Consultation report had been provided. (Appendix P)	Platino
10.	Heritage	A Heritage Statement is required. This was not provided. Council noted this is needed as the adjoining park is listed as an Heritage Item.	Platino noted that the site does not contain a heritage item, and we are retaining the high blank masonry wall that adjoins Lambert Park unchanged.	Platino
11.	Design Excellence	The applicant needs to demonstrate how the project will achieve Design Excellence requirements, as part of PRCUTS. This was not provided in the report.	Platino noted that the Urban Design report was prepared by a member of Council's Design Review panel, and that Council had previously advised that this was sufficient to address this issue.	
12.	Other Matters	<p>Council also noted that:</p> <ul style="list-style-type: none"> • Council may seek less parking than required in their DCP; • The location of the open space was not ideal; • 5 star green star was a good initiative • The cost of infrastructure was noted in the AEC report and feasibility studies; 	<p>Platino noted that we would accept the PRCUTS parking requirements if Council preferred.</p> <p>Council did not suggest an alternative location.</p> <p>Platino noted that the employment and creative uses were added as a</p>	<p>Council</p> <p>Pullinger</p> <p>Northrop</p> <p>AEC</p>



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		<ul style="list-style-type: none"> The proposed employment uses were not consistent with the PRCUTS R3 zone; The character, height, bulk and scale was not consistent with the proposed R3, as this was general a zone for townhouses; and The Acoustic report appeared acceptable. 	<p>response to Council and Community input.</p> <p>Platino noted that the proposed heights vary from 3 to 8 storeys, and include townhouse forms.</p>	<p>FPD</p> <p>FPD</p> <p>nb</p>
13.	Summary	<p>Council completed the checklist on the Planning Proposal Application form by hand. Council noted a "N" (ie not provided) for the following items:</p> <ul style="list-style-type: none"> Copy of Council's Pre Planning Proposal Advice Transport and Accessibility Study (Council handwrote the words Precinct Modelling on the form); Flood Study (Council handwrote the words Incomplete) Site Contamination (Council handwrote the words Phase 1 Report) <p>Against Section 8b Council wrote the word Incomplete, but did not tick N.</p> <p>In the blank space under the Privacy Statement Council wrote the following:</p> <ul style="list-style-type: none"> Integrated Infrastructure Delivery Plan Survey Map Phase 1 Contamination report Consultation with Council, Health Urban Design Report with RLs / PRCUTS Ht control <p>Council stated that they would not accept lodgement of the Planning Proposal.</p>	<p>Platino understood that Council would not accept the lodgement.</p> <p>The meeting was concluded.</p>	

Richard McLachlan for Platino Properties



INNER WEST COUNCIL

PRE-PLANNING PROPOSAL MEETING APPLICATION FORM

Use this form to apply for a meeting with Strategic Planning staff to discuss your Planning Proposal before you lodge an application. Two hard copies and one electronic copy of all documents as per the checklist below are to be submitted with your application. Applicants will be provided with a written response to the Pre-Planning Proposal.

THE RELEVANT LOCAL ENVIRONMENTAL PLAN (LEP)

Select the LEP which applies to this Planning Proposal:

- ☐ Ashfield Local Environmental Plan (ALEP) 2013
☐ Leichhardt Local Environmental Plan (LLEP) 2013
☐ Marrickville Local Environmental Plan (MLEP) 2011

APPLICANT'S DETAILS

First Name	RICHARD	Surname	MCLAHLAN
Street Address	LEVEL 2 / 20 YOUNG ST.		
Suburb	NEUTRAL BAY	Postcode	2089
Postal Address (if different to street address)	P.O BOX 1839		
Suburb	NEUTRAL BAY	Postcode	2089
Phone no.	(02) 8968 1900	Mobile	0408 675 973
Email	richard@platinio.com.au		

SITE DETAILS

Site Address	67-75 LORDS ROAD	Total site area	10,691m ²
Lot & DP number	LOT 1/DP 940543 + LOT 1/DP 550608	Current use of the site	LIGHT INDUSTRIAL
Description of proposed change	REZONE THE LAND FROM IN2 TO R3. MODIFY FSR FROM 1:1 TO 2.4:1.	Statutory instrument	LEICHHARDT LEP
		Current zoning	IN2

CHECKLIST

Have you:	
Referred to relevant statutory LEP documents?	✓
Included an overview of the Planning Proposal using the NSW Department of Planning & Environment's <i>A Guide to Preparing Planning Proposals</i> ?	✓
Included a completed <i>Information Checklist Sheet</i> from NSW Department of Planning and Environment's <i>A Guide to Preparing Planning Proposals</i> ?	✓
Included a completed Application Form?	✓
Included 2 hard copies and 1 electronic copy of all documents?	✓
Included the Pre-Planning Proposal consultation fee? (See 'Fees' section on next page)	✓

Lord Sixty Seven Pty Ltd

A.C.N: 111 975 190

SUITE 11, LEVEL 2, 20 YOUNG STREET
PO BOX 1839
NEUTRAL BAY NSW 2089

TEL: +61 2 8968 1900
FAX: +61 2 8968 1999

7 August 2018

General Manager
Inner West Council
Liverpool Rd
ASHFIELD 2131

By Hand

Dear Sir

67-75 Lords Rd Leichhardt - Planning Proposal

Lords Sixty Seven Pty Ltd is the owner of 67-75 Lords Road, Leichhardt. Lords Sixty Seven Pty Ltd confirms that it gives owners consent for Platino Properties Pty Ltd to be the applicant and for the lodgment of a Planning Proposal to rezone the site to Residential R3 as set out in the consultant reports that form part of the application.

Should you have any queries please do not hesitate to contact the undersigned.

Regards

A handwritten signature in black ink, appearing to read 'George Revay', with a large, stylized loop at the end.

George Revay

Sole Director/Secretary

Lord Sixty Seven Pty Ltd

Signed in accordance with section 127(1) of the Corporations Act 2001 (Cwlth).

Attachment 1 – Information checklist

STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- | | |
|---|--|
| • Objectives and intended outcome | • Explanation of provisions |
| • Mapping (including current and proposed zones) | • Justification and process for implementation |
| • Community consultation (agencies to be consulted) | (including compliance assessment against relevant section 117 direction/s) |

STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

	To be considered	N/A		To be considered	N/A
PLANNING MATTERS OR ISSUES					
Strategic Planning Context					
Consistent with the relevant regional plan, district plan, or corridor/predinct plans applying to the site, including any draft regional, district or corridor/predinct plans released for public comment; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flooding	<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"/>	Land/site contamination (SEPP55)	<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"/>	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Site photos/photomontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building mass/block diagram study (changes in building height and FSR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic and Transport Considerations			Lighting impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local traffic and transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development yield analysis (potential yield of lots, houses, employment generation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TMAP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Economic Considerations		
Public transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Economic impact assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cycle and pedestrian movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Retail centres hierarchy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Considerations			Employment land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bushfire hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Social and Cultural Considerations		
Acid Sulphate Soil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heritage impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboriginal archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flora and/or fauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open space management	<input checked="" type="checkbox"/>	<input 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 & cultural impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stakeholder engagement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Infrastructure Considerations		
			Infrastructure servicing and potential funding arrangements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Miscellaneous/Additional Considerations		
			List any additional studies that should be undertaken post Gateway determination		

1. **Draft Planning Report and Out of Sequence Checklist**

2. **Appendix D Urban Design Study**

3. **Appendix E Economic Impact Assessment**

4. **Appendix F Consultation report**

5. **Appendix G Traffic and Parking Impact Assessment**

6. **Appendix H Advice from Transport NSW**

7. **Letter: Water and Sewerage**

8. **Letter: Stormwater & Infrastructure and Flood Study**

9. **Letter: Electricity Supply**
