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CONSISTENCY WITH SEPPs

Applicable SEPPs and Key issues relevant to the Planning Proposal	Consistent / Inconsistent
SEPP No. 55 - Remediation of Land	
Applies.	<p>INCONSISTENT</p> <p>The subject properties were developed between 1943-1956 as banana plantations, therefore an Environmental Site Assessment was prepared by Earth Water Consulting including a detailed sampling and analysis of the proposed building envelopes on 9 and 189 Gaudrons Road in accordance with NSW EPA (1997) Guideline requirements.</p> <p>Recommendations:</p> <p>In their current states, all three properties are considered suitable for the proposed subdivision and creation of additional residential building entitlements without further investigations.</p>
SEPP (Affordable Rental Housing) 2009	
Applies.	<p>CONSISTENT</p> <p>The Planning Proposal is consistent in that future development may include Affordable Rental Housing. Secondary dwellings and group homes are permissible with consent in the R5 zone.</p>
SEPP (Building Sustainability Index – BASIX) 2004	
Applies.	<p>CONSISTENT</p> <p>The Planning Proposal is consistent in that any development that requires a BASIX assessment must consider this SEPP.</p>
SEPP (Educational Establishments and Child Care Facilities) 2017	
Applies.	<p>CONSISTENT</p> <p>This Planning Proposal has no effect on this SEPP.</p>
SEPP (Exempt and Complying Development Codes) 2008	
Applies.	<p>CONSISTENT</p> <p>The Planning Proposal is consistent with the aims and provisions of this SEPP, however the SEPP is not specifically relevant to the context of this Planning Proposal.</p>
SEPP (Infrastructure) 2007	
Applies.	<p>CONSISTENT</p> <p>The Planning Proposal is consistent with the aims and provisions of this SEPP, however the SEPP is not specifically relevant to the context of this Planning Proposal.</p>

Applicable SEPPs and Key issues relevant to the Planning Proposal	Consistent / Inconsistent
SEPP – (Koala Habitat Protection) 2020	
Applies.	<p>CONSISTENT</p> <p>SEPP (Koala Habitat Protection) 2020 applies to all LGAs listed under Schedule 1, which includes the Coffs Harbour LGA. Where an approved Comprehensive Koala Plan of Management (CKPoM) is in place the SEPP defers to this plan. The Coffs Harbour City Koala Plan of Management (CHCKPoM) was prepared in accordance with the requirements of the SEPP and introduced in January 1995.</p> <p>Koala Habitat mapping for each property as per the CHCKPoM is shown in the Biodiversity Constraints Maps. No mapped primary or secondary Koala habitat occurs at the properties however areas of tertiary habitat occur on the periphery of all sites. Under the Coffs Harbour DCP, compensatory offset plantings are not required for impacts to tertiary Koala habitat.</p>
SEPP (Primary Production and Rural Development) 2019	
Applies.	<p>CONSISTENT</p> <p>The land is zoned R5 and does not comprise state significant agricultural land.</p>
SEPP (State and Regional Development) 2019	
Applies.	<p>CONSISTENT</p> <p>The Planning Proposal is consistent in that it contains no provisions that contradict or hinder the application of the SEPP.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	
Applies.	<p>CONSISTENT</p> <p>The VSEPP applies to land zoned R5 Large Lot Residential. Presently, none of the Site is declared by a DCP to be prescribed vegetation however, it is recommended that the mapped PCTs 695 and 1268 be added to Councils Prescribed Vegetation mapping to trigger the requirements of the Vegetation SEPP and Part E1.2 (1) of DCP 2015.</p>