
B

CONSISTENCY WITH SEPPs

| CONSIDERATION OF STATE ENVIRONMENTAL PLANNING POLICIES* | | | |
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| Note: from 1 March 2022 45 SEPPs will be consolidated into 11 SEPPs | | | |
| SEPP | APPLICABLE | CONSISTENT | COMMENT |
| SEPP (Resilience and Hazards) 2021 | Yes | Yes | Remediation of Land (formerly SEPP 55) <i>All three properties are considered suitable for future subdivision and creation of additional residential building entitlements without further investigations (Earth Water Consulting, 2021).</i> |
| SEPP Housing 2021 | Yes | Yes | The planning proposal is consistent with the aims or provisions of this SEPP. Future development may incorporate housing delivered under this SEPP and relevant provisions will be given detailed consideration during the assessment of a development application. |
| SEPP (Building Sustainability Index – BASIX) 2004. (Draft SEPP (Design and Place) 2021) | Yes | Yes | The planning proposal is consistent with the aims or provisions of this SEPP. Future development incorporating BASIX affected buildings will be subject to the provisions of this SEPP. |
| SEPP (Transport and Infrastructure) 2021 Will repeal SEPP Infrastructure and Educational Establishments and Child Care Facilities SEPP | Yes | Yes | This planning proposal does not contain provisions that contradict or hinder the provision of infrastructure. Any future development incorporating a child care centre or the like would be subject to the provisions of this SEPP. |
| SEPP (Exempt and Complying Development Codes) 2008 | Yes | Yes | The planning proposal is consistent with the aims or provisions of this SEPP. This SEPP is not specifically relevant in the context of the planning proposal and this planning proposal does not contain provisions that |

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| | | | contradict or hinder the application of this SEPP. |
| <p>Biodiversity and Conservation SEPP 2021</p> <p>Will repeal the Koala Habitat Protection SEPP 2021 and the Vegetation SEPP.</p> | Yes | Yes | <p>No mapped primary Koala habitat occurs at the site however areas of secondary and tertiary habitat are associated with vegetation at the site. Compensatory plantings as outlined in the Coffs Harbour DCP would be required for impacts to secondary Koala habitat. It is noted that no impacts to secondary Koala habitat are proposed as part of the concept subdivision designs.</p> <p>None of the Subject Properties are declared by a DCP to be prescribed vegetation. However, it is recommended that the mapped PCTs 695 and 827 be added to Councils Prescribed Vegetation mapping to trigger the requirements of the Vegetation SEPP and Part E1.2 (1) of DCP 2015.</p> |
| SEPP (Planning Systems) 2021 | Yes | Yes | <p>The Planning Proposal is consistent in that it contains no provisions that contradict or hinder the application of the SEPP.</p> |

*From 1 March 2022, the existing 45 SEPPs will be consolidated into the following 11 SEPPs (links provided):

[State Environmental Planning Policy \(Biodiversity and Conservation\) 2021;](#)

[State Environmental Planning Policy \(Industry and Employment\) 2021;](#)

[State Environmental Planning Policy \(Planning Systems\) 2021;](#)

[State Environmental Planning Policy \(Precincts—Central River City\) 2021;](#)

[State Environmental Planning Policy \(Precincts—Eastern Harbour City\) 2021;](#)

[State Environmental Planning Policy \(Precincts—Regional\) 2021;](#)

[State Environmental Planning Policy \(Precincts—Western Parkland City\) 2021;](#)

[State Environmental Planning Policy \(Primary Production\) 2021;](#)

[State Environmental Planning Policy \(Resilience and Hazards\) 2021;](#)

[State Environmental Planning Policy \(Resources and Energy\) 2021;](#)

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021.](#)

The consolidated SEPPs transfer current SEPPs into chapters of the consolidated SEPPs. This consolidation does not, however, introduce any amendment to the existing SEPPs other than renumbering and changes consequent on the consolidation. Some savings provisions are not to be transported across to the new consolidated SEPPs.

The consolidated SEPPs are aligned to the Minister's Planning Principles (**Planning Principles**).

(Source: https://www.lindsaytaylorlawyers.com.au/in_focus/nsw-government-announces-consolidation-of-sepps/)