

## **Memo 0415/20DA**

### **SEPP (Koala Habitat Protection) 2020 and SEPP (Koala Habitat Protection) 2019**

These SEPP's do apply to Coffs Harbour. However as indicated in the assessment report:

Parts of the site are mapped as koala habitat, however the proposed area to be developed is not mapped as being koala habitat and no koala food trees are proposed to be removed.

### **Bushfire Safety**

As indicated in the assessment report:

The land is identified as being bushfire prone. A bushfire safety authority is however not required to be obtained in this instance as the proposal does not involve subdivision for residential purposes and is not a special fire protection purpose under section 100B of the Rural Fires Act, 1997. The proposed development is considered to meet the aims and objectives of 'Planning for Bushfire Protection, 2006' as required by section 4.14 of the Environmental Planning and Assessment Act, 1979. The site is serviced with reticulated water supply. The site can be easily evacuated and accessed by emergency service vehicles via Solitary Islands Way. The proposed development will not add to bushfire risk and will not cause the site or adjoining sites to be exposed to additional bushfire risk.

### **Condition no. 10 (consolidation of lots)**

This is a standard condition that is imposed in the event of a proposed development being over more than one lot. It can be changed to require the lots to be registered if needed, however this may cause undue delay of issue of a construction certificate. Or it can be required to be complied with prior to issue of an occupation certificate instead of construction certificate.

### **Condition no. 46 (Flood Safe Plan)**

The proposed road is not impacted by the 1% AEP (1 in 100 year) flood level, of which roads can be situated at or even below (under component E4.5 of DCP).

The reason for condition no.46 being imposed is to ensure safe evacuation from the site in the event of a probable maximum flood (PMF). A PMF is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation coupled with the worst flood producing catchment conditions.

Notably, in the event of a PMF, the entire site is inundated by flood waters, however hazard remains low, and hence a Flood Safe Plan forms part of the conditions of consent for the DA.