

<ul style="list-style-type: none"> . Coffs Harbour Local Growth Management Strategy . Any relevant place plans (i.e. Masterplans, Place Manuals) . Any relevant draft plans or strategies . Ministerial Planning Directions . State Environmental Planning Policies 		
<ul style="list-style-type: none"> • Environmental, Social and Economic Impact Assessment <ul style="list-style-type: none"> . Assessment of any likely impacts on areas of outstanding biodiversity value or threatened species, populations, or ecological communities or their habitats . Identification of any approvals required under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> . Assessment of other likely environmental effects of the proposal and how they are proposed to be managed . Assessment of likely social and economic effects of the proposal and how they are proposed to be managed 		
<ul style="list-style-type: none"> • State and Commonwealth Interests <ul style="list-style-type: none"> . Details of any public infrastructure requirements . Details of any discussions with State and Commonwealth public authorities 		
<ul style="list-style-type: none"> • Mapping (where appropriate) to scale <ul style="list-style-type: none"> - the land subject to the proposal - LEP and DCP mapping (current and proposed) <ul style="list-style-type: none"> . current land use zone(s) . current development standards relating to the land (i.e. FSR, building height, minimum lot size) . a map illustrating the extent of the proposed development standard - other relevant maps or figures illustrating the intent of the LEP amendment - Figure showing an estimate of the area of vegetation requiring removal for any future development application to gauge future exceedance of the biodiversity offsets scheme threshold. - aerial photography - the land subject to the proposal and its relationship with: <ul style="list-style-type: none"> . Biodiversity Values Map; and . Riparian Lands and Watercourses Map (LEP 2013) 		
<ul style="list-style-type: none"> • An indication of the likely community consultation to be undertaken 		
<ul style="list-style-type: none"> • A draft project timeline 		
<ul style="list-style-type: none"> • Additional technical reports and studies to support the proposed LEP amendment: <ul style="list-style-type: none"> - Traffic assessment - Bushfire assessment - Noise assessment 		

- Ecological assessment / Arboriculture assessment		
- Soil capability assessment		
- On site sewerage management assessment		
- Acid sulfate soils assessment		
- Water quality / stormwater /WSUD assessment		
- Flood assessment		
- Coastal hazard assessment		
- Contaminated land assessment		
- Economic impact assessment		
- Heritage impact assessment		
- Archaeological assessment (Aboriginal & European)		
- Social impact assessment		
- Land Use Conflict Risk Assessment		
- Voluntary planning agreement		
- Vegetation management plan		
- Landscape plan		
- Servicing plans		
- Survey plans		

Notes:

- The following is a guide to assist in determining where Council may require technical reports to accompany applications to amend Coffs Harbour Local Environmental Plan 2013:

- . An ecological assessment report is required where the land contains high conservation value land.

High conservation value land means land containing any of the following:

- high conservation value vegetation;
 - riparian zone;
 - coastal wetland as defined under [State Environmental Planning Policy \(Coastal Management\) 2018](#);
 - littoral rainforest as defined under [State Environmental Planning Policy \(Coastal Management\) 2018](#);
 - Habitat Links mapped under the [Coffs Harbour City Koala Plan of Management 1999](#); land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation, W1 Natural Waterways, and W2 Recreational Waterways under [Coffs Harbour LEP 2013](#); and
 - Marine Park declared under Division 1 of Part 5 of the [Marine Estate Management Act 2014](#).

High conservation value vegetation means any of the following:

- any primary or secondary koala habitat defined under the [Coffs Harbour City Koala Plan of Management 1999](#);
 - any endangered ecological community, or their habitat listed under the [Biodiversity Conservation Act 2016](#);
 - over-cleared vegetation types of the Coffs Harbour Local Government Area adopted by Council 28 November 2013;
 - high value arboreal habitats of the Coffs Harbour Local Government Area adopted by Council 8 May 2014;
 - any heathlands, freshwater wetlands, grasslands, saline wetlands, or sedgeland;

- any native old growth or hollow-bearing tree;
- any tree listed on the Coffs Harbour City Council [Significant Tree Register](#).
- . In circumstances where there is no high conservation value land, a preliminary ecology report is required to validate the sites ecological values.
- . A flood assessment is required where the land is at or below the flood planning area.
- . An acid sulfate assessment is required where the land is shown on the 'Acid Sulfate Soils Map' under Coffs Harbour LEP 2013.
- . A bushfire assessment report is required where the land is mapped as bushfire prone land.
- . A contaminated land assessment is required where the land is mapped as potentially contaminated and/or where required in accordance with clause 6 of State Environmental Planning Policy No 55 - Remediation of Land.
- . A heritage assessment is required where the land is within a Heritage Conservation Area or contains, or is located adjacent to a listed Heritage Item under Coffs Harbour LEP 2013.
- . An Aboriginal Cultural Heritage Assessment is required where the land is an Aboriginal place of heritage significance, or where an Aboriginal object is known or reasonably likely to be located on the land.
- . A coastal hazard assessment report is required where the land is within the Coastal Hazard Zone as described by Council's Coastal Hazard Zone Policy.
- . An onsite sewerage management assessment is required where land is proposed to be zoned R5 Large Lot Residential.
- . A land use conflict risk assessment is required where the proposal is likely to generate significant rural land use conflicts and/or the land adjoins Zone RU2 Rural Landscape, and/or the land adjoins intensive land uses such as intensive plant agriculture or intensive livestock agriculture.
- This list is intended to be a guide only. Additional reports may be required depending on the characteristics of the land.