

THE LAKES ESTATE
North Boambee, Coffs Harbour

PLAN BOOK

Contents

135181P01	LOCALITY
135381P02	CONSTRAINTS & OPPORTUNITIES
135181P03	EXISTING CONDITIONS
135181P04	ZONING
138181P05	SITE ANALYSIS
135181P06	VIEW LINES
135181P07	PROPOSED SUBDIVISION
135181P08	STAGING PLAN
135181P09	MOVEMENT & ACCESS
135181P10	OPEN SPACE
135181P11	KOALA HABITAT
135181P12	FORMER BANANA PLANTATION
135181P13	VEGETATION REMOVAL
135181P14	VEGETATION REMOVAL KOALA HABITAT
135181P15	FLOOD PRONE LAND
135181P16	BUSHFIRE PRONE LAND STAGE 1
135181P17	BUSHFIRE PRONE LAND STAGE 2
135181P18	BUSHFIRE PRONE LAND STAGE 3
135181P19	ACID SULPHATE PRONE SOILS
135181P20	SUBDIVISION STAGE 1
135181P21	SUBDIVISION STAGE 2
135181P22	SUBDIVISION STAGE 3
135181P23	BUILDING ENVELOPES PLAN



THE LAKES ESTATE NORTH BOAMBEE, COFFS HARBOUR LOCALITY PLAN

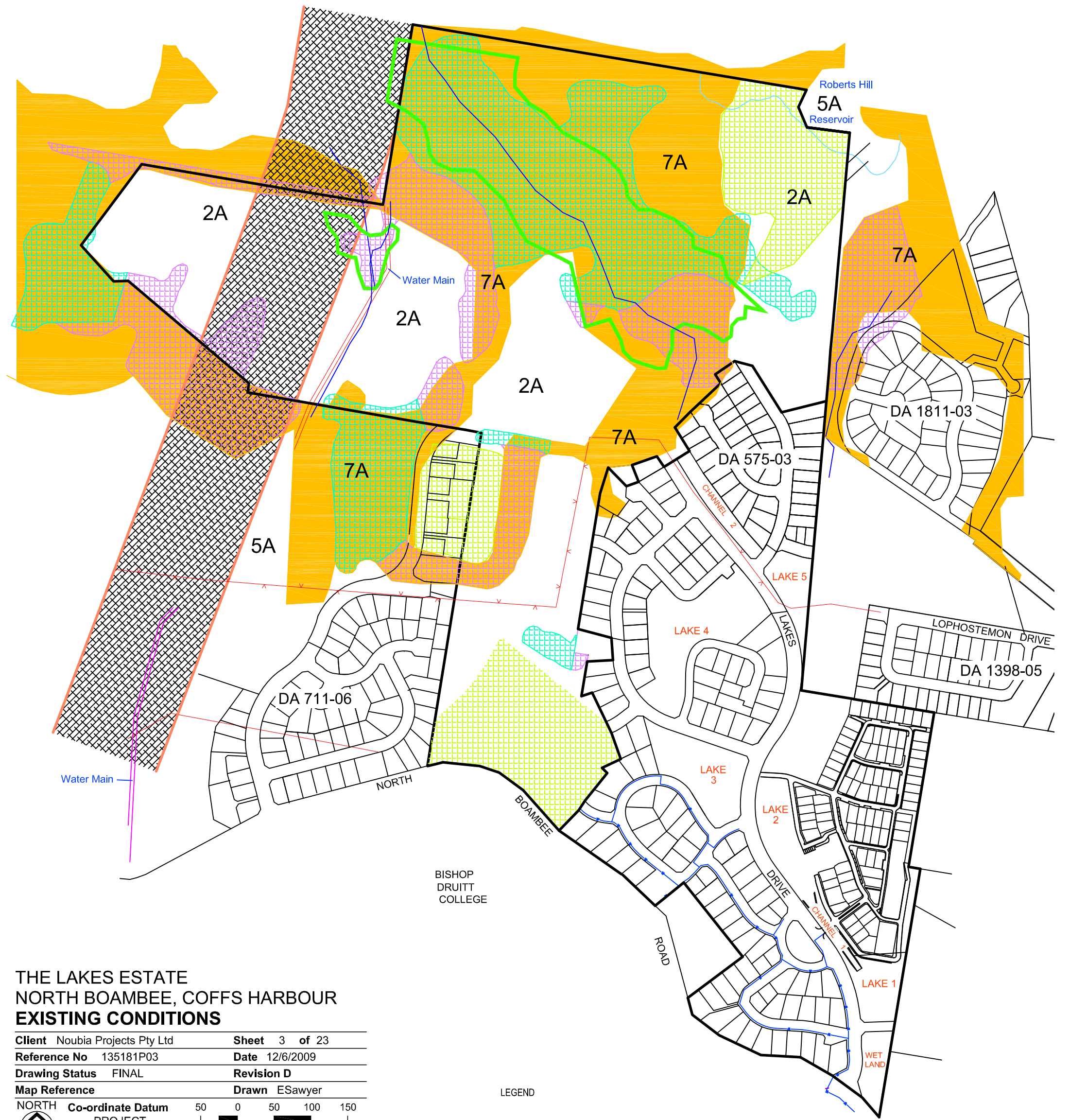
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Drawing Status FINAL Date 12/6/2009
Map Reference Drawn ESawyer

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NORTH BOAMBEE, COFFS HARBOUR
EXISTING CONDITIONS

Client	Noubia Projects Pty Ltd	Sheet	3 of 23
Reference No	135181P03	Date	12/6/2009
Drawing Status	FINAL	Revision	D
Map Reference		Drawn	ESawyer
NORTH	Co-ordinate Datum PROJECT	50 0 50 100 150	
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Note
CONTOUR INTERVAL 2m

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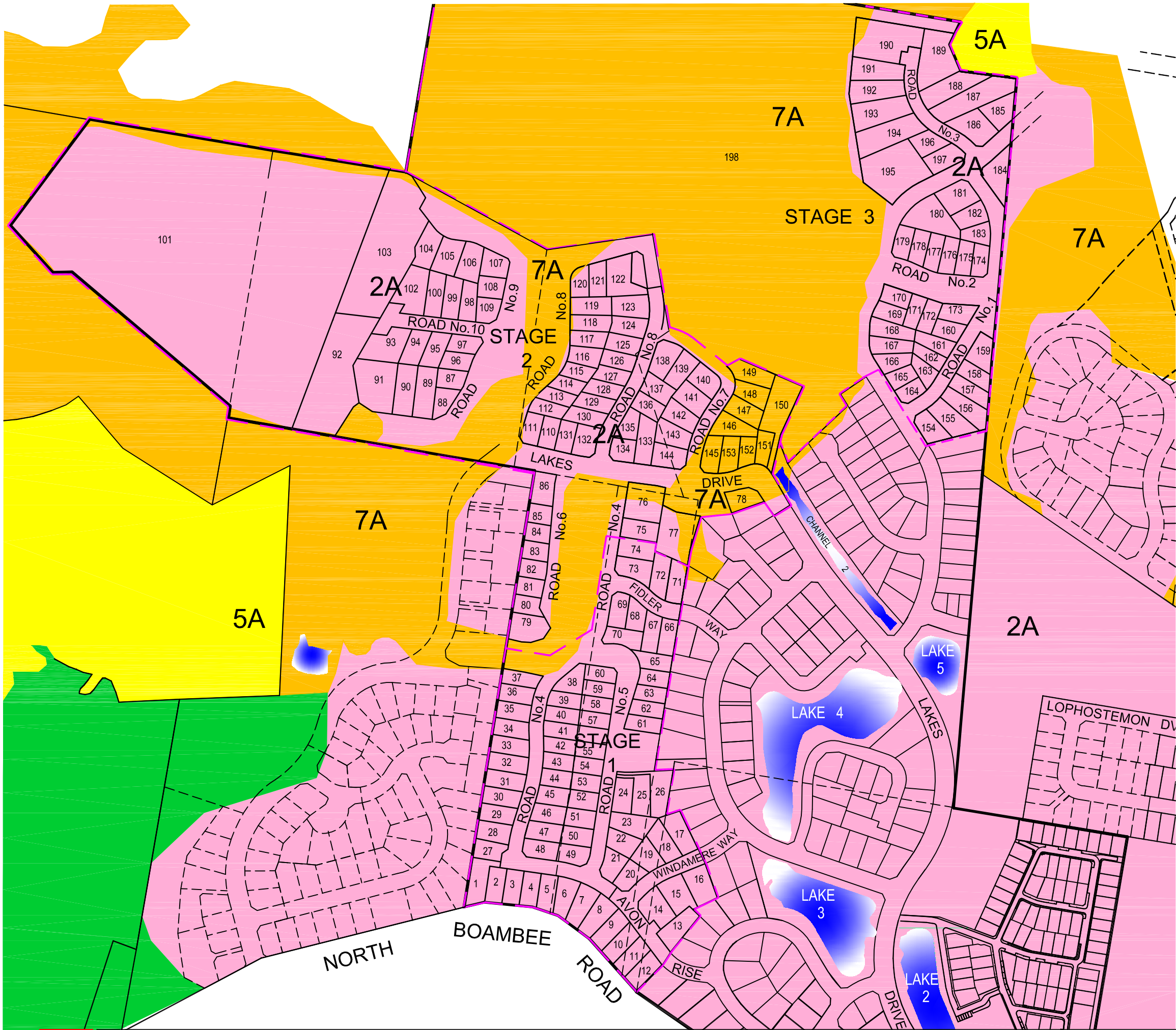
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LEGEND

- WATER WAY
- BY-PASS CORRIDOR
- ENDANGERED ECOLOGICAL COMMUNITIES
- PRIMARY KOALA HABITAT
- SECONDARY KOALA HABITAT
- FORMER BANANA PLANTATION
- 2A / 7A ZONE
- 66KVA OVERHEAD POWERLINE



LEGEND

- 2A Residential Low Density
- 5A Special Use - Community Purposes
- 7A Environmental Protection

THE LAKES ESTATE
NORTH BOAMBIE, COFFS HARBOUR

Client	Noubia Projects Pty Ltd	Sheet	4 of 23
Reference No	135181P04	Revision	D
Drawing Status	FINAL	Date	12/6/2009
Map Reference		Drawn	ESawyer

NORTH

Co-ord. Datum

PROJECT

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DLIC

Environmental

Endorsed

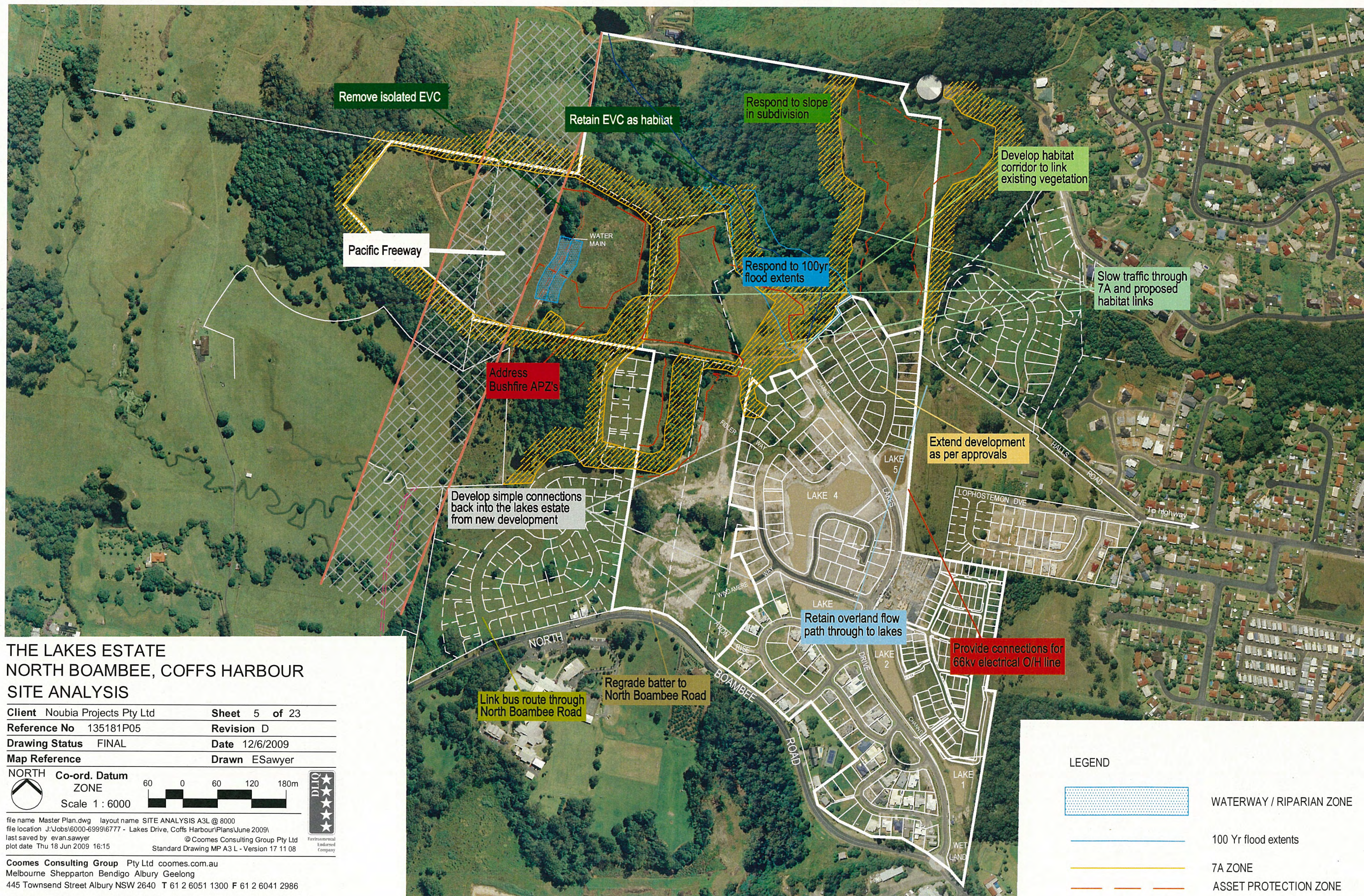
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THE LAKES ESTATE NORTH BOAMBEE, COFFS HARBOUR SITE ANALYSIS

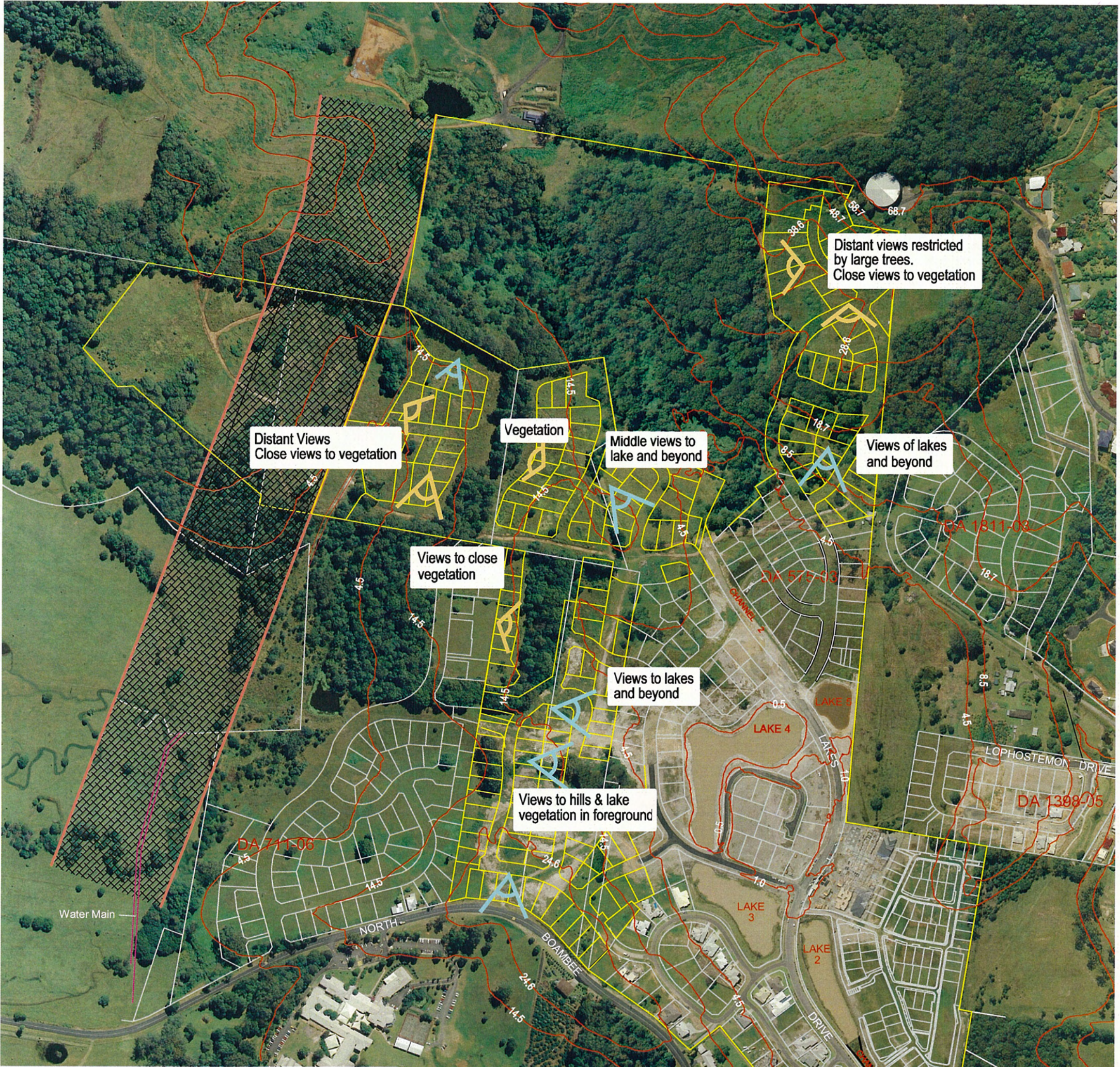
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VIEW LINES

Client	Noubia Projects Pty Ltd	Sheet	6 of 23
Reference No	135181P06	Date	12/6/2009
Drawing Status	FINAL	Revision	D
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CONTOUR INTERVAL 2m


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LEGEND

-  CLOSE VIEW
-  DISTANT VIEW



THE LAKES ESTATE
NORTH BOAMBEE, COFFS HARBOUR
PROPOSED SUBDIVISION

Client	Noubia Projects Pty Ltd	Sheet	7 of 23
Reference No	135181P07	Date	12/6/2009
Drawing Status	FINAL	Revision	D
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NORTH	Co-ordinate Datum	50	0
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Note
CONTOUR INTERVAL 2m

Revision	Initials	Amendments	Date
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BISHOP
DRUITT
COLLEGE





LEGEND

Stage Boundary

THE LAKES ESTATE
NORTH BOAMBIE, COFFS HARBOUR

Client	Noubia Projects Pty Ltd	Sheet	8 of 23
Reference No	135181P08	Revision	D
Drawing Status	FINAL	Date	12/6/2009
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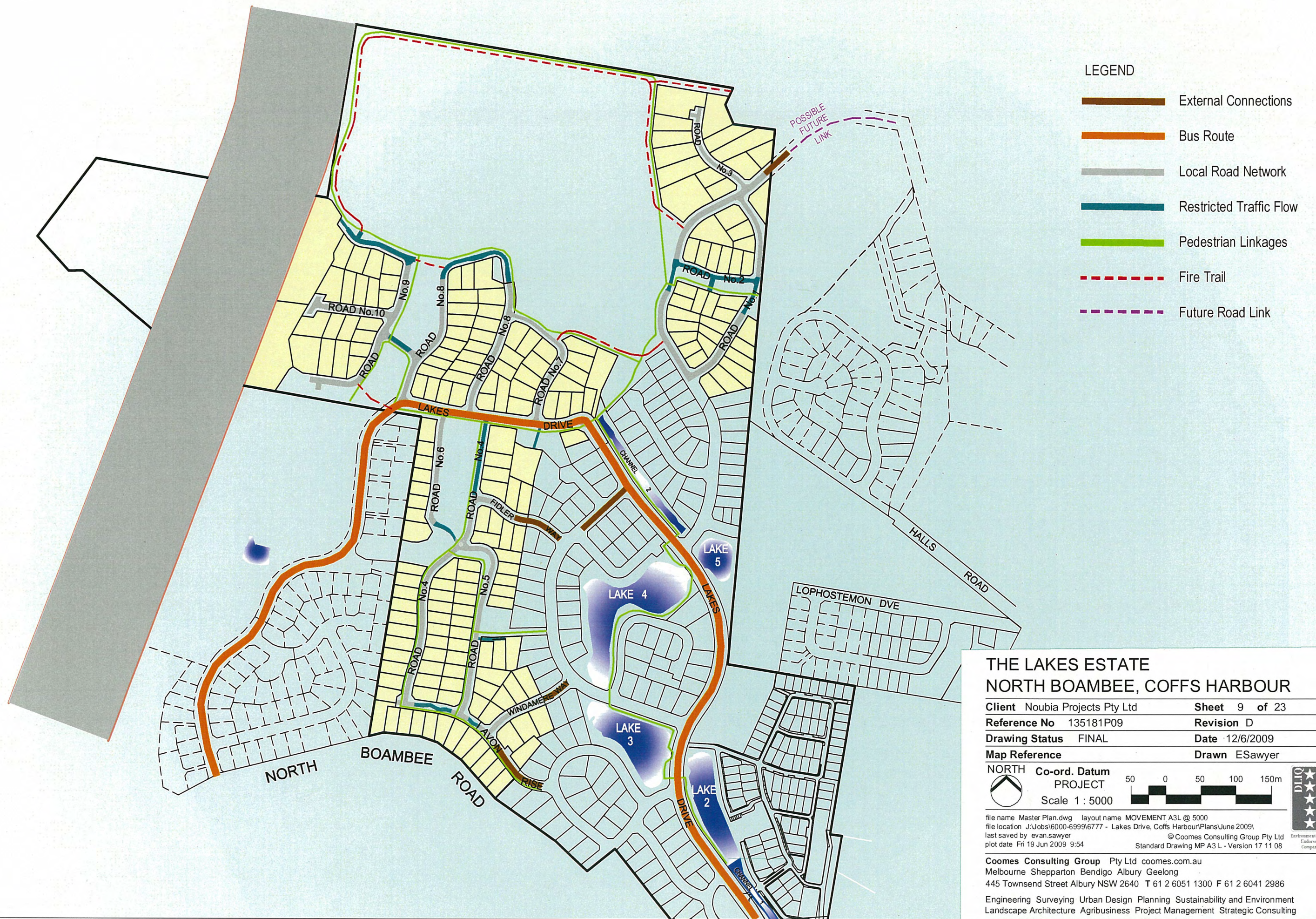
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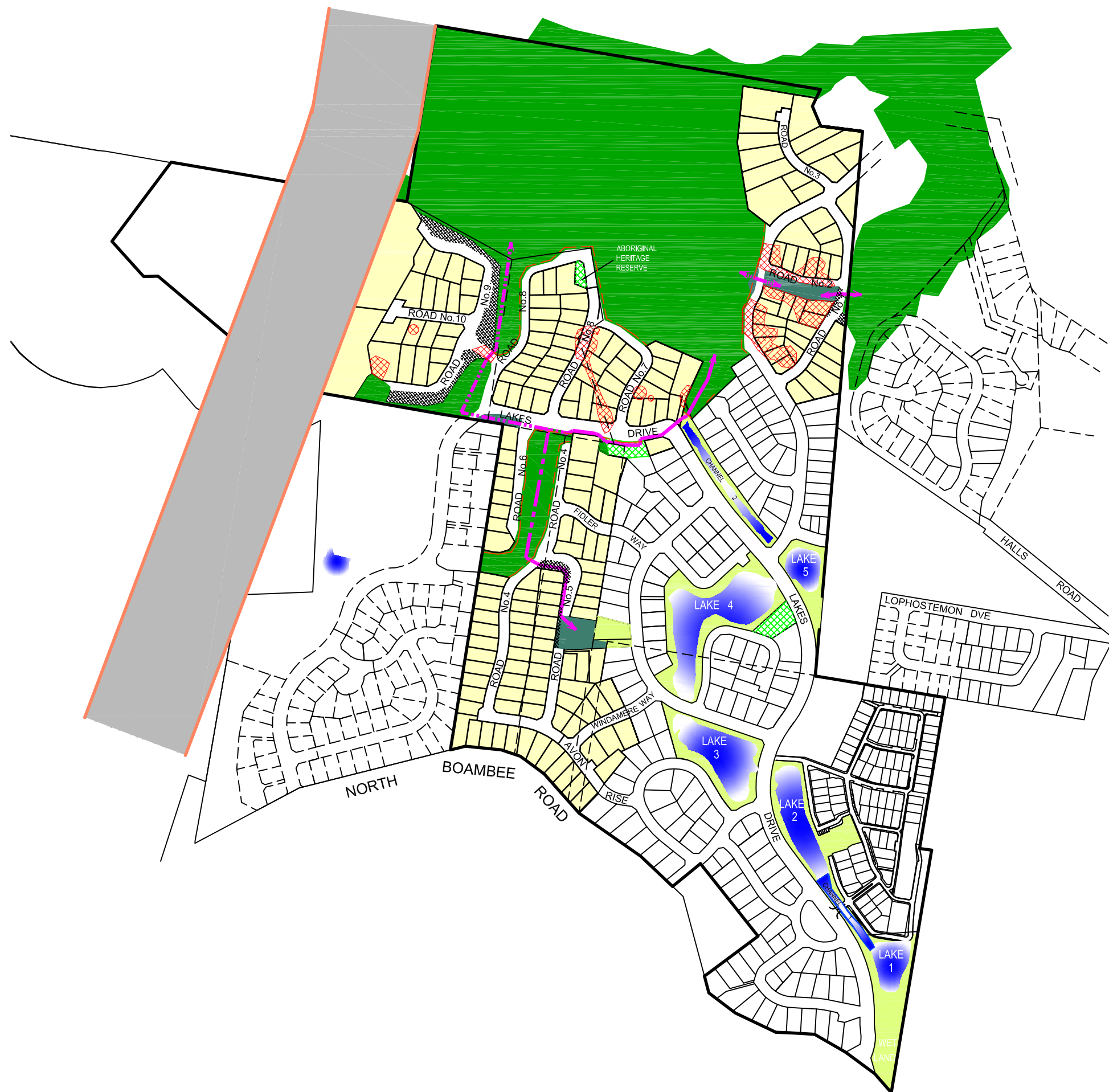
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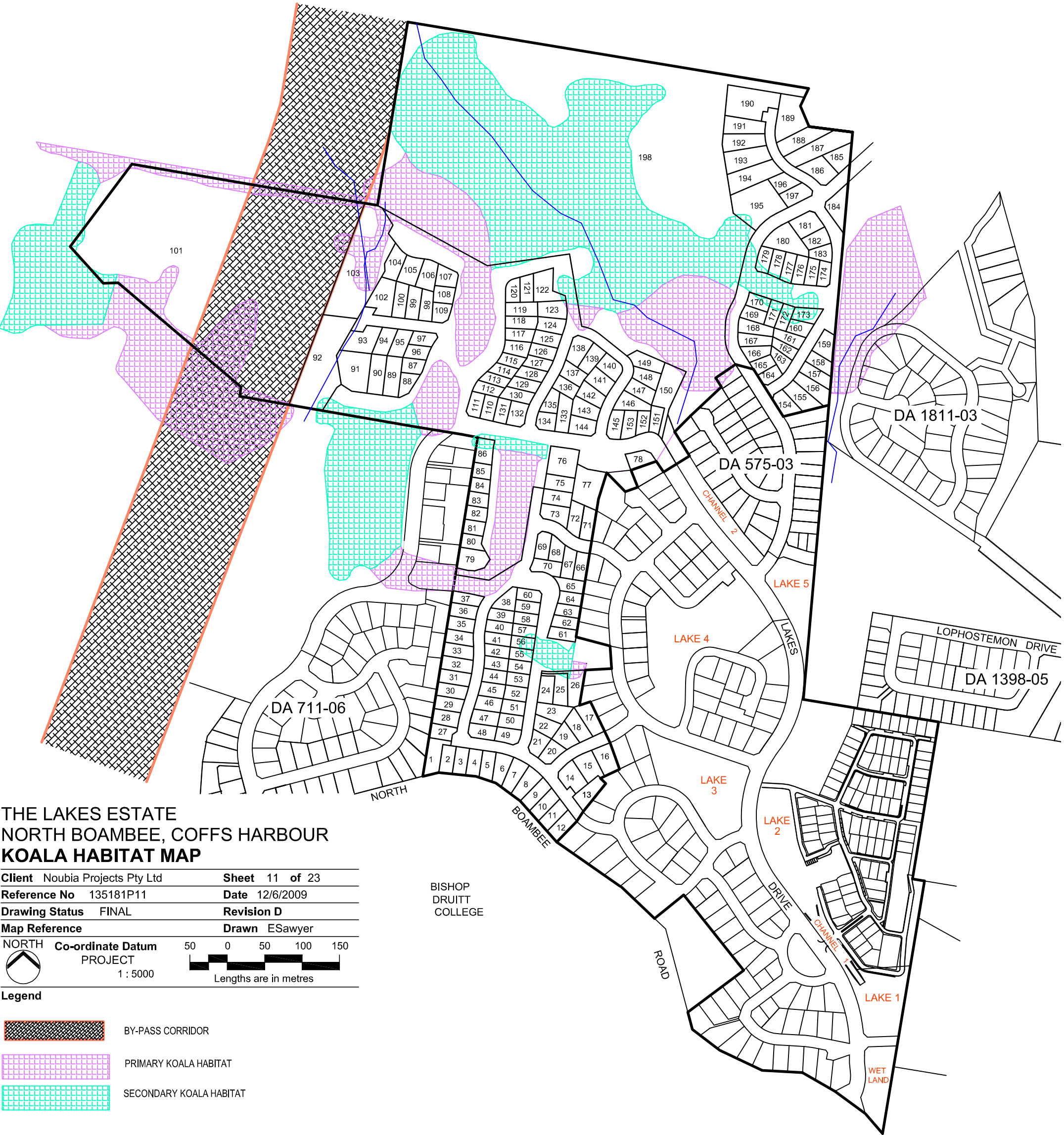
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STAGING PLAN







THE LAKES ESTATE
NORTH BOAMBEE, COFFS HARBOUR
KOALA HABITAT MAP

Client	Noubia Projects Pty Ltd	Sheet	11 of 23
Reference No	135181P11	Date	12/6/2009
Drawing Status	FINAL	Revision	D
Map Reference		Drawn	ESawyer
NORTH		Co-ordinate Datum	
		PROJECT	
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Legend	
	BY-PASS CORRIDOR
	PRIMARY KOALA HABITAT
	SECONDARY KOALA HABITAT

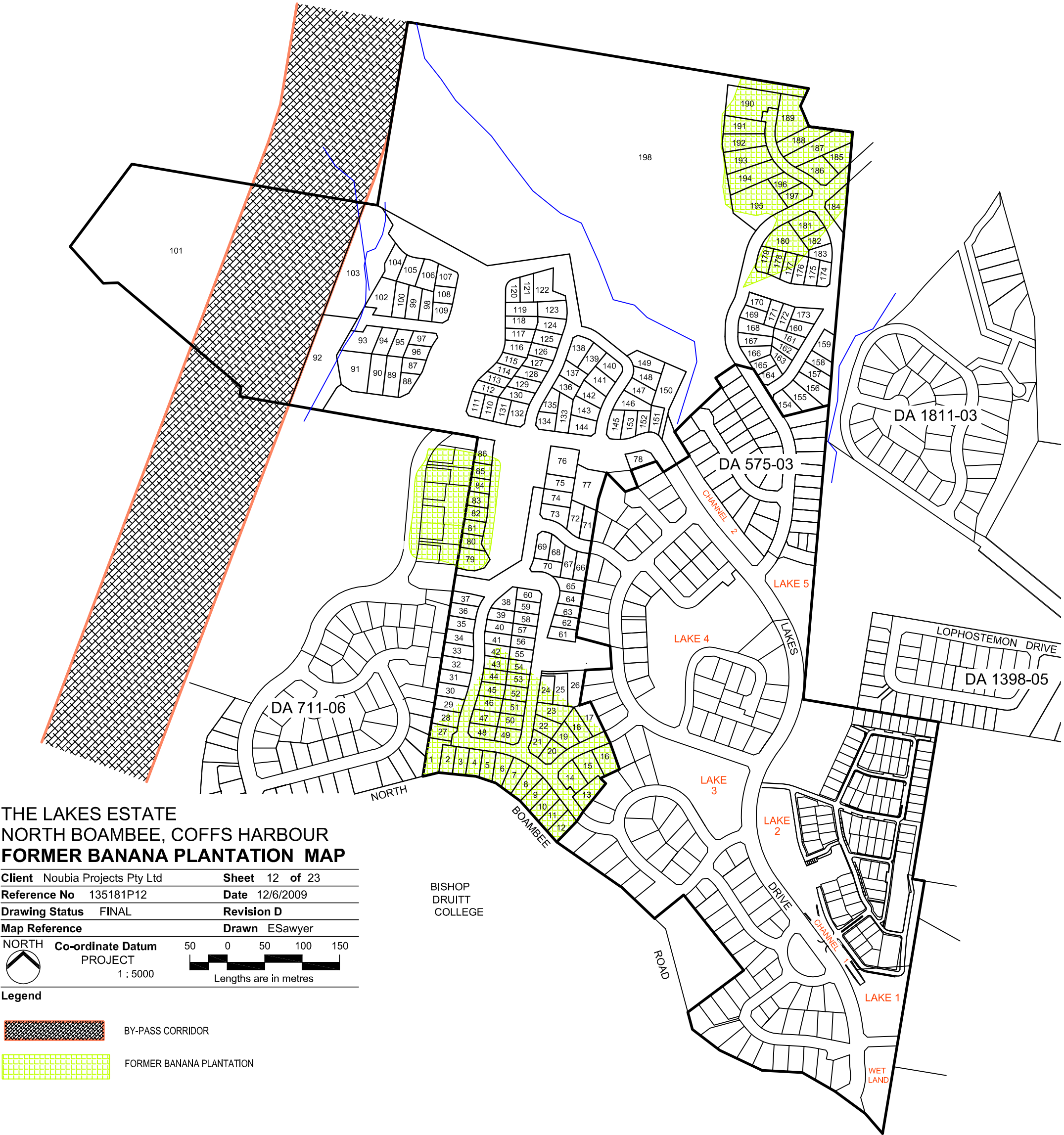
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FORMER BANANA PLANTATION MAP

Client	Noubia Projects Pty Ltd	Sheet	12 of 23
Reference No	135181P12	Date	12/6/2009
Drawing Status	FINAL	Revision	D
Map Reference		Drawn	ESawyer
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Legend	
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Disclaimers

Revision	Initials	Amendments	Date
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THE LAKES ESTATE NORTH BOAMBEE, COFFS HARBOUR

Client Noubia Projects Pty Ltd Sheet 13 of 23

Reference No 135181P13 Revision D

Drawing Status FINAL Date 12/6/2009

Map Reference Drawn ESawyer

NORTH Co-ord. Datum PROJECT
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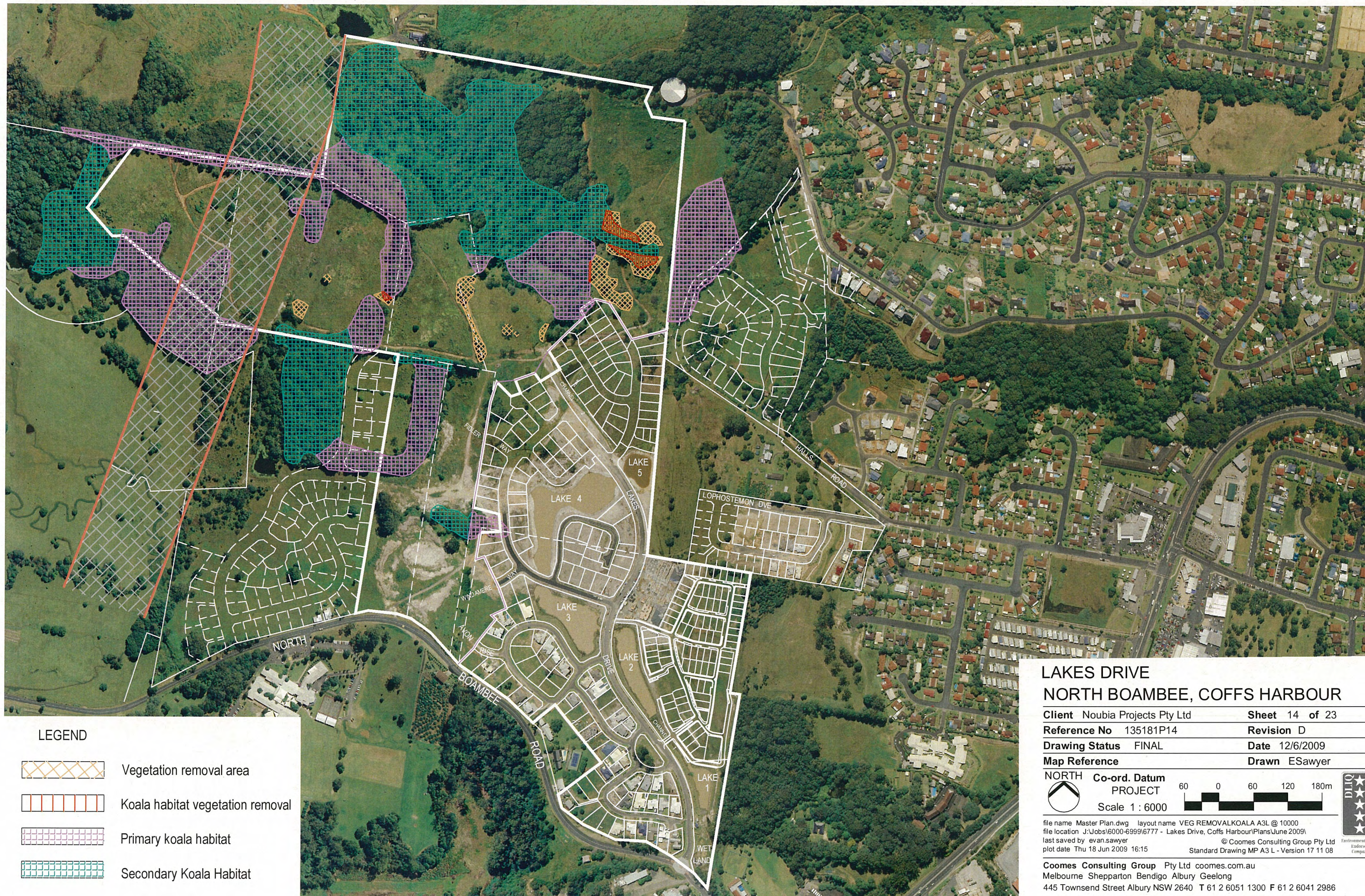
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LEGEND

 Vegetation Removal Area

VEGETATION REMOVAL PLAN



LEGEND

-  Vegetation removal area
-  Koala habitat vegetation removal
-  Primary koala habitat
-  Secondary Koala Habitat

LAKES DRIVE NORTH BOAMBEE, COFFS HARBOUR

Client Noubia Projects Pty Ltd Sheet 14 of 23
Reference No 135181P14 Revision D
Drawing Status FINAL Date 12/6/2009
Map Reference Drawn ESawyer

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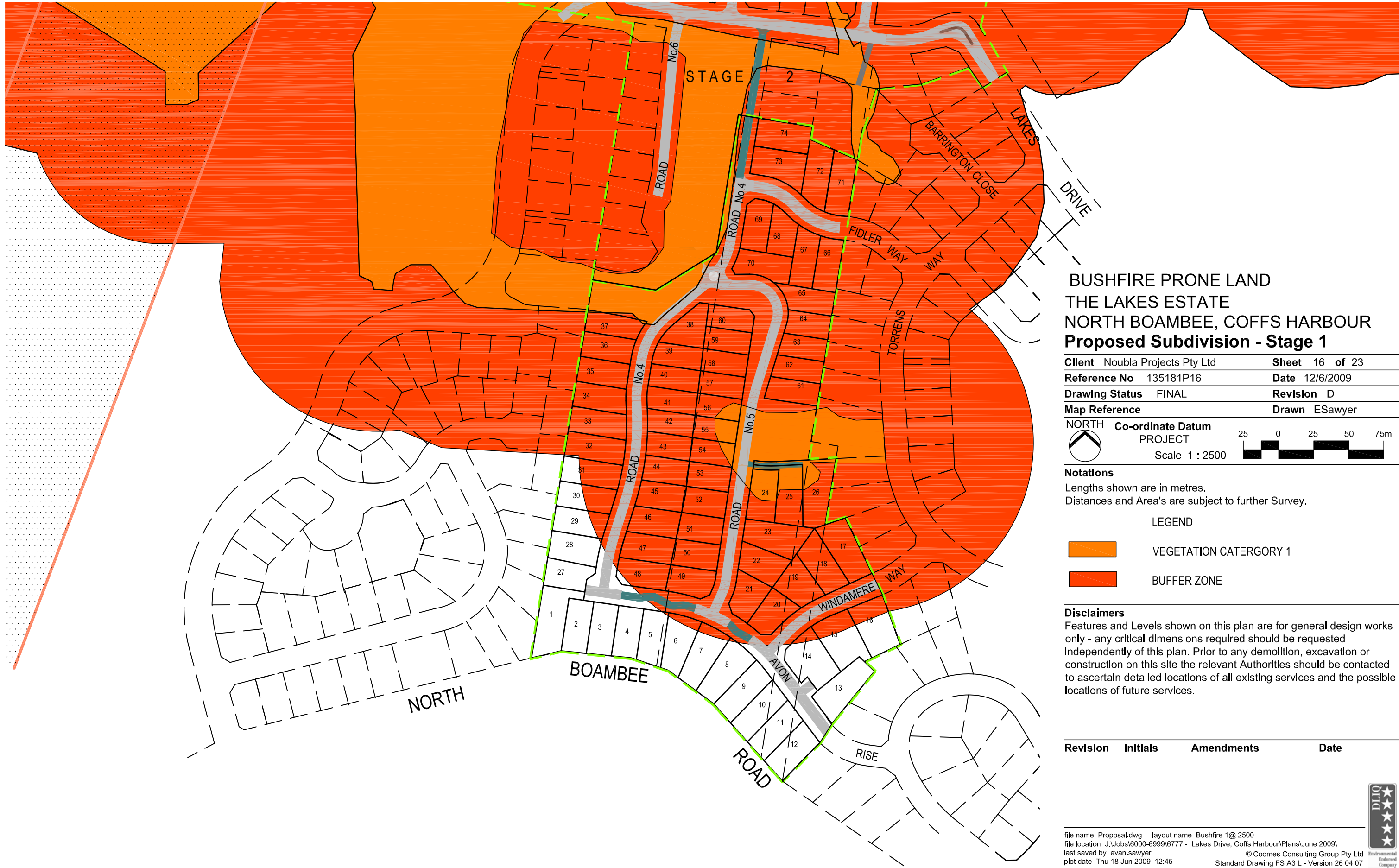
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VEGETATION REMOVAL OF KOALA HABITAT PLAN

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BUSHFIRE PRONE LAND
THE LAKES ESTATE
NORTH BOAMBEE, COFFS HARBOUR
Proposed Subdivision - Stage 1

Client	Noubia Projects Pty Ltd	Sheet	16 of 23
Reference No	135181P16	Date	12/6/2009
Drawing Status	FINAL	Revislon	D
Map Reference		Drawn	ESawyer

NORTH Co-ordinate Datum PROJECT
Scale 1 : 2500
25 0 25 50 75m

Notatlons
Lengths shown are in metres.
Distances and Area's are subject to further Survey.

LEGEND

	VEGETATION CATERGORY 1
	BUFFER ZONE

Disclaimers
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Revislon	Inttlals	Amendments	Date
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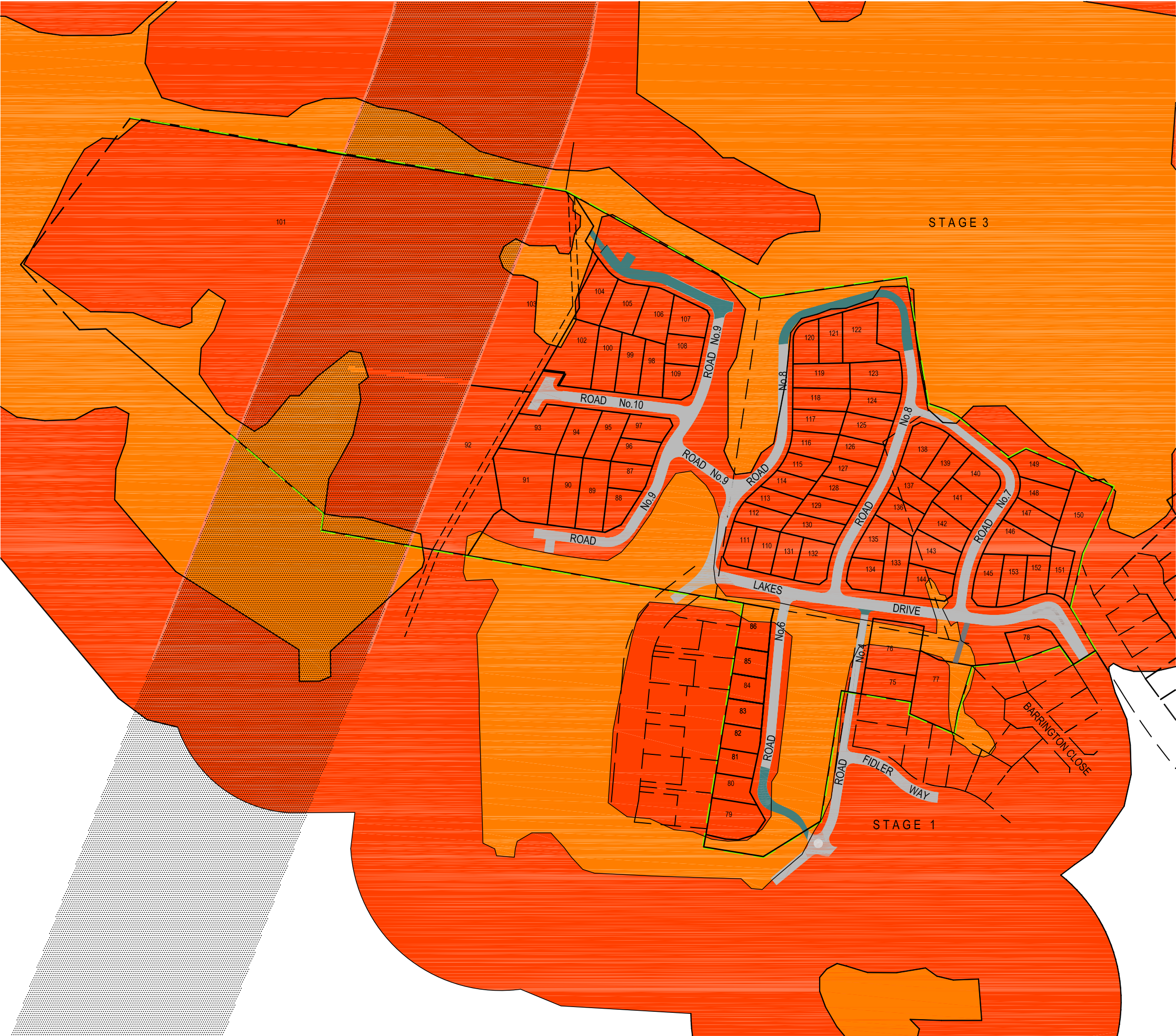
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plot date Thu 18 Jun 2009 12:45 Standard Drawing FS A3 L - Version 26 04 07

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BUSHFIRE PRONE LAND
LAKES DRIVE
NORTH BOAMBEE, COFFS HARBOUR
Proposed Subdivision - Stage 2

Client	Noubia Projects Pty Ltd	Sheet	17 of 23
Reference No	131181P17	Date	12/6/2009
Drawing Status	FINAL	Revision	D
Map Reference		Drawn	ESawyer

NORTH Co-ordinate Datum PROJECT
Scale 1 : 3000

Notations
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Distances and Area's are subject to further Survey.

LEGEND

- VEGETATION CATERGORY 1
- BUFFER ZONE

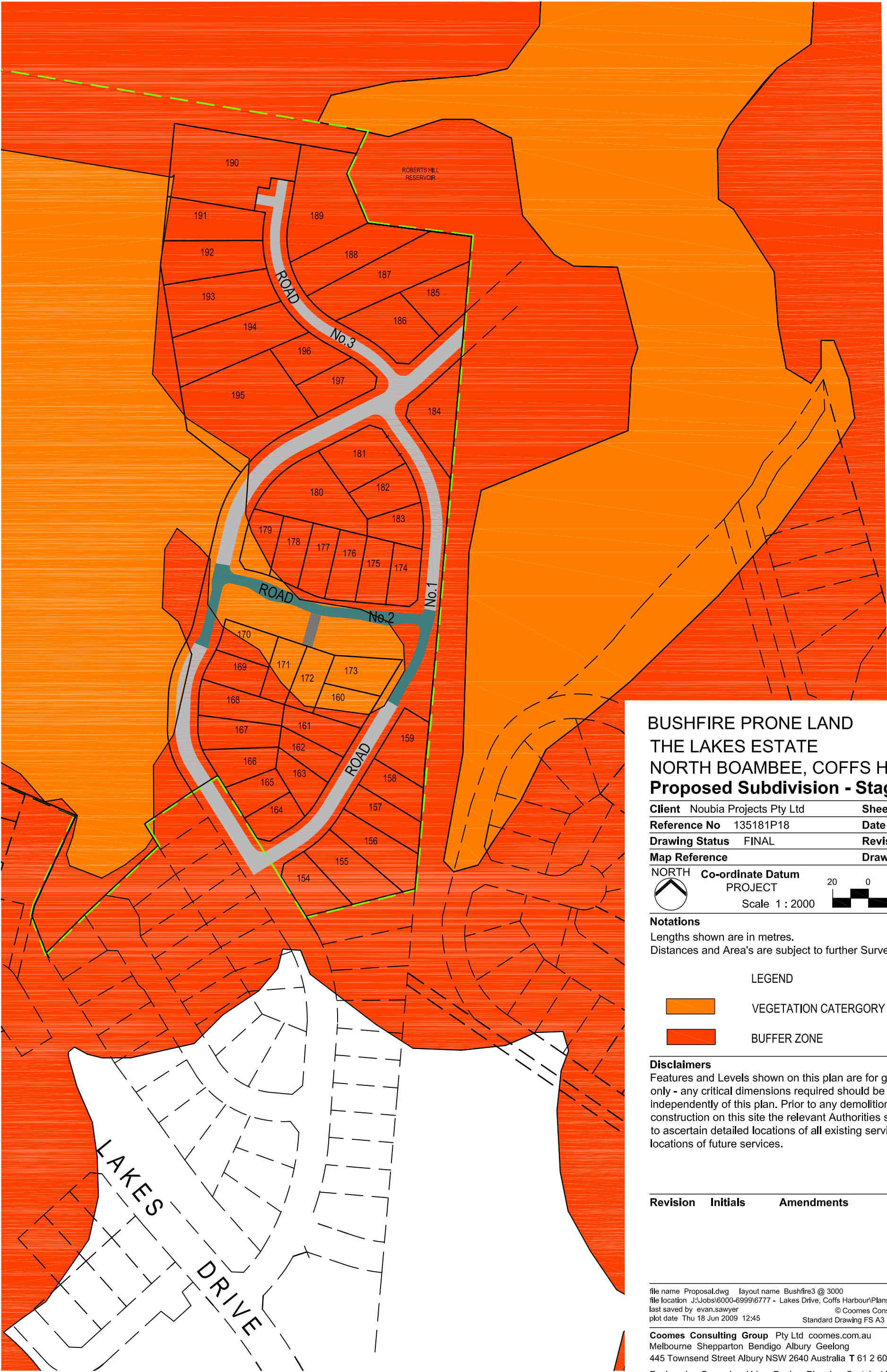
Disclaimers
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BUSHFIRE PRONE LAND
THE LAKES ESTATE
NORTH BOAMBEE, COFFS HARBOUR
Proposed Subdivision - Stage 3

Client	Noubia Projects Pty Ltd	Sheet	18 of 23
Reference No	135181P18	Date	12/6/2009
Drawing Status	FINAL	Revision	D
Map Reference		Drawn	ESawyer

NORTH **Co-ordinate Datum**
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Notations
Lengths shown are in metres.
Distances and Area's are subject to further Survey.

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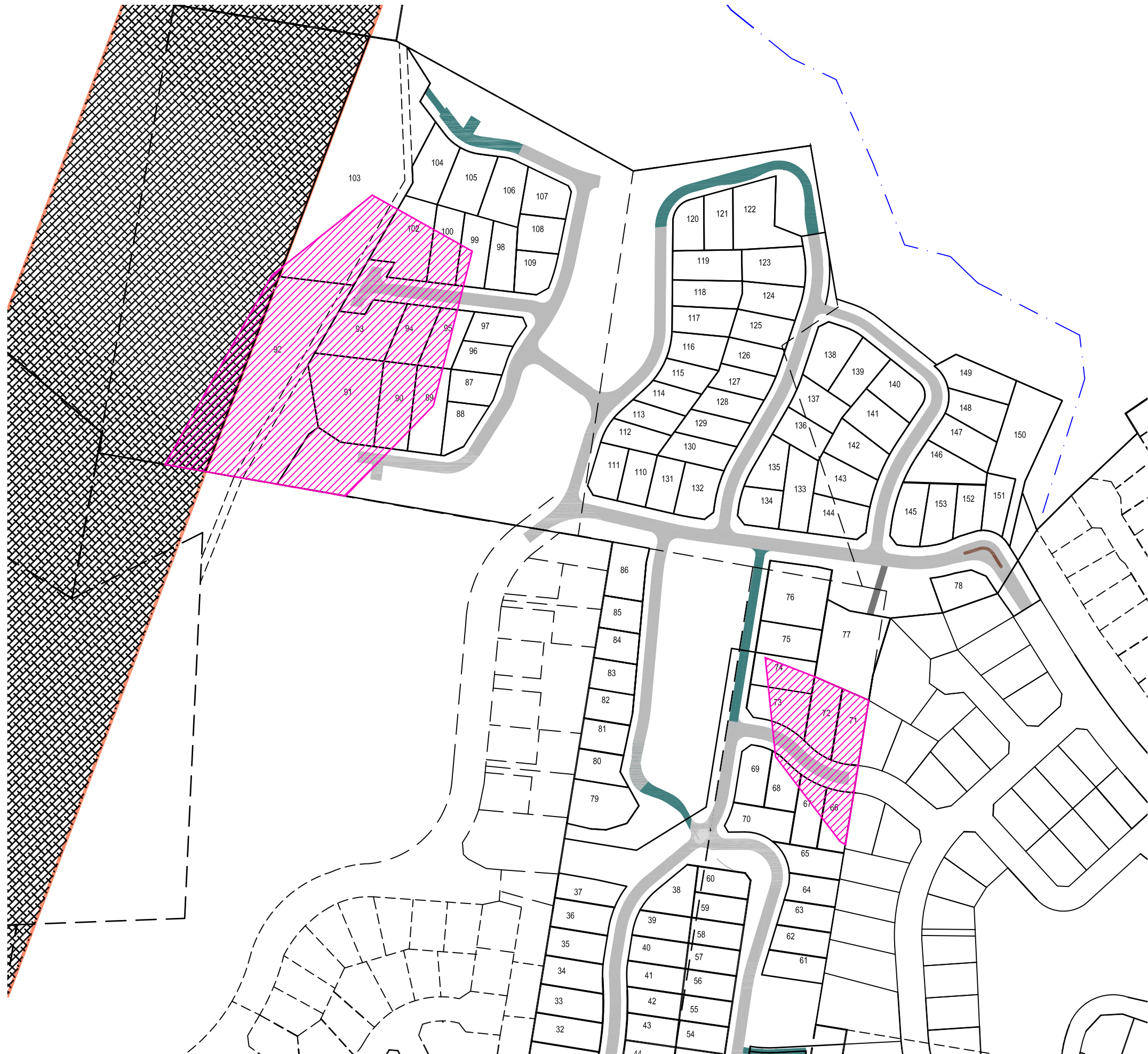
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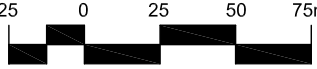




LEGEND

 Acid Sulphate Soil

THE LAKES ESTATE
NORTH BOAMBEE, COFFS HARBOUR

Client	Noubia Projects Pty Ltd	Sheet	19 of 23
Reference No	135181P19	Date	12/6/2009
Drawing Status	FINAL	Revislon	D
Map Reference		Drawn	ESawyer
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Notatlons

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Revislon	Intllals	Amendments	Date
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101
7.323ha
(BALANCE LAND
SUBJECT TO FUTURE SUBDIVISION)

STAGE 3



THE LAKES ESTATE
NORTH BOAMBEE, COFFS HARBOUR
Proposed Subdivision - Stage 2

Client	Noubia Projects Pty Ltd	Sheet	21 of 23
Reference No	135181P21	Date	12-6-2009
Drawing Status	FINAL	Revision	D
Map Reference		Drawn	ESawyer
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Co-ordinate Datum	PROJECT	1 : 1000	Lengths are in metres

Notations
Lengths shown are in metres
Dimensions and areas are approximate only and are subject to final survey

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THE LAKES ESTATE
NORTH BOAMBEE, COFFS HARBOUR
Proposed Subdivision - Stage 3

Client	Noubia Projects Pty Ltd	Sheet	22 of 23
Reference No	135181P22	Date	12/6/2009
Drawing Status	FINAL	Revision	D
Map Reference		Drawn	ESawyer

NORTH

Co-ordinate Datum
PROJECT

1: 1000

Lengths are in metres

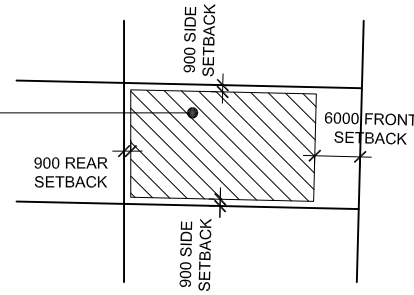
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Dimensions and areas are approximate only and are subject to final survey

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FOR CONTINUATION REFER TO SHEET 2 (STAGE 2)

MAXIMUM
BUILDING
ENVELOPE

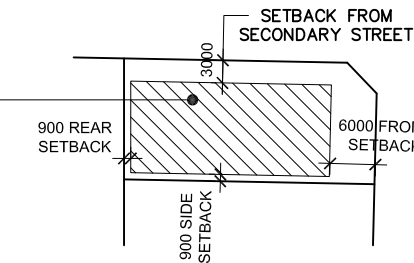


PRIMARY ROAD

TYPICAL
STANDARD ALLOTMENT
BUILDING ENVELOPE

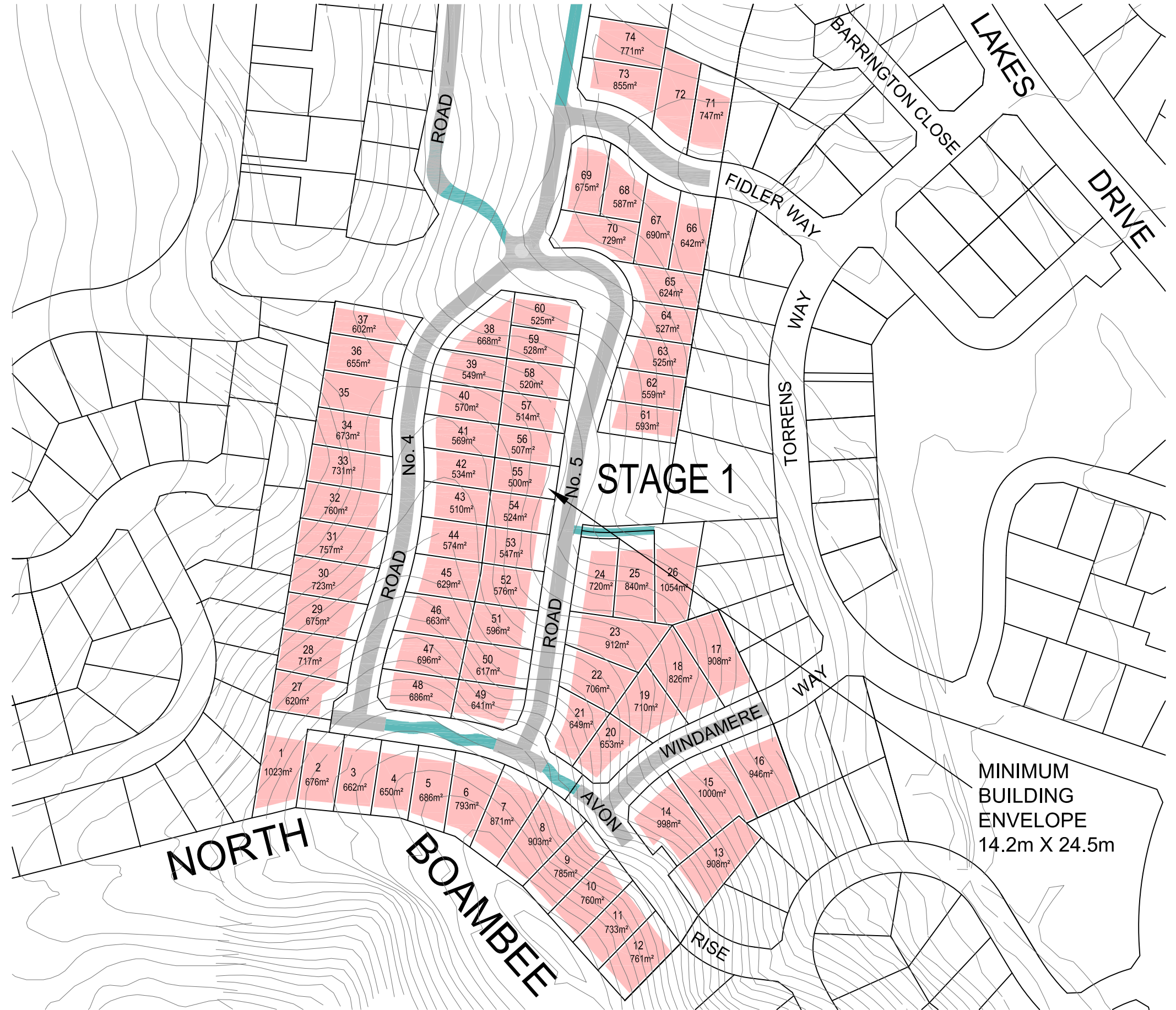
SECONDARY ROAD

MAXIMUM
BUILDING
ENVELOPE



PRIMARY ROAD

TYPICAL STANDARD
CORNER ALLOTMENT
BUILDING ENVELOPE



MINIMUM
BUILDING
ENVELOPE
14.2m X 24.5m

AMENDMENTS			
ISSUE	DRAWN	DESCRIPTION	DATE
A	DD	ISSUE FOR DA	02/07/09

NOTES:
LENGTHS & AREAS SHOWN ARE IN METRES. & ARE SUBJECT TO FURTHER SURVEY. BUILDING SETBACKS ARE ACCORDING TO DCP AS FOLLOWS:
6 METRE SETBACK FROM PRIMARY STREET FRONTAGE.
3 METRE SETBACK FROM SECONDARY STREET (CORNER LOTS).
20 METRE SETBACK FROM CREEK & MAJOR WATER COURSES.
900 mm SETBACK FROM SIDE OR REAR BOUNDARIES.
ACTUAL HOUSING FOOTPRINT REMAINS SUBJECT TO OTHER DCP & PLANNING REQUIREMENTS.
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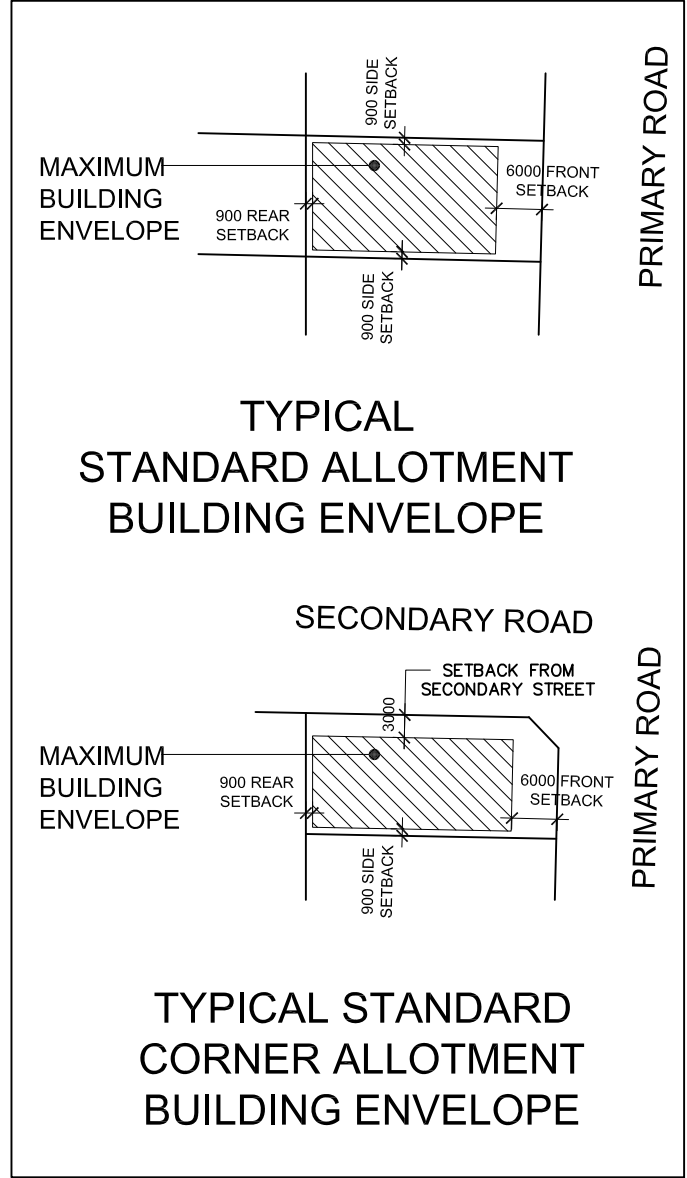
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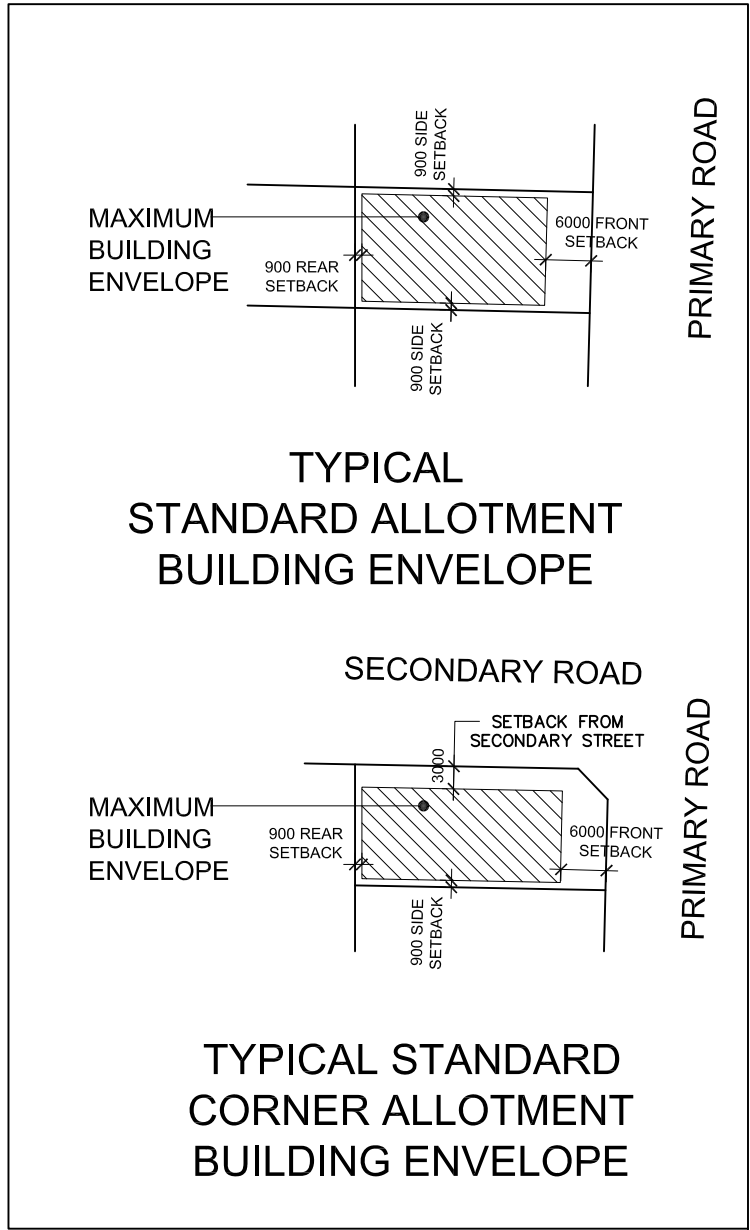
CLIENT
NOUBIA PROJECTS PTY LTD
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PROJECT TITLE
LAKES DRIVE
NORTH BOAMBEE, COFFS HARBOUR
DRAWING TITLE
PROPOSED SUB DIVISION - STAGE 1
INDICATIVE COUNCIL DCP BUILDING ENVELOPES

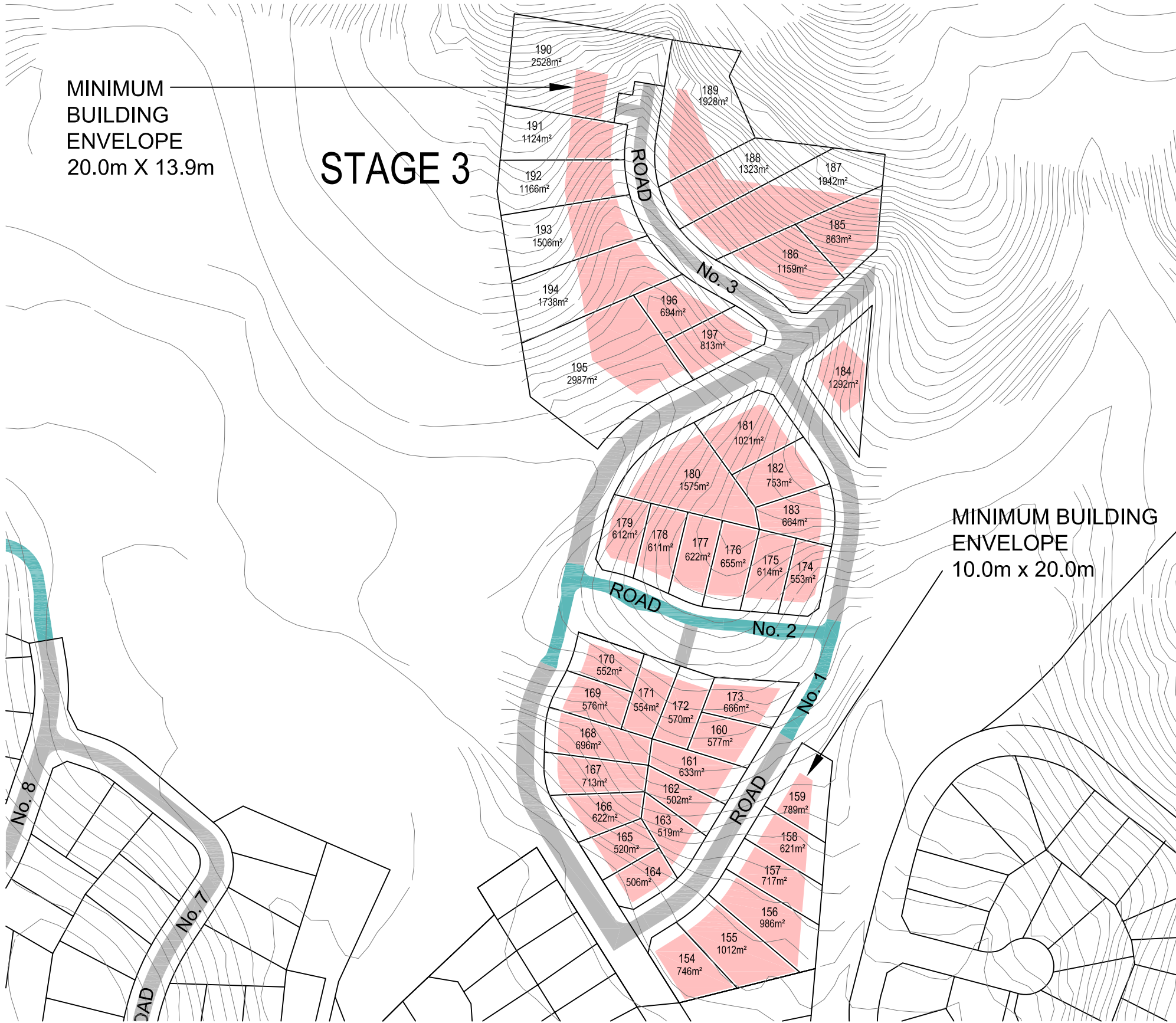


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PROJECT NO. 912	LOT No.	DWG No. 1 OF 3	REV. No. A





FOR CONTINUATION REFER TO SHEET 2 (STAGE 2)



FOR CONTINUATION REFER TO SHEET 1 (STAGE 1)

AMENDMENTS			
ISSUE	DRAWN	DESCRIPTION	DATE
A	DD	ISSUE FOR DA	02/07/09

NOTES:
LENGTHS & AREAS SHOWN ARE IN METRES. & ARE SUBJECT TO FURTHER SURVEY. BUILDING SETBACKS ARE ACCORDING TO DCP AS FOLLOWS:
6 METRE SETBACK FROM PRIMARY STREET FRONTAGE.
3 METRE SETBACK FROM SECONDARY STREET (CORNER LOTS).
20 METRE SETBACK FROM CREEK & MAJOR WATER COURSES.
900 mm SETBACK FROM SIDE OR REAR BOUNDARIES.
ACTUAL HOUSING FOOTPRINT REMAINS SUBJECT TO OTHER DCP & PLANNING REQUIREMENTS.
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PROJECT TITLE
LAKES DRIVE
NORTH BOAMBEE, COFFS HARBOUR
DRAWING TITLE
PROPOSED SUB DIVISION - STAGE 3
INDICATIVE COUNCIL DCP BUILDING ENVELOPES



CHECKED	DRAWN	SCALE	
RE	DD	0 10 20 40 60 SCALE 1 : 2000 @ A3	
PROJECT NO.	LOT No.	DWG No.	REV. No.
912		3 OF 3	A