



LEGEND

- WATERWAY

SUBJECT SITE

FIRE TRAIL

FUTURE HIGHWAY BI-PASS CORRIDOR

ASSET PROTECTION ZONE (7m APZ)

ASSET PROTECTION ZONE (8.05m APZ)
- ASSET PROTECTION ZONE (10m APZ)

ASSET PROTECTION ZONE (12.03m APZ)

ASSET PROTECTION ZONE (15m APZ)

ASSET PROTECTION ZONE (20m APZ)

ASSET PROTECTION ZONE (30m APZ)

ASSET PROTECTION ZONE (40m APZ)
- TYPICAL STANDARD ALLOTMENT BUILDING ENVELOPE

TYPICAL STANDARD CORNER ALLOTMENT BUILDING ENVELOPE
- STAGE 1 BUILDING AREA

STAGE 2 BUILDING AREA

STAGE 3 BUILDING AREA

SECONDARY ROAD

AMENDMENTS			
ISSUE	DRAWN	DESCRIPTION	DATE
A	DD	PRELIMINARY FOR COUNCIL APPROVAL	24/07/12
B	DD	ROAD NAMES ADDED.	15/08/12
C	DD	DEPT. OF PLANNING SUB-MISSION	28/08/12
D	DD	AMENDMENTS FOR RFS & COUNCIL REQUESTS	09/04/13
E	DD	DEPT. OF PLANNING RE SUB-MISSION	
F	DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14
		75W MODIFICATION	27/03/14

NOTES:
Lengths shown are in metres. Distances & Areas are subject to further Survey.
Building setbacks according to DCP are 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.
900mm setback from side or rear boundaries and

This drawing is the copyright of ASTORIA GROUP Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of ASTORIA GROUP Pty Ltd

	ASTORIA GROUP PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864	CLIENT NOUBIA PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864	PROJECT TITLE LAKES DRIVE, NORTH BOAMBEE, COFFS HARBOUR FUTURE SUB-DIVISION DRAWING TITLE SUBDIVISION STAGE 1 PLAN LOTS 1-58 AND PART LOT 141 (RESIDUAL)	CHECKED KS	DRAWN DD	SCALE 0 10 20 40 60m SCALE 1 : 2000 @ A3	
				PROJECT NO. 912	LOT No. -	DWG No. A012	REV. No. F