

WATERWAY SUBJECT SITE

SUBJECT SITE AREA

FUTURE HIGHWAY **BI-PASS CORRIDOR**

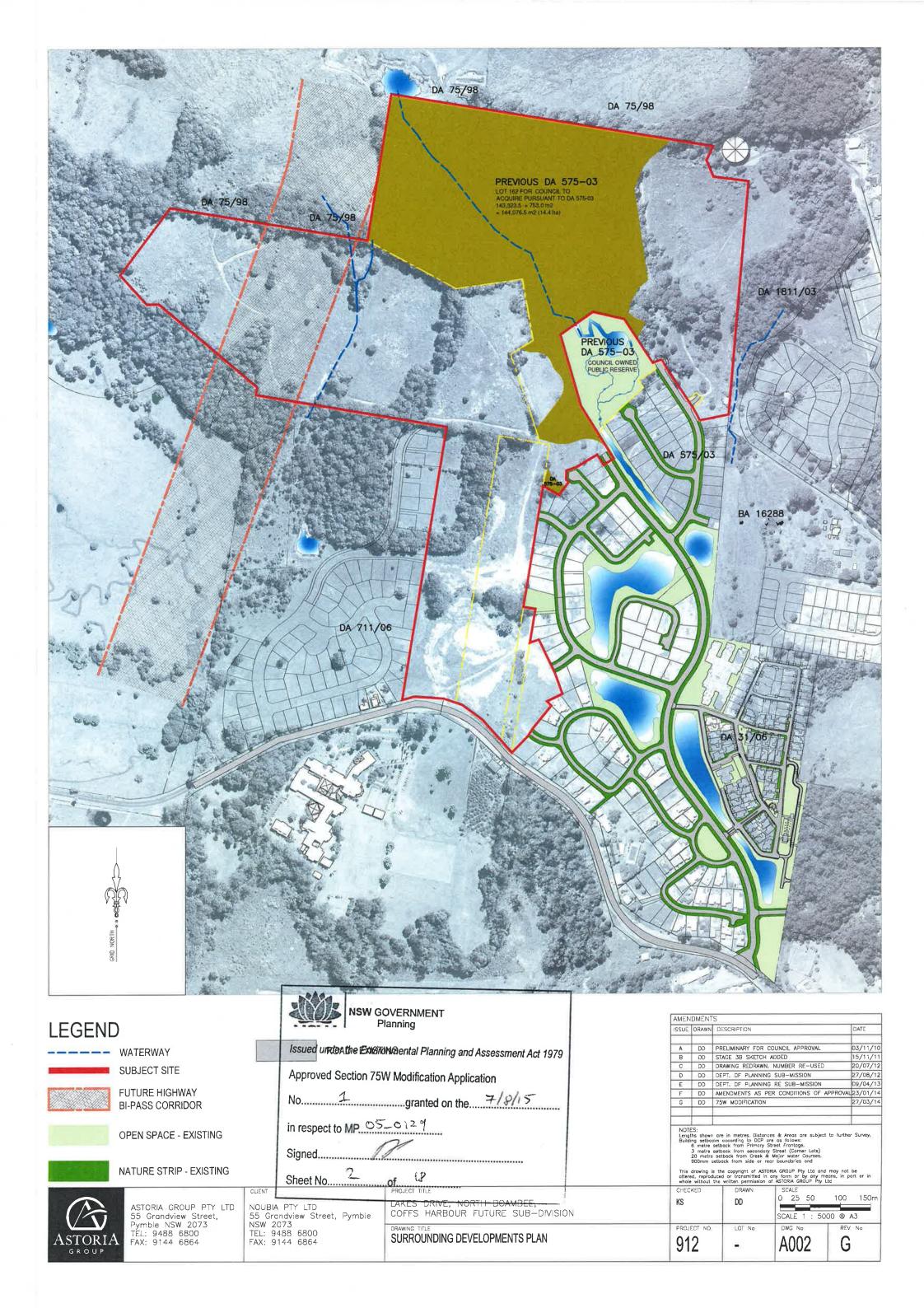
A DOMESTIC OF STREET	
ASTORIA	ASTORIA GROUP PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864
ASTORIA	Pymble NSW 2073 TEL: 9488 6800

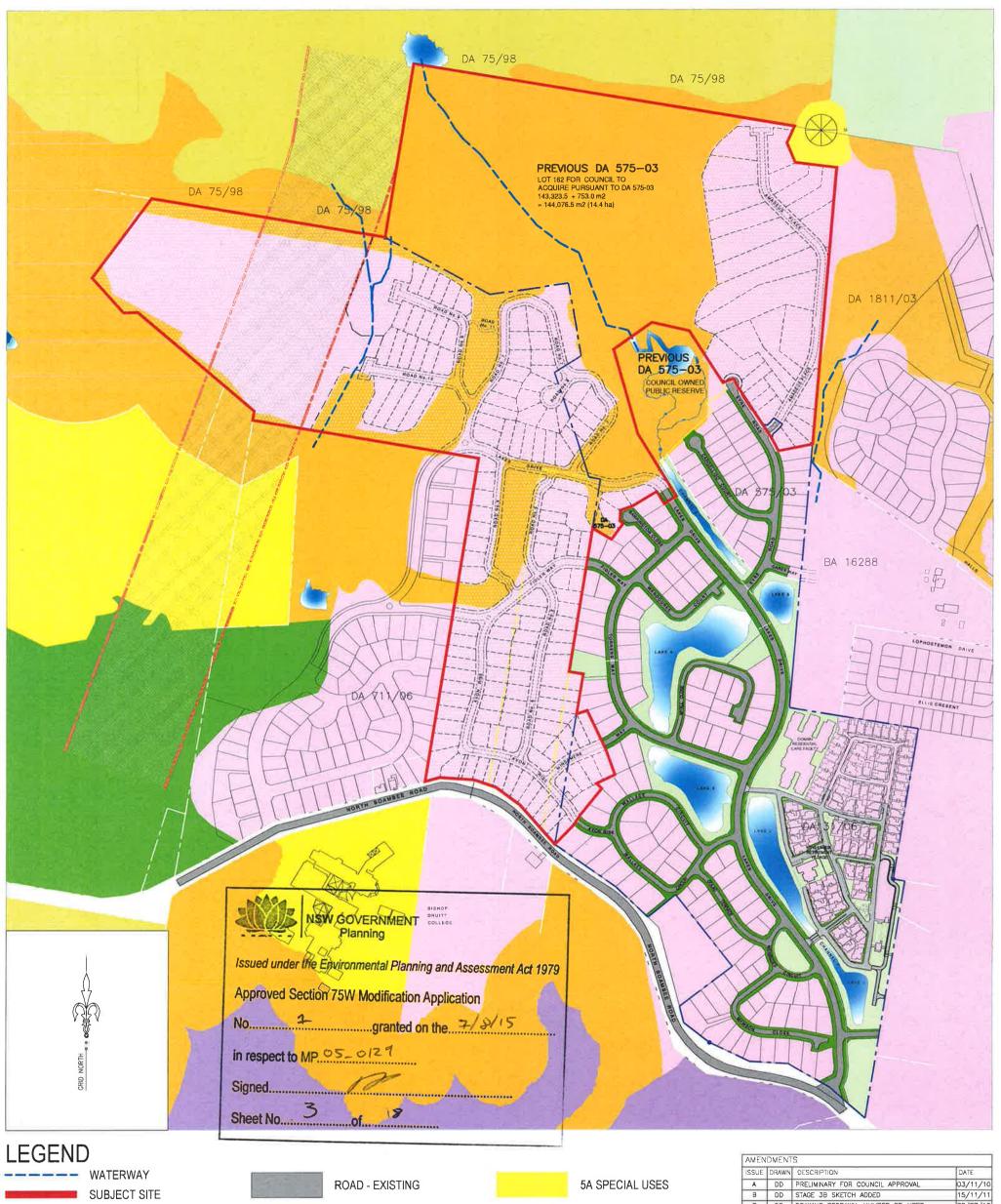
Issued under the Environmental Planning and Assessment Act 1979 Approved Section 75W Modification Application 7/8/15 No...granted on the in respect to MP. 05_012 9 Signed...

Sheet Noof	18
GLIENT	PROJECT TITLE
NOUBIA PTY LTD 55 Grandview Street, Pymble NSW 2073	LAKES DRIVE, NORTH BOAMBEE, COFFS HARBOUR FUTURE SUB-DIVISION
TEL: 9488 6800 FAX: 9144 6864	LOCATION PLAN

ISSUE	DRAWN	DESCRIPTION	DATE
A	DD	PRELIMINARY FOR COUNCIL APPROVAL	03/11/10
В	DD	STAGE 3B SKETCH ADDED	15/11/11
С	DD	DRAWING REDRAWN, NUMBER RE-USED	20/07/12
D	DD	DEPT. OF PLANNING SUB-MISSION	27/08/12
Ε	DD	DEPT, OF PLANNING RE SUB-MISSION	09/04/13
F	DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14
G	DD	75W MODIFICATION	27/03/14
NOTE			

	whole without the	written permission of	ASTORIA GROUP Pty L	td
Ī	CHECKED	DRAWN	SCALE	
	KS	DD	0 25 50	100 150m
			SCALE 1 : 50	00 @ A3
	PROJECT NO	LOT No	DWG No	REV No
	912	-	A001	G



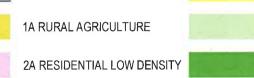




FUTURE HIGHWAY BI-PASS CORRIDOR OPEN SPACE - EXISTING

NATURE STRIP - EXISTING





4A INDUSTRIAL

6A OPEN SPACE PUBLIC RECREATION (EXISTING) 6C OPEN SPACE PRIVATE RECREATION (EXISTING)

7A ENVIRONMENTAL PROTECTION HABITAT & CATCHMENT

ISSUE	DRAWN	DESCRIPTION	DATE
Α	DD	PRELIMINARY FOR COUNCIL APPROVAL	03/11/10
8	DD	STAGE 38 SKETCH ADDED	15/11/11
С	DD	DRAWING REDRAWN, NUMBER RE-USED	20/07/12
D	DD	LOT 142 ADDED.	09/08/12
E	DD	ROAD NAMES ADDED	15/08/12
F	DD	DEPT. OF PLANNING SUB-MISSION	27/08/12
G	DD	AMENDMENTS FOR RFS & COUNCIL REQUESTS	09/04/13
		DEPT, OF PLANNING RE SUB-MISSION	
Н	DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14
J	DD	75W MODIFICATION	27/03/14



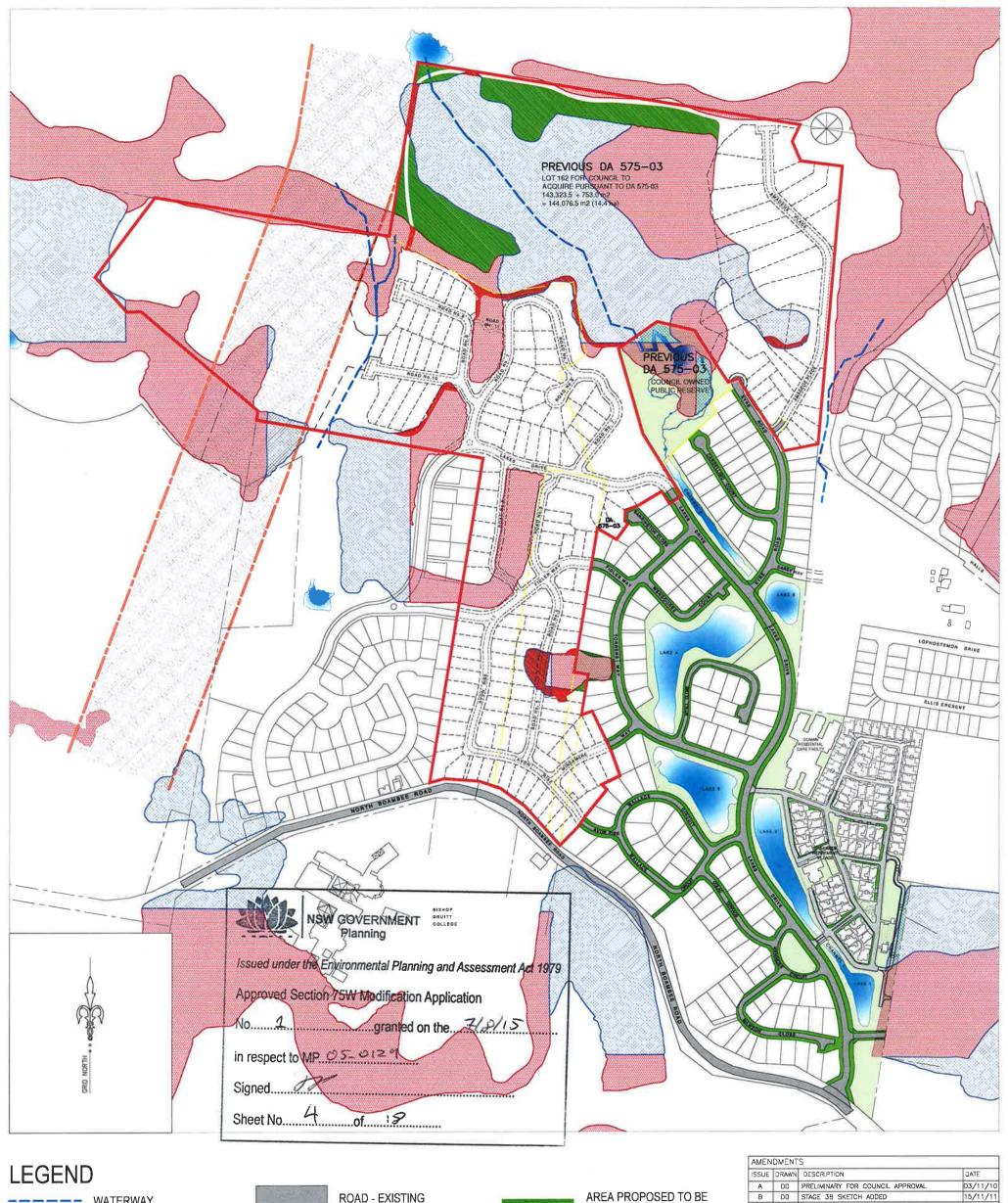
ASTORIA GROUP PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864

NOUBIA PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864

PROJECT T	TLE		
	,	NORTH UR FUT	MBEE, SUB-DIVISION

DRAWING T	TLE
ZONINI	SPLANE
ZONING	i PLAN

whole without the written permission of ASIONIA GROUP Pty Ltd								
CHECKED	DRAWN	SCALE						
KS	DD	0 25 50 100 150m						
		SCALE 1 : 50	00 @ A3					
PROJECT NO.	LOT No.	DWG No.	REV. No.					
040		A003						
912	-	AUUS	J					



---- WATERWAY SUBJECT SITE

> **FUTURE HIGHWAY BI-PASS CORRIDOR**

OPEN SPACE - EXISTING

NATURE STRIP - EXISTING



ROAD - EXISTING



PRIMARY KOALA HABITAT



SECONDARY KOALA HABITAT



TREES PROPOSED TO BE REMOVED OR PRUNED IN A KOALA DESIGNATED AREA

	AREA
113	ADDE
	DESI

ED TO A KOALA IGNATED AREA

SSUE	DRAWN	DESCRIPTION	DATE
Α	DD	PRELIMINARY FOR COUNCIL APPROVAL	03/11/10
В	DD	STAGE 3B SKETCH ADDED	15/11/11
С	DD	DRAWING REDRAWN. NUMBER RE-USED	20/07/12
D	DD	LOT 142 ADDED.	09/08/12
E	DD	ROAD NAMES ADDED. APZ LINE NOT SHOWN.	15/08/12
F	DD	DEPT. OF PLANNING SUB-MISSION	27/08/12
G	DD	AMENDMENTS FOR RFS & COUNCIL REQUESTS	09/04/13
		DEPT. OF PLANNING RE SUB-MISSION	
Н	DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14
J	DD	75W MODIFICATION	27/03/14

3 metre setback from secondary street (Corner Lots)
20 metre setback from Creek & Major water Courses.
900mm setback from side or rear boundaries and



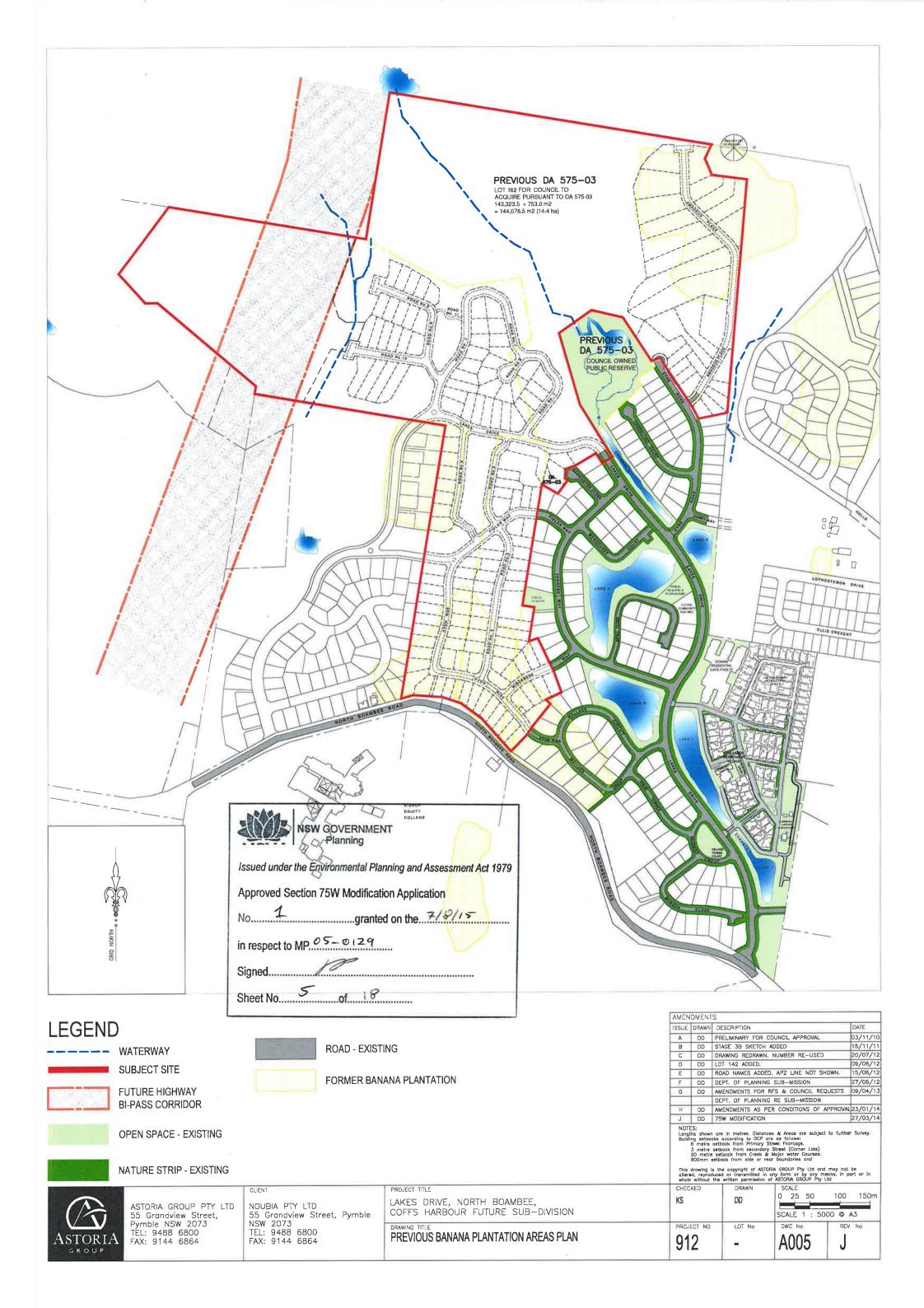
ASTORIA GROUP PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864

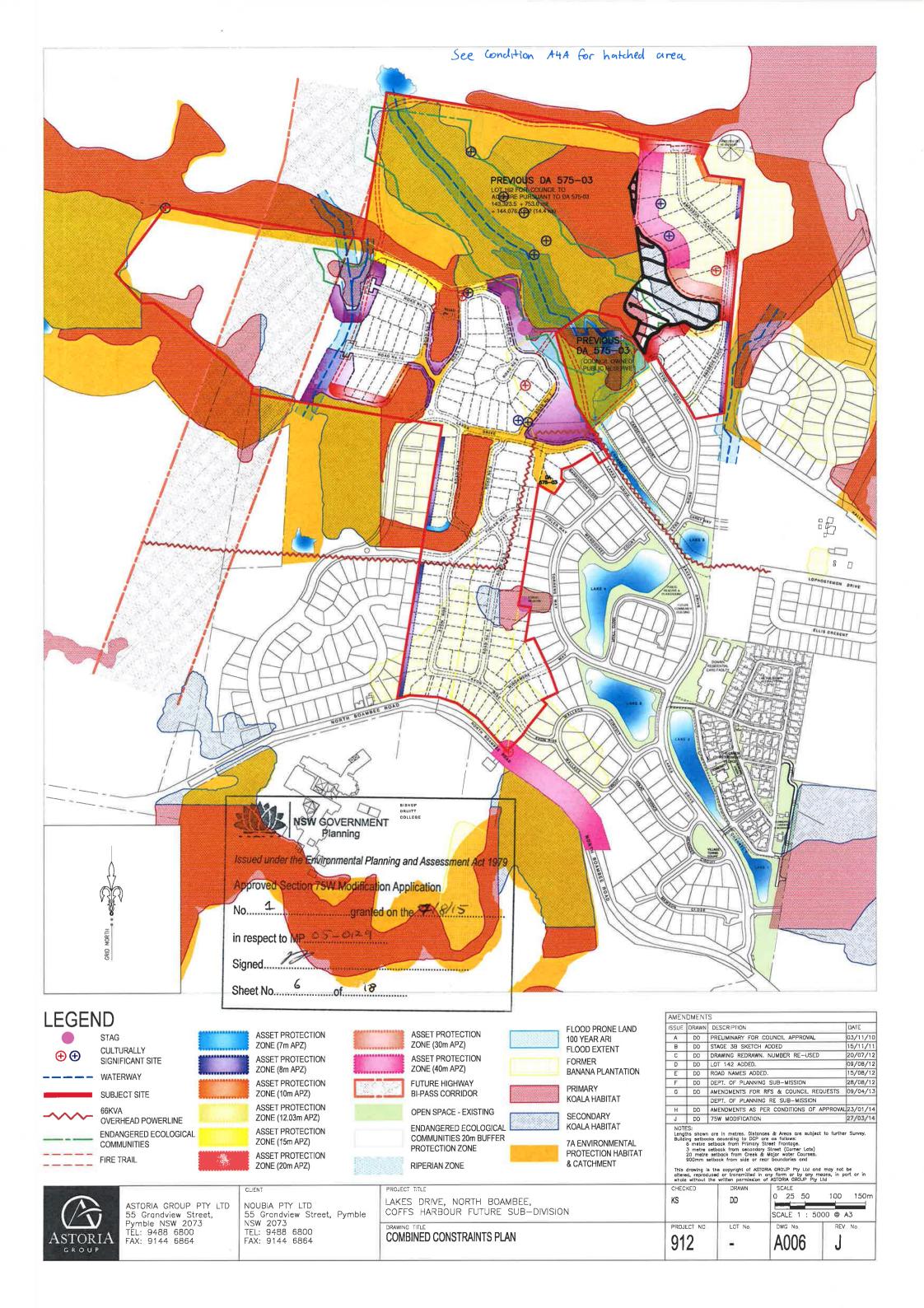
NOUBIA PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864

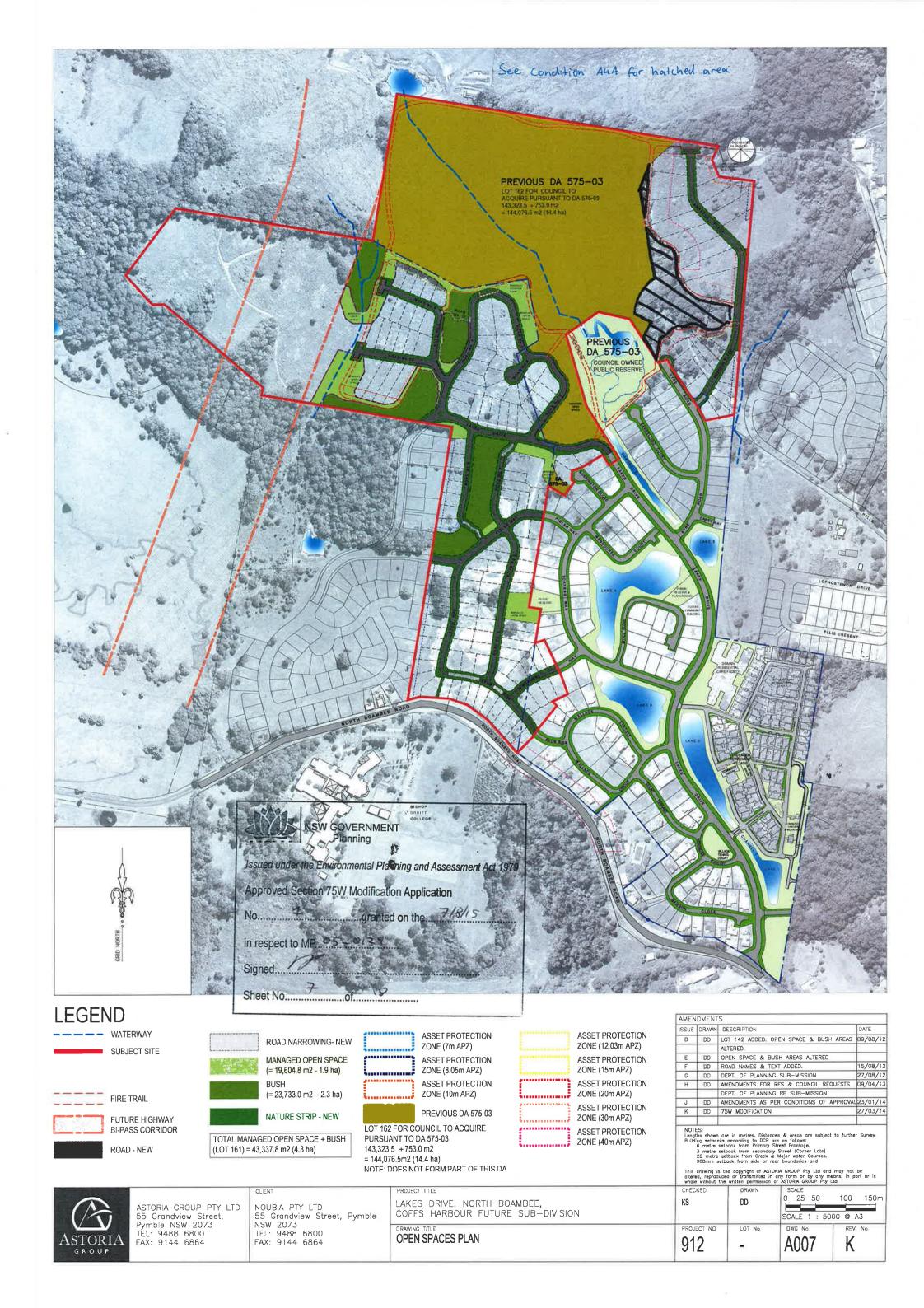
HOULCI	TILL						
_AKES	DRIVE,	NO	RTH	BOA	MBEE,		
COFFS	HARBO	UR	FUT	URE	SUB-	DIVISION	1

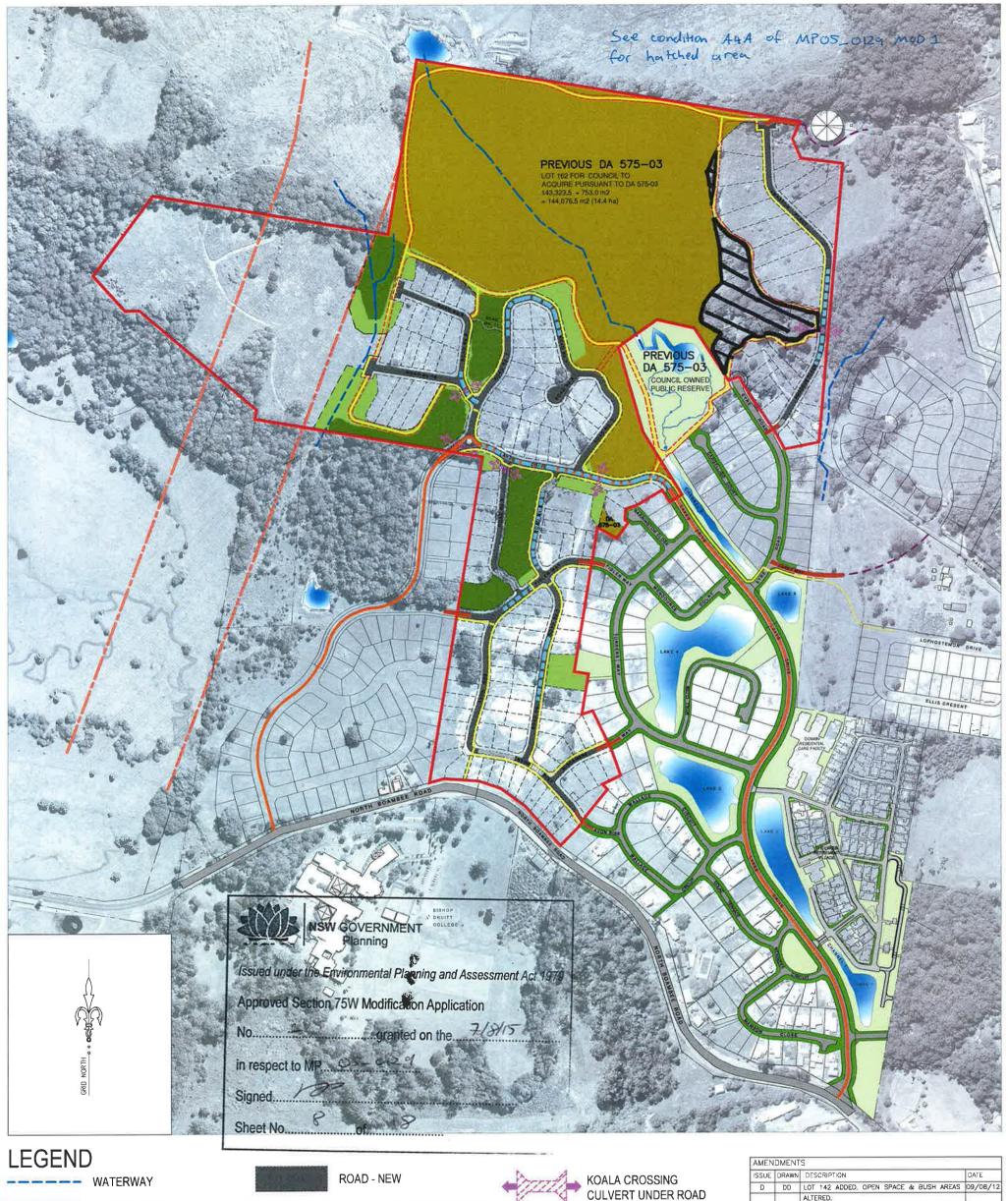
KOALA HABITAT PLAN

EEE, JB—DIVISION	CHECKED KS	DRAWN DD	SCALE 0 25 50	100 150m
DIVISION	PROJECT NO	LOT No	SCALE 1 : 500	00 @ A3
	912	-	A004	J









SUBJECT SITE

FIRE TRAIL

PEDESTRIAN AND /OR BIKE **ACCESS**

FUTURE HIGHWAY BI-PASS CORRIDOR 5.5m WIDE SPEED REDUCING **ROADWAY**

4m WIDE ONE WAY **ROADS WITH 4M** VERTICAL CLEARANCE

RESTRICTED TRAFFIC FLOW

EXTERNAL ROAD CONNECTIONS



FUTURE BUS ROUTE

■ ■ ■ ■ POSSIBLE FUTURE ROAD LIN

ROAD DESIGN AND WIDTHS AMENDED TO ADDRESS BUSHFIRE SAFETY ISSUES. (REFER TO REPORT BY BC & BHS **DATED 11 MARCH 2013)**

SSUE	DRAWN	DESCRIPTION	DATE
D	DD	LOT 142 ADDED OPEN SPACE & BUSH AREAS	09/08/12
		ALTERED	
E	DD	KOALA CULVERTS & RESTRICTED TRAFFIC ADDED	14/08/12
F	DD	ROAD NAMES ADDED. APZ NOT SHOWN	15/08/12
G	DD	DEPT, OF PLANNING SUB-MISSION	27/08/12
Н	DD	AMENDMENTS FOR RFS & COUNCIL REQUESTS	09/04/13
		DEPT, OF PLANNING RE SUB-MISSION	
J	DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14
K	DD	75W MODIFICATION	27/03/14

NOILES:
Lengths shown are in metres. Distances & Areas are subje
Building setbacks according to DCP are as follows:
6 metre setback from Primary Street Frontage.
3 metre setback from secondary Street (Corner Late)
20 metre setback from Creek & Mojor water Courses.
900mm setback from side or rear boundaries and

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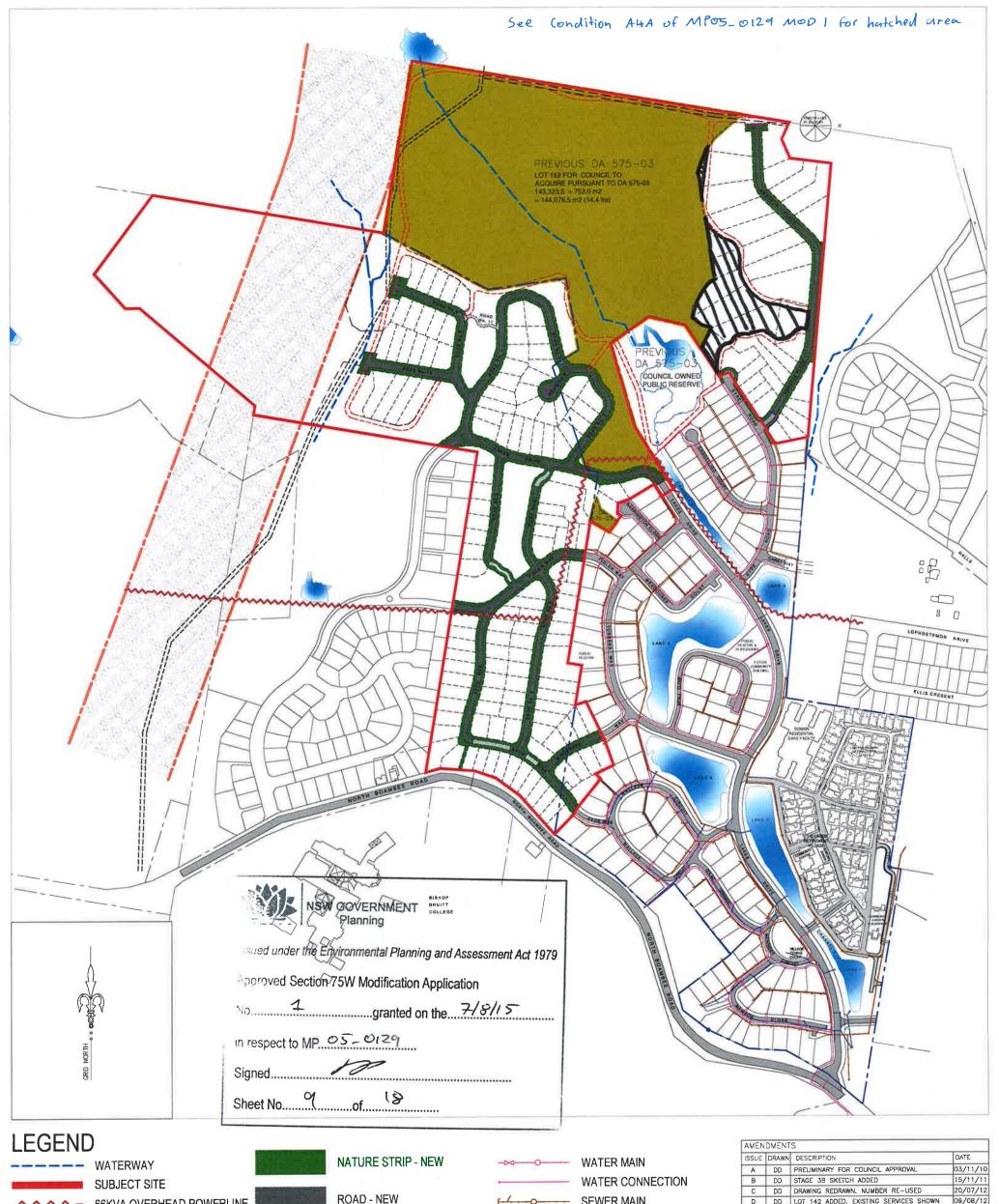
NOUBIA PTY LTD

NSW 2073 TEL: 9488 6800 FAX: 9144 6864

LAKES DRIVE, NORTH BOAMBEE, COFFS HARBOUR FUTURE SUB-DIVISION

ROADS AND MOVEMENT ACCESS PLAN

	912	=	800A	K
	PROJECT NO	LOT No	DWG No	REV No
			SCALE 1 : 500	00 @ A3
N	KS	DD	0 25 50	100 150m
	CHECKED	DRAWN	SCALE	



66KVA OVERHEAD POWERLINE

WATER MAIN

FIRE TRAIL

FUTURE HIGHWAY BI-PASS CORRIDOR



ROAD - NEW



ROAD NARROWING- NEW



4m WIDE ONE WAY **ROADS WITH 4M** VERTICAL CLEARANCE

 SEWER MAIN STORMWATER MAIN

STORMWATER INTER-ALLOTMENT DRAIN

ROAD DESIGN AND WIDTHS AMENDED TO ADDRESS BUSHFIRE SAFETY ISSUES. (REFER TO REPORT BY BC & BHS DATED 11 MARCH 2013)

ISSUE	ISSUE DRAWN DESCRIPTION			
Α	A DD PRELIMINARY FOR COUNCIL APPROVAL			
B DD STAGE 3B SKETCH ADDED				
Ç	DD	DRAWING REDRAWN. NUMBER RE-USED	20/07/12	
D	DD	LOT 142 ADDED. EXISTING SERVICES SHOWN	09/08/12	
E	DD	INTERNAL DP LOT BDY TURNED & RD NAMES	14/08/12	
F	DD	DEPT. OF PLANNING SUB-MISSION	27/08/12	
G	G DD AMENDMENTS FOR RFS & COUNCIL REQUESTS		09/04/13	
		DEPT. OF PLANNING RE SUB-MISSION		
Н	DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14	
J	DD	75W MODIFICATION	27/03/14	

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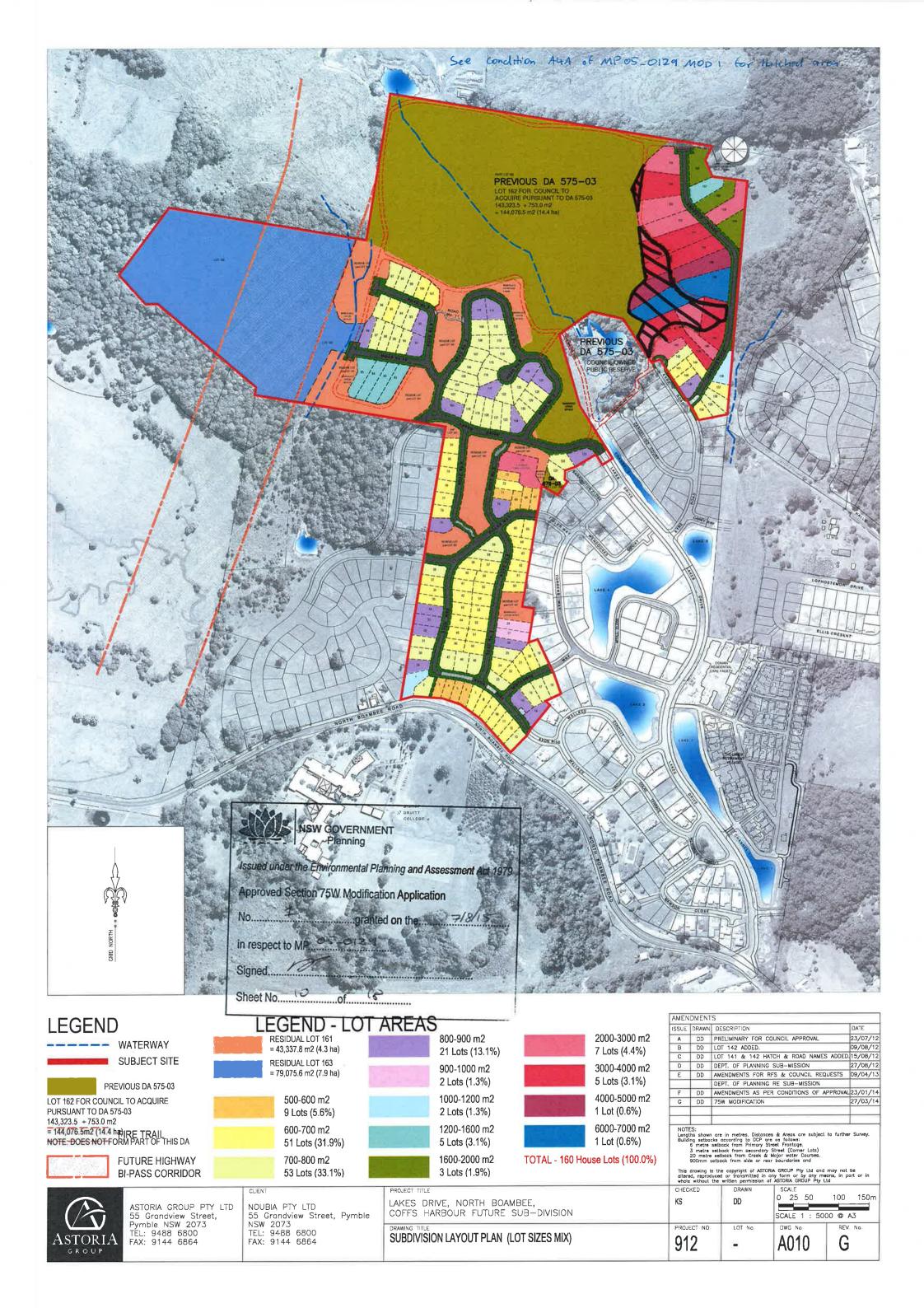


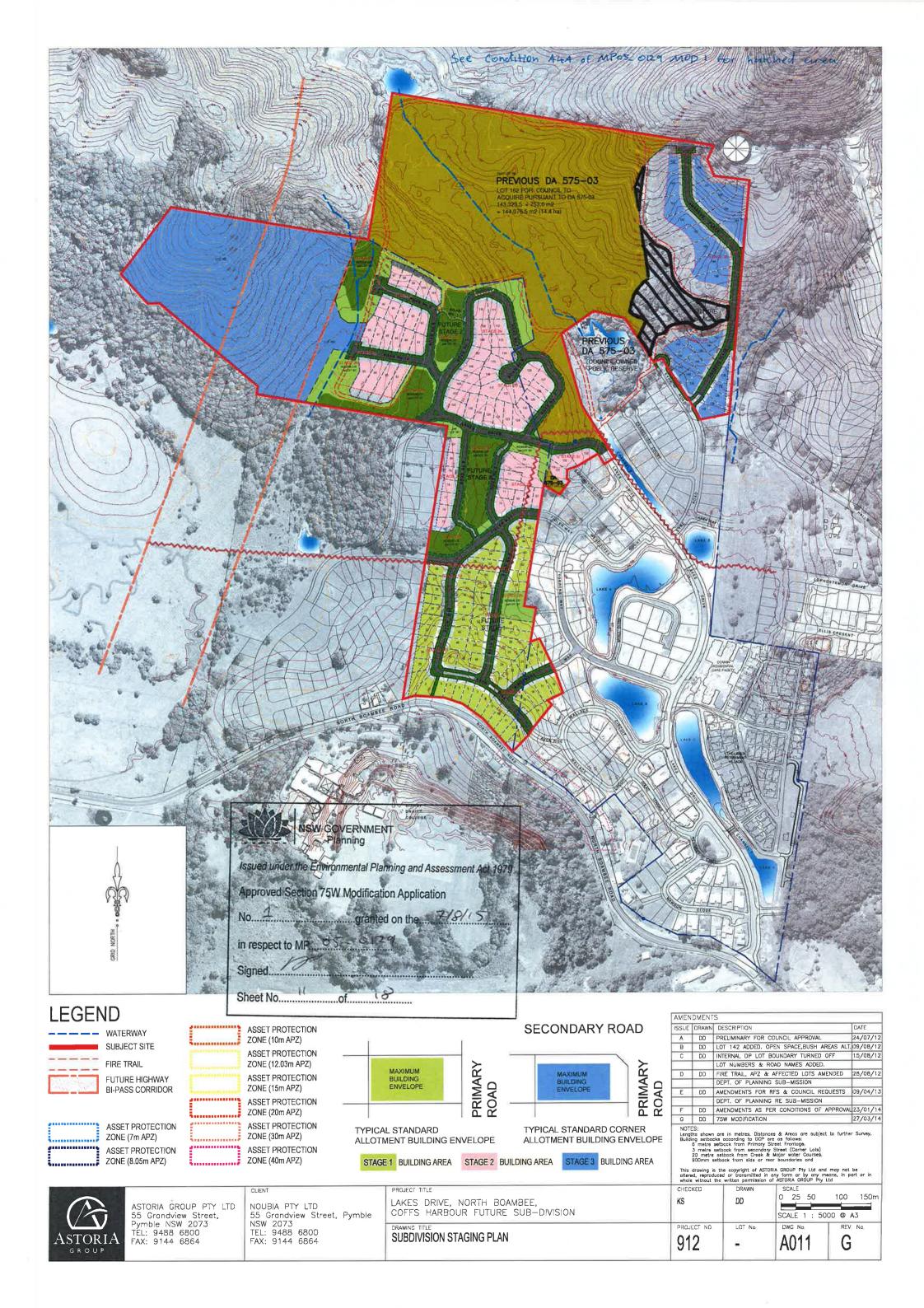
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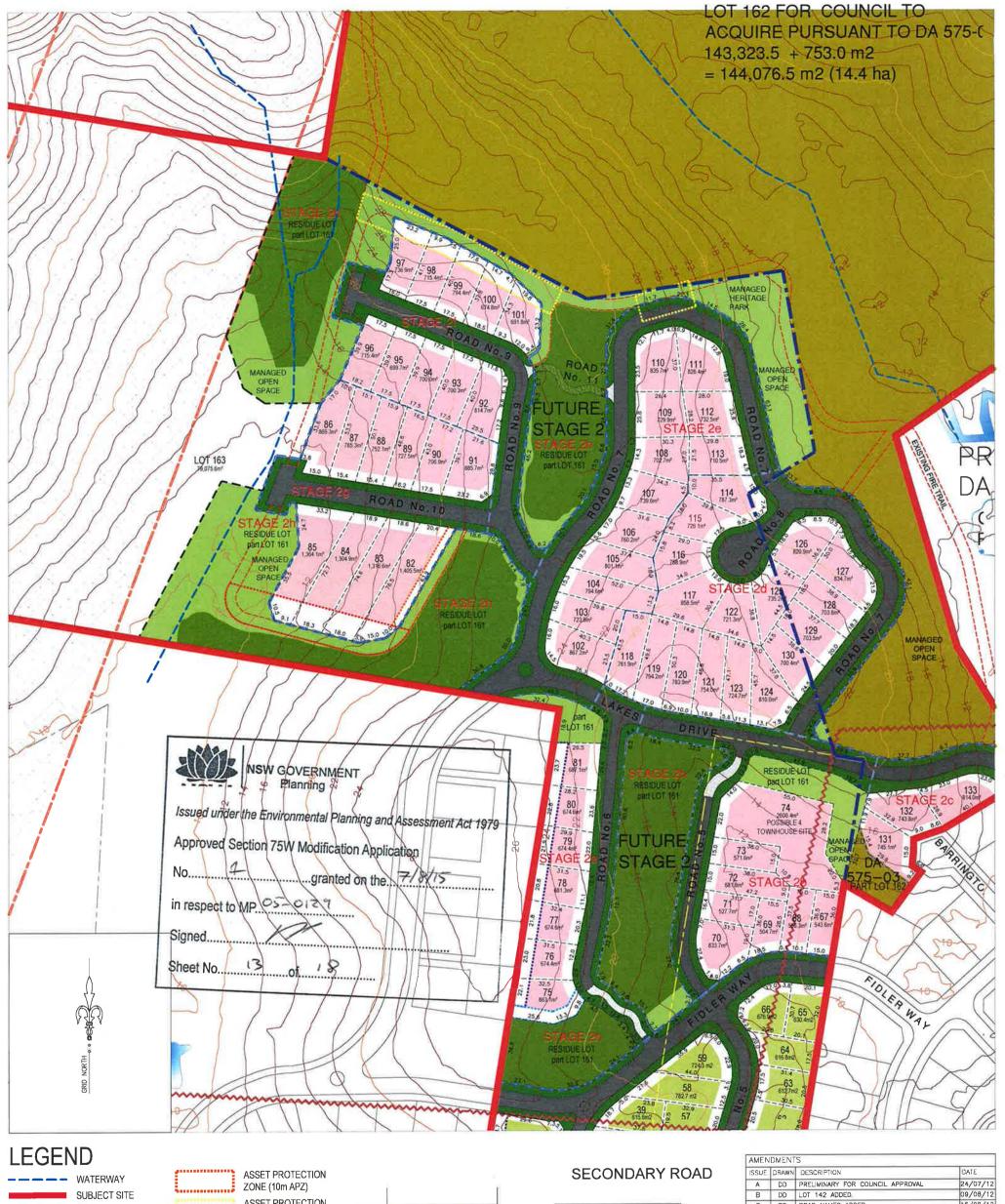
CLIENT

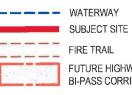
PROJECT TITLE LAKES DRIVE, NORTH BOAMBEE, COFFS HARBOUR FUTURE SUB—DIVISION	CHECKED KS	DRAWN DD	SCALE 0 25 50 SCALE 1 : 500	100 150m
SERVICES PLAN	PROJECT NO 912	LOT No	A009	J REV No











FUTURE HIGHWAY BI-PASS CORRIDOR



ASSET PROTECTION ASSET PROTECTION ZONE (8.05m APZ)

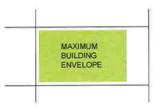


ZONE (40m APZ)

ASSET PROTECTION ZONE (12.03m APZ) ASSET PROTECTION

ZONE (15m APZ) ASSET PROTECTION ZONE (20m APZ)
ASSET PROTECTION ZONE (30m APZ) ASSET PROTECTION

FAX: 9144 6864



TYPICAL STANDARD

ALLOTMENT BUILDING ENVELOPE

PRIMARY ROAD

PRIMARY ROAD MAXIMUM BUILDING ENVELOPE

> TYPICAL STANDARD CORNER ALLOTMENT BUILDING ENVELOPE

STAGE 1 BUILDING AREA STAGE 2 BUILDING AREA STAGE 3 BUILDING AREA

ISSUE	DRAWN	DESCRIPTION	DATE
Α	DD	PRELIMINARY FOR COUNCIL APPROVAL	24/07/12
В	DD	LOT 142 ADDED	09/08/12
С	DD	ROAD NAMES ADDED.	15/08/12
D	DD	DEPT. OF PLANNING SUB-MISSION	28/08/12
E	DD	AMENDMENTS FOR RFS & COUNCIL REQUESTS	09/04/13
		DEPT, OF PLANNING RE SUB-MISSION	
F	DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14
Ģ	DD	75W MODIFICATION	27/03/14

NOTES:
Lengths shown are in metres. Distances & Areas are subjet.
Building setbacks according to DCP are as fallows:
6 metre setback from Primary Street Frontage.
3 metre setback from secondary Street (Corner Lots)
20 metre setback from Greek & Mojor water Courses.
900mm setback from side or rear boundaries and

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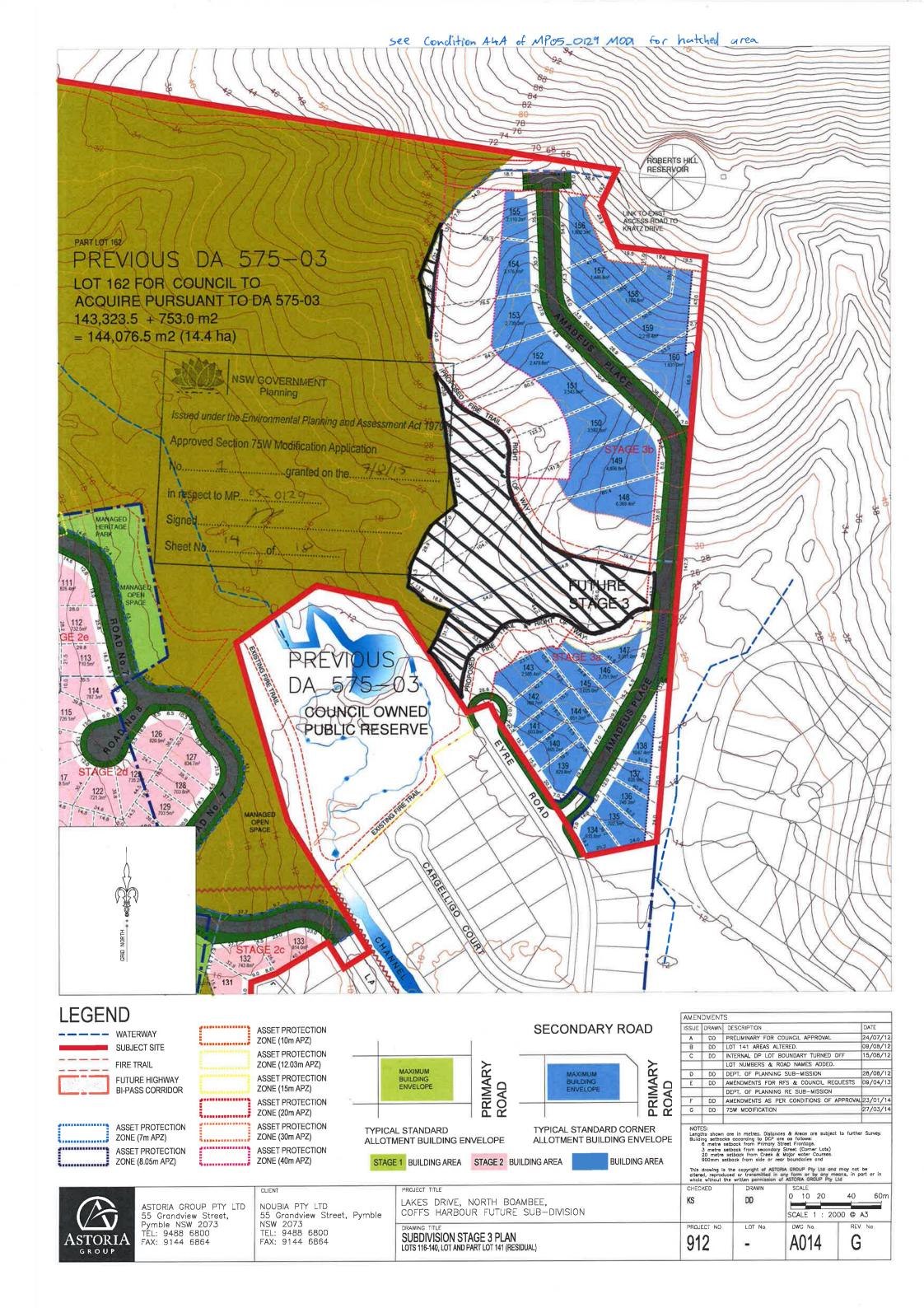
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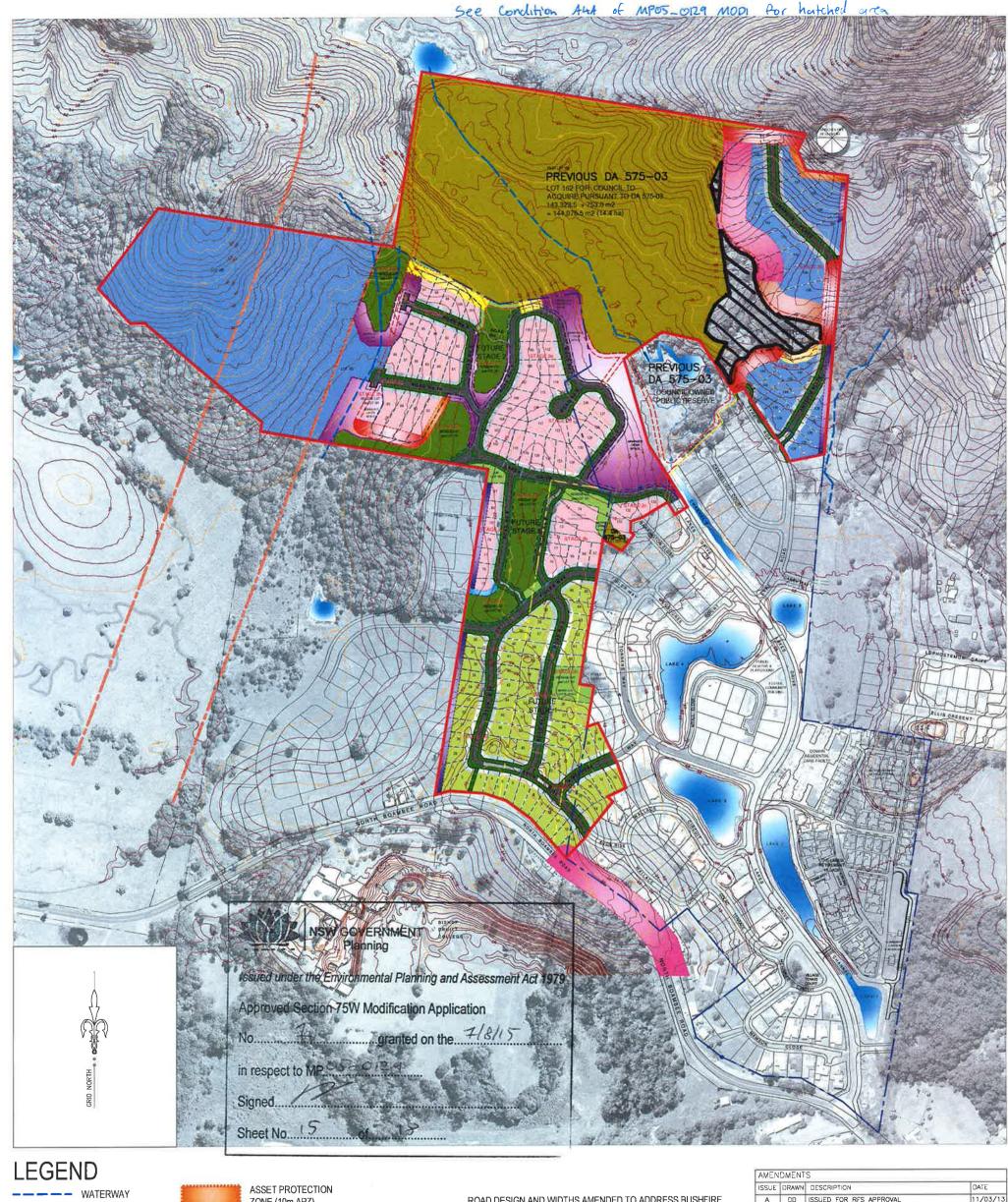
NOUBIA PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800

LAKES DRIVE, NORTH BOAMBEE, COFFS HARBOUR FUTURE SUB-DIVISION

SUBDIVISION STAGE 2 PLAN LOTS 59-115, LOT 142 AND PART LOT 141 (RESIDUAL)

912	₩ %	A013	G
PROJECT NO	LOT No	DWG No	REV No
No	55	SCALE 1 : 20	00 @ A3
CHECKED KS	DRAWN DD	0 10 20	40 60m





FIRE TRAIL

FUTURE HIGHWAY BI-PASS CORRIDOR

RESERVE MANAGED
AS APZ
ASSET PROTECTION

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)

ZONE (40m APZ)

ASSET PROTECTION
ZONE (20m APZ)
ASSET PROTECTION
ZONE (30m APZ)
ASSET PROTECTION

ROAD DESIGN AND WIDTHS AMENDED TO ADDRESS BUSHFIRE SAFETY ISSUES.
(REFER TO REPORT BY BC & BHS DATED 11 MARCH 2013)

4m WIDE ONE WAY ROADS WITH

4M VERTICAL CLEARANCE
5.5m WIDE SPEED REDUCING

ROADWAY

STAGE 1 BUILDING AREA STAGE 2 BUILDING AREA

STAGE 2	BUILDING AREA
STROLS	BOILDING ARLA

ISSUE	DRAWN	DESCRIPTION	DATE
Α	DD	ISSUED FOR RFS APPROVAL	11/03/13
В	DD	AMENDMENTS FOR RFS & COUNCIL REQUESTS	09/04/13
		DEPT. OF PLANNING RE SUB-MISSION	
С	DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14
D	DD	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 Frantage,
3 metre setback from secondary Street (Corner Lots)
20 metre setback from Creek & Major water Courses,
900mm setback from side or rear boundaries and

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LAKES DRIVE, NORTH BOAMBEE,

COFFS HARBOUR FUTURE SUB-DIVISION

SUBDIVISION STAGING PLAN_Response TO RFS

	912	()	A015	D
	PROJECT NO	LOT No	DWG No	REV No
			SCALE 1 : 200	00 @ A3
	MS	DD	0 10 20	40 60m
Ī	CHECKED	DRAWN	SCALE	



RESERVE MANAGED

BI-PASS CORRIDOR

AS APZ ASSET PROTECTION ZONE (7m APZ) ASSET PROTECTION ZONE (8,05m APZ)

ASSET PROTECTION ZONE (40m APZ)

ZONE (15m APZ) ASSET PROTECTION

ZONE (20m APZ) ASSET PROTECTION ZONE (30m APZ)

4m WIDE ONE WAY ROADS WITH 4M VERTICAL CLEARANCE

5.5m WIDE SPEED REDUCING ROADWAY

STAGE 1 BUILDING AREA STAGE 2 BUILDING AREA

STAGE 3 BUILDING AREA

DO		
	ISSUED FOR RFS APPROVAL	11/03/13
OD	AMENDMENTS FOR RFS & COUNCIL REQUESTS	09/04/13
	DEPT, OF PLANNING RE SUB-MISSION	
DD	AMENDMENTS AS PER CONDITIONS OF APPROVAL	23/01/14
DD	75W MODIFICATION	27/03/14
	DD	DEPT. OF PLANNING RE SUB-MISSION D AMENDMENTS AS PER CONDITIONS OF APPROVAL

NOTES:
Lengths shown are in melres, Distances & Areas are subject to further Survey,
Building setbocks according to DCP are as follows:
5 metre setbock from Frimary Street Fontage,
3 metre setbock from Secondary Street (Corner Lots)
20 metre setbock from Greek & Major water Courses,
900mm setbock from order or rear boundaries and

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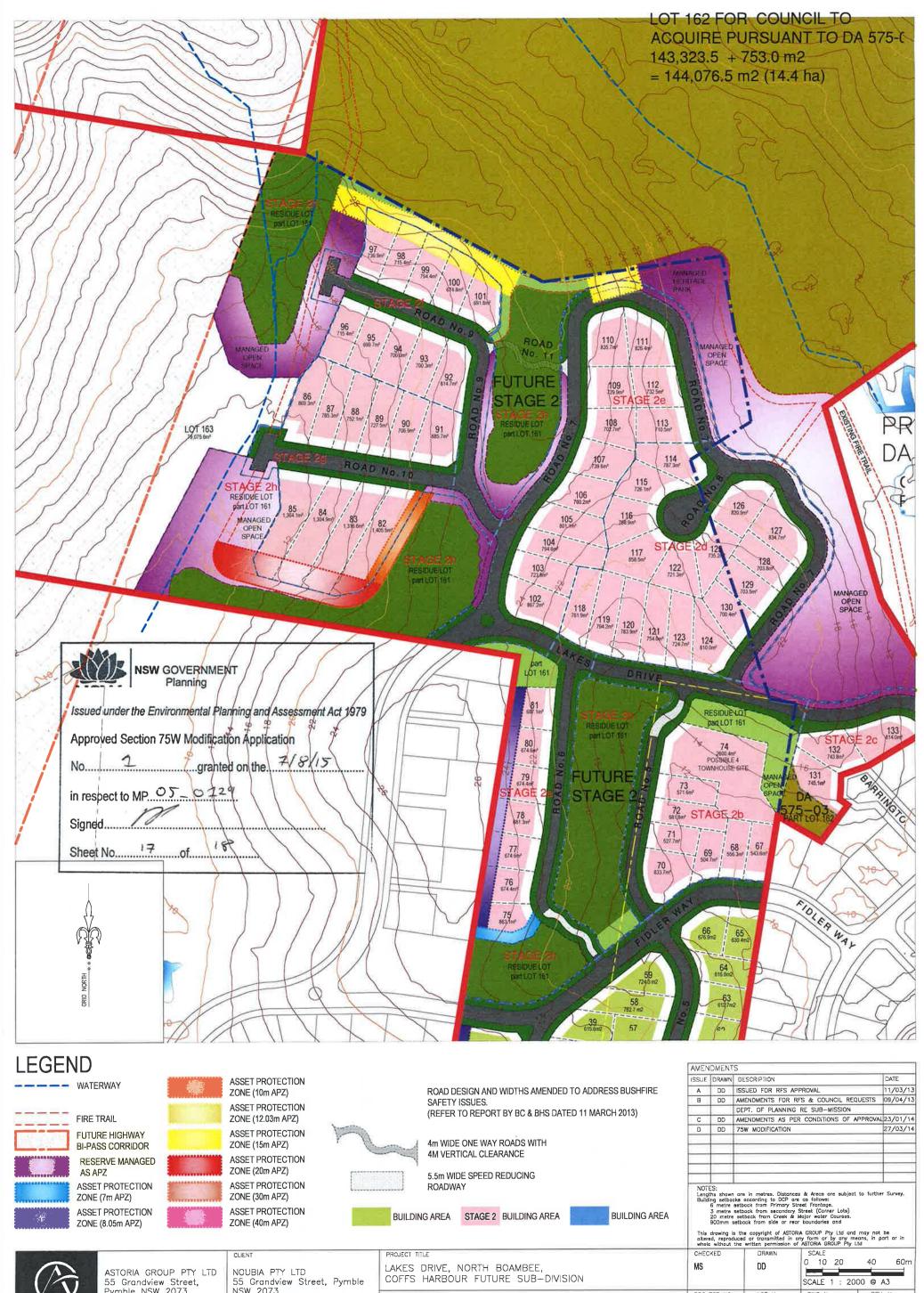
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CLIENT NOUBIA PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864

PROJECT TITLE LAKES DRIVE, NORTH BOAMBEE, COFFS HARBOUR FUTURE SUB-DIVISION

SUBDIVISION STAGE 1 PLAN_Response TO RFS LOTS 1-58 AND PART LOT 141 (RESIDUAL)

MS CHECKED	DD DD	SCALE 0 10 20 SCALE 1 : 200	40 60m
PROJECT NO	LOT No	DWG No	REV No
912		A016	D



ASTORIA GROUP PTY LTD 55 Grandview Street, Pymble NSW 2073 TEL: 9488 6800 FAX: 9144 6864

NSW 2073 TEL: 9488 6800

FAX: 9144 6864

SUBDIVISION STAGE 2 PLAN Response TO RFS LOTS 59-115, LOT 142 AND PART LOT 141 (RESIDUAL)

PROJECT NO LOT No DWG No. REV No A017

D

912

