PLANNING CONTROL MAPS

HOMETOWN AUSTRALIA

COMMUNITIES



SEPP (Coastal Management) 2018

Coastal Vulnerability Area Map (Note: No map at this time)



Coastal Environment Area Map





SEPP (Coastal Management) 2018

Coastal Use Area Map





SEPP (Vegetation in Non-Rural Areas) 2017

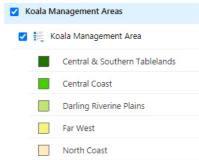
Subject Land



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Coastal Wetlands
Coastal Wetlands
Coastal Wetlands
Coastal Wetlands Proximity Area

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RMS Noise Corridor - DA Referral Area



Coffs Harbour Placemaking Framework

Hearnes Lake / Sandy Beach



Density

A-50

✓ ■ B-400

C-550

✓ D-1300

✓ F-35

G-100, G-200

H-150, H-200

✓ I-150, I-400

🗸 📕 J-Merit

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Setbacks: Front

A-6

B-6, B-9

✓ C-10

✓ D-20

E-Merit



Setbacks: Side/Rear

A-5

✓ ■ B-10

C-900-675

✓ D-3, D-6, D900

E-3, E-900-675

🗸 🔣 F-Merit



Land Zoning

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- Lot Size
 - F 400m
 - K 550m
 - M 600m
 - ✓ U1 1200m
 - ✓ U2 1300m
 - W 3000m
 - Y 1ha
 - 🗸 🔣 Z 2ha
 - AB 40ha



- Height of Buildings
 - 5.4
 - **2.** 8.5
 - 11



- ✓ Matural Resources Waterways
- ✓ ✓ Natural Resources Sensitivity
 - ✓ Biodiversity
 - Drinking Water Catchment

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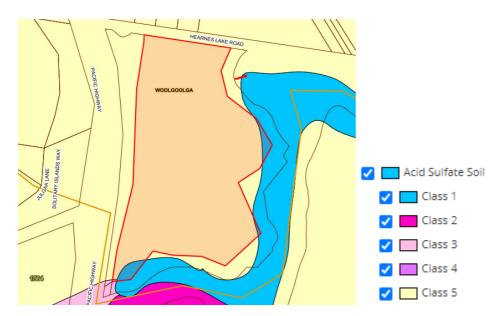
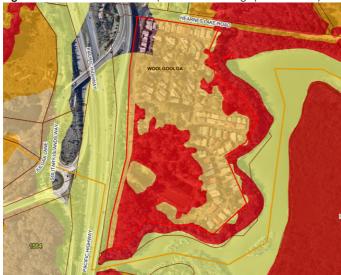


Figure 2 – Bushfire Prone Land (Source: ePlanning Spatial Viewer)



- Bushfire Prone Land Coffs Harbour (05112020)
 - Vegetation Category 1
 - ✓ Wegetation Category 2
 - Vegetation Category 3
 - ✓ Vegetation Buffer

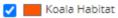


Biodiversity Values - DPIE

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Secondary

Tertiary



Flood Planning Level - Area

100 - Year ARI Flood Extent



- Development Control Plan (DCP) 2015
 - ✓ ▲ Significant Tree Register
 - DCP Area Boundaries DCP 2015
- Density
- Setbacks: Side/Rear
- POV (Prescribed Vegetation applies to LEP 2013 Areas)