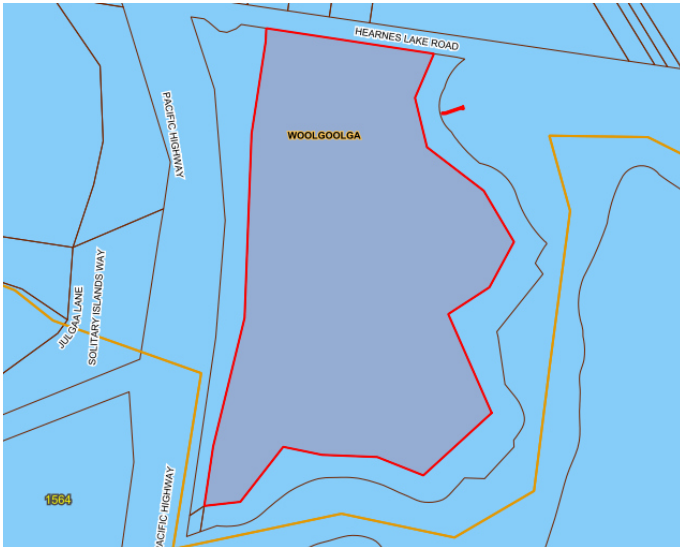


PLANNING CONTROL MAPS

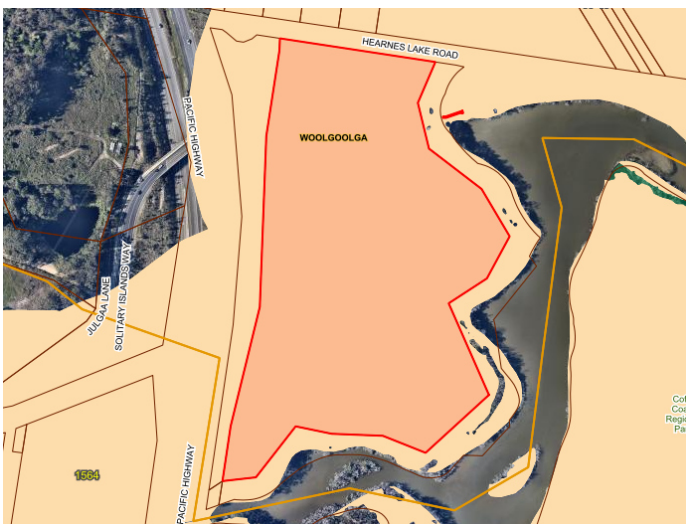


SEPP (Coastal Management) 2018

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



Coastal Environment Area Map



SEPP (Coastal Management) 2018

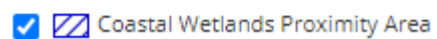
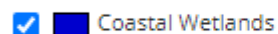
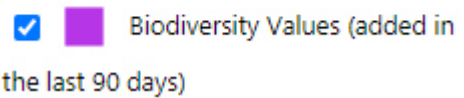
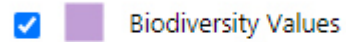
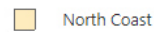
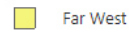
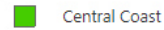
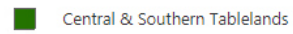
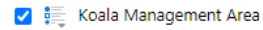
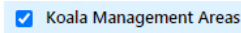
Coastal Use Area Map



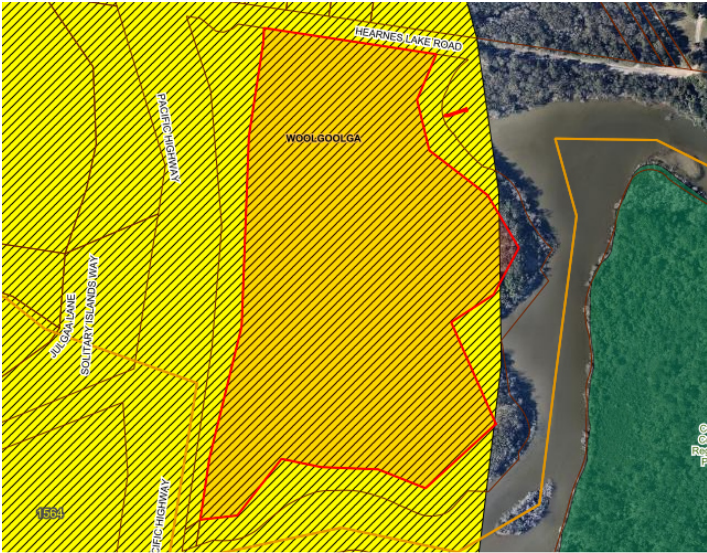
SEPP (Vegetation in Non-Rural Areas) 2017

Subject Land





PLANNING CONTROL MAPS

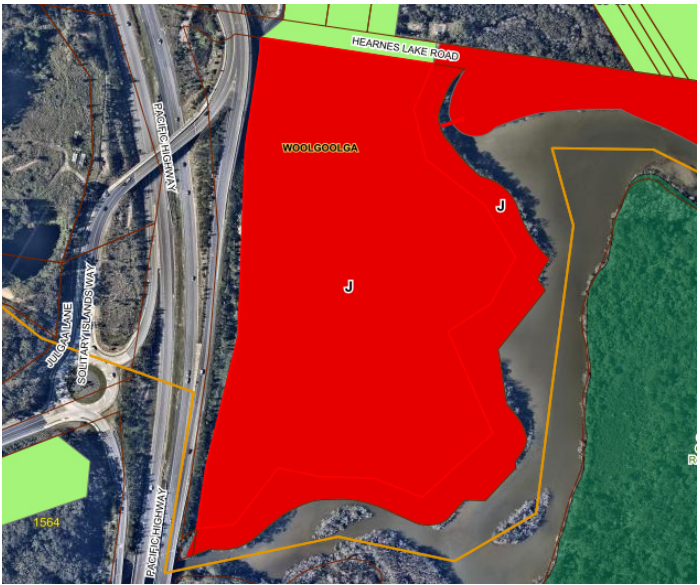


RMS Noise Corridor - DA Referral Area



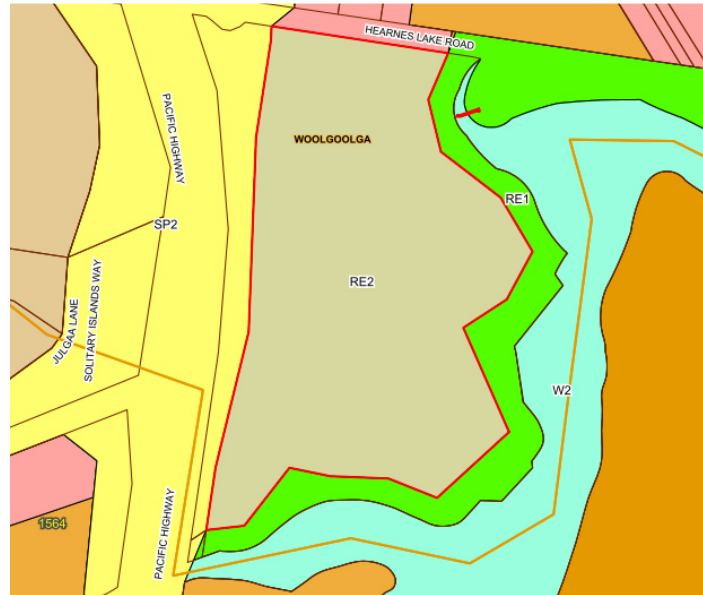
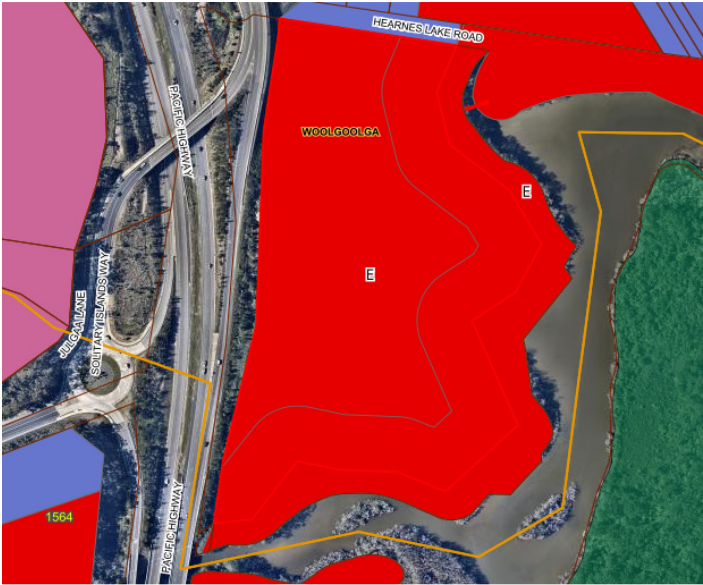
| Coffs Harbour Placemaking Framework

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

PLANNING CONTROL MAPS



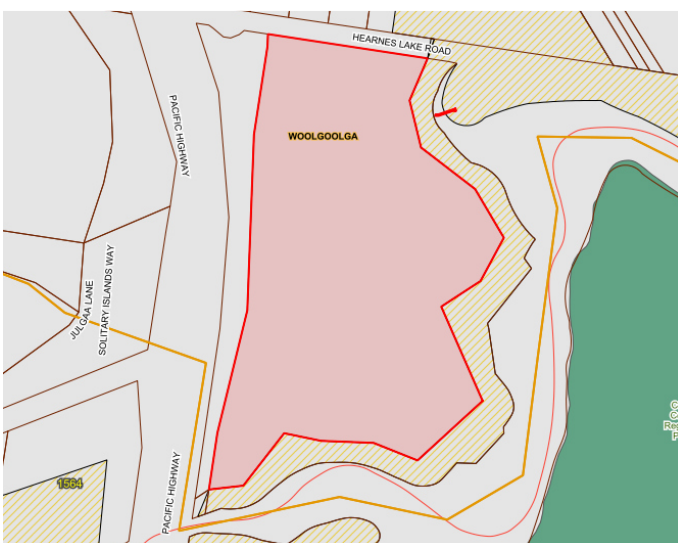
PLANNING CONTROL MAPS



- ✓ 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
- ✓ 8.5
- ✓ 11



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

PLANNING CONTROL MAPS

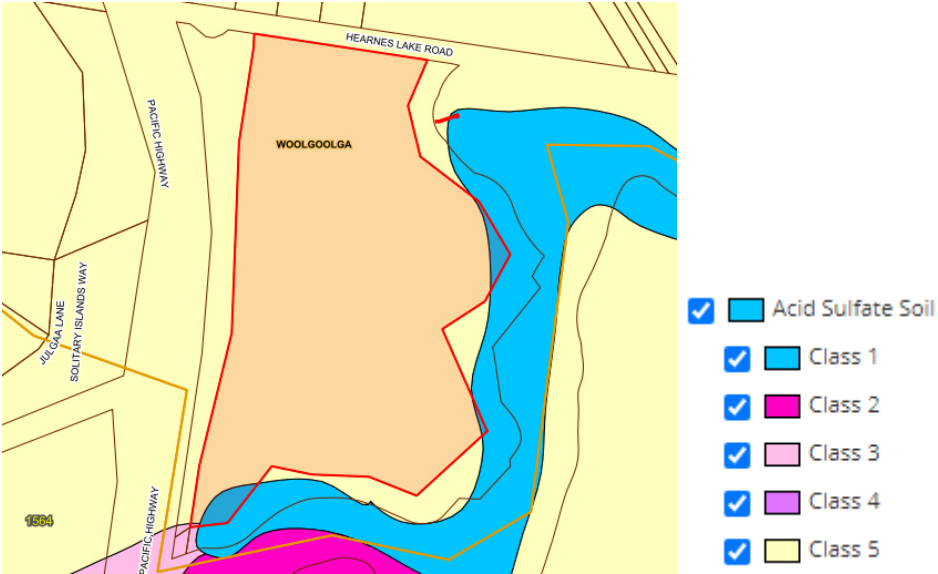
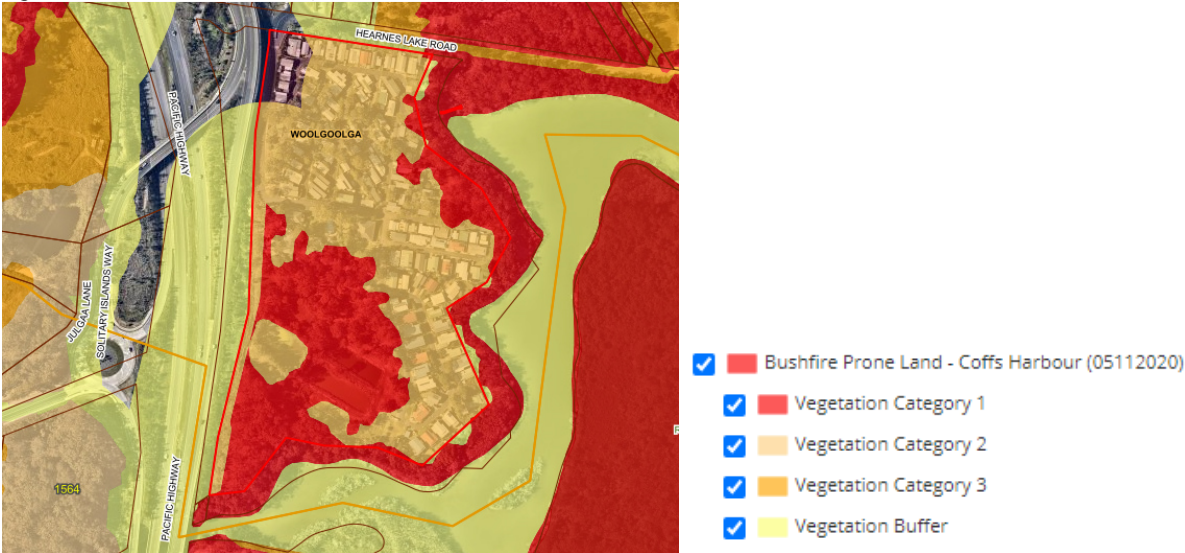


Figure 2 – Bushfire Prone Land (Source: ePlanning Spatial Viewer)



PLANNING CONTROL MAPS



- ☒ Koala Habitat
- ☒ Primary
- ☒ 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: Front
- ☒ Setbacks: Side/Rear
- ☒ POV (Prescribed Vegetation - applies to LEP 2013 Areas)