



0 10 20 30 40 50 60 80 100 150 200

Bar Scale 1: 2000 (A1), 1: 4000 (A3)

adw johnson

LEGEND

ZONE BOUNDARIES

BOUNDARIES

ADJACENT BOUNDARIES

EASEMENTS

BUILDINGS

2.95m CONTOUR

PROVISIONAL 100 YEAR RECURRENCE COASTAL HAZARD LINE BY YEAR 2100. DIGITIZED FROM WORLEY PARSONS PDF FILE Figure - Coastal Hazard Line Dec 2008'

COFFS HARBOUR LEP 2000 ZONES

ZONE 2A ( 28.51 ha.)

ZONE 2E ( 8.51 ha.)

ZONE 7A ( 9.53 ha.)

ZONE 7B ( 2.12 ha.)

UNZONED ( 0.92 ha.)

LAND USE

FILL AREA TO APPROX. RL 2.95m (3.43 ha.)

RESIDENTIAL

OPEN SPACE - POCKET PARKS

OPEN SPACE - GENERAL

OPEN SPACE - RIPARIAN

SITE CLASSIFICATIONS

	AREA (ha.)	% OF TOTAL
RESIDENTIAL	16.60 ha.	33%
ROAD RESERVES	8.40 ha.	17%
OPEN SPACE - POCKET PARKS	0.51 ha.	1%
OPEN SPACE - GENERAL	8.57 ha.	18%
OPEN SPACE - RIPARIAN	15.51 ha.	31%
TOTAL SITE AREA	49.59 ha.	

AREA BREAKUP

	AREA (ha.)
ZONE 2A - RESIDENTIAL	12.20 ha.
ZONE 2A - ROAD	5.30 ha.
ZONE 2E - RESIDENTIAL	4.30 ha.
ZONE 2E - ROAD	2.29 ha.
ZONE 7A - RESIDENTIAL	0.10 ha.
ZONE 7A - ROAD	0.10 ha.
ZONE 7B - ROAD	0.71 ha.

- NOTES:-
1. BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND HAVE NOT BEEN SURVEYED.

2. ZONE BOUNDARIES HAVE BEEN DETERMINED FROM ELECTRONIC DATA SUPPLIED BY COFFS HARBOUR CITY COUNCIL.

3. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF ENVIRONMENTAL ASSESSMENT OF THE PROPOSED RESIDENTIAL SUBDIVISION AND SHOULD NOT BE USED FOR ANYTHING OTHER THAN THAT PURPOSE.

4. TOTAL AREA OF LOT 22 = 49.59 ha.

5. LOT LAYOUT SUPPLIED BY JOHN HOLLAND. EMAILED ELECTRONIC DATA 21-10-2008. FILENAME: cad file for ADWJ 20 Oct 08.dwg
- (A) EASEMENT FOR PIPELINE 3.5 WIDE (D.P. 629050) - T536154

(B) EASEMENT FOR ACCESS 5 WIDE AND VARIABLE (D.P. 813954) E740455

(C) EASEMENT FOR SEWER PIPELINE 5 WIDE (D.P. 813954) E 740455