

Subject Site
[Lot 2 DP 813954]

Lot 2 DP 813954 - Sandy Beach North

LOCATION

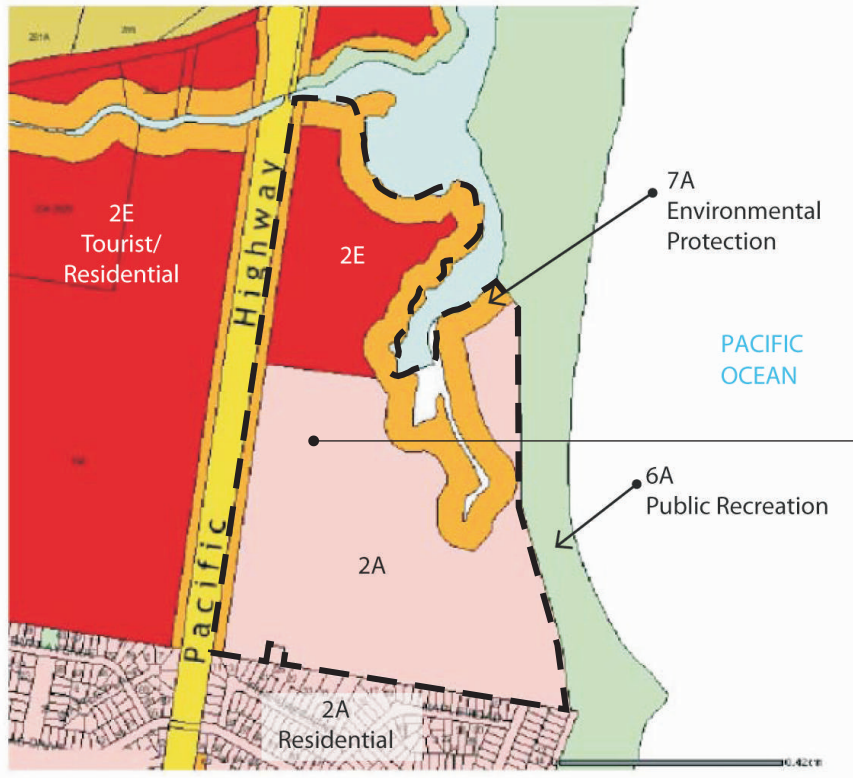
0 7.5 km A4 is 1:375,000

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Fig 1

SURROUNDING ZONING



SITE ZONING



Source: John Holland, Landscape Architect

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ZONING - Coffs Harbour LEP 2000

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0 100m



Fig 3



Source: John Holland, Landscape Architect

- | | |
|---|---|
| <p>1 Collector road, sympathetic to lake form, existing stands of significant vegetation and natural topography</p> <p>2 Entry Roads from Sandy Beach, with same road design as collector road providing generous green verges</p> <p>3 Interim Access Road from Pacific Highway</p> <p>4 Retained and enhanced vegetation buffers, providing amenity and habitats</p> <p>5 Rear lane access, to garages located to south of lots, improving solar access, streetscapes and opportunities for continuous bio-swales</p> | <p>6 Protected riparian area with average 100m buffer from lake to road edge</p> <p>7 Open space network, interweaving throughout the site, with all open space bordered by roads</p> <p>8 Potential boardwalk access across Heams Lake</p> <p>9 Protected Coastal Dune</p> <p>10 Noise Attenuation to Pacific Highway</p> <p>11 Interim access point reverting to open space corridor</p> <p>12 Long term access to and from Pacific Highway providing safe and convenient access to Coffs Harbour to the south and to all directions north.</p> |
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PROPOSED DEVELOPMENT

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0 250 m



Fig 4