

URBAN RELEASE CONCEPT DA (263-2013)  
CONCEPT PLAN ONLY, INDICATIVE & SUBJECT TO APPROVAL OF SEPARATE STAGED DEVELOPMENT  
APPLICATIONS WITH QUEANBEYAN CITY COUNCIL



SOUTH TRALEE  
SITE LOCATION PLAN

257819.09-001  
27/1/15 B  
Scale (@A3) 0 100 200 400



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QCC LEP (SOUTH TRALEE) 2012

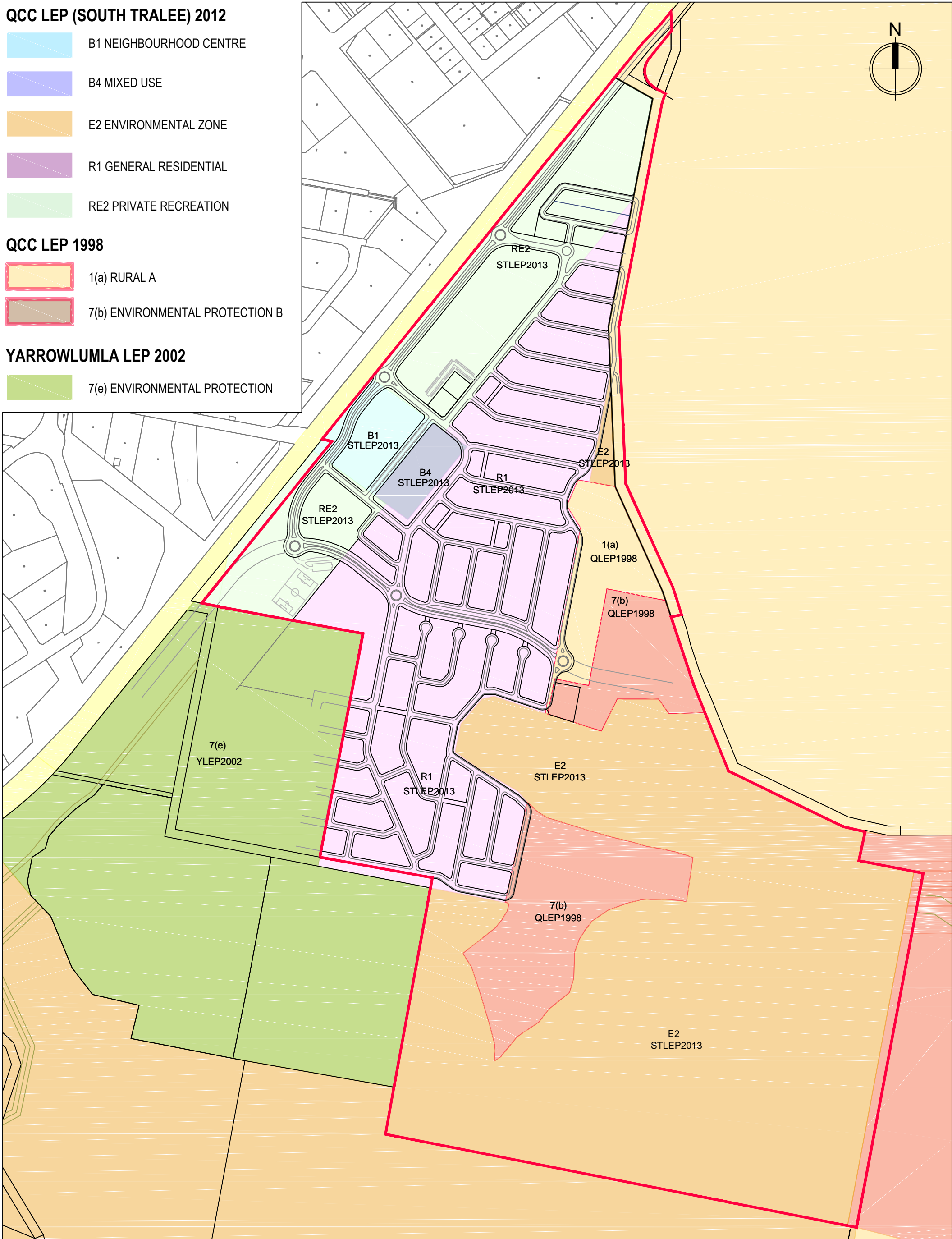
- B1 NEIGHBOURHOOD CENTRE
- B4 MIXED USE
- E2 ENVIRONMENTAL ZONE
- R1 GENERAL RESIDENTIAL
- RE2 PRIVATE RECREATION

QCC LEP 1998

- 1(a) RURAL A
- 7(b) ENVIRONMENTAL PROTECTION B

YARROWLUMLA LEP 2002

- 7(e) ENVIRONMENTAL PROTECTION



SOUTH TRALEE  
LEP ZONE BOUNDARIES

257819.09-002  
27/1/15 B  
Scale (@A3)  
0 75 150 300



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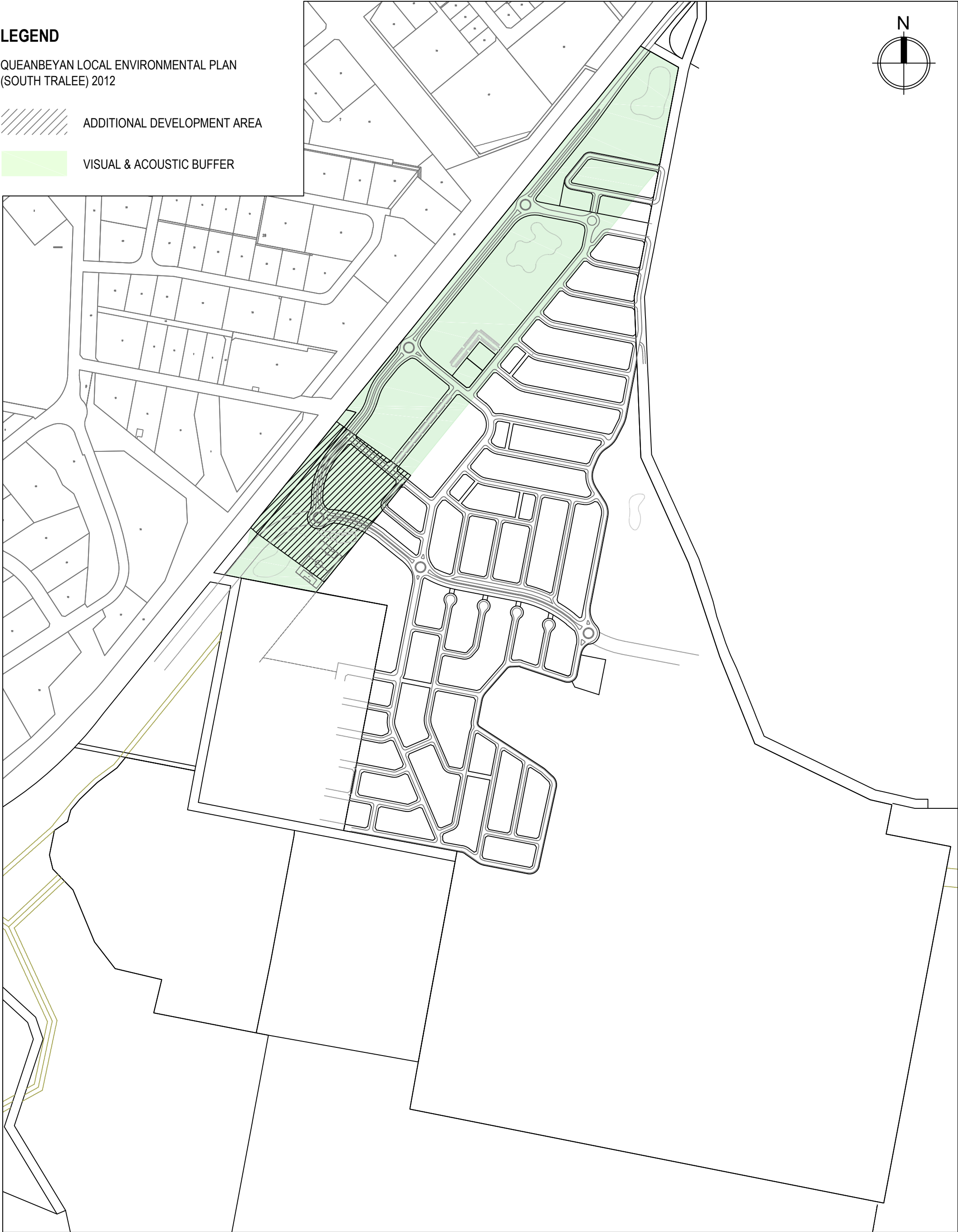


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LEGEND

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN  
(SOUTH TRALEE) 2012

- ADDITIONAL DEVELOPMENT AREA
- VISUAL & ACOUSTIC BUFFER



SOUTH TRALEE  
VISUAL & ACOUSTIC BUFFER

257819.09-003  
27/1/15 B  
Scale (@A3) 0 75 150 300



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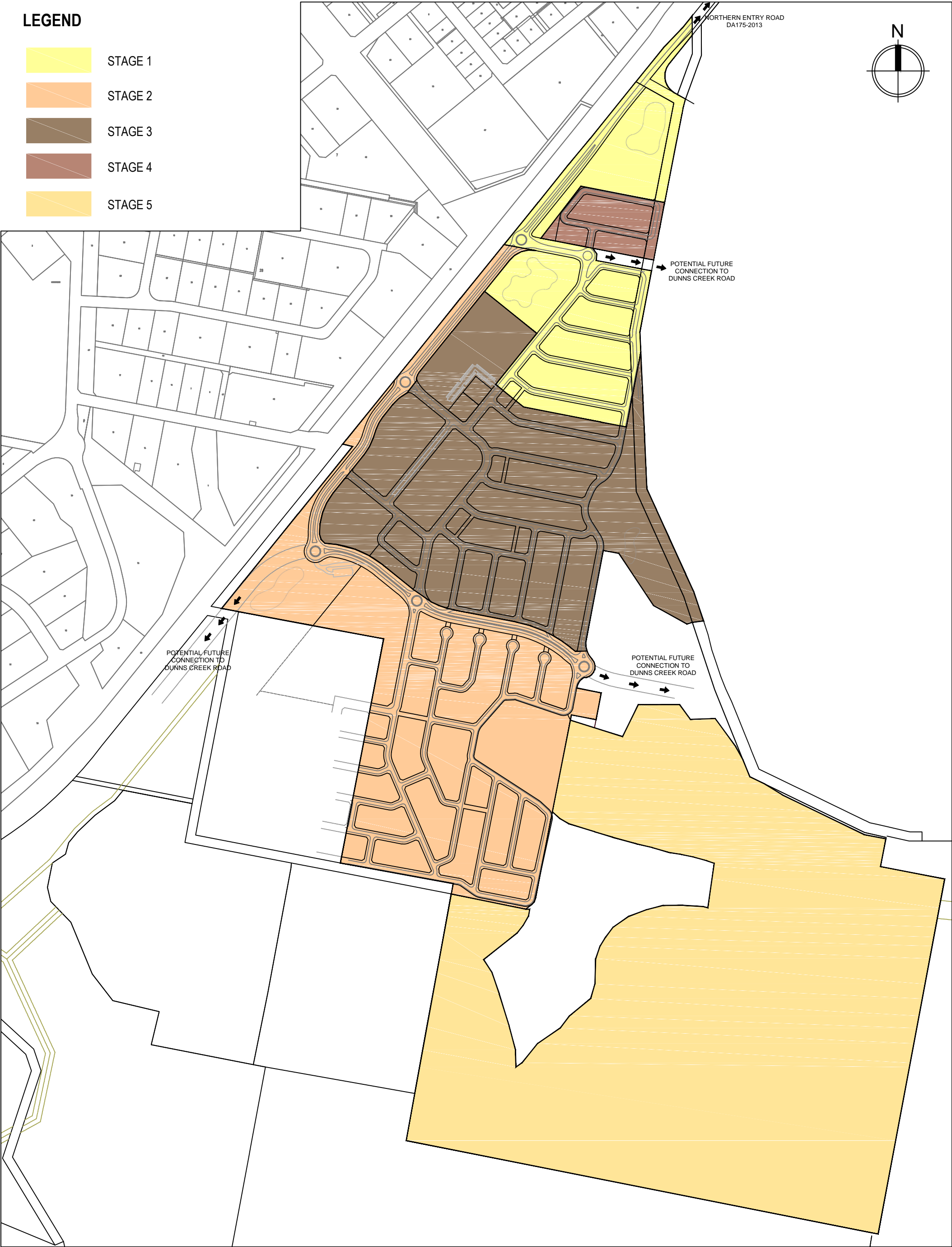




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LEGEND

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5



SOUTH TRALEE  
STAGING PLAN

257819.09-004  
27/1/15 B  
Scale (@A3)  
0 75 150 300



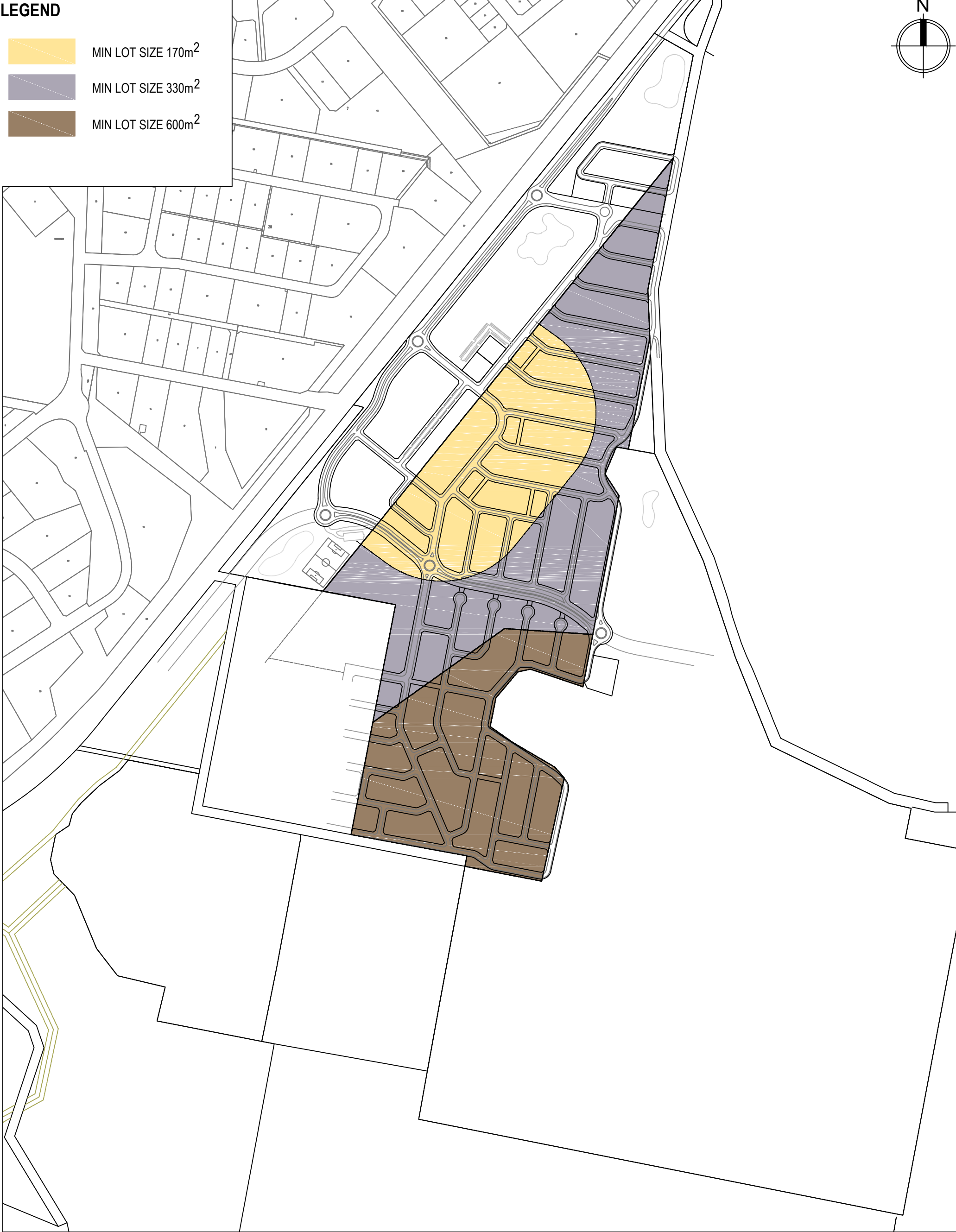
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SOUTH TRALEE

LOT SIZE PLAN

257819.09-005

27/1/15 B

Scale (@A3)

075150300



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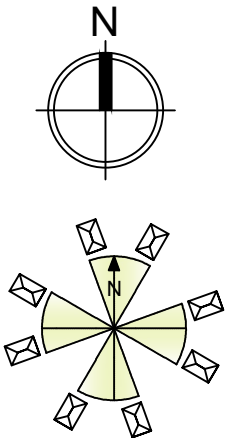


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LEGEND

<div></div>	LAND WITHIN PREFERRED NORTH/SOUTH ORIENTATION	32.8%
<div></div>	LAND WITHIN PREFERRED EAST/WEST ORIENTATION	46.4%
<div></div>	LAND OUTSIDE PREFERRED SOLAR ORIENTATION	15.4%



SOUTH TRALEE

LOT ORIENTATION MIX

257819.09-006

27/1/15 B

Scale (@A3)

0

75

150

300



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SOUTH TRALEE  
MASTER PLAN

257819.09-007  
27/01/15 B

Scale (@A3)  
0 75 150 300

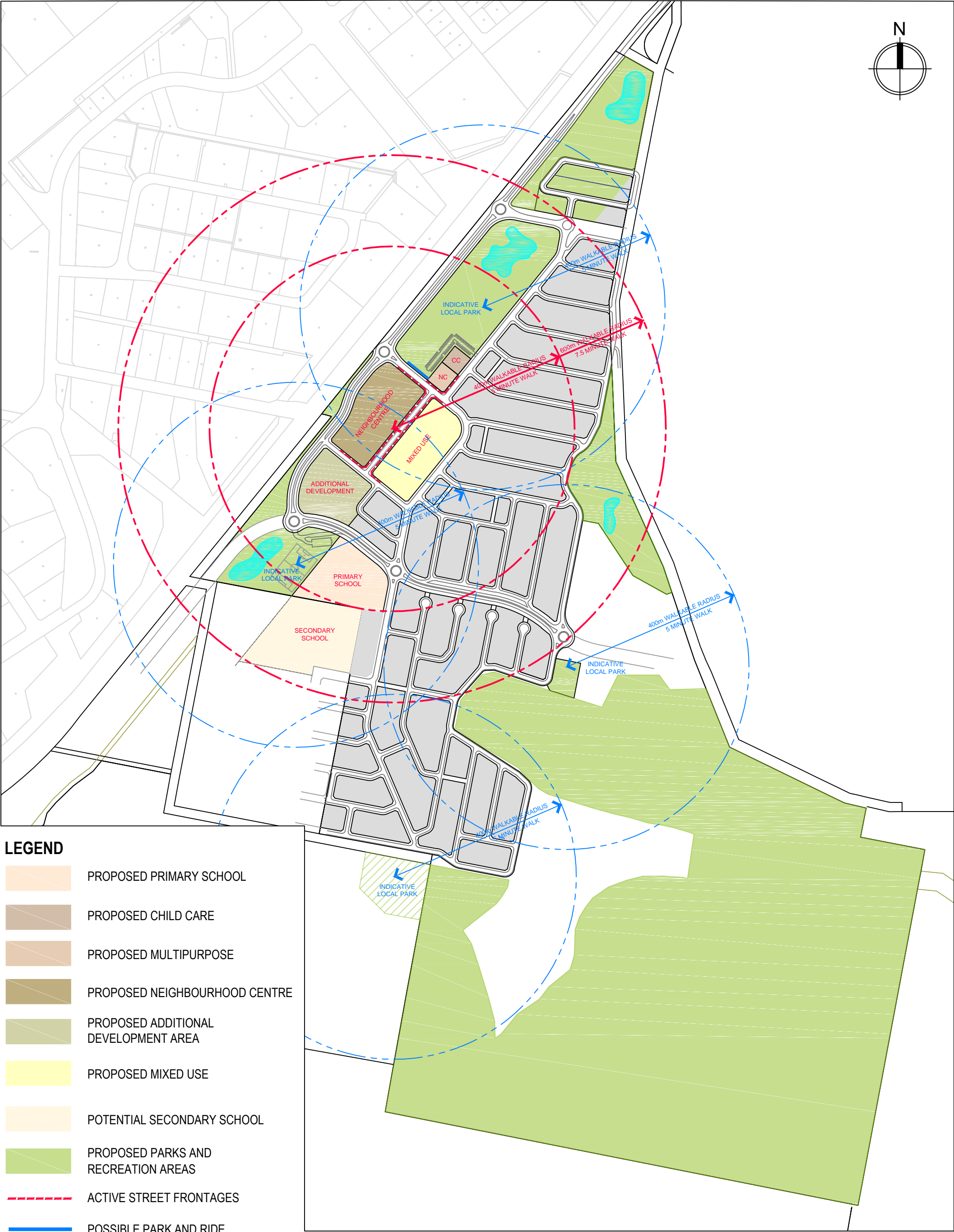


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LEGEND

- PROPOSED PRIMARY SCHOOL
- PROPOSED CHILD CARE
- PROPOSED MULTIPURPOSE
- PROPOSED NEIGHBOURHOOD CENTRE
- PROPOSED ADDITIONAL DEVELOPMENT AREA
- PROPOSED MIXED USE
- POTENTIAL SECONDARY SCHOOL
- PROPOSED PARKS AND RECREATION AREAS
- ACTIVE STREET FRONTAGES
- POSSIBLE PARK AND RIDE

SOUTH TRALEE

WALKABLE NEIGHBOURHOOD

257819.09-008  
27/1/15 B

Scale (@A3)  
0 75 150 300



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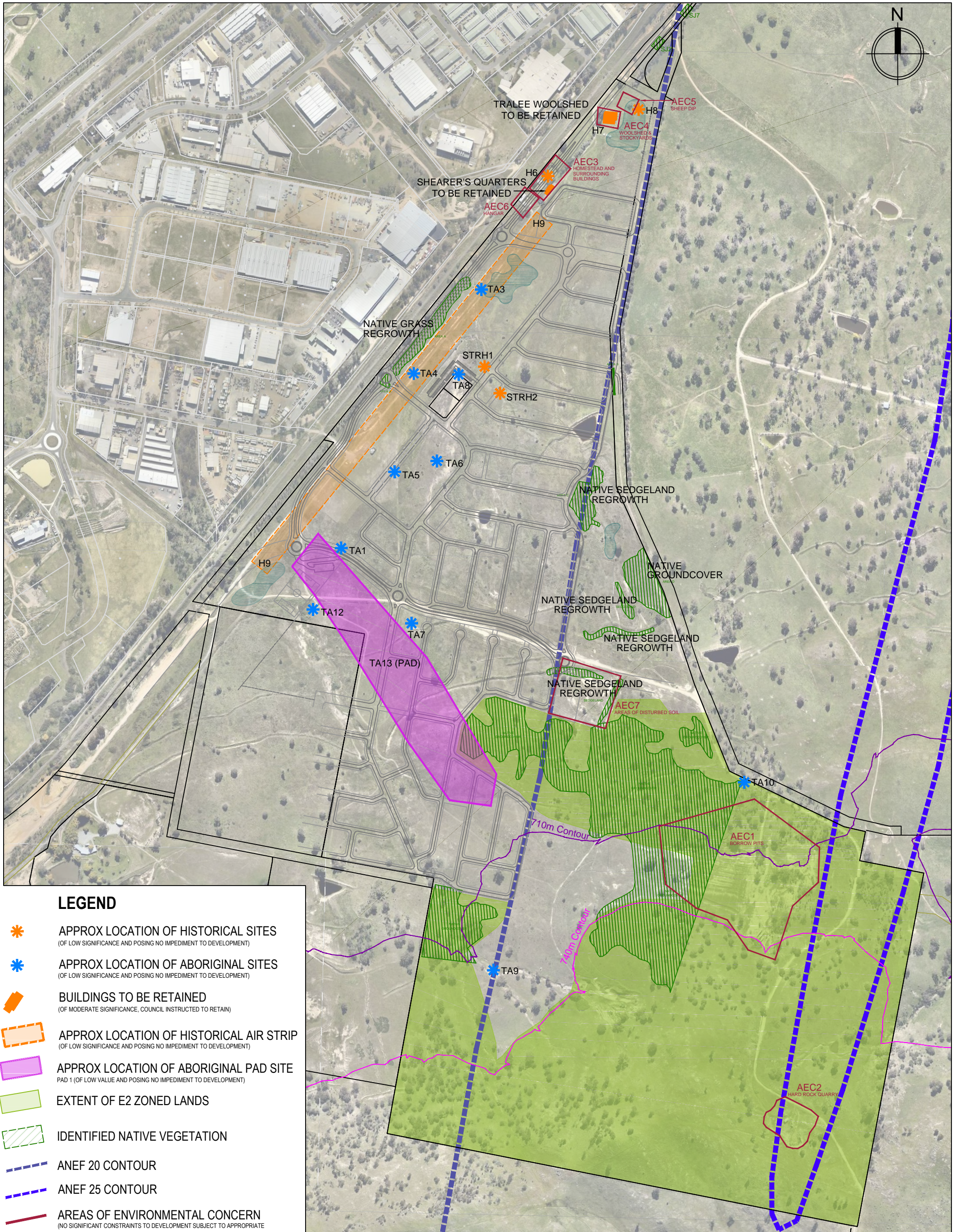






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## LEGEND

- APPROX LOCATION OF HISTORICAL SITES  
(OF LOW SIGNIFICANCE AND POSING NO IMPEDIMENT TO DEVELOPMENT)
- APPROX LOCATION OF ABORIGINAL SITES  
(OF LOW SIGNIFICANCE AND POSING NO IMPEDIMENT TO DEVELOPMENT)
- BUILDINGS TO BE RETAINED  
(OF MODERATE SIGNIFICANCE, COUNCIL INSTRUCTED TO RETAIN)
- APPROX LOCATION OF HISTORICAL AIR STRIP  
(OF LOW SIGNIFICANCE AND POSING NO IMPEDIMENT TO DEVELOPMENT)
- APPROX LOCATION OF ABORIGINAL PAD SITE  
PAD 1 (OF LOW VALUE AND POSING NO IMPEDIMENT TO DEVELOPMENT)
- EXTENT OF E2 ZONED LANDS
- IDENTIFIED NATIVE VEGETATION
- ANEF 20 CONTOUR
- ANEF 25 CONTOUR
- AREAS OF ENVIRONMENTAL CONCERN  
(NO SIGNIFICANT CONSTRAINTS TO DEVELOPMENT SUBJECT TO APPROPRIATE REMEDIATION)

SOUTH TRALEE

## SITE CONSTRAINTS PLAN

257819.09-010

27/1/15 D

Scale (@A3)

0 75 150 300



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