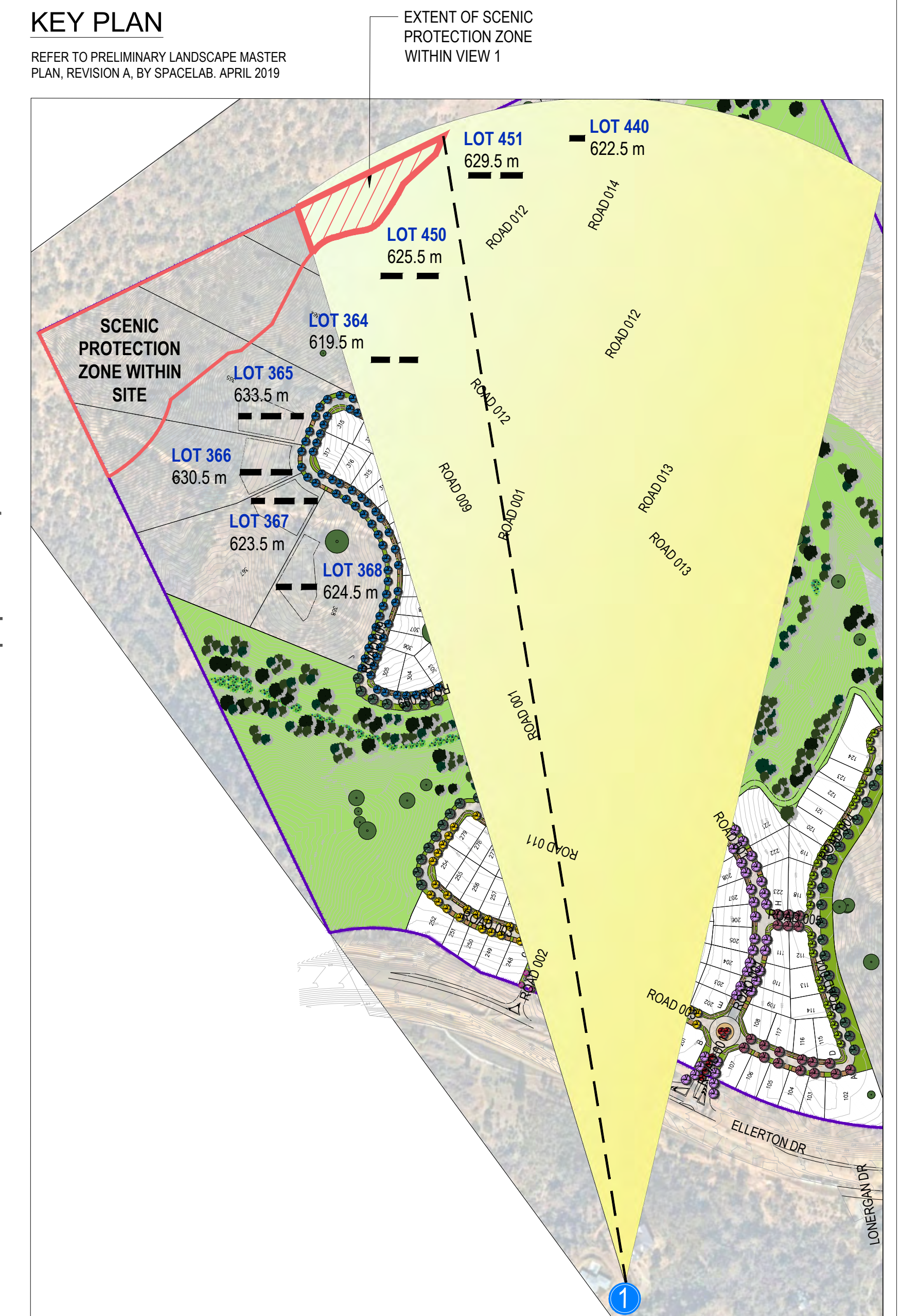


REFER TO KEY PLAN THIS SHEET



	ESTATE BOUNDARY
	VISIBLE EXTENT OF SCENIC PROTECTION ZONE
	SCENIC PROTECTION ZONE BOUNDARY
	VANTAGE POINT NUMBER - REFER TO ASSOCIATED IMAGE
	CONE OF VIEW TOWARD SCENIC PROTECTION ZONE
	LOT IDENTIFIER AND APPROXIMATE RELATIVE LEVEL
	INDICATIVE BUILDING ENVELOPE LENGTH AND HEIGHT

1. THE SCENIC PROTECTION ZONE IS SOURCED FROM THE QLEP 2012; ITS BOUNDARY HAS BEEN MAPPED FROM PDF AND IS APPROXIMATE.
2. MAXIMUM BUILDING ENVELOPE HEIGHTS ARE DRAFT, BASED ON GRADING PLANS BY SPIRE, 22 MARCH 2019. BUILDING ENVELOPES AND RELATIVE LEVELS HAVE BEEN APPROXIMATED ON THE SITE PHOTOGRAPHS USING VISUAL ESTIMATION ONLY.
3. THE VIEWING ANGLE SHOWN ON THE KEY PLANS IS 30°.
4. INFORMATION SHOWN ON THESE PLANS AND IMAGES IS PRELIMINARY AND IS FOR THE INFORMATION OF QUEANBEYAN PALERANG REGIONAL COUNCIL ONLY.
5. THIS ASSESSMENT IS TO BE READ IN CONJUNCTION WITH THE STATEMENT OF ENVIRONMENTAL EFFECTS LOT 5 DP 1199045 BY SPACELAB, MARCH 2019.

NOTE: Preliminary engineering works shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

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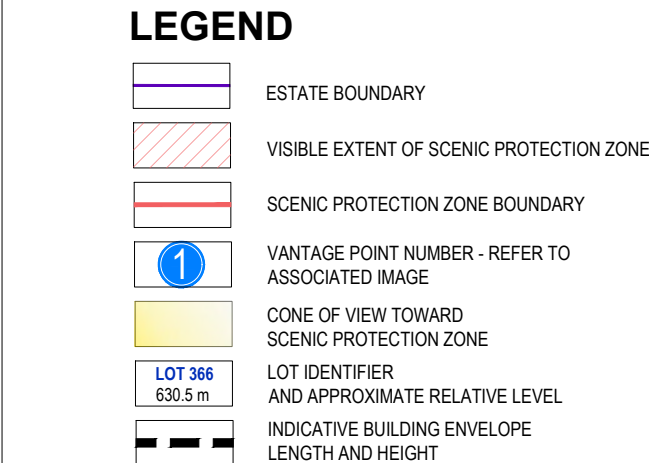
URBAN PLANNING AND LANDSCAPE

spiire
CIVIL

SCALE 1:2000 @ A1

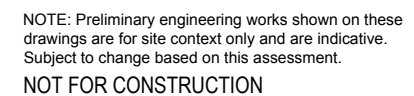
DRAWING No	VIS-1
REV	A
DATE	28.03.2019
PROJECT No	J18-00393
DRAWN BY	IM/AJ

REFER TO KEY PLAN THIS SHEET



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REFER TO PRELIMINARY LANDSCAPE MASTER PLAN, REVISION A, BY SPACELAB. APRIL 2019



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JUMPING CREEK ESTATE DEVELOPMENT
LOT 5 DP 1199045



SCALE 1:2000 @ A1

DRAWING No	VIS-2
REV	A
DATE	28.03.2019
PROJECT No	J18-00393
DRAWN BY	IM/AJ