



HOGAN PLANNING
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General Manager
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Sir,

Revised Planning Proposal – No. 137 Brisbane Grove Road, Brisbane Grove

A revised planning proposal has been prepared resulting from the outcomes of a flooding assessment. The primary changes to the Planning Proposal involve: -

- ❖ Due to flood planning provisions no access can be created to the Lots that is within the extents of the probable maximum flood which necessitated a complete change in the Lot layout including access roadways.
- ❖ In lieu of a through road as originally proposed the development will now be serviced by two separate roads that will terminate in a cul-de-sac formation. Each road will roughly service an equal number of Lots.
- ❖ Due to the flood planning provisions which prohibit development in the 'flood planning area' two portions of the property will also contain land that will be zoned 'C2 – Environmental Conservation'.
- ❖ The number of Lots has decreased from 27 to 21.

As a consequence of the above changes there was quite an amount of detail that needed to be reconsidered and reworded in the reports, and then reflected in the revised plans, particularly the bush fire assessment which has to address access and egress. You will see that the flooding related issues form a big part of the design and discussion around how other matters such as wastewater management and stormwater are also influenced.

Yours truly,

Darren Hogan M.P.I.A
Principal

