




LINE TYPES & SYMBOL LEGEND USED IN THE PLANS

- MARGINS OF THE PROBABLE MAXIMUM FLOOD EXTENTS
- DGP SETBACK AND/OR PROPOSED VARIATION
- 20 METRE BUILDING SETBACK FROM INTERNAL ROADWAYS
- DRAINAGE LINES - ARROWS SHOW DIRECTION OF FLOW
- 40 METRE BUFFER ZONE FROM DRAINAGE LINE
- 70U ZONED LANDS INCLUDED WITHIN LAND REZONING PROPOSAL

- NOMINATED DWELLING ENVELOPE - 600m²
- NEW FARM DAMS - 700m³
- EFFLUENT DISPOSAL AREA - 100m²

THE PEACH COLOURED DIAGONAL HATCHING THROUGH THE CENTRE OF THE SITE AND IN THE NORTHEAST CORNER REPRESENTS 'C2' ZONED LANDS AND IS EQUAL TO THE FLOOD PLANNING AREA.

ALL OTHER LAND WITHIN THE PROPOSED LOTS TO BE ZONED R₂.

 SOWDES Office of Strategic Development E: planning@sowdes.com.au P: 08 9478 5900		DRAWING REFERENCE		PROJECT TITLE		TITLE PARTICULARS		DRAWING DATE		SHEET NUMBER	
A		COUNCIL SUBMISSION		LAND REZONING PROPOSAL		LOTS 2 to 6 D623157, LOTS 10 to 19, 39, 43 to 45 & 54 DP976708, LOT 2 DP12797745 & part LOT 2 DP1180093		Feb. 2024		1 of 1	
		10/02/2024									
		DRAWING TITLE		STORMWATER MANAGEMENT		137 BRISBANE GROVE ROAD		1:2,000		A1	
		SITE PLAN				BRISBANE GROVE. NSW. 2580		0050421-02C			

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