

LINE TYPES & SYMBOL LEGEND USED IN THE PLANS


- MARGINS OF THE PROBABLE MAXIMUM FLOOD EXTENTS
- DGP SERVICES AND/OR PROPOSED VARIATION
- 20 METRE BUILDING SET BACK FROM INTERNAL ROADWAYS
- DRAINAGE LINES - ARROWS SHOW DIRECTION OF FLOW
- 40 METRE BUFFER ZONE FROM DRAINAGE LINE
- 'RU1' ZONED LANDS INCLUDED WITHIN LAND REZONING PROPOSAL

Road reserve to the west of the site that can provide access to 'RU1' zoned lands

Road reserve for access along the eastern boundary of the site and further to 'RU1' zoned lands

- NOMINATED DWELLING ENVELOPE - 600m²
- NEW FARM DAMS - 200m³
- EFFLUENT DISPOSAL AREA - 100m²

THE PEACH COLOURED DIAGONAL HATCHING THROUGH THE CENTRE OF THE SITE AND IN THE NORTHEAST CORNER REPRESENTS 'C1' ZONED LANDS AND IS EQUAL TO THE FLOOD PLANNING AREA.
ALL OTHER LAND WITHIN THE PROPOSED LOTS TO BE ZONED 'R5'.

		DRAWING REFERENCE		PROJECT TITLE		TITLE PARTICULARS		DRAWING DATE		SHEET NUMBER	
SOWDES		A		10/02/2024		LAND REZONING PROPOSAL		Feb. 2024		1 OF 1	
P.O. Box 609 Gulburn NSW 2560 Ph: 0438 993 543		COUNCIL SUBMISSION				LOTS 2 to 6 D62157, LOTS 10 to 19, 39, 43 to 45 & 54 DP976708, LOT 2 DP1279715 & part LOT 2 DP1180093		0050621		PJ	
						DRAWING TITLE					
						STRATEGIC BUSH FIRE STUDY					
						SITE PLAN					
						STREET ADDRESSES					
						137 BRISBANE GROVE ROAD BRISBANE GROVE. NSW. 2580					
								1:1,200		A1	
								0050421-02D			

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THE PROBABLE MAXIMUM FLOOD (PMF) AND THE FLOOD PLANNING AREA (FPA) EXTENTS USED IN THE PREPARATION OF THIS PLAN ARE BASED ON THE RESULTS OF THE FLOOD MODELLING AND ASSESSMENT UNDERTAKEN BY GRC HYDRO

Internal contours and features reproduced with consent from the detailed site survey prepared by Southern Cross Consulting Surveyors - Ref: 24399. Contour intervals 500mm. External contour data produced from Lidar resources accessed from Geoscience Australia.

