




LINE TYPES & SYMBOL LEGEND USED IN THE PLANS

- MEANS 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
 - RUR ZONED LANDS INCLUDED WITHIN LAND REZONING PROPOSAL

- NOMINATED OVERLAPPING ENVELOPE - 600m²
- NEW FARM DRAIN - 200m²
- 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 'R5'.

	DRAWING REFERENCE		PROJECT TITLE	
	DATE	DATE	LAND REZONING PROPOSAL	
A	10/02/2024			
DRAWING TITLE		DRAWING TITLE		
FLOOD ASSESSMENT SITE		FLOOD ASSESSMENT SITE		
PLAN & SUBDIVISION LAYOUT		PLAN & SUBDIVISION LAYOUT		
TITLES PARTICULARS		TITLES PARTICULARS		
LOTS 2 to 6 D62457, LOTS 10 to 19, 39, 43 to 45 & 54		LOTS 2 to 6 D62457, LOTS 10 to 19, 39, 43 to 45 & 54		
DP976708, LOT 2 DP1279715 & part LOT 2 DP1180093		DP976708, LOT 2 DP1279715 & part LOT 2 DP1180093		
STREET ADDRESS		STREET ADDRESS		
137 BRISBANE GROVE ROAD		137 BRISBANE GROVE ROAD		
BRISBANE GROVE. NSW. 2580		BRISBANE GROVE. NSW. 2580		
DRAWING DATE		DRAWING DATE		SHEET NUMBER
Feb. 2024		Feb. 2024		1 OF 1
REFERENCE NUMBER		REFERENCE NUMBER		DRAWN BY
0050421		0050421		PJ
DRAWING SCALE		DRAWING SCALE		SHEET SIZE
1:2,000		1:2,000		A1
DRAWING SCALE		DRAWING SCALE		0050421-02B

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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

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