



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

Dear Sir,

Revised Planning Proposal – No. 2 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 from the Brisbane Grove Road traffic corridor which necessitated a complete change in the Lot layout
- ❖ Also due to the flood planning provisions which prohibit development in the 'flood planning area' a portion of the property will also contain land that will be zoned 'C2 – Environmental Conservation'.
- ❖ The only location for an entrance to the property is from Johnsons Lane on the southern aspect
- ❖ The number of Lots has decreased from 16 to 14

As a consequence of the above changes there is 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.

If you read through the reports, 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

