



PROJECT TITLE  
LAND REZONING APPLICATION

DRAWING TITLE  
CONCEPTUAL SUBDIVISION  
AND LOT PLAN

TITLE PARTICULARS  
LOTS 61, 64 & 71 - 77 DP976708  
and LOT 60 DP10090981

STREET ADDRESS  
2 BRISBANE GROVE ROAD  
BRISBANE GROVE, NSW, 2580

DRAWING DATE	SHEET NUMBER
Feb, 2024	1 of 1
REFERENCE NUMBER	DRAWING BY
0030321	PJ
DRAWING SCALE	1:1,500
DRAWING REFERENCE NUMBER	0030321-028

ADJUDICATOR NO./ DATE	DRAWING REFERENCE
A	COUNCIL SUBMISSION
04/02/2024	

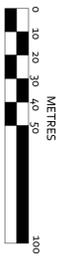

 Professional Engineer  
 Gaudium NSW 1586  
 E: gaudium@gaudium.com.au  
 P: 02 9438 1900

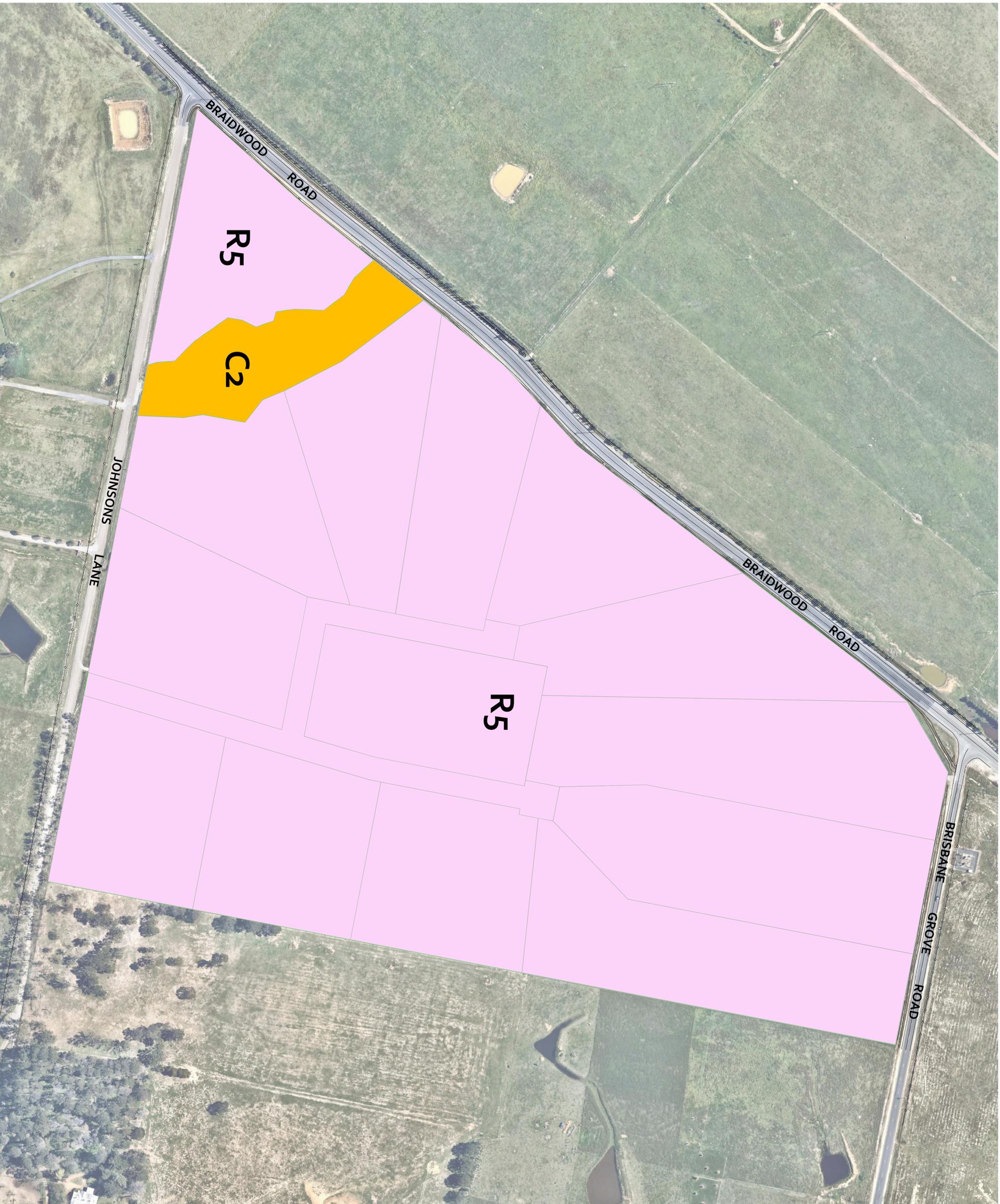
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**LINE TYPES & SYMBOL LEGEND USED IN THE PLANS**

- OPTICAL FIBRE CABLE - APPROXIMATE LOCATION
- OVERHEAD POWER TRANSMISSION LINES
- 80 METRE SETBACK FROM GRAZING LAND - GMCDCP S5.9.1.1
- 50 METRE BOUNDARY SETBACK FOR BUSH FIRE PROTECTION
- 20 METRE BUILDING SETBACK FROM INTERNAL ROADWAYS
- NOMINATED DWELLING ENVELOPE - 600m<sup>2</sup>
- EFFLUENT DISPOSAL AREA - 100m<sup>2</sup>
- NEW FARM DAMS - VARIABLE SIZES

PEACH COLOURED DIAGONAL HATCHING WITHIN LOT 11 REPRESENTS 'C2' ZONED LAND AND IS EQUAL TO THE 'FLOOD PLANNING AREA'. ALL OTHER LAND WITHIN THE PROPOSED LOTS TO BE ZONED 'R5'.





PROJECT TITLE  
LAND ZONING APPLICATION

DRAWING TITLE  
PROPOSED LAND USE ZONE  
BOUNDARIES AND  
DEFINITIONS

TITLE PARTICULARS  
LOTS 61, 64 & 71 - 77 DP976708  
and LOT 60 DP90981

STREET ADDRESS  
2 BRISBANE GROVE ROAD  
BRISBANE GROVE, NSW - 2580

DRAWING DATE	FEB. 2024	SHEET NUMBER	1 of 1
REFERENCE NUMBER	0090321	DRAWN BY	PJ
DRAWING SCALE	1:1,500	AS SHEET FILE	A1
DRAWING REFERENCE NUMBER	0090321-02G		

AMENDMENT No. / DATE	DRAWING REFERENCE
A / 04/07/2024	COUNCIL SUBMISSION

	
P O Box 619 Gunnedah NSW 2380 Email: info@sowdes.com.au Phone: 02 6882 8811	
<b>SOWDES</b>	

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PROJECT TITLE  
LAND REZONING APPLICATION

DRAWING TITLE  
EXISTING SITE CONDITIONS

TITLE PARTICULARS  
LOTS 61 - 64 & 71 - 77 DP976708  
and LOT 60 DP4090981

PROJECT ADDRESS  
2 BRISBANE GROVE ROAD  
BRISBANE GROVE, NSW, 2580

DRAWING DATE	SHEET NUMBER
Feb 2024	1 of 1
REFERENCE NUMBER	SEAMARK
0030321	PJ
DRAWING SCALE	A4
1:1,500	

DRAWING REFERENCE NUMBER	
0030321-02A	
CONTOUR INTERVAL	100mm
ADJACENT NO. 1/LATE	SPACING REFERENCE
A	COUNCIL
04/02/2024	SUBMISSION


 P. Barber  
 Graduate NSW - 158  
 E. No. 143888000  
 No. 143888000

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