

# Precinct 11 Brisbane Grove

## Locality Description

A rural and rural transition area south of the Hume Highway, west of Mountain Ash Road. Residential development is typically rural with landholdings consisting of multiple lots.

## Housing Gaps

Lack of infrastructure (roads, utilities connections) and distance to nearby services (shops, schools, community facilities) will prevent the precinct from delivering affordable or higher density residential development.

## Character & Planning Controls

Key residential typologies	Detached dwellings on single lots A small number of rural-residential lots
Land use zoning	RU1 Primary Production RU6 Rural Transition
Permitted residential typologies	Backpackers' accommodation, Bed and Breakfast accommodation, dwelling house
Minimum lot size	100 hectares (RU1) 10-20 hectares (RU6)
Heritage	Listed in GMLEP 2009: <ul style="list-style-type: none"> <li>I107 - "Garroorigang", Stables 209 Braidwood Rd</li> <li>I009 - Dwelling, "Alffarthing" 2 Brisbane Grove Rd</li> <li>I010 - Dwellings, "Brigadoon" and "Wyandra" 54 &amp; 56 Brisbane Grove Rd</li> <li>I011 - Dwelling, "Sofala" 137 Brisbane Grove Rd</li> <li>I012 - Dwelling, "Weston" 242 Brisbane Grove Rd</li> <li>I013 - Dwelling, "Corrinyah", Corrinyah Rd</li> <li>I015 - Homestead, "Yattalunga" (1860), Johnson Ln</li> </ul> Potential for Aboriginal objects to occur along and close to the Mulwaree River.

## Land Use Opportunities and Constraints

Not currently serviced by water and sewer infrastructure:

- Water infrastructure is available with constraints due to water pressure, proximity to connection and capacity.
- Sewer infrastructure is constrained due to proximity to connection and likely requirement for a localised pumping station, some enlargement of downstream collection network likely to be necessary (subject to network modelling).

## Environmental Constraints

- The majority of vegetation in the precinct has been removed for agricultural purposes and is therefore significantly disturbed and represents low ecological value.
- The precinct contains large areas of land identified as being bushfire prone.
- The precinct has a significant portion of land that is potentially flood affected, between Brisbane Grove Road and the Hume Highway; additional flood prone land may exist beyond current Flood Study and impact access.
- Proximity to Goulburn Airport could limit density of residential development.
- Proximity to Wakefield Park imposes a noise constraint on this precinct.
- On-site sewer cannot be within 100m of a water course of any classification in the Sydney Drinking Water Catchment (SDWC) which will limit the density of rural residential dwellings in this precinct. Any development within the SDWC must have a neutral or beneficial effect (NorBE) on water quality.

## Analysis of Evidence

Suited to Large Lot Residential development subject to the resolution of noise and water quality issues. Although no Aboriginal sites have been recorded to date, sites have been recorded to the west and south of this precinct. A comprehensive Aboriginal cultural heritage assessment is required. Opportunities for Precincts 10 and 11 have been considered together.

## Recommendation

- Rezone the land that is least constrained by topography and environmental constraints to a Large Lot Residential zone (un-serviced).
- Consider suitable Environmental zone for flood affected land
- Priority – High

