

4/12/2024

AP Ref: 130542

## **PLANNING PROPOSAL – GREEN VALLEYS MOUNTAIN BIKE PARK 2926 ILLAWARRA HIGHWAY, LOT 1 DP 881927, TONGARRA**

Please find attached the following documents comprising this Planning Proposal application:

- Planning Proposal Lodgement Form (including Owner's Consent)
- Planning Proposal Report
- Indicative Concept Plan
- Site Layout Plan (existing arrangements which will remain unchanged)
- Site Survey
- Supporting Submission prepared by TfNSW
- Waste Management Plan
- Erosion & Sediment Control Plan
- Flora & Fauna Assessment
- Vegetation Management Plan
- Statement of Heritage Impact
- Aboriginal Archaeology Due Diligence Assessment
- Flood Impact & Risk Assessment
- Bushfire Assessment
- Visual Impact Assessment
- Riparian Assessment
- Traffic Impact Assessment

The Planning Proposal had been initially prepared by Cowman Stoddart Pty Ltd. However, during the application preparation Cowman Stoddart has been superseded by Allen Price. This change formally occurred on 1 November 2024, when Allen Price replaced the companies of Cowman Stoddart (ABN 29 057 616 896) and Allen Price & Scarratts (ABN 62 609 045 972). No separate trading names exist for these latter two companies.

Given the above, although the Planning proposal document has been retained in the Cowman Stoddart format, the applicant is now Allen Price.

Contact details for Allen Price are as follows:

- Mailing Address PO Box 73, Nowra NSW 2541
- Phone 02 4421 6544
- Email consultants@allenprice.com.au

We trust the enclosures provide sufficient documentation to allow the Planning Proposal to be lodged and we await the outcome of its assessment in due course.

Yours sincerely



Stephen Richardson

**Allen Price Pty Ltd**