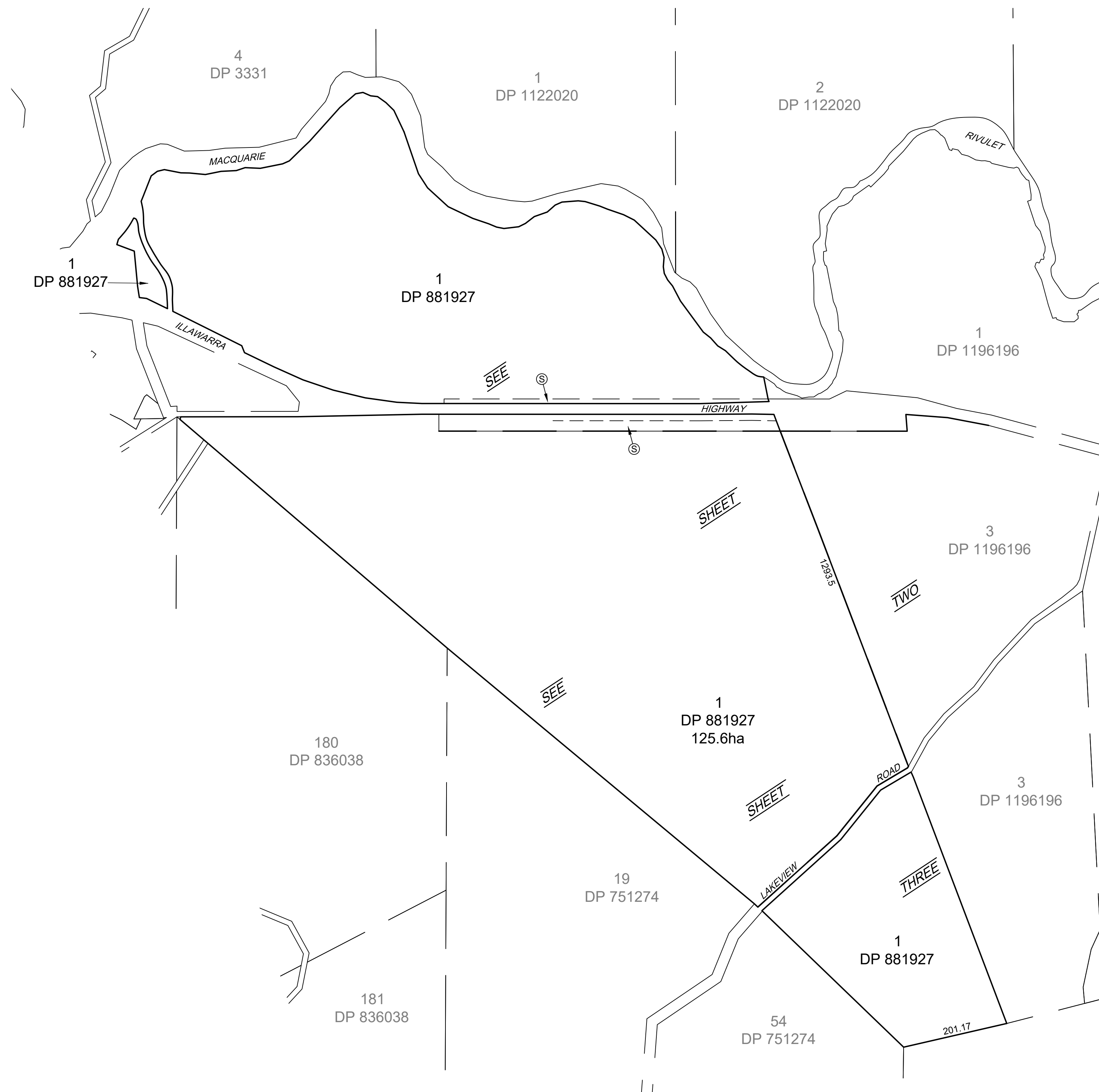
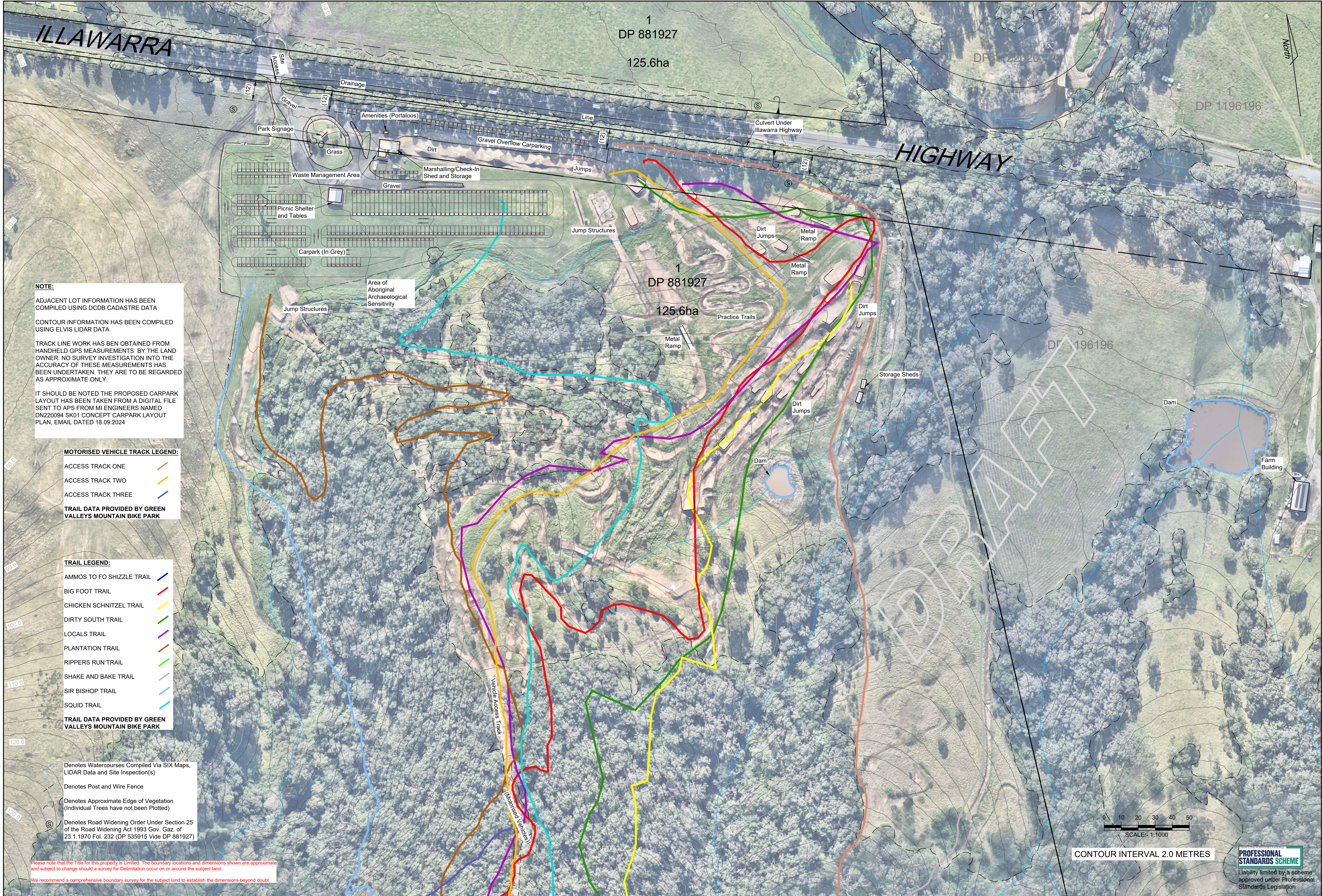




RATIO: 1:500 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	MH -	REV A	DESCRIPTION 12m OFFSET LINE ADDED TO HIGHWAY	BY BD	DATE 27.09.2024	 allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	PLAN SHOWING SITE AND BIKE TRAIL LAYOUT OVER PART OF LOT 1 DP881927 NO. 2926 ILLAWARRA HIGHWAY TONGARRA FOR GREEN VALLEYS MOUNTAIN BIKE PARK	DRAWING STATUS		
	ORIGIN: BM NAIL IN KERB RL 58.896 (AHD)	DRAWN MH/CC										
	CHECK'D TL											
	DATE OF SURVEY: 19.06.2024											
										DRAWING NUMBER 130542-02	SHEET 01 OF 03	REVISION A



NOTE:

ADJACENT LOT INFORMATION HAS BEEN COMPILED USING DCDB CADASTRE DATA

CONTOUR INFORMATION HAS BEEN COMPILED USING ELVIS LIDAR DATA

TRACK LINE WORK HAS BEN OBTAINED FROM HANDHELD GPS MEASUREMENTS BY THE LAND OWNER. NO SURVEY INVESTIGATION INTO THE ACCURACY OF THESE MEASUREMENTS HAS BEEN UNDERTAKEN. THEY ARE TO BE REGARDED AS APPROXIMATE ONLY.

IT SHOULD BE NOTED THE PROPOSED CARPARK LAYOUT HAS BEEN TAKEN FROM A DIGITAL FILE SENT TO APS FROM MI ENGINEERS NAMED DN220094 SK01 CONCEPT CARPARK LAYOUT PLAN, EMAIL DATED 18.09.2024

MOTORIZED VEHICLE TRACK LEGEND:

ACCESS TRACK ONE

ACCESS TRACK TWO

ACCESS TRACK THREE

TRAIL DATA PROVIDED BY GREEN VALLEYS MOUNTAIN BIKE PARK

TRAIL LEGEND:

AMMOS TO FO SHIZZLE TRAIL

BIG FOOT TRAIL

CHICKEN SCHNITZEL TRAIL

DIRTY SOUTH TRAIL

LOCALS TRAIL

PLANTATION TRAIL

RIPPERS RUN TRAIL

SHAKE AND BAKE TRAIL

SIR BISHOP TRAIL

SQUID TRAIL

TRAIL DATA PROVIDED BY GREEN VALLEYS MOUNTAIN BIKE PARK

Denotes Watercourses Compiled Via SIX Maps, LIDAR Data and Site Inspection(s)

Denotes Post and Wire Fence

Denotes Approximate Edge of Vegetation (Individual Trees have not been Plotted)

Denotes Road Widening Order Under Section 25 of the Road Widening Act 1993 Gov. Gaz. of 23.1.1970 Fol. 232 (DP 535915 Vide DP 881927)

Please note that the Title for this property is Limited. The boundary locations and dimensions shown are approximate and subject to change should a survey for Delimitation occur on or around the subject land.

We recommend a comprehensive boundary survey for the subject land to establish the dimensions beyond doubt.

RATIO:

1:500

(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM

ORIGIN: BM NAIL IN KERB
RL 58.896 (AHD)

DATE OF SURVEY: 19.06.2024

SURVEY	MH
DESIGN	-
DRAWN	CC
CHECK'D	TL

REV	DESCRIPTION	BY	DATE
A	12m OFFSET LINE ADDED TO HIGHWAY	BD	27.09.2024

allen price & scarratts pty ltd
land and development consultants

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PLAN SHOWING
SITE AND BIKE TRAIL LAYOUT
OVER PART OF LOT 1 DP881927
NO. 2926 ILLAWARRA HIGHWAY TONGARRA
FOR GREEN VALLEYS MOUNTAIN BIKE PARK

DRAWING STATUS

DRAWING NUMBER
130542-02

SHEET **02** OF **03** REVISION
A

