

M:\CAD Files - Projects\13 Projects\130542 CAD\130542-03 Concept Plan.dwg

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.

AllenPrice
Development Consultants

LAND ZONING

INDICATIVE CONCEPT PLAN

Over Lot 1 DP881927
At 2926 Illawarra Highway, Tongarra
For Green Valleys Mountain Bike Park

BEWARE!

THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

RATIO:

1:3500

(AT A1 ORIGINAL)

DATUM:

AUSTRALIAN HEIGHT DATUM

ORIGIN:

DATE OF PLAN: 31.10.2024

SURVEY

DESIGN

DRAWN

CHECK'D

AP

-

CC

-

REV

-

DESCRIPTION

BY

DATE

DRAWING STATUS

FOR CONCEPT APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER

130542-03

SHEET

01

REVISION

-

Land Zoning

- Denotes SP2 Special Purpose Zoned Land
- Denotes RU1 Primary Production Zoned Land
- Denotes C3 Environmental Management Zoned Land

Plotted via the NSW Planning Portal Spatial Viewer

Track Legend:

- Motorised Vehicle Trail
- Bike Trail
- Data Provided by Green Valleys Mountain Bike Park

Site Zonings:

- Denotes Approximate Area of Planning Proposal
- 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)

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.

Note:
Road Widening Order has been Plotted Via DP 535915.
SP2 Zoned Land has been Plotted Via the NSW Planning Portal Spatial Viewer.
Discrepancy Exists Between DP 535915 and NSW Planning Portal Data.

Proposed Reduction to SP2 Zone

Site Access

North

DRAFT

M:\CAD Files - Projects\13 Projects\130542 CAD\130542-03 Concept Plan.dwg

Track Legend:

- Motorised Vehicle Trail
- Bike Trail
- Data Provided by Green Valleys Mountain Bike Park

Site Zonings:

- Denotes Approximate Area of Planning Proposal
- Denotes Steep Land Surrounding Riparian Corridor

Riparian and Flood Risk Features:

- Denotes Watercourses
- Denotes Riparian Corridors
- Denotes 40m Waterfront Land Buffer
- Data Provided By Ecological Australia
- Denotes Probable Maximum Flood (PMF) Area

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.

DRAFT

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.

AllenPrice
Development Consultants

RIPARIAN AND FLOOD RISK

INDICATIVE CONCEPT PLAN

Over Lot 1 DP881927
At 2926 Illawarra Highway, Tongarra
For Green Valleys Mountain Bike Park

BEWARE!

THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

RATIO:

1:4000

(AT A1 ORIGINAL)

DATUM:

AUSTRALIAN HEIGHT DATUM

ORIGIN:

DATE OF PLAN: 31.10.2024

SURVEY

DESIGN

DRAWN

CHECK'D

AP

-

CC

-

REV

-

DESCRIPTION

BY

DATE

DRAWING STATUS

FOR CONCEPT APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER

130542-03

SHEET

02

REVISION

-

ALLEN PRICE PTY LTD

Nowra Office • 75 Plunkett St, Nowra NSW 2541
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
Wollongong Office • 1/28 Bong Bong St, Kiama NSW 25339
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

**PROFESSIONAL
STANDARDS
SCHEME**

Liability limited by a scheme approved under Professional Standards Legislation

Track Legend:

Motorised Vehicle Trail

Bike Trail

Data Provided by Green Valleys Mountain Bike Park

Site Zonings:

Denotes Approximate Area of Planning Proposal

Riparian and Flood Risk Features:

Denotes Watercourses

Data Provided by Ecological Australia

Heritage Listings:

'Green Valleys'

Illawarra Escarpment

Lothlorien Farmhouse

Area of Aboriginal Archaeological Sensitivity

Data Provided by Ecological Australia

Note:

Adjacent Lot Information has been Compiled Using DCDB Cadastre Data

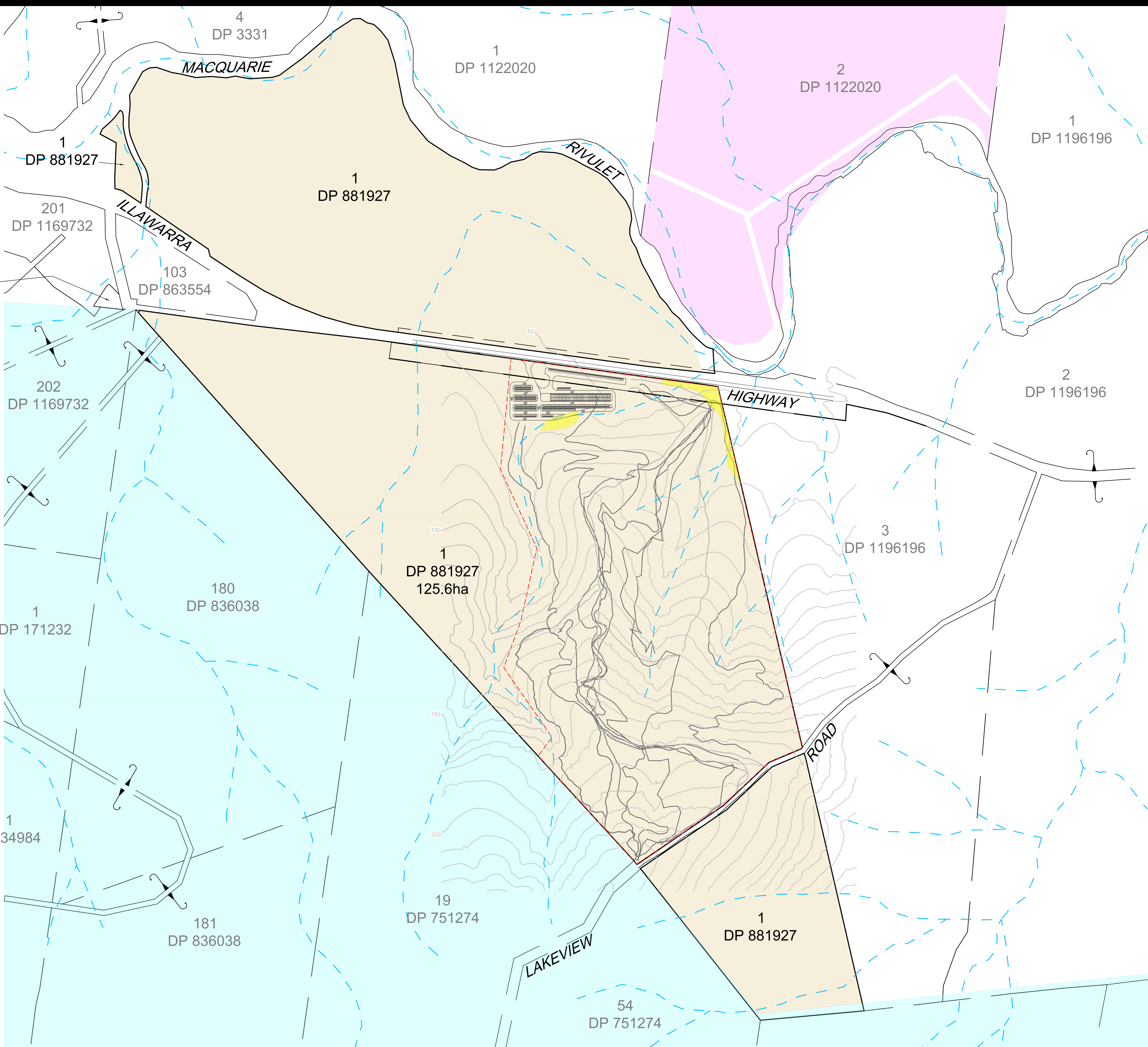
Contour Information has been Compiled Using Elvis Lidar Data

Track Line Work has been 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.

DRAFT

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.



AllenPrice
Development Consultants

CULTURAL AND ABORIGINAL HERIATGE

INDICATIVE CONCEPT PLAN

Over Lot 1 DP881927
At 2926 Illawarra Highway, Tongarra

For Green Valleys Mountain Bike Park

BEWARE!

THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

RATIO:

1:4000

(AT A1 ORIGINAL)

DATUM:

AUSTRALIAN HEIGHT DATUM

ORIGIN:

DATE OF PLAN: 31.10.2024

SURVEY

DESIGN

DRAWN

CHECK'D

AP

-

CC

-

REV

-

DESCRIPTION

BY

DATE

DRAWING STATUS

FOR CONCEPT APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER

130542-03

SHEET

03

REVISION

-

ALLEN PRICE PTY LTD

Nowra Office • 75 Plunkett St, Nowra NSW 2541
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
Wollongong Office • 1/28 Bong Bong St, Kiama NSW 25339
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

PROFESSIONAL STANDARDS SCHEME

Liability limited by a scheme approved under Professional Standards Legislation

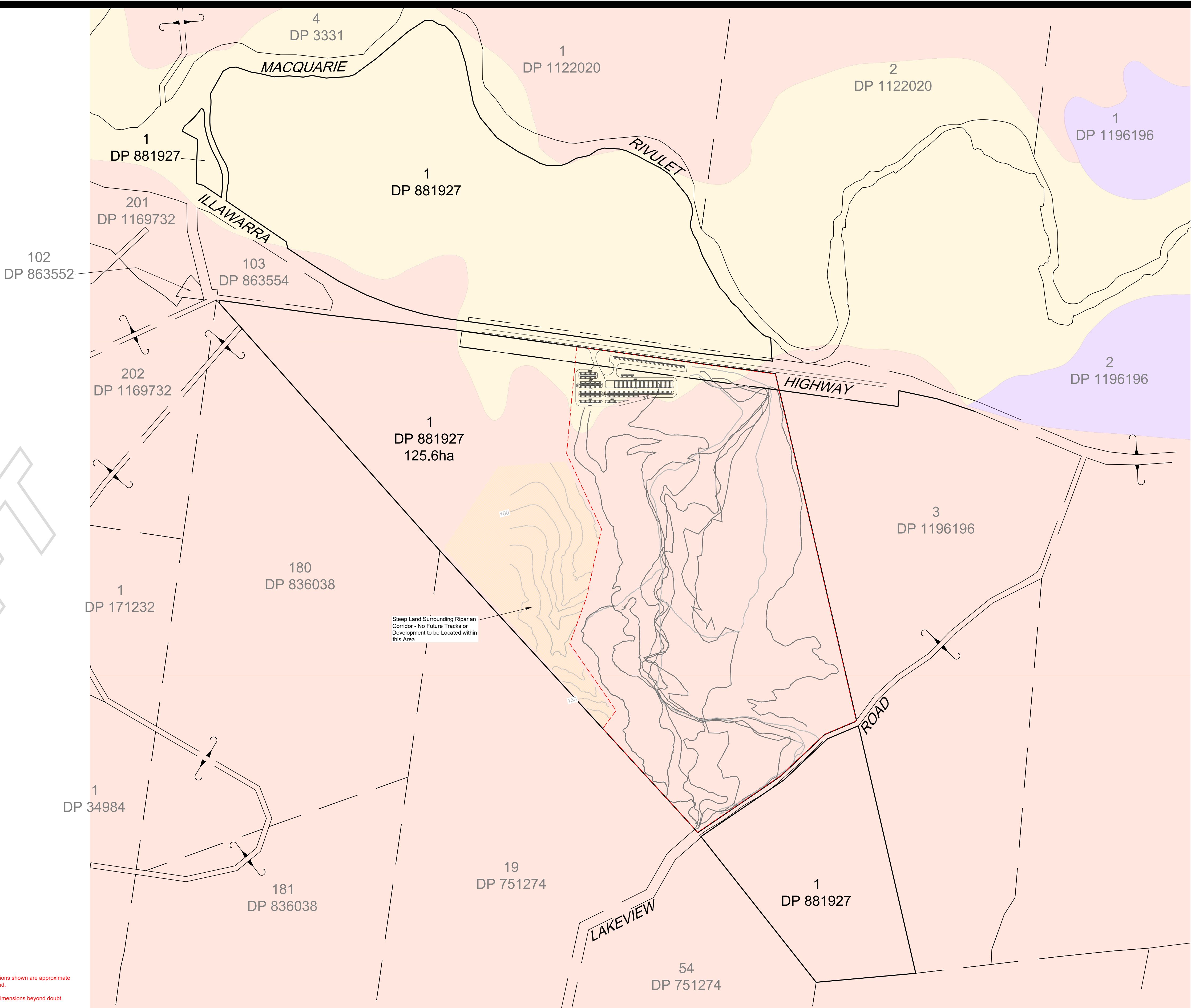
- Track Legend:**
- Motorised Vehicle Trail
 - Bike Trail
 - Data Provided by Green Valleys Mountain Bike Park
- Site Zonings:**
- Denotes Approximate Area of Planning Proposal
 - Denotes Steep Land Surrounding Riparian Corridor
- Soil Landscapes:**
- Cambewarra
 - Fairy Meadow
 - Wattamolla Road
 - Data Provided by Ecological Australia

Note:

Adjacent Lot Information has been Compiled Using DCDB Cadastre Data

Contour Information has been Compiled Using Elvis Lidar Data

Track Line Work has been 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.



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.

AllenPrice
Development Consultants

SOILS AND TOPOGRAPHY

INDICATIVE CONCEPT PLAN

Over Lot 1 DP881927
At 2926 Illawarra Highway, Tongarra

For Green Valleys Mountain Bike Park

BEWARE!

THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

RATIO:

1:4000

(AT A1 ORIGINAL)

DATUM:

AUSTRALIAN HEIGHT DATUM

ORIGIN:

DATE OF PLAN: 31.10.2024

SURVEY

DESIGN

DRAWN

CHECK'D

AP

-

CC

-

REV

-

DESCRIPTION

BY

DATE

DRAWING STATUS

FOR CONCEPT APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER

130542-03

SHEET

05

REVISION

-

ALLEN PRICE PTY LTD

Nowra Office • 75 Plunkett St, Nowra NSW 2541
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
Wollongong Office • 1/28 Bong Bong St, Kiama NSW 25339
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au



Liability limited by a scheme approved under Professional Standards Legislation