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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

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CC

JH

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

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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:

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RIPARIAN AND FLOOD RISK

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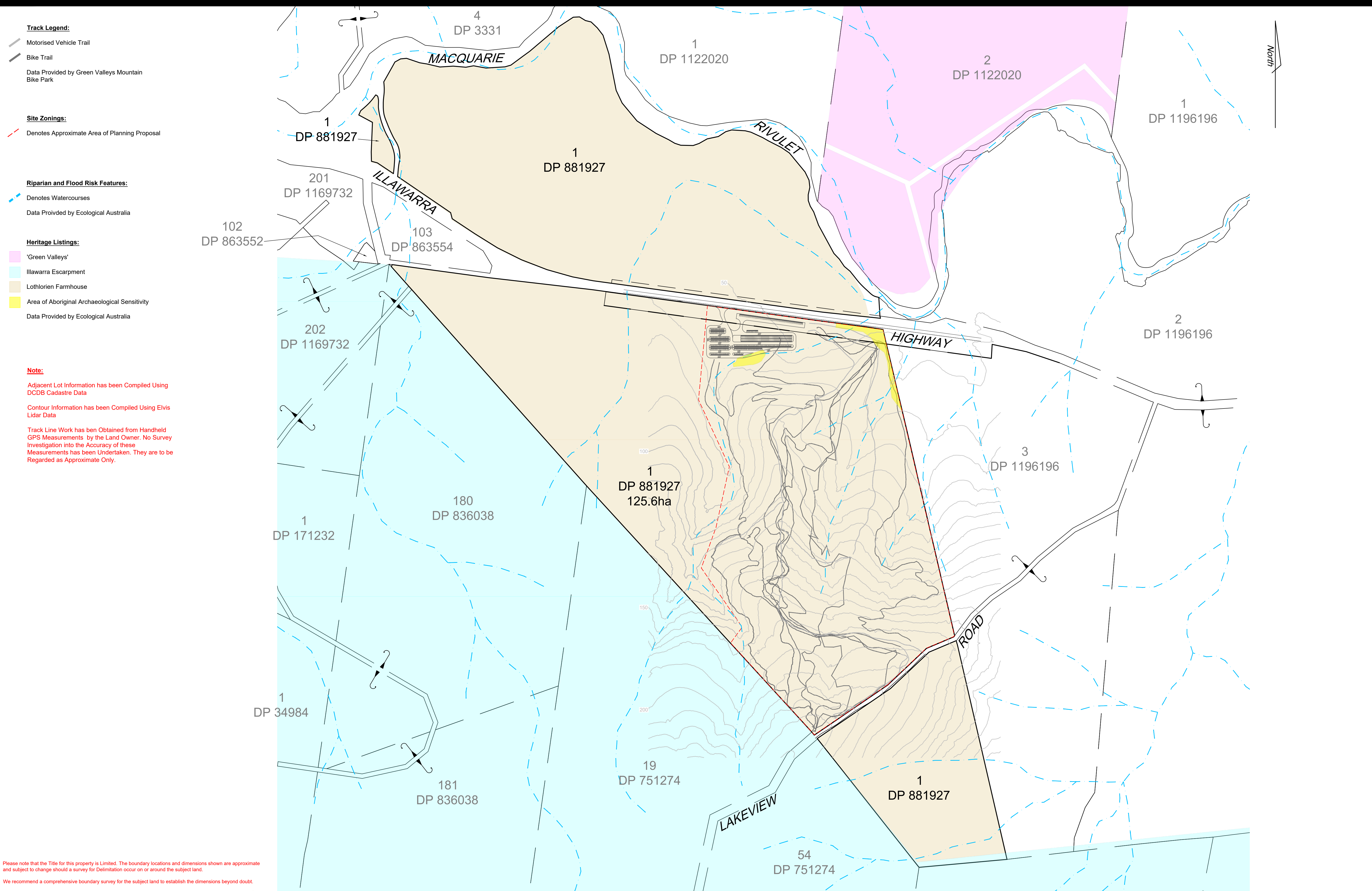
ALLEN PRICE PTY LTD

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

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CULTURAL AND ABORIGINAL HERIATGE

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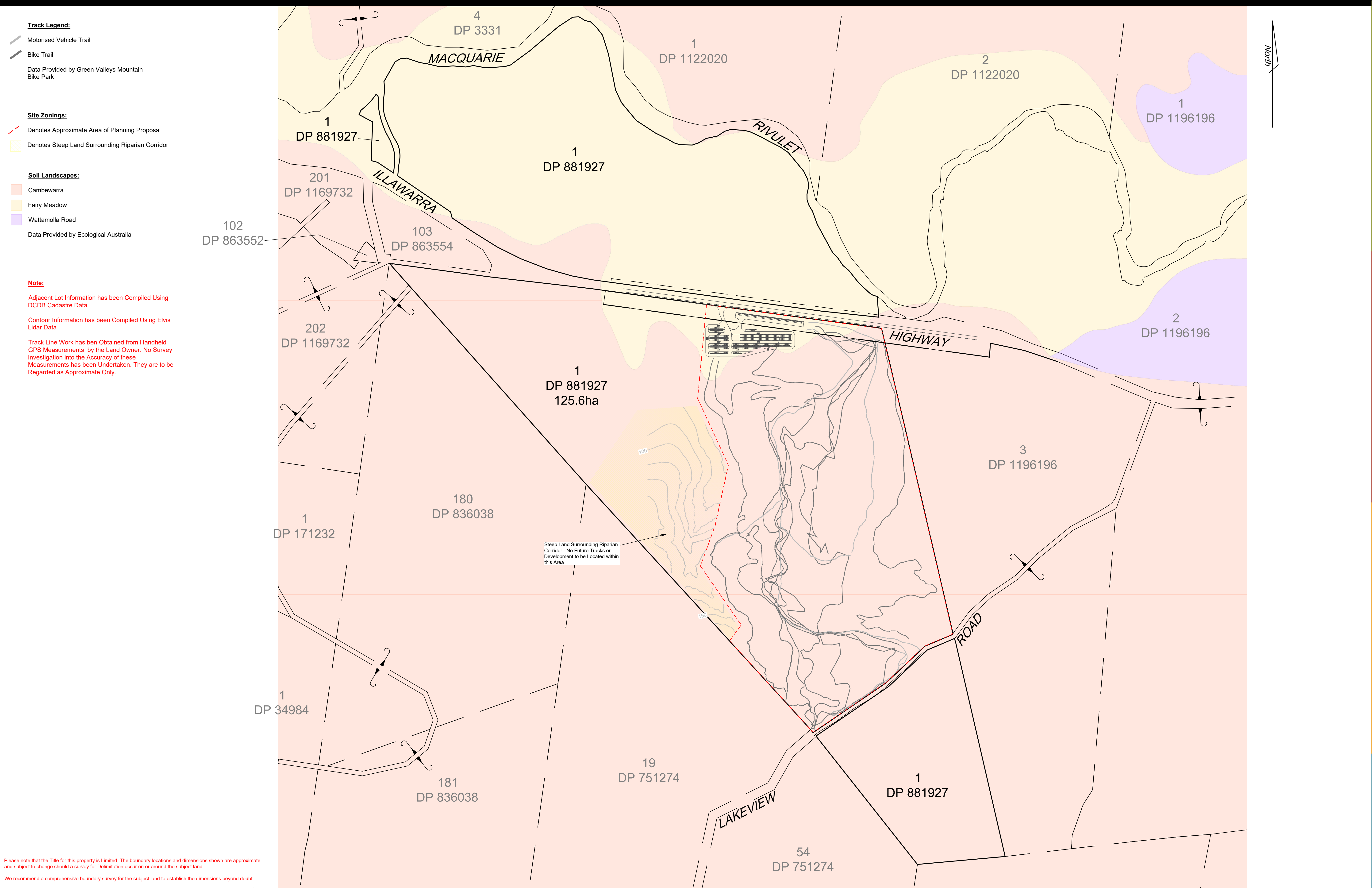
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SOILS AND TOPOGRAPHY

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