



Project	State Significant Site and Concept plan application for establishment of a Business Park and environmental conservation, Albion Park (MP_06_0272)
Location	Albion Park Airport Business Park, Tongarra Road, Albion Park
Proponent	Delmo Albion Park Pty Ltd
Date issued	November 2006
Expiry date	November 2008
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 28 September 2006. Concurrently authorising the submission of a Concept Plan.
State significant site Study requirements	<p>A State significant site Study will need to include (but not be limited to) the following:</p> <ol style="list-style-type: none"> (1) Address the criteria at Clause 8 (2) of the Major Projects SEPP, (2) Address the Criteria for State Significant Sites in the attached Draft Guideline dated 24 July 2006, with particular focus on criterion (a), (b) and (d), (3) Proposed land uses and suitability of the site for the proposed land uses taking into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any applicable State or regional planning strategy; (4) The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning; (5) Detail the proposed land use controls (including zoning) and justify the necessity for these controls against the existing planning instruments; and (6) Indicate the future approval regime for development on the site you are seeking by identifying the circumstances when Part 3A or Part 4 (including exempt or complying development) would apply.
General requirements	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> (1) an executive summary; (2) a description of the project including the: <ol style="list-style-type: none"> (a) need for the project; (b) alternatives considered; and (c) various components and stages of the project; (3) a consideration of all relevant Legislation, State Environmental Planning Policies and applicable planning instruments (especially SEPP 55, the Draft Illawarra Regional Strategy, Illawarra Action for Transport, Shellharbour Industrial Development Control Plan, August 2006 and Planning for Bushfire Protection); (4) a draft Statement of Commitments outlining commitments to public benefits, environmental management, mitigation and monitoring measures (especially in relation to flooding, biodiversity and stormwater) to be established on site and clear identification of who is responsible for these measures; (5) a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; (6) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and (7) if relevant, the likely scope of developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities.

Key issues	<p>The EA must address the following key issues:</p> <p>Flooding</p> <ol style="list-style-type: none"> (1) A comprehensive flood analysis report should include, but not be limited to: <ol style="list-style-type: none"> (a) The impact of flooding on the development including the estimation of the extent of flood prone land (ie PMF), high hazard areas and floodways, the implications of the full range of floods and the safety of users of the development (b) The impact of the development on flood behaviour on and off site, include existing and planned development in the wider area. (c) The flood hazard in the area (including the hydraulic hazard, flood readiness, flood warning time, rate of rise of floodwater, flood duration and type of development) and access and evacuation issues; (d) Detail viable strategies to manage any adverse impacts of the development on flood behaviour; and (e) Demonstrate consistency with the aims and intent of the Floodplain Development Manual, 2005 and relevant local and regional policies. <p>Biodiversity</p> <ol style="list-style-type: none"> (1) Determine the impact on existing native flora and fauna, including identified threatened species and the Indicative Habitat Corridor as identified in the Draft Illawarra Regional Strategy. (2) Assess any potential impact on surrounding waterways in terms of water quality and aquatic ecosystems. This should include but not be limited to: <ol style="list-style-type: none"> (a) Onsite pollution such as accidental spills and sewer overflows; (b) Risks such as weed invasion, encroachment and litter; and (c) Vegetated buffer zones. <p>Hydrology, Water Management & Geotechnical</p> <ol style="list-style-type: none"> (1) Identify the impacts of the development on the existing hydrology, hydrogeology and geology of the Site. Consideration should be given to flood prone areas and the impact on wetlands and riparian zones. (2) Identify the implications for development of soil type and the presence of potential and actual acid sulfate soils if any <p>Noise</p> <ol style="list-style-type: none"> (1) Demonstrate the extent of noise impacts (including traffic noise) on present and possibly future adjacent developments and how they will be mitigated. (2) Identify noise limits and constraints in relation to the development and users of the development associated with airport activity. <p>Built form and land use</p> <ol style="list-style-type: none"> (1) Identify the provisions that will ensure the built form will complement surrounding existing land uses, assist in protecting significant views and features and achieve high quality architectural design for both landscaping and public domain. (2) Demonstrate consistency with the <i>Airport Height Limitation and Noise Exposure Forecast Plan</i> dated 17 April 1998 and justify any variations. <p>Transport and Access</p> <ol style="list-style-type: none"> (1) A traffic impact study in accordance with relevant RTA's Guidelines. This should include, but not be limited to the following: <ol style="list-style-type: none"> (a) Detail the proposed access arrangements in the context of the wider road network as well the opportunities and constraints of alternative vehicular access points. Consideration should be given to the possibility of providing an alternative access point with the new Freeway once constructed and therefore the position of the Tongarra Road access point; (b) Intersection modelling using aaSIDRA for the junction of Tongarra Road and the proposed access. This should include but not be limited to the following: <ol style="list-style-type: none"> (i) AM and PM peak volumes;
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Key Issues (Cont)	<p>(ii) Existing traffic volumes with and without development and 10 year projected volumes with and without development; and</p> <p>(iii) Justification of proposed intersection locations and design details (to meet RTA/Council requirements). Identify suitable treatments required to ameliorate any traffic and safety impacts.</p> <p>(c) Provide information on proposed pedestrian and cycle access within and to the site that connects to all relevant transport services and key off-site locations.</p> <p>Subdivision</p> <p>(1) Demonstrate that the subdivision layout is appropriate by achieving high degrees of access for all forms of transport (including walking) and detail the subdivision layout, lot size and mix, the location of open space and road network.</p> <p>(2) Provide a detailed contour plan to identify the finished contour levels of the site, with details provided on the earthworks required to achieve the finished contours.</p> <p>Utilities Infrastructure and stormwater management</p> <p>(1) Prepare a utility and infrastructure servicing report and plan for the Site that includes the identification of existing utility and infrastructure servicing the site and require augmentation works</p> <p>(2) Provide appropriate information on the drainage and stormwater management measures to be incorporated on site, including (but not limited to) on site stormwater detention and water sensitive urban design measures.</p> <p>(3) Provide appropriate information on measure to be taken to promote demand management for potable water through the site.</p> <p>Staging of Development</p> <p>Provide a plan demonstrating that the staging of development where applicable will proceed in an orderly and coordinated manner.</p>
Consultation	<p>During the preparation of the EA, you should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the Environmental Assessment. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies include:</p> <ul style="list-style-type: none"> • Shellharbour City Council • Department of Planning (Wollongong) • Roads and Traffic Authority • Department of Environment and Conservation • Department of Natural Resources • Department of Transport and Rural Services • Utility and infrastructure providers, • Emergency Services, including the Ambulance Service of NSW, the State Emergency Service, RFS and NSW Fire Brigades <p>If the Director-General considers that significant changes are proposed to the nature of the project, the Director-General may require the proponent to make the preferred project available to the public.</p>
Deemed refusal period	60 days