

31 August 2006

Mr Sam Haddad
Director General
NSW Department of Planning
22-23 Bridge Street
SYDNEY NSW 2000

Dear Mr Haddad,

**Re: 78 Tongarra Road, Albion Park
(Lot 1 DP70380, Lot 6 DP1100435, Lot B DP109816)
Potential State significant site/ project of State significance**

We wish to make an application for the Minister for Planning to initiate an investigation with a view to declaring the above site to be a Site of State Significance (SSS) under Schedule 3 of the Major Projects SEPP 2005 and subsequently for the Minister's authorisation to submit a Concept Plan application for the proposed redevelopment of the site.

The basis for this application is twofold:

- Firstly, as the proposed development would have an investment value of up to \$400 million dollars and would employ up to 1650 people on completion, it is considered that this proposal falls within the definition of Group 4 Other Manufacturing industries, distribution and storage facilities in Schedule 1 to State Environmental Planning Policy (Major Projects) (Major Projects SEPP) and as a result is a project to which Part 3A of the Environmental Planning and Assessment Act applies.
- Secondly, the land is currently zoned predominantly Rural 1(a) Agriculture under the provisions of Shellharbour Rural Local Environmental Plan 2004. It is proposed that the land be developed for light industrial purposes and as a result the land will require a change in zoning and development approval for the proposed use. The site is adjacent to the Albion Park Airport (Airport) also known as the Illawarra Regional Airport. Shellharbour Council owns Albion Park Airport and adjacent land and as such is considered to have a conflict of interest in relation to the handling of the change in the planning controls relating to the site to enable the proposed development to proceed.

We are advised, therefore, that the most appropriate course of action to pursue both a rezoning and a Concept Plan application for the site would be through the provisions of the Major Projects SEPP 2005 as opposed to making an application to the Shellharbour City Council. We stress however, that we wish to work with the Council through the appropriate processes set up by the Department of Planning, to ensure their input and involvement as both adjoining landowners and representatives of the local community.

Development Concept

Our development concept for this site is one which would take advantage of its strategic location at the intersection of the Princes and Illawarra Highways, on the proposed extension of the F6 freeway, adjacent to the Airport and next to Albion Park Rail Station. The Airport has been identified in the Draft Illawarra Strategy as the regional airport for the Illawarra Region and the surrounding land has been identified as an area for employment generating activity.

The key opportunity for the land is to provide:

- Airport related activities
- General transport and light industrial uses
- Commercial activities related to light industrial and
- Support services for the region.

Our preliminary studies suggest that a substantial development can be carried out on the site within the environmental constraints that exist on the land. It would appear that a total area of 52 hectares of the 80 hectare site could be available for development. Importantly, our proposal ensures the conservation of wetland and high conservation areas and also provides for significant areas of open space.

Employment/Economic Impact

The proposed development would have an investment value of approximately \$400million; would generate approximately 290 full time equivalent jobs during the construction phase; and would provide approximately 1,650 full time equivalent positions on completion.

Conclusion

The proposed redevelopment of this site is considered to be of significant economic importance to the Illawarra Region and to the local government area of Shellharbour in particular. The proposed rezoning and development concept would provide a major economic stimulus for the local and regional economy as well as much-needed local employment and small business opportunities. In order to progress the project we therefore seek

- The Minister's consideration of the inclusion of the 78 Tongarra Road, Albion Park site in Schedule 3 of the Major Projects SEPP 2005 and development of appropriate planning controls
- The Minister's agreement to the submission of a Concept Plan application for the proposed redevelopment of the 78 Tongarra Road, Albion Park site and
- The Director General's advice in relation to requirements for the preparation of relevant studies and assessments to facilitate the above.

If you require further information or have any questions in relation to the above please contact Sarah Taylor on (02) 8256 3222.

Yours faithfully,

Flavio Roncolato

Jose De La Vega

Encl. Project Outline & Issues Paper