



TABLE OF CONTENTS

A BACKGROUND

1.0 INTRODUCTION

- 1.1 Background
- 1.2 Structure of this Document
- 1.3 Relationship to Planning Controls

2.0 THE CONCEPT PLAN

- 2.1 Site Analysis
- 2.2 Development Objectives
- 2.3 The Concept Plan
- 2.4 Development Within the Business Park
- 2.5 Subdivision
- 2.6 Landscape
- 2.7 Access, Parking and Transport
- 2.8 Water Cycle Management
- 2.9 Utilities

B DESIGN GUIDELINES AND CONTROLS

3.0 INTRODUCTION

- 3.1 Aims and Objectives
- 3.2 Application
- 3.3 ESD Principles Adopted
- 3.4 The Riparian Buffer

4.0 CONTROLS

- 4.1 Floor Space Ratio (FSR)
- 4.2 Height of Buildings
- 4.3 Site Coverage
- 4.4 Setbacks
- 4.5 Parking and Access
- 4.6 Manoeuvring Areas
- 4.7 Operation of Illawarra Regional Airport
- 4.8 Site Safety
- 4.9 Heritage

5.0 DESIGN GUIDELINES

- 5.1 Building Design
- 5.2 Landscaping
- 5.3 Materials and Colours
- 5.4 Lighting
- 5.5 Fencing
- 5.6 Signage
- 5.7 Water Cycle Management
- 5.8 General

Appendix

- 1. Illawarra Regional Business Park Landscape Management Plan
- 2. Illawarra Regional Business Park Water Cycle Management Plan





INTRODUCTION

1.1 Background

These Design Guidelines and Controls have been prepared to apply to the Illawarra Regional Business Park. The Business Park is part of the proposed development of a site adjacent to the Illawarra Regional Airport at Albion Park in the Shellharbour Local Government Area. The Guidelines and Controls provide guidance to applicants who are preparing development applications for development proposals within the Business Park. They implement the aims and objectives of the Illawarra Regional Business Park Concept Plan which has been prepared and approved under the provisions of Part 3A of the Environmental Planning and Assessment Act.

The Guidelines and Controls apply only to that section of the site which it is proposed will be developed as the Business Park and this is the area which is zoned IN2 - Light Industrial.

1.2 Structure of this Document

This document is divided into two sections as follows:

- The first section describes the approved Concept Plan and is a summary of matters in the Illawarra Regional Business Park Environmental Assessment Report July 2007.
- The second section provides the objectives, controls and guidelines which will implement the proposals in the Concept Plan through their application to future development of the lots. Development applications relating to the Business Park will need to address these in their submissions.

1.3 Relationship to Planning Controls

These Guidelines and Controls comprise an integral part of the Concept Plan for the Illawarra Regional Business Park and are a matter for consideration under the planning controls applying to the site. They provide for the implementation of the aims, objectives and proposals in the Concept Plan. As such they are to be addressed in any application for development in the Business Park. Any inconsistency with the Guidelines and Controls will need to be addressed in relation to the provisions in the Concept Plan and it will need to be demonstrated that the proposed development is generally consistent with the Concept Plan.

1

INTRODUCTION



Figure 1.1 Site of Concept Plan

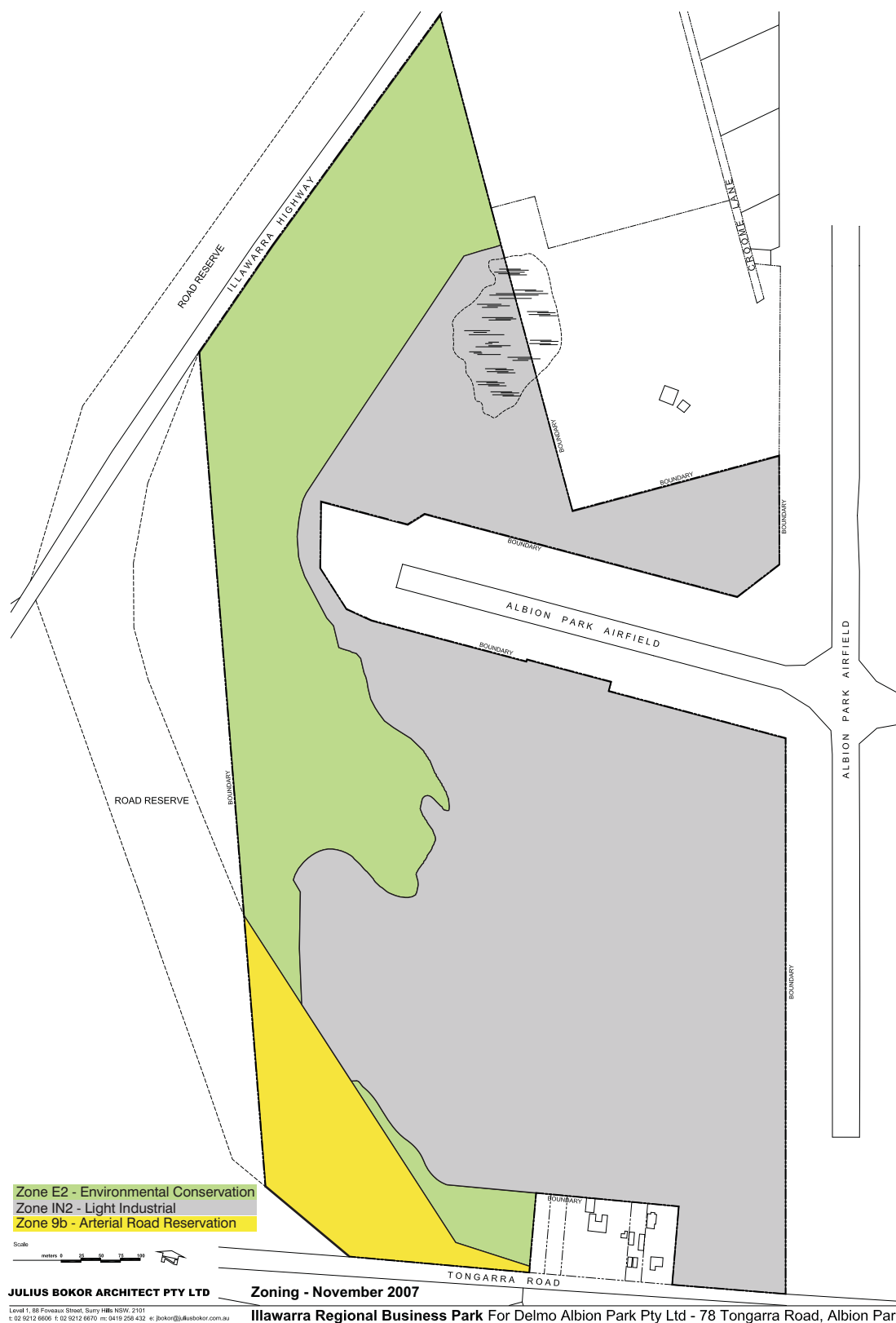


Figure 1.2 Zoning of Concept Plan Site

