



THE CONCEPT PLAN

2.1 Site Analysis

Location

The site is situated at Albion Park within a kilometre of the coast at Koona Bay to the east of the site. Between the site and the coast is the Princes Highway and part of the industrial/residential area of Albion Park. Land to the west of the site is rural stretching to the foot of the escarpment leading to Kangaroo Valley. There are major new residential areas to the south and southwest of the site on the higher land. Illawarra Regional Airport adjoins the site to the east.

Transport

Access to the site is currently available from the Illawarra Highway and from Tongarra Road which is the major access. With the exception of the Princes Highway/Illawarra Highway intersections, all intersections around the site operate with satisfactory average vehicle delays and good levels of service. Rail services are provided via the South Coast Rail Line and the closest rail stations are Albion Park (1.4km) and Oak Flats (3.3km). There are four bus routes which pass the site travelling from Albion Park to Wollongong and Shellharbour.

Site Conditions

The site has an approximate elevation of less than 10mAHD and is located within a valley flat below the Illawarra Escarpment. Parts of the site were identified to be flood liable and there are wetlands and watercourses on the site. The site also displays four fauna habitat types but there are no threatened fauna species on the site.

Heritage

In terms of Aboriginal heritage, it is not expected that there will be artefacts on the site. Due to the extensively disturbed nature of the site, it has been difficult to ascertain the Aboriginal Heritage Significance of the site.

There is a listed heritage item, Ravensthorpe, adjoining the site to the south.

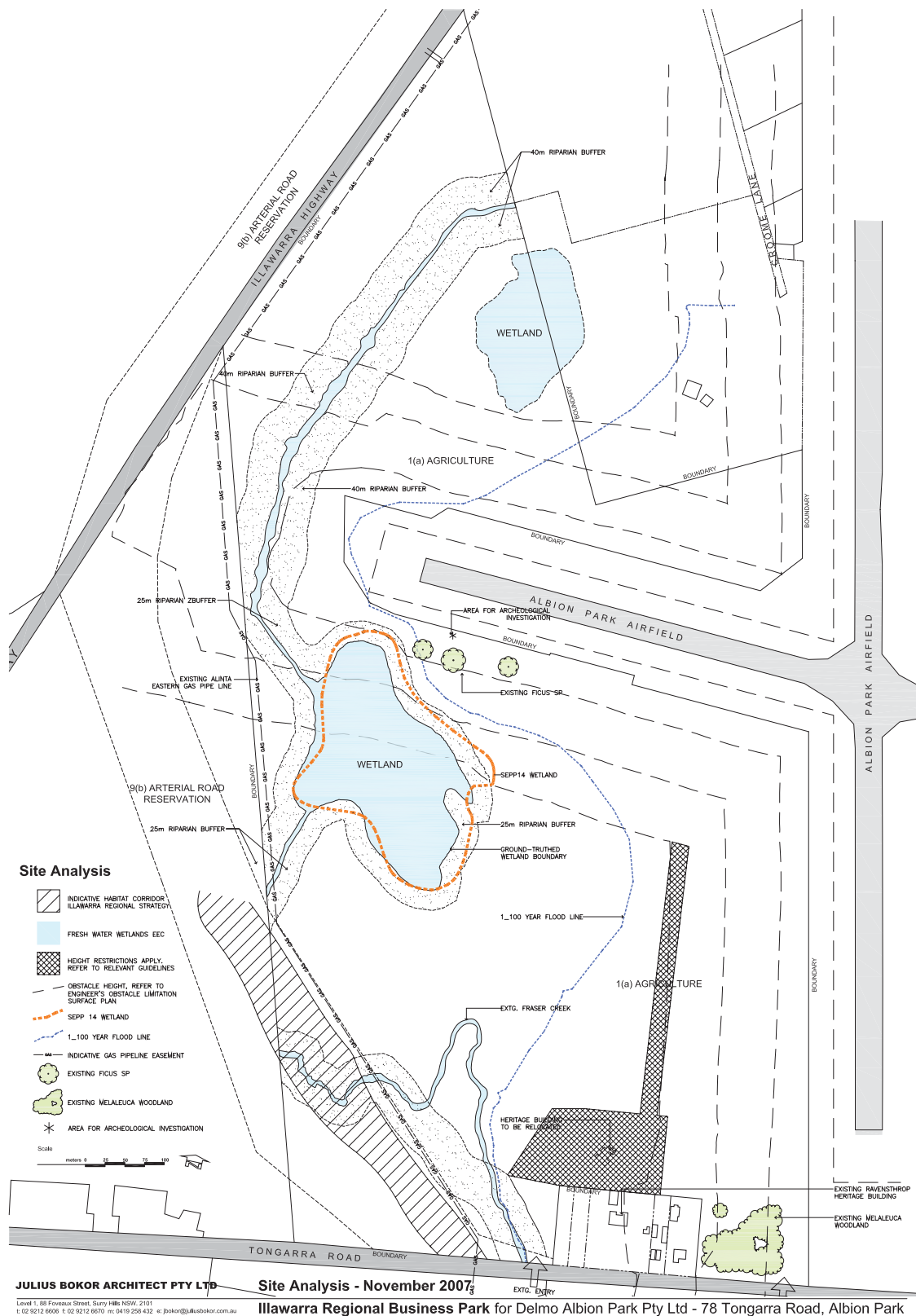


Figure 2.1 Site Analysis Plan