

## 2.2 Development Objectives

The development objectives for the site are as follows:

- To implement the policies and objectives of the Illawarra Regional Strategy
- To retain and improve the environmentally sensitive areas on the site and make them available for public access
- To prepare the site for the development in a way which does not have adverse impacts on the surrounding environment
- To provide for an employment generating development on the site which will provide a range of jobs in the Shellharbour area
- To ensure that the part of the site to be developed is flood free and safe for the proposed development
- To provide for a subdivision of the site which will provide lots of a size and shape that are in demand in the Shellharbour area
- To provide for the development of a Business Park of architectural quality which will make a positive contribution to its urban context
- To provide guidelines for the ongoing development of the site
- To ensure that the design, placement and height of buildings takes into account site constraints, in particular those presented by the operation of the adjacent airport
- To ensure there are no adverse impacts on the adjacent Illawarra Regional Airport
- To ensure the development of the area provides for a safe and pleasant environment for workers and visitors

# 2



ILLAWARRA REGIONAL BUSINESS PARK For Delmo Albion Park Pty Ltd - 78 Tongarra Road, Albion Park