

2.3 The Concept Plan

Introduction

The proposed development comprises two distinct proposals for the site. The first relates to the subdivision of the site for the proposed development of the Business Park, and the other is the improvement and revegetation of the wetland areas and the implementation of a process to hand these over to Shellharbour Council and ensure their ongoing protection and maintenance. The site will be subdivided along a boundary between these two areas which has been defined along the top of the batter of the area to be filled on the site for the development of the Business Park. These Guidelines and Controls relate only to the Business Park area.

Site Layout

The Business Park occupies approximately 63% of the Concept Plan area. It is proposed that it will be subdivided into 61 sites with areas ranging from 2,000m² to 32,000m². There will be a ring road through the site which will extend around the airport runway to the eastern section of the site. The smaller lots (2,000m²) will be along the edge of the airport east/west runway and to the west of the ring road through the Park. The central area within the ring road will have lots ranging from 8,000m² to 1.3ha. The largest lots will be in the northern section of the site along the boundary with the environmental management area. Sites along the north/south runway will be between 5,000m² and over 1ha.

Within the Business Park there are three Special Areas:

- The stand of three fig trees
- The Paperbark Forest
- The northern Wetland

The Riparian Buffer

The Riparian Buffer area falls partially within the Business Park and partially within the environmental conservation area. It varies in width from 25m to 40m and is located around the SEPP14 Wetland and along Frazer Creek and the Macquarie Rivulet.

The purpose of the buffer is to protect the wetland and watercourses and to provide a planted area along the banks of the water areas. It is proposed that the watercourses will be cleaned up and planting will be implemented within the buffer area. No buildings will be permitted within this area and the only works permitted relate to flood and environmental management.

Lots within the Business Park which have site area within the riparian buffer area will have a covenant on the title preventing any building or non-essential uses within the buffer area and requiring appropriate management of this area.

Proposed Uses

The Light Industrial zoning of the site allows a broad range of uses within the park. The main aim of the development is to provide employment generating uses covering light industrial, warehousing, technology, storage, offices and retail that is ancillary to another use, and a range of other uses such as hotels and service stations, which will make use of the location of the site adjacent to the airport.



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Riparian Zone - November 2007

Illawarra Regional Business Park For Delmo Albion Park Pty Ltd - 78 Tongarra Road, Albion Park
Figure 2.3 Riparian Buffer Plan