

2.4 Development Within the Business Park

The form of development of the Business Park will be related to the uses to be established there. However, by the regulation of certain development parameters it will be possible to achieve a design standard on the site, which will mean that the physical appearance of the Business Park will be positive, and the impact of the built form will be softened. It is proposed that the buildings will be set back from the front boundaries of the sites to enable the establishment of landscaped areas. These will form an attractive streetscape and soften the impact of the built form. Site coverage will be limited to 70% of the site area.

Buildings will be required to address the street, and roof forms will generally be required to be flat with angles permitted for office components at the frontage of the building. Where possible the design of individual buildings is to relate to the development on adjacent sites in terms of materials and colours used and building design. A common colour palette will be used throughout the Business Park and materials are to be carefully selected. Large expanses of walls are to be modified by the use of varying materials, colours and landscaped setbacks.

It is proposed that development of buildings within the Business Park will be dealt with as individual development applications which will be determined by Shellharbour Council. The Council will deal with all applications with a value of \$20 million or less.

All subsequent applications will have to comply with the approved Concept Plan for the site and the Design Guidelines and Controls, which provide controls relating to urban design, bulk and location of buildings, landscaping, materials and colours, lighting, fencing, parking and access, ESD, site safety, signage and other general requirements for development on the site.

The site will be cut and filled to enable the creation of a flood free area for the development of the Business Park. The cut will take place in the southwestern section of the site and filling will be carried out in the northern and eastern areas of the site.

The finished levels on the site will enable all development within the Business Park to have a minimum finished floor level of AHD 7.1.

The batter will run along the boundary of the Business Park and this will be planted as part of the landscaping of the site.

THE CONCEPT PLAN

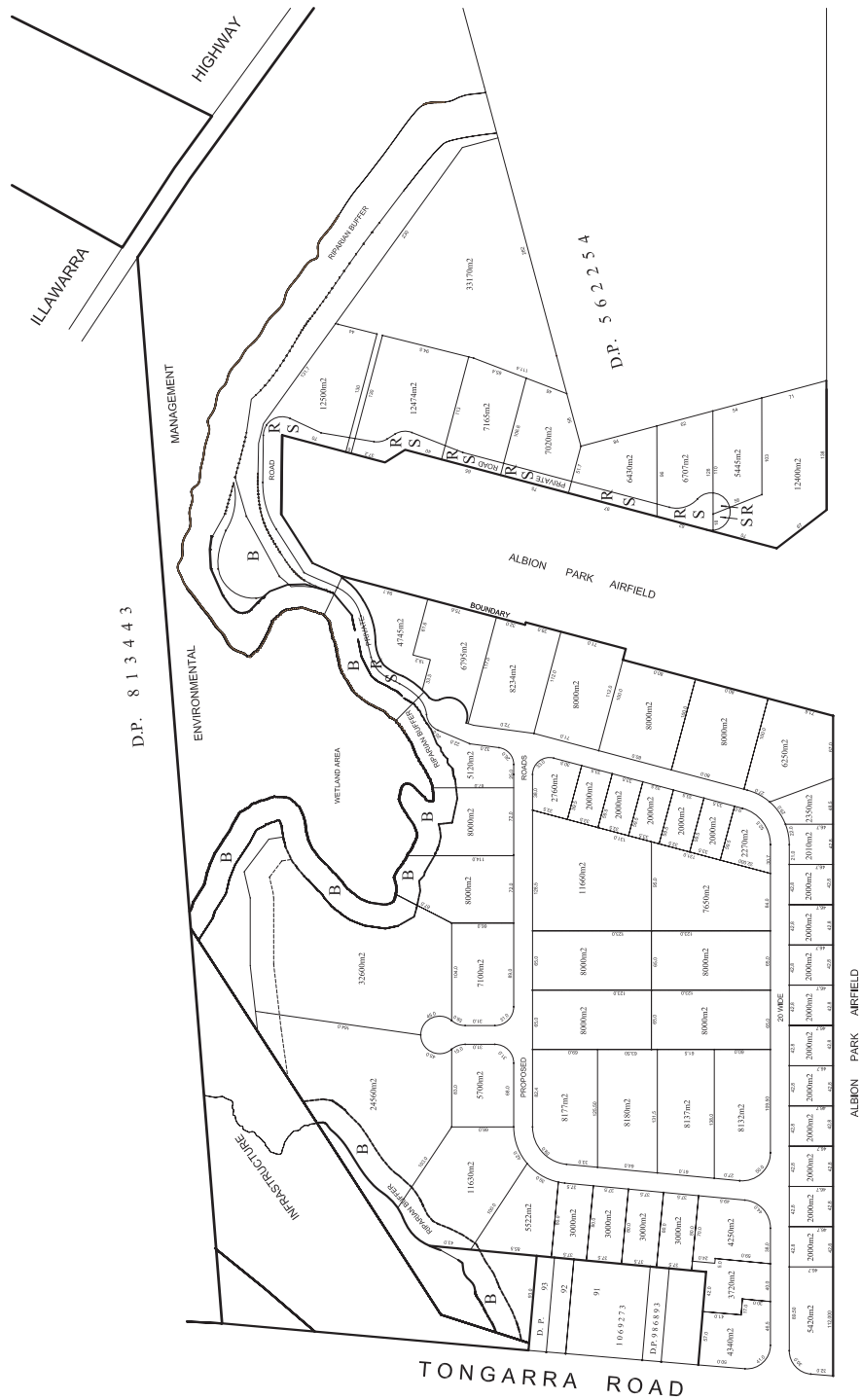


Figure 2.4 Subdivision Plan

2.5 Subdivision

The Lots

The subdivision of the overall Concept Plan site involves the creation of 63 lots, one of which is the land within the Environmental Conservation Zone and one the road reservation area. The actual Business Park area comprises 61 lots. A break down of the lots is as follows:

Up to 2,000m ²	15
2,000m ² to 5,000m ²	12
5,000m ² to 10,000m ²	24
Over 10,000m ²	10

The lots occupy the entire Business Park area and some include sections of the Riparian Buffer area. Two of the allotments within the Business Park will not be able to be developed for environmental reasons. These are the retained woodland area adjacent to the entry and the low-land wetland area on the north of the site.

The lots vary in size to satisfy a need for various industrial and other uses in the area.

The Riparian Buffer

The subdivision of the land allows for the provision of the Riparian Buffer area to Frazer Creek with pedestrian access for recreational use and a Riparian Buffer 25m wide within all allotments having rear access to Frazer Creek and the SEPP 14 Wetland on the site. This 25m buffer is for the protection and management of the creek and wetland areas within it.

The Site of the Fig Trees and Wanalama Homestead

This site will be designated as a publicly accessible café with associated car parking. The trees will be retained and the site of the homestead will be indicated by landscaping and planting. The silos on the site will also be retained.

The Paperbark Forest

This site will be retained and the forest will be kept and maintained.

The Northern Wetland

This area will be retained as a wetland, and building and development will not be permitted on the site.

Easements, Restrictions and Positive Covenants

Each developable allotment will be burdened for the maintenance and upkeep of the Riparian Buffer to Frazer Creek, the adjoining wetland area and the woodland area. Each allotment burdened by the Riparian Buffer of 25m will also maintain the buffer area and its use will be restricted to environmental conservation only. The allotments which have been wholly or partly filled will be burdened by a restriction on the use of the land.

2

THE CONCEPT PLAN

The Roads

Access to the subdivision is restricted to a primary access point off Tongarra Road. All roads within the main part of the subdivision are 20m wide and dedicated upon completion as public roads. Access to the allotments on the northern side of the airfield will be by way of a private reciprocal all weather right of carriageway not less than 13m wide. Each allotment will have ownership of that part of the carriageway within its parcel. A reciprocal easement to provide all services will also be created over part of the allotments fronting this access way.



Figure 2.5 View of Road

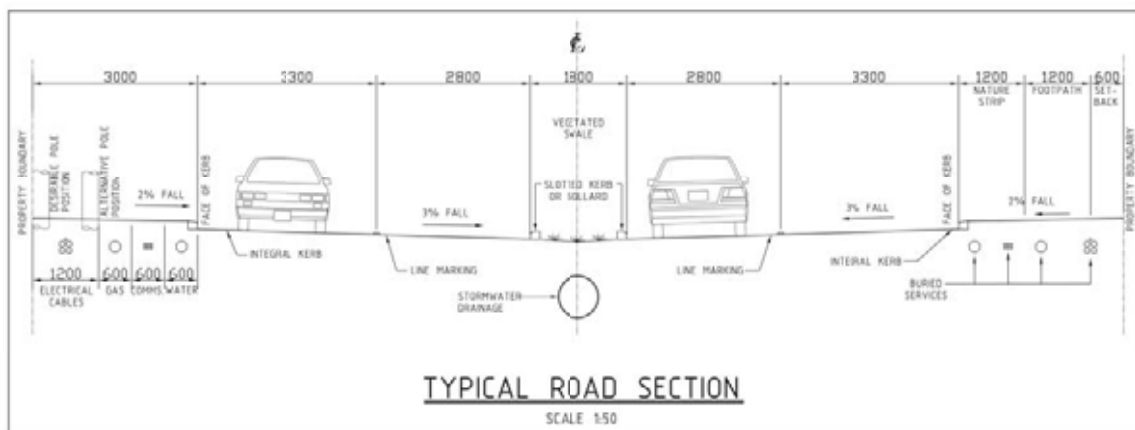


Figure 2.6 Typical Road Section

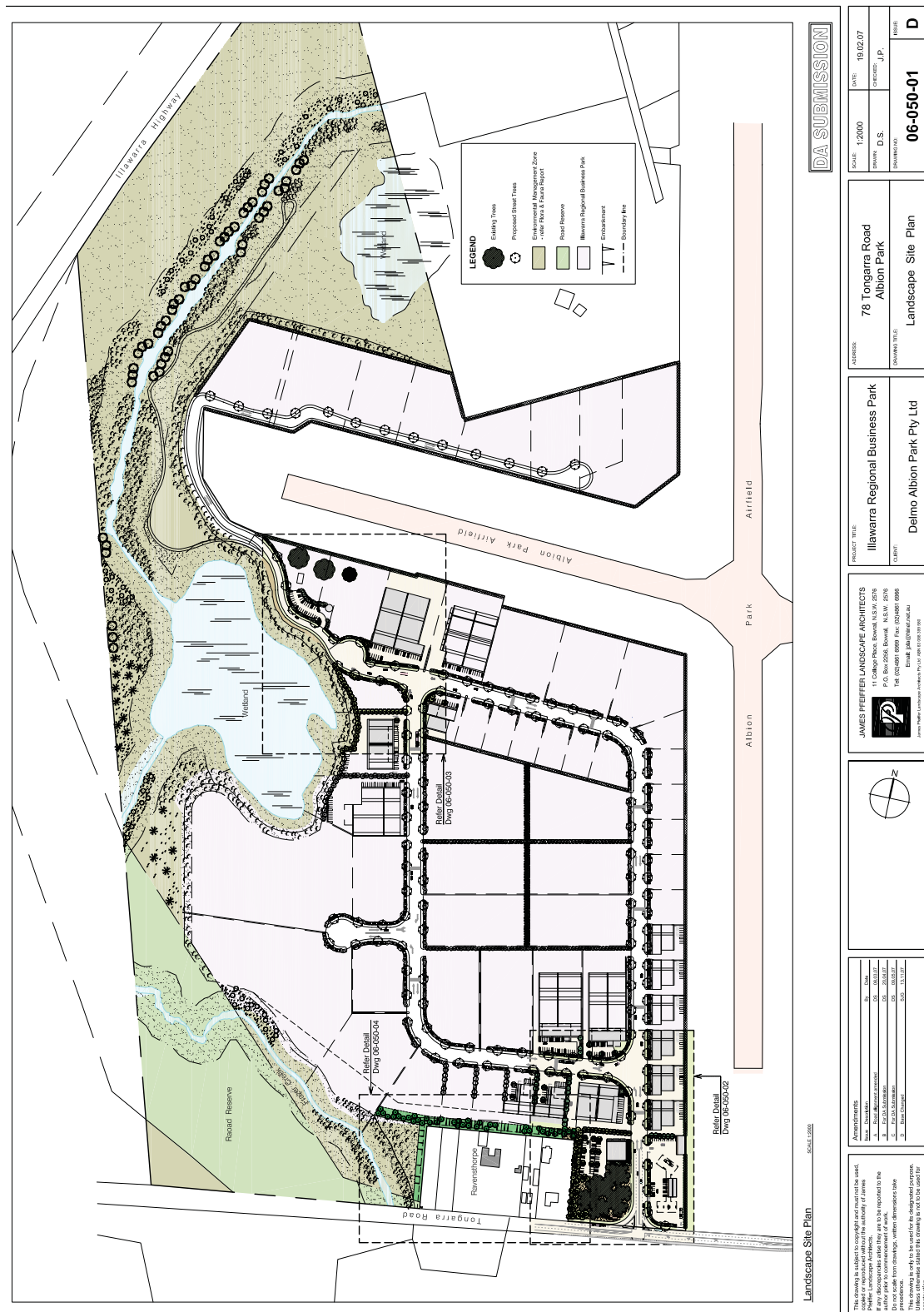


Figure 2.7 Landscape Plan