

3.1 Aims and Objectives

The aims and objectives of the Guidelines and Controls are as follows:

The aim is to provide a high quality business precinct and employment area which supports economic and planning objectives and provides a high quality environment for workers, visitors and neighbours.

The objectives for the Business Park development are as follows:

- To provide for the development of a Business Park of architectural quality which will make a positive contribution to its urban context
- To respect and respond to view corridors through the site
- To respect the heritage significance of the site and its neighbours
- To protect the ecological significance of the site and its environs
- To encourage the development of innovative buildings responding to ecologically sustainable development principles
- To control the building bulk and form to ensure that it complements the surrounding environment
- To ensure that there is a design relationship between buildings on the site through the adoption of guidelines relating to built form, materials and colours
- To provide a coordinated signage policy for the site to ensure that signage is controlled and that the site presents a positive and attractive image
- To allow for the softening of the development by the provision of a high standard of landscaping on the overall site
- To ensure that each development can satisfactorily function within its site in relation to car parking, loading and unloading, manoeuvring areas and waste management
- To screen storage areas
- To ensure that the design, placement and height of buildings takes into account site constraints, in particular heritage constraints and those presented by the operation of the adjacent airport
- To ensure the design of development provides for a safe and pleasant environment for workers and visitors
- To ensure there are no adverse impacts on the operation of the nearby Illawarra Regional Airport from the development within the Business Park

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INTRODUCTION

3.2 Application

These Guidelines and Controls have been prepared to establish a development and design framework for the Illawarra Regional Business Park. The guidelines and development controls indicate the planning outcomes expected by all new development. Developers of all sites within the Business Park will be required to adhere to the Guidelines and Controls in a manner which is satisfactory to the consent authority. The Guidelines and Controls form an integral part of the Concept Plan for the site and provide the desired future direction for development within the Business Park. As such they are to be addressed in any application for development in the Business Park. Any inconsistencies 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.

These Guidelines and Controls apply to the land as shown on the site map in Figure 3.1.

3.3 ESD Principles Adopted

All development within the Business Park is to, where possible, adopt the following principles of sustainable development:

- Water Sensitive Urban Design
- Shading through the use of trees
- Landscaping and planting
- Water conservation
- Avoid upward lighting
- Provision of a pedestrian micro-climate
- Addressing the impact of heavy vehicle issues
- Materials selection
- Passive design opportunities
- Building services design

3.4 The Riparian Buffer

The objective of the Riparian Buffer is to protect the wetland areas adjacent to the site.

Controls

- There are to be no buildings in the buffer area.
- Any works in the area are to be for flood mitigation or vegetation rehabilitation purposes only.
- The provisions of the Vegetation Management Plan, dated November 2007 and prepared by Whelans Insites, where relevant, are to be implemented by development within the Business Park.

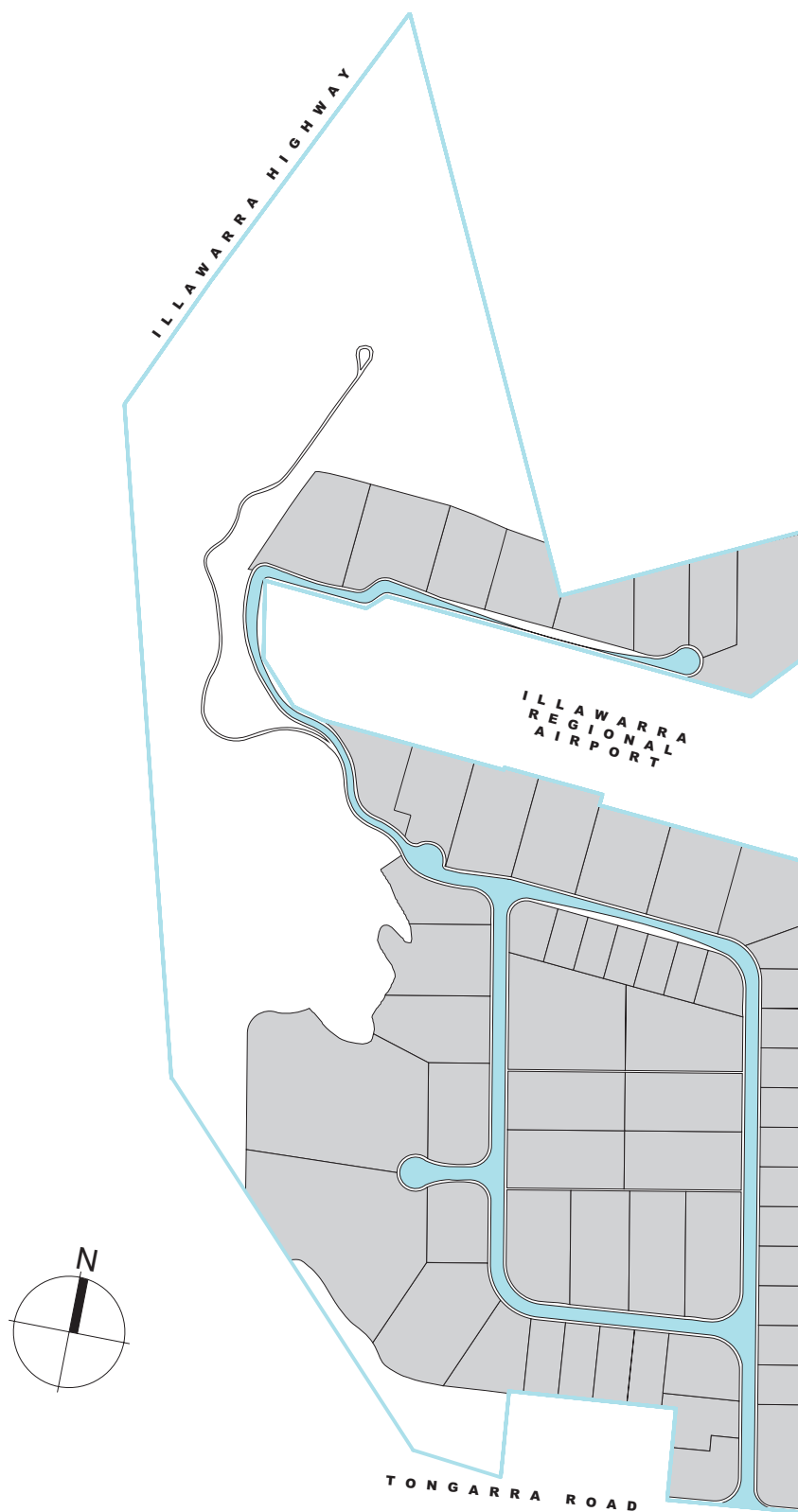


Figure 3.1 Site to which the Plan applies