



# PLANNING ASSESSMENT OF PROPOSALS

## 9.1 Introduction

This section assesses the development proposals for the Illawarra Regional Business Park site in relation to the requirements of the Environmental Planning and Assessment Act. The provisions of planning instruments of relevance to the development proposal are considered together with the environmental impacts of the proposal and the suitability of the site for the development.

## 9.2 Compliance with Planning Controls

### 9.2.1 Background

Because the site is being considered as a State Significant Site, a new planning regime has been developed for the site and this is included in Appendix 2 of this EAR. The existing planning framework for the site as set out in s 4.0 of this EAR has been used as the basis for the development of the new planning regime and where relevant to the proposals for the site matters from this framework have been transferred to the new regime. More detailed provisions currently applying to the site in Development Control Plans have been updated, and where relevant included in the various management plans which will apply to the site once the concept plan has been approved.

The new planning regime for the site provides that the only planning instruments which apply are State Environmental Planning Policies. As a result this section addresses the requirements of relevant SEPP's. It also looks at the provisions of the Illawarra Regional Strategy which has provided the regional framework for the development proposals for the site. The legislative framework in relation to the development proposal is also considered.

### 9.2.2 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

A detailed report on the compliance of the proposals with the provisions of this legislation is included in Appendix 14. This report concluded that the development will not impose a 'significant impact' on any "matters of national environmental significance" under the EPBC Act because of:

- The location of the site (in a severely modified

- landscape and upstream of Lake Illawarra)
- The existing nature and condition of the site (being substantially cleared and subject to agricultural activities over a long period)
- The nature and habitat preferences, and the habits, of the identified species, and the habitats and resources present on (or absent from) the site
- The high mobility and wide ranging habits of most of the potentially relevant species
- The environmental management measures to be implemented as part of the project including the use of appropriate sedimentation and pollution controls during the construction and operational phases of the Business Park and
- The substantial Environmental Management Area on the site

### 9.2.3 Environmental Planning and Assessment Act

Section 5A of the EPA Act provides that consideration must be given to whether there is likely to be a significant effect on threatened species, populations or ecological communities or their habitats as a result of development. The site supports two endangered ecological communities as follows:

- The Freshwater Wetlands on Coastal Flood Plains (FWCF) community represented by the two wetlands on the site and probably parts of the modified channel of Frazer's Creek and
- The Swamp Sclerophyll Forest on Coastal Floodplains (SSFCF) community which is represented by the small stand of paperbark swamp forest in the south-eastern corner of the site.

The Flora and Fauna Assessment Report (Appendix 15) has concluded that the proposed development of the site is not considered likely to impose a significant effect on these endangered ecological communities because:

- Approximately half the SSFCF community is to be retained and managed which will ensure the long-term survival of that community on the site.

Thus the local occurrence of the community will not be put at risk of extinction by the development

- The stand of the SSFCF community on the site is not regarded as of particular conservation value or significance given its small size, isolated location and limited value
- The vegetation to be removed from the SSFCF will be used in the EMA to provide a substantial additional area of the community on the site
- The main wetland is to be protected by plantings and management and will be enhanced by the removal of weeds and the cessation of the grazing of cattle
- The other wetland will remain and will be managed by the removal of weeds and stock

In relation to the provisions of Part 5A of the EPA Act:

- it is not likely that the site supports a viable local population of any of the threatened species which could potentially occur on the site or in the vicinity. While individuals or family groups of some species could potentially use the site and wetlands on a regular basis the site is not considered of significance for the survival of a viable local population of any such species
- habitats and resources which may occur on the site for those threatened biota will be retained and enhanced and the development will involve an increase in resources and habitat for potential threatened fauna species rather than a reduction or decrease in quality
- no threatened plant species have been recorded on the site and it is not considered that any will be present
- the development and rehabilitation proposed will increase the extent of vegetation and potential habitats and will improve the connectivity of habitats and the ability for native fauna to disperse throughout the local environment

The proposed development is not likely to impose a significant effect upon any threatened species, populations, or ecological communities or their habitats. On that basis there is no requirement for a species impact statement for the proposal or any need for any further consideration of threatened biota.

## 9.2.4 State Environmental Planning Policies

### 9.2.4.1 SEPP 11- Traffic Generating Development

The application for the development of the site will need to be referred to the RTA for advice.

### 9.2.4.2 SEPP14 Coastal Wetlands

Coastal wetland 382 as identified in this policy is located on the site. It is proposed, as part of the Major Projects SEPP amendment, to also amend the boundary of wetland 382 in SEPP 14 to comply with the boundary which has been ground truthed as part of the Waterways and Wetland Report in Appendix 12 of this EAR. As a result there will be no development within the wetland and it will be protected as provided for under this policy.

### 9.2.4.3 SEPP 55 – Remediation of Land

A Stage 1 Environmental Site Assessment has been carried out and it has identified the potential for some contaminants on the site. A Stage 2 Assessment is recommended and this will be carried out. However, the Stage 1 Assessment identified that it is likely that the site can be used for the proposed use following any necessary remediation.

### 9.2.4.4 SEPP 64 – Advertising and Signage

The Design Guidelines and Controls which have been developed for the site will ensure that any development of signage within the Business Park will comply with the requirements of this SEPP.

### 9.2.4.5 SEPP 71 – Coastal Protection

The site is within the Coastal Zone and as a result the requirements of this policy have been addressed. The following Tables assess compliance of the concept plan with the requirements of SEPP 71 as they apply to the site.

## Compliance with the Aims of SEPP71

Aim	Comment
(a) Protect and manage attributes of the coast	The proposal for the site has been developed on the basis of many detailed consultant studies of the site and its environment which have considered all aspects of the natural, cultural, recreational and economic attributes of the area. Generally the recommendations of these studies have been adopted in the proposal and as a result these attributes will be protected
(b) Protect and improve public access to and along the coast	The site is well removed from the coast and is separated from it by a major highway. There is currently no access available to the coast from this area and as a result from the site. However, public access will be provided to the coastal wetland area on the site as part of the development proposal
(c) Ensure new opportunities for public access to the coast are identified	There are not any opportunities for public access to the coast from the site apart from along the existing networks. Access is provided to the wetland area though from the site
(d) Protect and preserve aboriginal cultural heritage	A study has been carried out of the area and a process developed to ensure ongoing communication and assessment of the area as the development progresses (Appendix 19)
(e) Ensure the visual amenity of the coast is protected	The site is not visible from the water or from the adjacent coastal area. A visual analysis of the development has revealed that it will have little impact on views of the coastal area. Its visual impact will be limited to the immediate environs of the site.
(f) Protect and improve beach environments	There are no beach environments affected by the development proposal
(g) Protect and preserve native coastal vegetation	A detailed flora and fauna analysis has been carried out on the site and the recommendations of this study in relation to the conservation and improvement of the vegetation on the site are implemented in the development proposal. (Appendix 15)
(h) Protect and preserve the marine environment	There is no marine environment on the site. A Water Cycle Management Plan has been developed to ensure there are no impacts from run off from the site on the adjacent environments
(i) Protect and preserve rock platforms	There are no rock platforms on the site
(j) Manage the coastal zone in accordance with the principles of ESD	The principles of ESD have been adopted for this development proposal and are provided for in the proposed planning controls for the site (Appendix 2)
(k) Ensure that the bulk and scale of development is appropriate for the location and improves the scenic quality of the surrounding area	The site and the proposed development of it will not be visible from the coast. The development is on the edge of an existing urban area and adjacent to an airport. A set of design guidelines have been developed for the site to ensure that the highest standards of design are achieved in the development. The bulk and scale of development will be controlled in the proposed planning controls for the site.
(l) To encourage a strategic approach to coastal management	The strategic aims and matters for consideration in the Coastal Policy have been considered in the development of the proposal for the site

**Matters for Consideration SEPP 71**

<b>Matter</b>	<b>Comment</b>
(a) Aims of the policy	The above table illustrates that the proposal complies with the aims of the policy
(b) Existing public access along the foreshore should be retained and improved for people with a disability	The site is removed from the coast and as a result public access is not available
(c) Opportunities to provide new public access to and along the coast	There are no new opportunities for public access however, public access is provided to the wetland area on the site.
(d) Suitability of the development given its type, location and design and relationship to the surrounding region	The site is on the edge of an existing urban area and adjacent to a airport. The site has been identified in a regional strategy as suitable for employment generating use. The development proposal for the site has been sensitively developed and major conservation areas will be provided on the site. The built form will be controlled by design guidelines (Appendix 3) which have been developed to ensure a high standard of design and the site will be extensively landscaped in accordance with a Landscape Management Plan (Appendix 5)
(e) Detrimental impacts on the amenity of the coastal foreshore	The site is well removed from the coast and not visible from it. As a result there will not be any visual or shadow impacts on the adjacent coastal area
(f) The scenic quality of the coast	There will be no impacts on the scenic quality of the coastal area as the development will not be within the visual catchment of the coast when viewed from the water. It will be seen from some residential areas in the view of the coast but these areas are well away from the site and as a result the visual impact of the development is minimal and is seen in the context of the existing urban development in the area
(g) Measures to conserve animals	A detailed flora and fauna study has been carried out on the site and it has found that there are no impacts on threatened species and that the habitat for fauna will be improved as a result of the proposals for the Environmental Management Area (Appendix 15)
(h) measures to conserve fish	There are not likely to be any impacts on fish as a result of the development proposal
(i) Impact on coastal processes and hazards	The proposal for site has been developed on the basis of studies of all environmental issues and it has been concluded that the development will not impact on coastal processes
(j) Measures to reduce potential for conflict between land and water based activities	The site development is unlikely to increase any potential for land and water based conflict in the area
(k) measures to protect cultural values of aboriginals	A study has been carried out of the cultural values in the area and the local communities have been consulted. The conclusions and recommendations of this report will be implemented in the development of the site (Appendix 19)
(l) Likely impact of the development on water quality of coastal waterbodies	Detailed studies have been carried out of the wetlands on the site and a Water Cycle Management Plan has been developed to ensure that there will not be any impacts from the development on water quality on, or adjacent to the site

(m) the conservation of heritage items	There are no heritage items on the site. The boundary around the item adjacent to the site will be landscaped to prevent any impacts on the curtilage of the item
(n) Encourage compact towns and cities	The site is adjacent to existing urban development
(o) Cumulative impacts of the proposed development	The development of the site for employment uses has been recognised in the Illawarra Regional Strategy and this considers the cumulative impact of development in the area
(p) Efficiency of water and energy usage	Measures will be adopted in the development of the site to ensure that water and energy use is conservative in the development of the site

### 9.2.5 Illawarra Regional Strategy

The Illawarra Regional Strategy provides a framework for the management of regional growth. The proposed development of this site complies with the major directions of the strategy in that:

- It is a strategically located site which can provide for employment growth in the region
- The site is close to all forms of transport; roads, rail and air transport facilities are close to the site
- The site is close to residential areas which can provide a workforce and therefore reduce the need for commuting outside the region for employment
- The development proposal for the site also includes measures for the protection of a high value environment including wetlands and vegetation communities
- The flooding potential of the site has been ameliorated by the excavation and fill of the site

- and this has been planned in a way that there is only minimal impact on areas outside the site
- The site has been identified as having little potential for agricultural production
- The cultural heritage of the site will be protected

The regional strategy identifies a habitat corridor through the site and this has been protected in the development proposal. This corridor runs through the Environmental Management Area.

The principles of water sensitive urban design have been applied to the development proposal and all riparian lands and the SEPP 14 Wetland on the site have been protected in the proposal.

The strategy includes a list of sustainability criteria against which proposal will be judged and the following table assesses the proposals for the site against the relevant criteria:



**Compliance with the Illawarra Regional Strategy Sustainability Criteria**

<b>Criteria</b>	<b>Comments</b>
<b>Infrastructure Provision</b>	
•Consistency with strategies and s117 Directions	The development proposal has been assessed in relationship to these matters in this EAR. Where necessary, studies have been carried out into matters and management plans prepared to ensure ongoing consistency with all strategies and directions applying to the site
•Provision of infrastructure	The infrastructure required for the development will be provided as part of the proposal. Studies have shown that existing utilities can accommodate the proposal and that there will only be minimal impacts on the road system. A new signalised intersection will be provided at the entry to the site at the cost of the proponent. Environmentally sensitive areas on the site will be rehabilitated and handed to Shellharbour Council. Arrangements will be made to ensure the ongoing maintenance of these areas at no cost to the Council
•Preparedness to enter development agreement	The proponent is prepared to enter an agreement if necessary but at this stage it appears all arrangements have been made as part of the development to implement any infrastructure improvements
<b>Access</b>	
•Accessibility of location and use	The site is located in an area which is well served by transport.
•Transport network in the area	There is a rail station close to the site and an airport adjacent to the site. Several bus services pass the site and the road network around the site is capable of handling any additional traffic generated by the development. The only issue relates to existing problems with the intersection of the Princes Highway and Illawarra Highway which are being investigated by the RTA.
•Catchment area	The catchment area of the site has a large residential population who will provide a source of labour close to the site. As such it is an appropriate area for this development to occur as it will provide accessible jobs for the population in this area thus reducing the need to travel long distances to work.
•No net negative impact on existing network	The Traffic Study has identified that the only issue in relation to the development related to the existing problems at the intersection of the Princes and the Illawarra Highways. The proponent will continue to discuss this matter with the RTA as solutions are investigated. Because the development proposal provides employment opportunities in an existing urban area where there is an existing labour pool there will not be any negative impacts on the existing network as the development will overall reduce the need for commuting in the area and provide employment opportunities in an area well served by public transport.
<b>Employment Lands</b>	
•Maintain or improve sub regional employment self containment	This proposal will improve considerably the level of employment self containment in this area. The development will provide 1650 full time equivalent jobs on completion.
•Meet sub regional employment projections	The proposal will provide 1650 jobs which represents 5.5% of the 30000 new jobs required in the region by 2031

<b>Avoidance of Risk</b>	
• Avoidance of physically constrained land	Although the land is currently partially flood affected, studies have provided a land profile which will remove this constraint without adverse impacts on adjacent areas. The environmentally sensitive areas on the site will be retained and improved and will enhance the area
• Avoidance of land use conflicts	There are unlikely to be any land use conflicts as a result of the development proposal. All issues have been extensively studied and where a conflict appeared likely measures have been taken in the planning of the development to remove this possibility
• Where relevant provide safe evacuation route	The site is not likely to be affected by flood or bushfire. The site is in an open area and there are unlikely to be evacuation issues
<b>Natural Resources</b>	
• Demand for water	A Water Cycle Management Plan has been developed for the site and this will ensure the economic use and reuse of water on the site
• Efficient use of land	The land has been shown to be no longer viable for agricultural production in this area
• Demand for energy	Energy saving devices and procedures will be implemented in all aspects of the development proposal. Each application for development will have to produce an energy statement for consideration in relation to the ESD principles adopted for the development in the planning controls and the concept plan.
<b>Environment Protection</b>	
• Maintain or improve biodiversity	The Environmental Management Area on the site will provide for the improvement of the wetland areas on the site and the flora and fauna on the site. The existing area is degraded and used for cattle grazing and the proposals in this concept plan will lead to a significant improvement in this area. Additionally, measures have been adopted to ensure the ongoing maintenance and operation of these sensitive areas
• Maintain or improve regional air quality	The proposed development is unlikely to adversely impact on air quality. Each individual development on the site will need to comply with regional air guidelines. Overall the development, by providing jobs close to public transport and residential areas, should lead to a reduction in emissions caused by motor vehicles in the area
• Maintain or improve water quality	A Water Cycle Management Plan has been adopted for the site which will provide for the maintenance of water quality
• Protect areas of aboriginal cultural heritage	A study has been carried out in consultation with the local people and liaison will be ongoing throughout the development
<b>Quality and Equity in Services</b>	
• Available and accessible services	All development on the site will comply with relevant accessibility objectives and policies

### 9.2.6 Other Matters Raised by the Director General

#### Illawarra Action for Transport

The proposal for the development of the Business Park will implement the key strategies in this report relating to accessibility, communication and integration.

#### Planning for Bushfire Protection

The Illawarra Regional Business Park is located adjacent

to an urban area and as a result there are not likely to be any bushfire issues in relation to the proposed development. The Rural Fire Service has agreed that it will assess the application when it is on exhibition.

#### Employment Lands Guidelines for the Illawarra

The following table assesses the compliance of the development proposal with these guidelines.

Guideline	Comment
•Ensure an adequate supply of employment land in the pipeline	This site will provide serviced employment land over a period of years as the proposed development will be staged to ensure an ongoing supply of land
•Cluster businesses with similar impacts	The development will allow a large number of businesses to locate adjacent to each other on the site and thus obtain the benefits of proximity.
•Consolidate businesses around public transport nodes	The site is adjacent to rail, bus and air transport routes
•Ensure adequate mix of employment land	The site will supply a range of sites from under 2000m <sup>2</sup> to over 32,000m <sup>2</sup> .
•Support centres hierarchy	It is not proposed to allow shops on this site and as a result there will not be any conflict between the development and the centres identified in the Regional Strategy
•Preserve lands of regional significance	This site is of regional significance and as a result it should be preserved for employment use development
•Provide opportunities for a mixture of onsite operations	The proposed zoning of the Business Park allows for a variety of uses on the site including support services. It is not proposed to restrict office space on the site as this might detract from the development attractions of the site. It is unlikely that there will be large amounts of office space established on the site because of its location on the edge of the urban area, a location more suited to industrial uses.
•Provide for a board range of industrial and warehouse uses	A broad range of uses will be permitted under the proposed zoning of the site
•Accommodate Business Parks in a separate zone	A separate zone has been proposed for the Business Park
•Do not permit bulky goods development	Bulky goods development will be permitted as long as it is associated with another use established in the Park
•Ensure adequate supply of land for Business Parks	The site will provide land for a period of years as the development will be staged.
•Ensure lands are strategically located	The site is well located in relation to road and rail transport, living areas and other centres
•Stand alone office buildings should not be permitted	Such buildings are permitted, however the objectives of the zone encourage a range of uses. In this location the development of a stand alone office building would be unlikely, however it is considered that any employment generating use would be acceptable on this site and would fulfil regional objectives and sustainability objectives



•Office space per development should be restricted to 60% of floor space	No such restriction has been included as it is considered that it could be prejudicial to the location of employment generating development on the site. Because the site is adjacent to an airport it is possible that particular airport related development may wish to establish there which might not comply with such a restriction
•Applications for new business parks with an office component are to include an economic impact statement	An Economic Statement has been prepared for this development and it identifies the need for such a development in this area (Appendix 11)
•Encourage the integration of all buildings structures and landscape areas	A concept plan has been prepared for the site which considers all of these matters and provides for an integrated development of the site and the rehabilitation of the adjacent Environmental Management Area.

#### Illawarra Regional Airport Guidelines

The guidelines provide for noise assessment and abatement procedures for the airport. The noise from the airport will not adversely impact on the Business Park development. Obstacle Limitation Surface controls have been drawn up for the site and have been included in the proposed planning controls for the site.

### **9.3 Likely Impacts**

The likely impacts of the concept plan have been assessed in this Environmental Assessment and it has been concluded that there will be no adverse impacts on the environment as a result of the development. In fact there will be positive impacts in relation to the protection and improvement of the significant wetland areas and the Environmental Management Area on the site and the provision of an employment generating use in this area. The conclusions in relation to environmental issues are as follows:

#### Design, Visual and Amenity

The development will be constructed to the highest standards of design and the proposals have adopted the principles of sustainability both in relation to the layout of the site and the design of the buildings. The Design Guidelines and Controls will ensure that the built form is of a high visual standard and that all development is carefully considered. Materials and colours will be controlled to provide a consistency in the visual impact of the buildings.

A Landscape Master Plan has been prepared for the proposal which will provide for landscaping which will soften the built form and contribute to the overall setting of the proposal.

The Environmental Management Area will be improved and the wetlands and riparian areas will be rehabilitated

and the land will be handed to Shellharbour Council for ongoing management at no cost to the Council.

Although the development will have some visual impact, it will be seen in the context of the landscaping on the site and the Environmental Management Area. There will not be any blocking of views from public viewpoints around the site.

#### Flora and Fauna

The proposal will not result in any significant loss of native vegetation and no threatened species will be impacted on by the proposals. A Vegetation Management Plan has been prepared to provide for the revegetation and ongoing management of the Environmental Management Area and the Riparian Buffer Areas.

The desired outcomes of the plan are:

- to provide a plan for the implementation of riparian rehabilitation works on the site in order to generate a significant environmental benefit from the project;
- to optimise the long-term viability and health of the native vegetation to be retained and rehabilitated on the subject site;
- to create a substantial element in a habitat corridor along Frazer's Creek and its associated wetlands; and
- to address the goals of various relevant planning policies with respect to the natural environment and particularly to watercourses and wetlands.
- to reduce the abundance and diversity of weed species in the Environmental Management Zone, and to increase the diversity and abundance of native species;
- to control or manage the current threats to the

vegetation on the subject site, particularly weed invasion, cattle grazing and physical disturbance;

- to enhance the quality of the fauna habitats within the site, particularly in the wetlands and the riparian zone;
- to contribute to the establishment of a habitat corridor along Frazer's Creek; and
- to establish a monitoring and maintenance program to ensure compliance with the measures outlined in the VMP and to monitor the success of the riparian rehabilitation and management on the subject site.

#### Wetlands

A detailed study has been carried out of the wetlands and waterways on the site and it sets out measures for the long term management and rehabilitation of the waterways and wetland areas on the site. The major tool in this process is the creation of the Riparian Buffers which allow the protection of these areas. The buffers will have a variety of treatments in various areas to enhance the wetland areas. These are as follows:

- a 25m wide riparian 'buffer' on each side of Frazer's Creek upstream of the proposed SEPP 14 wetland (in the southern part of the subject site). The majority of this portion of Frazer's Creek is currently characterised by pasture grasses with a very narrow band of native and introduced shrubs along parts of the Creek;
- a 25m wide riparian 'buffer' around the proposed SEPP 14 boundary. This riparian 'buffer' has two different functions. The 'buffers' adjacent to the Business Park development consist of a 10m band of natural ground adjacent to the wetland and 15m of 'buffer' on the fill batter for the Business Park. Both of these areas are to be rehabilitated using native grasses, sedges and shrub species, but no tree planting will occur in this part of the riparian 'buffer'. On the western side of the ground-truthed SEPP 14 wetland, the riparian 'buffer' and additional lands to the western boundary of the subject site, are to be rehabilitated using a variety of native vegetation types to provide a continual wildlife corridor or habitat corridor along the western side of the subject site; and
- a minimum 40m wide riparian 'buffer' along Frazer's Creek from the SEPP 14 wetland to the

north-eastern boundary of the site. Most of the northern riparian 'buffer' is to be planted with a variety of native vegetation types to provide a substantial habitat corridor through the subject site

Stormwater discharge will be directed within each allotment away from the wetland buffer for treatment prior to discharge at identified points. In very substantial rain-storm events, however, there will be some overland flow from the development allotments into the vegetated buffer. Overland flows will be filtered through the 25m buffer strip around the wetlands.

#### Natural Hazards

Detailed studies have been carried out of the flooding potential on the site and in the area around the site. In order to overcome this issue the site will be cut and filled to provide a flood free area for the construction of the Business Park. The Flood Studies have shown that this cut and fill will not have any adverse impacts on the surrounding area in all but the most exceptional flood events.

There are no acid sulphate soils on the site and the site is considered to be suitable for the proposed development in terms of contamination issues.

There would appear to be no bushfire risk on the site as it is adjacent to a built up urban area and is not considered to be bushfire prone.

#### Noise

The noise environment in relation to the development has been found to be satisfactory. However, the Acoustic Study found that there could be an impact on some adjacent residents depending on businesses, if the Business Park operated 24 hours and if heavy trucks accessed the site during the night hours. As a result, in order to remove the potential for any adverse impacts, the study has recommended that acoustic walls be built in appropriate locations on the site. This matter will be further investigated as planning of the park progresses and the walls will be implemented if required.

#### Integrated Water Cycle Management

A system of Integrated Water Cycle Management has been proposed for the site and this will utilise the principles of water sensitive urban design within a holistic framework to reduce the impacts of the development on all parts of the water cycle. The major aspects of the water cycle that are considered within the strategy include:

- Stormwater;
- Potable Water Demand;
- Wastewater generation;
- Water Conservation; and
- Water Quality.

A Water Cycle Management Plan has been prepared for the development and all subsequent applications will need to comply with the requirements of this plan. The plan provides for the storage and treatment of stormwater on individual sites to ensure that there are no adverse impacts on the adjacent sensitive conservation environments.

#### Traffic and Access

Access to the site will be provided from Tongarra Road and a set of traffic lights will be installed at this intersection. The Traffic Study has shown that the development proposal will not have any significant adverse impacts on the surrounding road network. However, there are currently operation constraints at the Princes Highway and Illawarra Highway intersection. It is understood that the RTA is currently investigating options to address this existing operational constraint and the proponent of the development will continue to liaise with the RTA in relation to this matter. Although there is a road reservation through part of the site the RTA has advised that plans in relation to this have not been advanced to a stage where they could be discussed with the proponent.

#### Public Transport

The site is well serviced by existing bus routes which provide access via Tongarra Road to the railway stations at Albion Park Rail and Oak Flats. The local bus operators view the proposed Business Park as an important development in improving bus service viability in the area.

#### Infrastructure Provision

Infrastructure is available to the site and this has been considered sufficient for the development proposed in the concept plan.

#### Heritage

There are no heritage items on the site. There is a heritage item adjacent to the site and the Heritage Study has concluded that the development will not have any adverse impacts on this providing landscaping is used to soften the impact of development along the boundary. Any items of cultural heritage on the site will be investigated and measures adopted to deal with any finds.

#### Social and Economic Environment

The new development will create 1650 jobs after completion and numerous jobs during the development of the

site. The proposal provides a significant employment generating use in an area where there is a large residential population many of whom currently have to travel out of the area for employment. As a result the proposal will have a significant positive social and economic impact on the Illawarra Region.

The site has been recognised in the Illawarra Regional Strategy as an important employment node in the area and when the proposal is assessed against the sustainability criteria in the strategy it fulfils all of the criteria.

The development will also provide an important environmental and conservation area for the use and enjoyment of the local residents and this open area will provide a green setting for the Business Park development. This will be a positive social outcome for the surrounding residents and for those in the wider Shellharbour area.

The development of this site will have extensive positive economic and social impacts in the Illawarra Region.

### **9.4 Suitability of the Site**

The site is strategically located in the Illawarra Region close to Shellharbour town centre and to extensive residential areas. It is a site, which is well served by public transport, and it is adjacent to the Illawarra Regional Airport. As such it offers a unique opportunity to develop a Business Park which will allow local residents to find jobs close to home which are accessible by public transport and as a result will reduce out commuting from the Illawarra to Sydney. The studies carried out for the site have indicated that there is a shortage of industrially zoned land in the Illawarra Region and a shortage of larger sites. This site will make up some of the shortfall.

The environmental constraints on the site have been managed in the concept plan to provide a further resource for the residents of the area and to provide an improvement in the condition of the waterways and wetlands in the area. This land will be made available to Shellharbour Council at no initial or ongoing cost.

As a result of the above it can be concluded that the site is suitable for the development proposals.

### **9.5 Submissions**

There have been no submissions on the proposal at this stage. However consultation has been carried out with residents during the formation of the concept plan and where possible suggestions have been included in the plan. The consultation will be ongoing during the life of the project.

### 9.6 The Public Interest

It is considered that the proposal is in the public interest as it will provide a Business Park development of high design standards on this regionally important site in Shellharbour. The concept for the site has been designed to incorporate the environmentally sensitive areas of the site and to provide for the improvement of these areas.

The proposal will have positive environmental, economic and social impacts in the Shellharbour area.