

0.0 EXECUTIVE SUMMARY

1.0 INTRODUCTION

- 1.1 Background
- 1.2 Site Location
- 1.3 Legal Description
- 1.4 The Proponent
- 1.5 This Report
- 1.6 Consultant Team
- 1.7 Consultation

2.0 STUDY IN SUPPORT OF STATE SIGNIFICANT SITE AND SEPP AMENDMENT

- 2.1 Introduction
- 2.2 State Significant Criteria
- 2.3 Statement of Significance and Project Justification
- 2.4 Regional Significance and Economic Growth
- 2.5 Natural Resource Outcomes
- 2.6 Planning Implementation
- 2.7 Public Outcomes

3.0 PROPOSED PLANNING REGIME FOR THE SITE

- 3.1 Introduction
- 3.2 Land to Which the SEPP Applies
- 3.3 Amendment of SEPP 14
- 3.4 Exempt and Complying Development
- 3.5 Land Use Zoning
- 3.6 Definitions
- 3.7 Special Provisions
- 3.8 SEPPS and Ministerial Directions Applying

4.0 PLANNING FRAMEWORK

- 4.1 Commonwealth Matters
- 4.2 State Planning Matters
- 4.3 Regional Planning
- 4.4 Local Planning Framework
- 4.5 Other Matters

5.0 SITE ANALYSIS

- 5.1 Existing Site Conditions
- 5.2 Flora and Fauna
- 5.3 Heritage and Archaeology
- 5.4 Access
- 5.5 Traffic and Transport
- 5.6 Urban Context
- 5.7 Economic Context
- 5.8 Social Context

6.0 CONCEPT PLAN DESCRIPTION

- 6.1 Introduction
- 6.2 Development Objectives
- 6.3 Sustainability Development Principles
- 6.4 Development Description
- 6.5 The Riparian Buffer Areas
- 6.6 Development Within the Business Park
- 6.7 Arrangements for the Environmental Management Area
- 6.8 Vegetation Management Plan
- 6.9 Construction
- 6.10 Staging
- 6.11 Subdivision
- 6.12 S94 Matters



7.0 ENVIRONMENTAL ASSESSMENT KEY ISSUES

- 7.1 Flooding
- 7.2 Biodiversity
- 7.3 Water Management
- 7.4 Geotechnical
- 7.5 Noise
- 7.6 Built Form
- 7.7 Transport and Access
- 7.8 Subdivision
- 7.9 Utilities Infrastructure
- 7.10 Stormwater Management
- 7.11 Staging of Development
- 7.12 Consultation

8.0 JUSTIFICATION FOR THE PROPOSAL

- 8.1 Need for the Project
- 8.2 Options Considered
- 8.3 Consequences of Not Proceeding

9.0 PLANNNING ASSESSMENT OF PROPOSALS

- 9.1 Introduction
- 9.2 Compliance With Planning Controls
- 9.3 Likely Impacts
- 9.4 Suitability of the Site
- 9.5 Submissions
- 9.6 The Public Interest

10.0DRAFT STATEMENT OF COMMITMENTS

- 10.1 Introduction
- 10.2 The Project
- 10.3 Statutory Requirements
- 10.4 Consultation

- 10.5 General Project Design Requirements
- 10.6 S94 Matters

APPENDICES

- 1. Director General's Requirements and Correspondence
- 2.Proposed Amendment to Schedule 3 SEPP Major Projects
- 3.Illawarra Regional Business Park Design Guidlines and Controls
- 4.Illawarra Regional Business Park Water Cycle

Management Plan

5. Illawarra Regional Business Park Landscape

Management Plan

6.Illawarra Regional Business Park Vegetation

Management Plan

7. Proposed Agreement in Relation to the Environmental

Management Area

8. Preliminary Geotechnical Report

9. Stage 1 Environmental Assessment

10.Flood Modelling Report Pre Development Flood Modelling Report Post Development

11. Economic Assessment

12. Waterways and Wetland Report

13. Earthworks Report

14.EPBC Act Considerations

15. Flora and Fauna Assessment Report

16. Utilities Report

17. Traffic Report

18.Acoustic Report

19. Cultural Heritage Report

20.Consultation

21.ESD Opportunities

22. Subdivision