



INTRODUCTION

1.1 Background

In August 2006, a submission was made to the Minister for Planning in relation to the nomination of a site at 78 Tongarra Road Albion Park as a State Significant Site (SSS) under the provisions of the State Environmental Planning Policy (Major Projects) (Major Projects SEPP). A Preliminary Assessment to establish that the site was subject to Part 3A of the Environmental Planning and Assessment Act together with a proposal to prepare a concept plan for the site were also submitted. On 28 September 2006, the Minister for Planning (the Minister) formed the opinion that the proposal is a Major Project and that Part 3A of the Environmental Planning and Assessment Act (EPA Act) applies to it. The Minister, on the same date, also authorised the submission of a Concept Plan for the proposal.

The requirements of the Director General (DGRs) in relation to the Environmental Assessment of the proposal were also received. With regard to the nomination of the site as an SSS the Director General provided the SSS Study requirements in the DGRs.

Copies of the correspondence in relation to these matters is included in Appendix 1 to this report.

This Environmental Assessment Report (EAR) accompanies a concept plan for the site. It also includes the SSS Study for the site. It addresses the matters raised by the Director General and sets out the major issues associated with the proposal. It includes an assessment of the likely impacts of the proposal and a statement of commitments for the development proposal.

1.2 Site Location

The site is located at 78 Tongarra Road Albion Park. It is known as the Illawarra Regional Business Park site. The site is located in the Local Government Area of Shellharbour.

1.3 Legal Description

The site comprises the following:

Lot B DP 109816
Lot 6 DP 1100435

Lot 1 DP 955731 was also included in the site identified for the studies. However, no proposals are included in this study for that land and it is not intended to recommend that the zoning of that site be altered.

The site, excluding Lot 1, has an area of 74 hectares.

1.4 The Proponent

The proponent is Delmo Albion Park Pty Ltd.

1.5 This Report

This report comprises an EAR in response to the DGRs and a SSS Study. It contains detailed examination of the site and its environment and provides a Concept Plan for the future development of the site. The report includes proposals for the future zoning of the site.

Once the Director General has decided that the matters he required have been adequately covered in the report the documents will be placed on public exhibition.

1.6 Consultant Team



Figure 1.1 Location Plan



Figure 1.2 Site Plan

The consultant team responsible for the EAR and SSS Study was as follows:

Development Manager
Ashe Morgan Property

Architect
Julius Bokor Architect Pty Ltd

Planner
Janet Thomson

Traffic
Masson Wilson Twiney Pty Ltd

Economic and Social
SGS Economics and Planning

Landscape
James Pfeiffer Landscape Architects Pty Ltd

Flora and Fauna
Whelans Insites / Gunninah Environmental Consultants

Surveyor
David Yates and Associates

Contamination and Geotechnical
Consulting Earth Scientists

Flooding
Jordan Mealey and Partners

Engineer/Services
Costin Roe

Acoustics
Acoustic Logic

Cultural Heritage
HLA Envirosciences

Consultation & Government Relations
Sarah Taylor

ESD
Advanced Environmental

Legal Advice
Landerer and Company
Corrs Chambers Westgarth

1.7 Consultation

A report on the consultation carried out for the project is included in Appendix 20.

During the preparation of this report consultation was carried out with the following:

Shellharbour City Council
Relevant Government Departments and Authorities
Neighbours of the site
Local Aboriginal Groups

Where possible suggestions and comments have been included in this proposal.