



6.1 Introduction

This section describes the proposed development of the Illawarra Business Park. The site has an overall area of approximately 74ha of which 47.4ha will be developed as the Business Park (Lot 1 DP 955731 has not been included in the concept plan as there are no proposals to alter the use of this land). The remainder of the site, the environmentally sensitive wetland and associated areas will be retained and improved and will be handed over the Shellharbour Council to be used as an Environmental Management Area. This proposal is for the approval of a Concept Plan for the future improvement and development of the site.

6.2 Development Objectives

The development objectives for the site are as follows:

- To implement the policies and objectives of the Illawarra Regional Strategy
- To retain and improve the environmentally sensitive areas on the site and make them available for public access
- To prepare the site for the development in a way which does not have adverse impacts on the surrounding environment
- To provide for an employment generating development on the site which will provide a range of jobs in the Shellharbour area
- To ensure that the part of the site to be developed is flood free and safe for the proposed development
- To provide for a subdivision of the site which will provide lots of a size and shape which are in demand in the Shellharbour area
- To provide for the development of a Business Park of architectural quality which will make a positive contribution to its urban context
- To provide guidelines for the ongoing development

of the site

- To ensure that the design, placement and height of buildings takes into account site constraints, in particular those presented by the operation of the adjacent airport
- To ensure there are no adverse impacts on the adjacent Illawarra Regional Airport or other neighbours
- To ensure the development of the area provides for a safe and pleasant environment for workers and visitors

6.3 Sustainability Development Principles

A report on ESD opportunities on the site has been prepared (Appendix 21) and the following matters have and will be addressed as the development progresses:

- Water Sensitive Urban Design
- Shading through the use of trees
- Landscaping and Plants
- 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

6.4 Development Description

6.4.1 Introduction

The proposed development comprises two distinct proposals for the site. The first relates to the subdivision of the site for the proposed development of the Business Park, and the other is the improvement and revegetation of the wetland areas and the implementation of a process to hand these over to Shellharbour Council and ensure their ongoing protection and maintenance. The site will be subdivided along a boundary between these two areas which has been defined along the top of the batter of the