

area to be filled on the site for the development of the Business Park.

6.4.2 The Business Park

The Business Park occupies approximately 64% of the site area. It is proposed that it will be subdivided into 61 lots with areas ranging from 1000m² to over 32,000sqm. There will be a ring road through the site which will extend around the airport runway to the eastern section of the site. The smaller lots (up to 2000m²) will be along the edge of the airport east/west runway and to the west of the ring road through the Park. The central area within the ring road will have lots ranging from 8000m² to 1.3ha. The largest lots will be in the northern section of the site along the boundary with the environmental management area. Sites along the north/south runway will be between 5000m² and over 1ha.

Although no specific uses are nominated for the sites, there are 3 sites where it is proposed that a service station, a hotel/motel and a café could be established. The service station and hotel/motel sites are adjacent to the entry point to the Park and the café site is on the edge of the environmental management area overlooking the wetland.

Within the Business Park there are three Special Areas:

- the stand of three Fig trees
- the Paper Bark Forest
- the Northern Wetland

6.4.3 The Environmental Management Area

This area is located along the western parts of the site between Tongarra Road and the Illawarra Highway and the area identified by the Roads and Traffic Authority for the proposed road across the site (the road reserve area). The area occupies approximately 26.58ha of the site (including that section which is within the road reserve) and within this area is the SEPP 14 Wetland and the watercourse on the site; Frazer's Creek and the Macquarie Rivulet.

The boundary of the SEPP 14 Wetland has been ground truthed and is established in the Concept Plan. It is proposed that SEPP14 will be amended to show this boundary. It is proposed that Frazer's Creek will be straightened to run along the south western boundary of the Business Park.

Within the Environmental Management Area works will be carried out to clean up and improve the watercourses and wetland areas and the natural vegetation will be

reinstated.

6.4.4 The Environmental Management Area

The Environmental Management Area is to be rehabilitated for biodiversity conservation purposes and managed in perpetuity. It is to be noted that the overwhelming majority of the zone is currently agricultural land of little or no conservation value.

6.5 The Riparian Buffer Areas

The riparian buffer area falls partially within the Business Park and partially within the Environmental Management Area. It varies in width from 25m to 40m and contains, and is located around, the SEPP14 wetland and along Frazer's Creek.

This buffer will have a variety of treatments at different locations, dependent on the structure and proposed functions. The different elements of the riparian buffer include:

- a 25m wide buffer on each side of Frazer's Creek upstream of the SEPP 14 wetland (in the southern part of the site).
- a 25m wide buffer around the ground-truthed SEPP 14 boundary. This riparian buffer has two different functions, with the area adjacent to the Business Park consisting of a 10m band of natural ground adjacent to the wetland and then 15m of buffer on the fill batter for the Business Park.

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 zone. On the western side of the SEPP 14 wetland, the riparian buffer and additional lands to the western boundary of the 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 site.

A minimum 40m wide riparian buffer will be established along Frazer's Creek from the SEPP 14 wetland to the north eastern boundary of the site. In some places, particularly on the western edge of the northern parts of the Business Park development and on the western side of the site, the riparian zone will be broader than 40m.

The proposals for the Riparian Buffer areas are set out in

full in the Waterways and Wetlands Report in Appendix 12.

A comprehensive and substantial habitat regeneration and rehabilitation program will be implemented along Frazer's Creek and within wetlands on the site to facilitate the creation of a "habitat corridor". No buildings will be permitted within this area and the only works permitted relate to flood and environmental management.

Lots within the Business Park which include part of the riparian buffer area will have a covenant on the title preventing any building or other than essential uses within the buffer area and requiring appropriate management.

6.6 Development Within the Business Park

6.6.1 Introduction

It is proposed that development of buildings within the Business Park will be dealt with as individual development applications which will be determined by Shellharbour Council. The Council will deal with all applications with a value of \$20million or less.

All subsequent applications will have to comply with the approved Concept Plan for the site.

A set of Design Guidelines and Controls has been prepared for the development of the Business Park and these are included in Appendix 3. These guidelines provide controls relating to urban design, bulk and location of buildings, landscaping, materials and colours, lighting, fencing, parking and access, ESD, site safety, signage and other general requirements for development on the site.

6.6.2 Site Preparation

A detailed report on the proposed earthworks to be carried out on the site is included in Appendix 13.

To achieve the design levels cut to fill earthworks will be required on both the northern and southern portions of the site. The proposed fill is to be coal wash that is produced by Illawarra Coal.

An Erosion and Sediment Control Plan has been prepared to show that the works can proceed without undue pollution in the receiving waters.

The finished levels on the site will enable all development within the Business Park to have a minimum finished floor level of AHD 7.1.

The batter will run along the boundary of the Business Park and this will be planted as part of the landscaping of the site.

6.6.3 Urban Form and Character

The form of development of the Business Park will be related to the uses to be established there. However, by the regulation of certain development parameters it will be possible to achieve a design standard on the site, which will mean that the physical appearance of the Business Park will be positive, and the impact of the built form will be softened. It is proposed that the buildings will be set back from the front boundaries of the sites to enable the establishment of landscaped areas. These will create an attractive streetscape and soften the impact of the built form. Site coverage will be limited to 70% of the site area.

Buildings will be required to address the street and roof forms will generally be required to be flat with angles permitted for office components at the frontage of the building. Where possible the design of individual buildings is to relate to the development on adjacent sites in terms of the materials and colours used and building design. A common colour palette will be used throughout the Business Park and materials are to be carefully selected. Large expanses of walls are to be modified by the use of varying materials, colours and landscaped setbacks.

6.6.4 Height and Floor Space

The maximum height permitted within the Business Park will be 25 m measured from ground level to the highest point on the building. On those lots adjacent to the airport the Airport Height Limitations will be implemented.

The maximum floor space ratio permitted on the site will be 1:1.



Figure 6.2 Riparian Buffer Plan

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CONCEPT PLAN DESCRIPTION

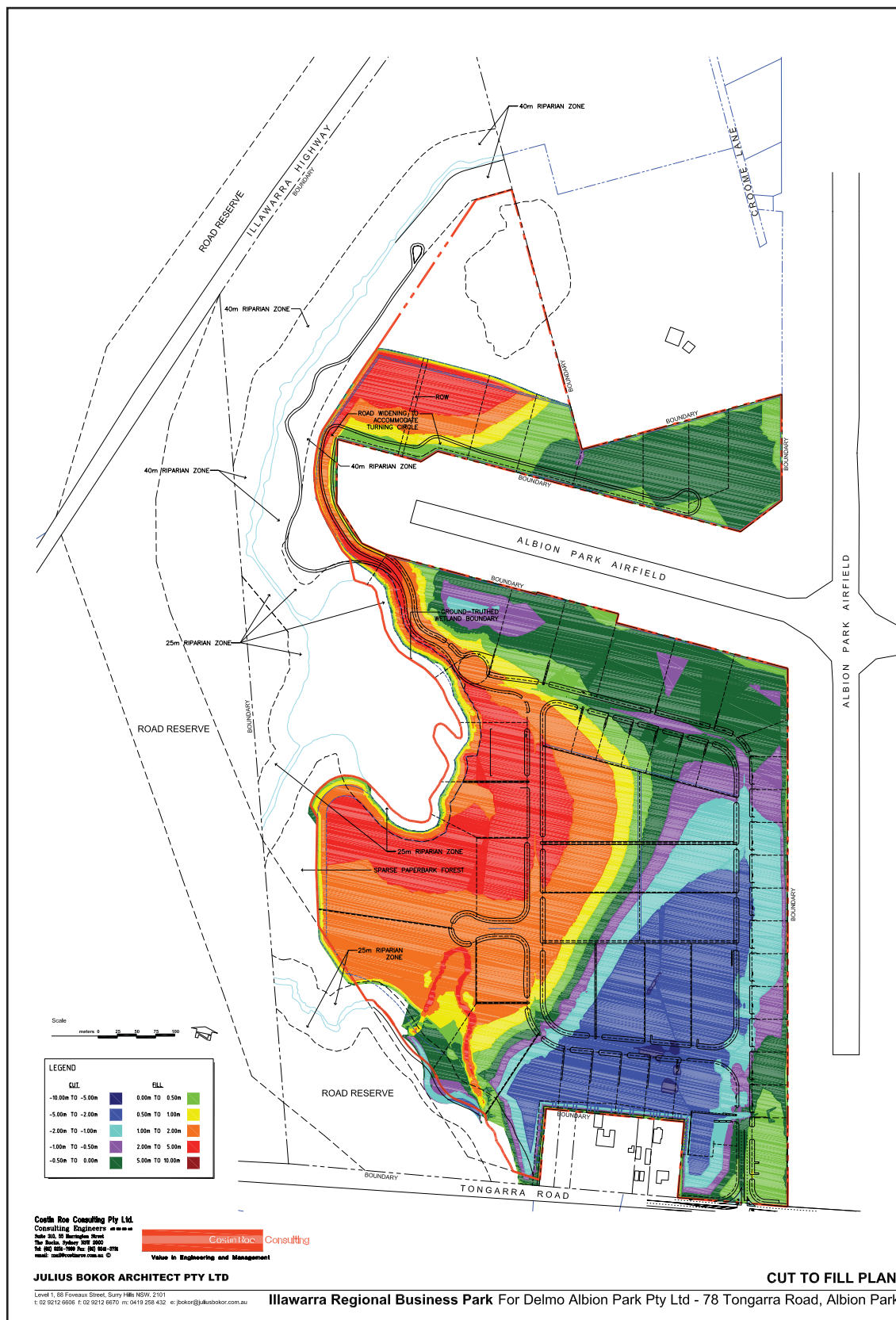


Figure 6.3 Cut and Fill Plan

6.6.5 Site Services

A report has been prepared on site services and this is included in Appendix 16.

Gas

There are currently two gas asset owners in the area. These are Alinta and AGL. To provide gas services to the new development a junction will be installed in consultation with AGL at the proposed entrance to the site on Tongarra Road. New gas mains will then be constructed within the proposed road alignment. Final gas main sizing and location will need to be determined based on the exact energy requirements of individual users within the proposed development.

Electricity

Integral Energy are the main owners in the area and existing power lines are located along the northern and southern sides of Tongarra Road. To provide electrical services to the new development connection to the current power lines with conversion from above ground power lines to buried cables at the proposed site entrance at Tongarra Road will be undertaken in consultation with Integral Energy. It will be necessary to utilise connection to the existing high voltage lines to provide the required capacity to the development. Individual properties will need to provide sub-station and transformers dependant on their individual

demand. New street lighting will be connected to the existing infrastructure in Tongarra Road.

Telecommunications

Telstra has existing optical fibre cables running along the northern side of Tongarra Road.

Water and Sewer

Sydney Water own the potable water and sewerage infrastructure in the area. Water services to the new development would be provided by connection into the existing Ø375 DICL at the proposed site entrance at Tongarra Road. The extension will run underneath Tongarra Road north into the site. For normal industrial use the existing water supply should have reasonable capacity. Actual requirements will be assessed and confirmed based on individual requirements when these are known.

Sewer services will be provided by connection into the existing Ø600 VC sewer line. The site levels will require that a pumping station and rising main be constructed to this connection.

Consultation will be carried out with Sydney Water in relation to these matters as the planning progresses .



Figure 6.4 Internal View of the Business Park from the New Road

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CONCEPT PLAN DESCRIPTION



Figure 6.5 Tongarra Road Entrance to the Business Park



Figure 6.6 View of the Cafe Area Adjacent to the Wetland