

Request for Modifications to Concept Approval

Proponent: Delmo Albion Park Pty Ltd

Site: 78 Tongarra Roadk, Albion Park (Lot B DP 109816 and Lot 6 DP 1100435 in the Shellharbour Local Government Area

Concept Plan: Illawarra Regional Business Park (as approved by Minister for Planning 02/01/09

Pg	Reference	Comments
	Various	Please delete all references to BOKER and replace with BOKOR
4	Cond 2.2	It is not clear where the 'eight northern lots' are – this condition needs to be more specific in identifying the exact location of the relevant lots
5	Cond 2.8	<p>This condition is impractical as there is inadequate land at the site access for a bus bay on the southern side of Tongarra Rd. This would be further exacerbated by the consequential need to provide a footpath on the southern side leading to and from the bus stop on that side.</p> <p>More importantly, because of the distance from this point to the rest of the development sites it would be impractical to locate the bus stop at this location.</p> <p>Public transport users would be dropped at the entrance to the business park and then have to walk up 20-30 minutes to reach the lots which are located at the north-eastern corner of the development. It would be far more practical (and better for traffic flow on Tongarra Road) to locate bus stops within the development site.</p> <p>Recommended new condition 2.8: <i>Bus stops and appropriate infrastructure are to be provided within the site, with locations to be determined by further assessment. In addition the internal road network is to be designed to allow the unencumbered movement of buses with an appropriate provision for buses to turn around without having to make reversing movements or traverse unnecessary travel distances to do so.</i></p>
7	Cond 3.1 j)	<p>This needs clarification as the words “not detrimentally increase” are open-ended and subject to very different interpretations. This condition needs to clearly state that the development impacts are to be consistent with those identified in the Concept Plan Flood Study.</p> <p>Recommended new condition 3.1 j): Demonstrate at completion of the development, that the effects of flooding on other development or properties when considered in combination with the cumulative impact within the flood plain, is consistent with the results of the Jordan Mealey and Partners EAR flood study. This assessment is to be undertaken in consultation with Shellharbour City Council, and should be consistent with Council’s flood study and floodplain management study (if completed at the time of lodgement). Where unacceptable impacts are identified and attributed to the Site, mitigation measures must be identified.</p>
7	Cond 3.1 e) vi)	The dam on the northern boundary of the site is not a wetland. It is an artificial farm dam (which has been significantly modified and degraded) on the boundary of the site with the north-eastern neighbouring farm. Revegetation around this dam is unnecessary and would also interrupt the water supply to the neighbouring property. It could also have significant effects on flood impacts. It is requested that this condition be deleted.