

Illawarra Regional Business Park

**Delmo Albion Park Pty Ltd
Proposed Concept Plan**

Consultation Report

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Background

This report details the program of consultations undertaken, and proposed to be undertaken, for the proposed Illawarra Regional Business Park located at 58 Tongarra Road, Albion Park, NSW. The report outlines consultation undertaken with both government agencies and the broader community in the period between November 2006 and April 2007. This report also details proposals for continued consultation on the project once the initial Environmental Assessment Report is placed on public exhibition, post-April 2007.

1. Consultation requirements

The Director General's requirements for consultation, issued in November 2006 outlined a requirement for consultation with relevant parties during the preparation of the Environmental Assessment. Relevant agencies included:

- Shellharbour City Council
- Department of Planning (Wollongong)
- Roads and Traffic Authority
- Department of Environment and Conservation
- Department of Natural Resources
- Department of Transport and Rural Services
- Utility and infrastructure providers
- Emergency Services including the Ambulance Service of NSW, the State Emergency Service, RFS and NSW Fire Brigades.

The Director General also required documentation of consultation undertaken and consultation proposed to be undertaken during the exhibition period.

Community consultation for the proposed Illawarra Regional Business Park was not required as part of the Director General's Requirements for the assessment of the project, however the project's proponents have undertaken consultation on a number of levels to date and this will continue through the public exhibition phase of the project.

2. Community Consultation program

The community consultation program for the proposed project has been divided into two stages. Stage 1 consultation covered the period from November 2006-April 2007 during the initial preparation of the Concept Plan.

Stage 2 consultation will cover the period following the submission of the Concept Plan to the NSW Department of Planning and its subsequent public exhibition.

2.1 Stage 1 (pre public exhibition)

The aim of the Stage 1 consultation program was to identify and contact those people and organizations who would be most immediately impacted by the proposed development (the residents and/or businesses whose properties bordered the site) or have a direct interest in the site (local aboriginal groups).

Consultation consisted of the following:

- (a) a series of individual meetings with the site's immediate neighbours in order to advise them of the proposed project and to invite feedback
- (b) follow-up phone calls and meetings to advise immediate neighbours of action taken in order to address concerns raised in the initial meetings
- (c) contact with local MPs and business representatives to advise them of the proposed project and the anticipated timetable for public exhibition of detailed information on the Concept Plan and
- (d) contact with representatives of local aboriginal groups in relation to an aboriginal heritage assessment of the site, details of which are dealt with in a separate report by the Heritage Consultant to the project.

2.1.1 Stage 1 – Resident/neighbour issues

Initial discussions with the site's neighbours enabled the identification of a number of issues which have been taken into account in the preparation of the current Concept Plan. These included the following:

1) Issue: Concerns regarding any development along the western boundary of Ravensthorpe Guest House due to the use of this area as a backdrop for photos for wedding parties at the Guest House

Response: An undertaking was given to the proprietors of Ravensthorpe that there would be no development along the Western boundary of Ravensthorpe in order to preserve this view corridor

2) Issue: Concerns regarding the visual impact of development to the north of Ravensthorpe, particularly from the guest house's pool area

Response: An undertaking was given to the proprietors of Ravensthorpe that a vegetation buffer zone would be created along the fence line between the two sites (northern boundary of Ravensthorpe) to provide a screen of trees. The site will also be lowered along this boundary which will reduce the possibility of buildings being viewed from the Ravensthorpe pool/garden area

3) Issue: Concerns were raised regarding potential noise impact from the site during evening hours if uses included live entertainment

Response: Intended zoning for the site is light industrial and it is not expected that this would include live entertainment venues

2.1.2 Stage 1 – Liaison with local Aboriginal representatives

Liaison with local Aboriginal groups commenced in early March following the appointment of Dr. Clayton Frederickson of HLA-Envirosciences to undertake a full Aboriginal archaeological assessment of the site.

On advice from the Aboriginal Liaison Officer of Shellharbour Council, Ms Veronica Graf, contact was made with key representative groups including:

- Northern Illawarra Aboriginal Collective
- Illawarra Local Aboriginal Land Council and
- Wodi Wodi Elders Corporation.

Formal notification was also issued to the Korewal Elouera Jerrungarugh Tribal Elders and the Wadi Wadi Coomaditchie United Aboriginal Corporation.

The field work commenced on site on Tuesday 27th March 2007. The inspection was conducted by Dr. Clayton Frederickson of HLA-Envirosciences. Following meetings with each of the above groups the proponent appointed Stephen Henry, site officer from Illawarra Local Aboriginal Land Council, to assist with the field work associated with the site assessment. Representatives from Northern Illawarra Aboriginal Collective and the Wodi Wodi Elders Corporation were also invited to attend on a voluntary basis.

The field work and reporting for the project has been finalized and is detailed in the Heritage Report accompanying the project's EAR. A copy of the report by HLA Envirosciences has been provided to the Illawarra Local Aboriginal Land Council (ILALC) to enable further consultation with representative groups.

2.2 Stage 2 (public exhibition period)

The aim of Stage 2 of the consultation program will be to present the detailed Concept Plan to residents and organizations contacted during Stage 1 consultations, as well as to the broader community.

This will enable interested parties to view and comment upon a more detailed and concrete proposal. Broader consultation prior to this time was not appropriate given the changing nature of the Concept Plan in its initial stages and the lack of detailed information regarding constraints on the site.

In addition to the public exhibition of the Concept Plan the project's proponents will be providing further details and feedback to the site's neighbours and to other local groups. Identification of relevant groups will be done in consultation with Shellharbour City Council and through community contacts already identified in Stage 1.

Advice regarding the public exhibition of the Concept Plan and an invitation to provide feedback will be mailed to each individual and organization contacted during Stage 1 consultations, as well as to any additional community organizations identified through the process outlined above.

3.0 Consultation with Relevant Agencies

Prior to the commencement of the Environmental Assessment a planning focus meeting was held (November 7 2006) in order to brief all relevant agencies on the parameters of the project and seek their input on particular issues.

The key issues raised at this meeting are reflected in the DGRs for the project's assessment. The minutes of the meeting are at Appendix 1 to this report.

Appendix 1 - Consultation Report
Illawarra Regional Business Park - Delmo Albion Park Pty Ltd

MINUTES OF MEETING
ALBION PARK DEVELOPMENT – PLANNING FOCUS MEETING
7 DECEMBER 2006 WOLLONGONG (DoP offices)

Present:

Chair	Sarah Taylor
Delmo	Jose de la Vega
	Flavio Roncolato
Delmo Consultants	Grant Roe
	Janet Thomson
	Charlie Furr
	Kate Harris
	David Yates
	Glen Mealey
	Julius Bokor
	Jason Rudd
Department of Planning	Neil McGaffin
	Anthony Pedroza
	Annette Schifiko
	Louise Wells
Premiers Department	Crispin Butteriss
	Mike Roberts
State and Regional Development	Tony Green
Roads and Traffic Authority	Chris Millett
Department of Environment and Conservation	Kate Hopkins
Fire Brigade	Morgan Cook
State Emergency Services	Neil Pfister
Shellharbour Council	Geoff Hoynes
	Michael Tuffy
	Max Bromisch

Flavio Roncolato(FR) introduced the project. The site has an area of 80ha and is to the west of Albion Park Airport. The site was a dairy farm and is now used for grazing cows and cattle. The site has been extensively cleared and land has been heavily modified. It is believed that land was resumed from the original farm to create the airport and soil was moved from the rest of the site to form the runway. The site has been used for agriculture for the last 90 years; waterways on the site are significantly degraded.

The proposal is to create an industrial park on the site. FR was involved in the development of the Cooks Cove Industrial Park in southern Sydney adjacent to the Kingsford Smith Airport. There is interest from certain businesses to be in a 'park' location which is close to a city and close to an airport. Residential development of the site was originally considered but rejected because of the airport and noise issues. The site presented an opportunity for the development of a light industrial/business park. Some businesses are being pushed out of Sydney especially small businesses, which can't afford to locate close to the airports.

The site sits between the Illawarra Highway and the Princes Highway and the Freeway Reservation. The site is 1 hour and 20 minutes from the centre of Sydney, There is a rail station 1.5km from the site, which would provide a good link for those working on the site. The situation could be improved if there was a spur to the site. The site is close to Port Kembla.

Currently there is a lack of land in the Illawarra for light industry. Much of the available local land is not suitable due to flood affectation or lack of good transport links. Further, this land is often tightly held and generally the sites are brown sites.

There is a highly educated and well trained work force in the area. Small to medium size enterprises can grow in this area where major industrial uses have slowed down. This leads to an increase in land values.

The site has great attributes:

- Labour
- Infrastructure
- Connections

Development of this site for business/industrial uses would be consistent with the Draft Illawarra Regional Strategy. The site could yield up to 300,000m² of floor space and up to 300 jobs during construction. There would be 1500 to 2000 people working on the site when the development is completed. The development will also bring rates, taxes and land tax to the area.

The area of the actual Business Park will be about 40ha and the wetland on the site will be managed under the community title system on the site. The land will be subdivided into lots of 3000m² to 12000m² to provide for a range of business enterprises. The smaller sites will be owner operators and will employ about 10 – 20 people. There is a ready market for such sites. The large lots would then attract larger tenants. The small blocks would be sold and the larger ones leased out as time goes on. The main uses would be service providers to the local community, small industry and even uses such as call centres could be possible.

Of course there are constraints on the site. A large part of it lies within the 1 in 100 year flood line, there is a SEPP14 Wetland in the centre of the site, a major road reserve runs across one corner and there are height restrictions because of the airport. To make the project work we will need to:

- Fill a section of the site which is below the 1 in 100 year flood line
- Protect and enhance the wetland
- Provide good road access

Tour of Site

The meeting went on a tour of the site to inspect the creek, wetland and areas proposed for development. After the site tour the meeting reconvened at Dept Planning offices in Wollongong.

Issues and Problems

Each representative was asked to raise the issues from the point of view of the organization they represented. Matters raised were as follows:

Tony Green (State and Regional Development)

Supports the provision of employment at the airport and has no real issues.

Annette Schifiko (Department of Planning)

Major issues are regional infrastructure, traffic and rail, possible upgrade of the rail station, wetland buffer and open space zones.

Morgan Cook (NSW Fire Brigade)

Water access is the major issue for the Fire Brigade. There are no major concerns in relation to the proposals

Neil McGaffin (Department of Planning)

The land has been identified as an area for employment opportunities so the proposal is positive for the area. The area around the site needs to be considered as the long term potential of the area is not to be compromised. The wetland needs to be ground truthed and this will override the SEPP14 boundary. Options and alternatives in relation to flooding need to be looked at.

Chris Millet (Roads and Traffic Authority)

Issues relate to the following:

- Highway/junctions
- Site access
- Prince Highway/Tongarra Road
- Croome Lane
- Flood management – impact on the road reserve
- Illawarra Highway upgrade – what this means and relationship to the site

Crispin Butteriss (Premiers Dept)

Wanted to reinforce the strategic importance of the site – it is one of five areas in the region where there are priority projects of regional significance.

Neil Fisher (State Emergency Services)

Flooding and compliance with the Flood Plain Development Manual. Risk to life and property is not to be increased on site or to existing landowners. There is concern in relation to development on the flood plain. Everything should be above the 1 in 100 year flood line. To date, flood issues have been understated. Need to know the modelling which will be carried out. The Flood Study of the Macquarie Rivulet should be looked at. It is important that the flood issue is taken seriously.

Mike Roberts (Premiers Dept)

This is significant employment land in this area close to the airport. Need to consider adjoining parcels and how the proposed development will fit in.

Kate Hopkins (Department of Environment and Conservation)

Agree that the boundary of the wetland needs to be ground truthed. A buffer will be needed around the wetland. The water quality around the wetland will also be important as will the water quality on site. There should be no run off to the wetland and water should be re used on site. Threatened species are not likely to be an issue.

Action for Air – Integrated transport plan needed for the site to reduce traffic.

Cumulative impacts of noise should be addressed so that every development does not add to it. Noise should be looked at from a strategic aspect.

Geoff Hoynes (Shellharbour Council)

Continued consultation is needed. Major issues are:

- Approvals regime to come out of the process
- Development contributions s 94 development agreement
- Letter will follow to DoP to highlight key points

Max Bromisch (Shellharbour Council)

In relation to flooding there are two existing studies. Parts of the area flooded up to 4m and this needs to be addressed. The Flood Plain Development Manual and Council's DCP need to be addressed. There should be no net impact. Cross over flows on airport may be between creeks and may need to look at the larger catchment.

Access to the site – need to consider the local road network and how this is affected by flooding. Run a road a round the western side of the airstrip. This gives high level access from Croome Lane.

Rumours circulating locally regarding possible closure of rail station at Albion Park.

Need to consider the freeway interchange and the connections to the site.