



City of Wollongong Local Environmental Plan 1990 (Amendment No 224)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (W03/00137/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2004 No 565

Clause 1 City of Wollongong Local Environmental Plan 1990 (Amendment No 224)

City of Wollongong Local Environmental Plan 1990 (Amendment No 224)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *City of Wollongong Local Environmental Plan 1990 (Amendment No 224)*.

2 Aims of plan

This plan aims:

- (a) to rezone part of the land to which this plan applies from partly Zone No 2 (b) (the Medium Density Residential Zone) and partly Special Uses (Railways) to Zone No 2 (b) under the *City of Wollongong Local Environmental Plan 1990 (the 1990 plan)*, and
- (b) to rezone the remaining land from Zone No 6 (a) (the Public Recreation Zone) to Zone No 2 (b) under the 1990 plan and to reclassify that land from community land to operational land within the meaning of the *Local Government Act 1993*, and
- (c) to provide the opportunity for additional floor space where the development of the land satisfies nominated sustainable development standards.

3 Land to which plan applies

- (1) To the extent that this plan rezones part of the land, it applies to Lot 1, DP 881773, Brompton Road, Bellambi, as shown edged heavy black on the map marked “City of Wollongong Local Environmental Plan 1990 (Amendment No 224)” deposited in the office of the Council of the City of Wollongong.
- (2) To the extent that this plan rezones and reclassifies the remaining land, it applies to Lot A, DP 881773, Brompton Road, Bellambi, as shown edged heavy black on that map.

- (3) To the extent that this plan provides for additional floor space, it applies to Lots 1 and A, DP 881773, Brompton Road, Bellambi, as shown edged heavy black on that map.

4 Amendment of City of Wollongong Local Environmental Plan 1990

The *City of Wollongong Local Environmental Plan 1990* is amended as set out in Schedule 1.

2004 No 565

City of Wollongong Local Environmental Plan 1990 (Amendment No 224)

Schedule 1 Amendments

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(Clause 4)

[1] Clause 6 Definitions

Insert in appropriate order in the definition of *the map* in clause 6 (1):

City of Wollongong Local Environmental Plan 1990
(Amendment No 224)

[2] Clause 12 Floor space ratios

Insert after clause 12 (6):

- (7) Despite subclauses (1)–(3), a person may, on land being Lots 1 and A, DP 881773, Brompton Road, Bellambi, as shown edged heavy black on the map marked “City of Wollongong Local Environmental Plan 1990 (Amendment No 224)”, erect residential flats with a floor space ratio greater than 0.5:1 but not exceeding 0.75:1, provided that the development satisfies the sustainable development standards set out in *Development Control Plan No 53: Bellambi Station Redevelopment*, as adopted by the Council on 23 February 2004.

[3] Schedule 4A

Omit the heading to the Schedule. Insert instead:

Schedule 4A Classification or reclassification of public land as operational land

[4] Schedule 4A

Insert at the end of the Schedule:

Lot A, DP 881773, Brompton Road, Bellambi, as shown edged heavy black on the map marked “City of Wollongong Local Environmental Plan 1990 (Amendment No 224)”.

BY AUTHORITY
