



New South Wales

Wollongong Local Environmental Plan 1990 (Amendment No 227)

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*. (W03/00125/S69)

DIANE BEAMER, M.P.,

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

2004 No 651

Clause 1 Wollongong Local Environmental Plan 1990 (Amendment No 227)

Wollongong Local Environmental Plan 1990 (Amendment No 227)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Wollongong Local Environmental Plan 1990 (Amendment No 227)*.

2 Aims of plan

This plan aims:

- (a) to permit, with the consent of the Council of the City of Wollongong, the carrying out of development on the land to which this plan applies for the purpose of a hospital, in association with a nursing home, seniors housing, medical facilities and 155 public car parking spaces (together with commercial and retail space and private car parking, which are currently permissible uses), and
- (b) to limit the proposed development to a maximum floor space ratio of 5:1 and a maximum height of RL 85 metres AHD (excluding any maintenance, service and ancillary structures on the top of a building).

3 Land to which plan applies

This plan applies to land situated in the City of Wollongong, being land in the vicinity of Rawson Street, Railway Parade, Governors Lane and Waters Lane, and certain airspace above Rawson Street, Wollongong, as shown edged heavy black on the map marked “Wollongong Local Environmental Plan 1990 (Amendment No 227)” deposited in the office of the Council of the City of Wollongong.

4 Amendment of Wollongong Local Environmental Plan 1990

Wollongong Local Environmental Plan 1990 is amended as set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Schedule 2 Additional development

Insert at the end of the Schedule in Columns 1, 2 and 3, respectively:

<p>Part Lots 1 and 2, Lots 3–7 and part Lots 10–12, Section 1, DP 4201 and part Lots 1 and 4 and Lots 2 and 3, Section 2, DP 4201, Rawson Street, Railway Parade, Governors Lane and Waters Lane, and the airspace above Rawson Street between Lot 4, Section 1, DP 4201 and part Lot 1, Section 2, DP 4201, Wollongong, as shown edged heavy black on the map marked “Wollongong Local Environmental Plan 1990 (Amendment No 227)”.</p>	<p>Hospital.</p>	<p>Development consent must not be granted unless the proposed development complies with the following:</p> <ul style="list-style-type: none"> (a) the development must include a nursing home, medical facilities, seniors housing and a minimum of 155 public parking spaces, (b) the floor space ratio of the development must not exceed 5:1 (excluding the public parking spaces), (c) the height of any building on the site must not exceed RL 85 metres AHD (excluding any maintenance, service and ancillary structures on the top of the building). <p>Development consent must not be granted after the expiration of 2 years from the commencement of <i>Wollongong Local Environmental Plan 1990 (Amendment No 227)</i>.</p>
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