

ITEM 9

**DRAFT PLANNING PROPOSAL FOR WARRIGAL CARE AT
208-212 CORRIMAL STREET AND 25 BEACH STREET,
WOLLONGONG**

This report considers the preparation of the draft Planning Proposal requesting the rezoning of the Warrigal Care site at 208-12 Corrimal Street and 25 Beach Street, Wollongong (Lots 35, 36 and 37 DP19969; Lots A, B and C DP401196 and Lot 38 DP19969). The Planning Proposal would require a rezoning from B6 Enterprise Corridor to B4 Mixed Use zone, a floor space ratio increase from 0.5:1 to 1.5:1 and increase in height from 9m to 32m to facilitate a multi-storey aged care and seniors living development on site.

This report presents the preliminary assessment of the draft Planning Proposal and recommends that Council not propose a Planning Proposal at this stage, and consider the area bound by Ellen, Glebe, Corrimal, Swan and Auburn Streets for a wider study to identify appropriate zones, heights and floor space ratios. This recommendation is in line with the Wollongong CBD Action Plan (November 2010).

Recommendation

- 1 A draft Planning Proposal not be prepared for the Warrigal Care site at 208-212 Corrimal Street and 25 Beach Street Wollongong (Lots 35, 36 and 37 DP19969; Lots A, B and C DP401196 and Lot 38 DP19969).
- 2 A vision for the Wollongong South precinct bound by Ellen, Glebe, Corrimal, Swan and Auburn Streets be prepared in line with the Wollongong CBD Action Plan 2010 timeframe of 2013 -2014.

Attachments

- 1 Site Locality map.
- 2 Summary of Submissions.
- 3 Wollongong South Precinct.

Report Authorisations

Report of: David Green, Land Use Planning Manager
Authorised by: Andrew Carfield, Director Planning & Environment

Background

The site is located at 208-12 Corrimal Street and 25 Beach Street, Wollongong (Lots 35, 36 and 37 DP19969; Lots A, B and C DP401196 and Lot 38 DP19969), the immediate precinct is bound by Beach, Corrimal, Swan and Kembla Street (refer to Attachment 1 – Site Locality). The site has an area of 11,475m².

Warrigal Care purchased the site in 2006, the site was purchased based on several issues including the permissibility of an aged care residential facility under the then Wollongong Local Environmental Plan 1990, 3(d) Commercial Services zone.

A Development Application (DA-2009/1592) was lodged and refused by the Southern Joint Regional Planning Panel (JRPP). At the time a site compatibility certificate had not been issued, there was a lack of information supplied relating to the State Environmental Planning Policy (Housing for Seniors or People with a Disability) and design issues.

It is noted that the JRPP assessment report indicates that Wollongong had an aging population and that there is a shortage of aged care housing in the Local Government Area which is highlighted in The Wollongong City Housing Study 2005 prepared by SGS Economics and Planning on behalf of Wollongong City Council.

A Site Compatibility Certificate was later issued by the Director-General of the NSW Department of Planning on 19 August 2010 which is current for two (2) years. A Site Compatibility Certificate is issued under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 for the purpose of identifying if a site is suitable for seniors housing and if it is also suitable from the consideration of additional floor space ratio as allowed under clause 45 of the SEPP. The NSW Department of Planning and Infrastructure advised that any development application supported by a Site Compatibility Certificate must still have regard to issues of site contamination, pedestrian access, the appropriateness of bulk and scale of development and flood behaviour.

A Land and Environment Court appeal (CP-11.01.023) was subsequently filed by the proponent on 24 May 2011. A Section 34 Conference (Mediation) was held on 21 September 2011 at which point the outstanding issues included:

- Overshadowing;
- Landscape;
- Flooding;
- Flora and Fauna; and
- Internal Design and Layout.

The plans were further amended by the applicant based on the identified issues. The matter was due back in the Land and Environment Court on 7 December 2011.

Bed licences for the residential aged care facility have been issued by the Commonwealth Department of Health and Aging. Time limits apply to these licences which are subject to periodic review by the NSW Department of Health and Aging.

On 31 March 2011 Warrigal Care submitted a Planning Proposal for land at the corner of Corrimal and Beach Street, Wollongong. A preliminary assessment indicated that the Planning Proposal only requested zone, floor space ratio and heights changes to the land directly related to the Warrigal Care development, however previous advice from the NSW Department of Planning and Infrastructure and Wollongong Council indicated that such significant changes need to be considered in the context of a precinct.

Warrigal Care subsequently lodged additional information (27 June 2011) to support the rezoning of the immediate precinct being bound by Corrimal, Beach, Swan and Kembla Streets.

Preliminary consultation was carried out prior to the assessment of the draft Planning Proposal. The proposal was placed on limited preliminary notification for a period of seven (7) weeks between the 18 July 2011 and 2 September 2011 to State authorities and affected and adjoining land holders. The preliminary consultation being to assist Council in forming an opinion on the proposal (refer to Attachment 2 – Summary of Submissions).

Proposal

Warrigal Care is seeking the rezoning of their land from B6 Enterprise Corridor to B4 Mixed Use, an increase in the floor space ratio from 0.5:1 to 1.5:1 and an increase in height from 9m to 32m for their site at 208-12 Corrimal Street and 25 Beach Street, Wollongong.

A spot rezoning of just the Warrigal Care land was considered to be inappropriate and it was determined that any potential rezoning should be investigated based on a precinct level. The immediate precinct bound by Beach, Corrimal, Swan and Kembla Streets, Wollongong was identified by the proponent as part of the draft Planning Proposal.

The objective of the planning proposal (for the Warrigal Care site) is to allow the subject land to permit an integrated multi-storey aged care and seniors living development on the site. Comprising independent living units, community facilities, hall, retail spaces, care facilities and aged care.

Warrigal Care seeks to achieve the following broader objectives of ensuring:

- Adequate facilities are provided to the ageing population of Wollongong:
 - *High levels of in-migration which impact upon the demand for housing and the price of housing;*
 - *An ageing population, indicating an increased need for housing which is suitable for older people, aged care facilities and housing to meet distinct housing needs;*
 - *Major shifts in the economy have impacted upon different socio-economic groups, with the gap between rich and poor continuing to widen;*
- The City can accommodate the expected population growth and changing household needs over the next twenty five (25) years:
 - *Illawarra Regional Strategy – 2006–2031 housing targets of 38,000 new dwellings will be needed to cater for growth and changing household needs over the next 25 years;*
 - *14,800 (39%) medium density terraces and villas (including housing for the aged).*

Given that some of the services are located more than 400m from the site and are not accessible by a formed footpath a number of mitigating measures are proposed with regard to accessibility:

- Onsite retail spaces, consulting suites and a business centre which will reduce the need for the less mobile residents to travel away from the site; and
- Community bus for the use of residents to reduce the reliance on public transport.

The applicant's primary argument supporting the draft Planning Proposal is the net community benefit of providing an aged care facility to meet the projected demand and address the current undersupply.

Consultation and Communication

Preliminary consultation was carried out prior to the assessment of the draft Planning Proposal. The proposal was placed on limited preliminary notification for period of seven (7) weeks between the 18 July 2011 and 2 September 2011 to State authorities, affected and adjoining land holders. Letters were sent to gather comments to assist Council in forming an opinion on the proposal (refer to Attachment 2 – Summary of Submissions).

Council received six (6) submissions, one (1) from Sydney Water; one (1) from Roads and Traffic Authority; three (3) community submissions and one (1) submission from the applicant on behalf of Warrigal Care.

Sydney Water had no objection to the proposal and noted that the proponent must fund adjustments needed to Sydney Water infrastructure as a result of the development.

The Roads and Traffic Authority had no objection but raised concern relating to the increased desire for pedestrians to cross Corrimal Street as a result of the development. They noted that appropriate infrastructure would need to be identified to address this issue prior to development approval.

Two (2) of the community submissions noted their support for the rezoning of the entire block. One (1) of the submissions noted that without the entire block being considered for the increase height, floor space ratio and zone change the Warrigal Care development would dominate the landscape. The submission noted that a spot rezoning of the Warrigal Care site would give the owner a distinct and substantial financial advantage over neighbouring properties.

One (1) submission noted the discrepancy in mapping versus built form on the Links Seaside development.

The submission from the applicant provided clarification on the application of SEPP (Housing for Seniors or People with a Disability).

Should Council resolve to prepare a draft Planning Proposal for the site or the immediate precinct, the proposal would need to be sent to the NSW Department of Planning and Infrastructure for a Gateway determination. The Gateway determination if granted permits Council to publicly exhibit the draft Planning Proposal.

Planning and Policy Impact

State Environmental Planning Policy (Housing for Seniors or People with a Disability)

The applicant recently sought advice from the NSW Department of Planning and Infrastructure in relation to the operation of the Seniors Housing SEPP and how it functions in urban zones. The advice sought centred on whether the SEPP would apply to make Seniors Housing permissible with consent in the B6 Enterprise Corridor zone under the Wollongong Local Environmental Plan 2009. The NSW Department of Planning and Infrastructure confirmed that Seniors Housing SEPP does apply to the B6 Enterprise Corridor zone.

Consequently, it is no longer necessary to rezone the site to permit seniors living development. The proponent would still require a draft Planning Proposal for the increase in height and floor space ratio to the desired 32m and 1.5:1.

Wollongong City Housing Study

The planning proposal is not a direct result of any specific strategic study or report. However, The Wollongong City Housing Study (produced in 2005 by SGS Economics and Planning on behalf of Wollongong City Council) identifies a current shortage of aged care housing within the area. The report states the following:

- *The study area has an above average retired population with 14.2% of the population aged over 65 years of age, and this age group experienced a 26.7% growth over the 1991-2001 period;*
- *The Commonwealth Aged Care Act, 1997, sets out objectives that include:*
 - *To promote ageing in place through the linking of care and support services to the places where older people prefer to live.*
 - *The population of Wollongong is ageing. There has been an increase of 27% over the 1991-2001 period amongst retired residents. The number of aged care places per 100 people aged 60+ has decreased over time, however, in Wollongong. This contrasts sharply with the increased population growth in this age cohort, and bucks the NSW trend which has witnessed an overall increase of people living in aged care accommodation.*
 - *According to the Department of Ageing, 108 aged care places need to be provided for every 1,000 people aged above 70 years. Of these places, approximately 88 refer to residential low and high care places, whilst the remaining 20 refer to community care places.*
 - *In 2001, the Wollongong LGA had 19,307 people aged above 70 years, which means that around 2,085 aged care places should have been provided in 2001 of which 1,699 were residential care places, with the remaining 386 community care places. The number of people aged 70 years and above is expected to rise significantly to 48,439 and thus the demand for aged care would rise to 5,231 places by 2031.*

It is noted that Wollongong has an above average aged population and an undersupply of aged care facilities within the Local Government Area. Undersupply of aged care facilities could pose potential problems in the future (e.g. inability of people to 'age in place', increased pressure on hospitals and existing facilities, etc.).

In addition to increasing the supply of aged care accommodation, the proposed development would also increase the amount of affordable seniors housing within the Local Government Area, by providing aged care housing that will be well-serviced, well-located, safe, secure and accessible.

Although this development would provide additional accommodation the current location, the surrounding land uses and existing heights indicate that the site is not currently suitable for such significant increase in height and floor space ratio. There is

currently other land available within the Wollongong CBD that has the development standards required to provide seniors housing that meet the criteria of the applicant.

Illawarra Regional Strategy (2007)

The Strategy estimates that 38,000 new dwellings will be needed to cater for growth and changing household need. The Strategy identifies what is considered to be an appropriate mix for new dwellings being:

- 19,400 detached housing;
- 14,800 medium and villas (including housing for the aged); and
- 3800 high density units and apartments.

The proposal is broadly consistent with the Illawarra Regional Strategy as well as the Wollongong Housing Strategy 2005 and the Wollongong Future Strategy Report 2025 in that it will address an identified shortage of aged care accommodation and encourages multi use zones that make it possible to work, shop and go to school within walking distance of home within the Wollongong Local Government Area.

Wollongong CBD Action Plan (30 November 2010)

The Action Plan identifies ten (10) priority projects which include the Wollongong South precinct.

“Develop a vision for Wollongong-South

The identification of a desirable long term future of the mixed-use area immediately south of the CBD and the strengthened role it could play for the city centre”.

...the areas immediately outside the CBD provide opportunities for development and attraction of compatible and complementary activities. Especially the area south of CBD, consisting of a mixture of often low-value land-uses is seen as having potential for residential and commercial uses that could leverage off the services and facilities of the CBD and in turn generate spin-off effects for the City Centre.

The Wollongong south area is identified as having the potential to play a more important role for the CBD due to its proximity. The area could accommodate an increased number of residential units, in line with Council's vision to create a “living city”. There is an opportunity in this area to enhance the age care/housing sector while at the same time being an attractive area for commercial activity that may be more difficult to locate in the heart of the CBD. The Action Plan proposes a vision should be developed for the long term development of the area with both land-use criteria and desired built form (building heights and density) being identified as part of the project. This would be implemented through the Wollongong Local Environmental Plan 2009 and the Wollongong Development Control Plan 2009.

The draft Planning Proposal is consistent with the Action Plan however the Action Plan advocates a holistic approach which the Planning Proposal does not provide. It is proposed that the draft Planning Proposal would therefore be considered as part of the larger review of the Wollongong South precinct.

Proposal Impacts

Potential impacts that a draft Planning Proposal could have include:

Positive impacts/issues:

- The creation of a permanent employment generating activity. Employing approximately 190 people compared to the current use of the site which employs approximately 15-20 people;
An increase in the supply of additional housing options for the aged in response to increasing demand;
- There are existing bus stops adjacent to the site along Corrimal Street which could service the development however, it is likely that were the proposal approved, additional bus services may be necessary to provide increased frequency or connectivity with the City Centre;
- The proponent has indicated they would provide a community bus for the use of residents. More detail about the connectivity of the site with public transport is required to better ascertain the likely impacts in this regard; and
- The proposed development will increase the choice of seniors housing accommodation within the Wollongong Local Government Area and will complement other facilities such as the "Links Seaside" that is operating directly opposite the site;

Negative impacts/issues:

- The site is located approximately 800m from the City Centre which is not considered to be a reasonable walkable distance (reasonable distance is considered to be 400m);
- The impacts of the scale and bulk of the proposal if the height and floor space ratio proposed is supported given that the surrounding land has a height limit of 9m. The impact of the development on the streetscape will therefore be significant;
- The Wollongong South precinct bound by Ellen, Glebe, Corrimal, Swan and Auburn Streets has an unusual land use pattern. The addition of another set of development standards for height and floor space ratio would serve to further complicate the land use pattern within the wider precinct;
- The premature consideration of a rezoning in this area would be contrary to the Wollongong CBD Action Plan 2010 which requires a vision to be developed for the Wollongong South precinct;

- Overshadowing - The land uses adjacent to the site and in the immediate locality are comprised of a mixture of light industrial, commercial, retail and residential uses;
- The site is located within a flood storage precinct and would require mitigating measures. It may not be desirable to provide seniors living in this location; and
- The Wollongong CBD Floodplain Study is currently being prepared, a finalised study would assist Council in better understanding flood constraints in the precinct and assist in determining appropriate land uses.

Adjacent land owners have submitted arguments that they should be entitled to a similar increase in height and floor space ratio otherwise the development is merely to financially benefit one (1) land holder over others. There is a concern that should adjoining land remain at a maximum height of 9m with maximum floor space ratio of 0.5:1 it would be a stark contrast to the 1.5:1 floor space ratio and 32m height requested by the proponent. This may not be an issue if the entire block was rezoned with commensurate increases in floor space ratio and height. If this were to occur, the impacts of development potential on the City Centre would need to be thoroughly investigated.

The proposed height is not considered appropriate in the context of surrounding development and height limits. There is scope however to review the Wollongong South precinct which may lead to an overall review of heights and zones across the wider precinct and this may lead to support for height increases on the Warrigal Care site. However without this study it is difficult to determine whether this draft Planning Proposal is suitable in its current form and location.

Options

The following options are available for Council to consider:

- 1 Resolve not to amend the existing planning controls.
- 2 Resolve to prepare a draft Planning Proposal for the Warrigal Care site at 208-12 Corrimal Street and 25 Beach Street Wollongong (Lots 35, 36 and 37 DP19969; Lots A, B and C DP401196 and Lot 38 DP19969) to rezone from B6 Enterprise Corridor to B4 Mixed Use zone, a floor space ratio increase from 0.5:1 to 1.5:1 and increase in height from 9m to 32m.
- 3 Resolve to prepare a draft Planning Proposal to rezone the immediate precinct (bound by Corrimal, Beach, Swan and Kembla Streets) to B4 Mixed Use with an increased height of 32 metres and an increased floor space ratio of 1.5:1.
- 4 Resolve to prepare a draft Planning Proposal to increase height to 32 metres and an increased floor space ratio of 1.5:1 only, maintaining the existing B6 Enterprise Corridor zone as the zone already permits Seniors Living.

- 5 Not proceed with a draft Planning Proposal and prepare a vision for the Wollongong South precinct bound by Ellen, Glebe, Corrimal, Swan and Auburn Streets in line with the Wollongong CBD Action Plan 2010 timeframe of 2013 - 2014.

The preferred option is 5 as this option takes a holistic approach to the issue of heights, floor space ratios and zones rather than one (1) block within the Wollongong South precinct. Option 5 would allow planning decisions based on the Wollongong South catchment (bound by Ellen, Glebe, Corrimal, Swan and Auburn Streets) which ensures that planning decisions within this area are not ad hoc noting that the land use zones in this area have previously been identified as requiring further investigation and resolution. Option 5 is also supported by the Wollongong CBD Action Plan which identifies the vision for Wollongong South as a priority project in improving the function of the CBD.

The completion of a vision would guide the preparation of a draft Planning Proposal for the Wollongong South Precinct (refer to Attachment 3) which would identify appropriate land uses, heights and densities to support the Wollongong City Centre.

Conclusion

Although the draft Planning Proposal does provide a net community benefit in its provision of seniors housing it does not fit within the current context of the surrounding land uses, heights and floor space ratios. It is however noted that the existing surrounding zones and heights may not be appropriate for the wider precinct and have therefore been identified as requiring further review.

The proposal although not appropriate in its current form has served to further highlight the land use planning issues that currently exist within the Wollongong South precinct surrounding the city centre and the need to develop a vision. The Wollongong South precinct bound by Ellen, Glebe, Corrimal, Swan and Auburn Streets warrants a review and a comprehensive draft Planning Proposal to be prepared to support any potential future changes to zones, heights and floor space ratios in a holistic manner. This will assist Council in delivering an area that has been well planned and provides support to the city centre services. This plan will provide Council with a clear and concise policy that may reduce speculative nature of land purchases in the future.

It is therefore recommended that the draft Planning Proposal not be supported and a land use survey be undertaken and a draft strategy be prepared for the Wollongong South precinct that identifies appropriate zones, heights and floor space ratios.



Subject Area 2008 Air Photo

Drawn By: H Jones

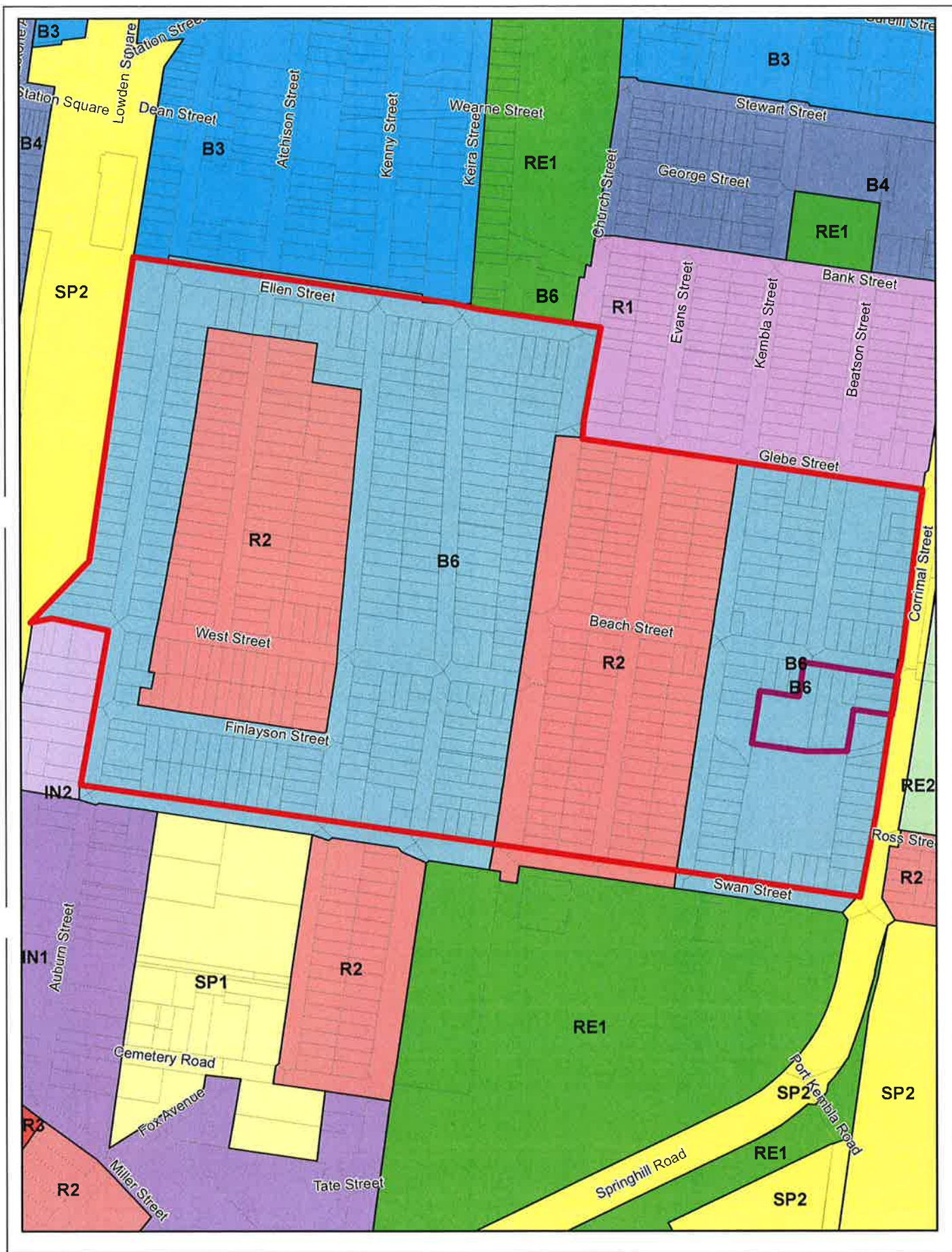
Date: 21/11/2011

2008 AirPhoto.mxd

DRAFT PLANNING PROPOSAL FOR WARRIGAL CARE AT 208-12 CORRIMAL STREET AND 25 BEACH STREET, WOLLONGONG

SUMMARY OF SUBMISSIONS

State Authority Submissions		
1	Sydney Water	- No objection to the rezoning. - Will assess the impacts of development when an application is lodged. - The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of development.
2	RTA	- Does not object to the proposed rezoning in principle. - Have concerns regarding the increased desire for pedestrians to cross Corrimal Street as a result of the development. - Appropriate infrastructure would need to be identified to address this issue prior to approval of the development.
Community Submissions		
1	Resident - Wollongong	- Support the proposal to rezone the entire block. - Wollongong needs small commercial developments which can offer onsite parking. - B4 Mixed Use zone would facilitate small commercial developments. - Cost of developing in the CBD and lack of parking has caused a move away from CBD.
2	Resident – Wollongong	- Provides comments on the Links Seaside development and that it still has a mapped height in the LEP of 8m and no FSR with an RE2 Public Recreation zone which is not reflective of the existing development. - Request the maps be updated to reflect the development.
3	Resident - Wollongong	- Supports the B4 Mixed Use zone as it affects the Warrigal Care site and their own site. - Without a full precinct rezoning the development of the Warrigal Care site would completely dominate the landscape in that part of town. - Similar zone heights and FSR across the precinct would encourage similar development. - Ethically the rezoning should apply to the whole precinct otherwise Council is giving Warrigal Care a distinct and substantial financial advantage over all its neighbours.
4	Applicant on behalf of Warrigal Care	- The applicant advised that they recently sought advice from the NSW Department of Planning and Infrastructure in relation to the operation of the Seniors Housing SEPP and how it operates in urban zones. - The advice sought centred on whether the SEPP would apply to make Seniors Housing permissible with consent in the B6 zone under the Wollongong LEP 2009. - The following response was provided by the NSW Department of Planning and Infrastructure and supported by the



Wollongong South Precinct

Legend

- Warrigal_Care
- Neighbourhood Centre
- Local Centre
- Commercial Core
- Mixed Use
- Enterprise Corridor
- Business Park
- National Parks & Nature Reserves

- Environmental Conservation
- Environmental Management
- Environmental Living
- General Industrial
- Light Industrial
- Heavy Industrial
- Working Waterfront
- General Residential

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Large Lot Residential
- Public Recreation
- Private Recreation
- Primary Production
- Rural Landscape

- Rural Small Holdings
- Special Activities
- Infrastructure
- Tourist
- Natural Waterways
- Recreational Waterways
- Working Waterways

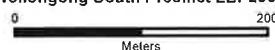
Drawn By: H Jones

Date: 01/12/2011



Date of Aerial Photography: 2008

Wollongong South Precinct LEP2009.mxd



Wongawilli), to amend the Wollongong Local Environmental Plan (West Dapto) 2010 by amending the Minimum Subdivision Lot Size Map from 39.99ha to:

- i 0.99ha on land zoned E2 Environmental Conservation and part of E3 Environmental Management; and
 - ii 1,999m² on part of the land zoned E3 Environmental Management (shown at attachment 4 of the report).
- 2 If endorsed, the draft Planning Proposal be exhibited in accordance with the NSW Department of Planning and Infrastructure's guidelines for a minimum period of twenty-eight (28) days.

DISCLOSURE OF INTEREST

Manager Environmental Strategy and Planning, Ms R Campbell, declared a pecuniary conflict of interest in relation to Item 9 due to residing within 200 metres of the site. Ms Campbell advised that she has had no involvement in the assessment of the proposal and she vacated the Council Chambers during discussion of Item 9.

DEPARTURE OF COUNCILLOR

During consideration of Item 9 and prior to voting on the item, Councillor Colacino departed and returned to the meeting, the times being from 8.10 pm to 8.12 pm.

ITEM 9 - DRAFT PLANNING PROPOSAL FOR WARRIGAL CARE AT 208-212 CORRIMAL STREET AND 25 BEACH STREET, WOLLONGONG

MOVED Councillor Brown seconded Councillor Takacs that –

- 1 A draft Planning Proposal not be prepared for the Warrigal Care site at 208-212 Corrimal Street and 25 Beach Street Wollongong (Lots 35, 36 and 37 DP19969; Lots A, B and C DP401196 and Lot 38 DP19969).
- 2 A vision for the Wollongong south precinct bound by Ellen, Glebe,

Corrimal, Swan and Auburn Streets be prepared in line with the Wollongong CBD Action Plan 2010 timeframe of 2013 -2014.

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An **AMENDMENT** was MOVED by Councillor Blicavs seconded Councillor Curran that –

- 1 A draft Planning Proposal be submitted to the NSW Department of Planning and Infrastructure for the Warrigal Care site at 208-212 Corrimal Street and 25 Beach Street, Wollongong (Lots 35, 36, 37 and 38 DP19969; Lots A, B and C DP401196) to amend the Wollongong Local Environmental Plan 2009 by –
 - a increasing the maximum building height limit from 9 metres to 32 metres; and
 - b increasing the floor space ratio from 0.5:1 to 1.5:1.
- 2 If endorsed, the draft Planning Proposal be exhibited for a minimum period of 28 days.

A FORESHADOWED AMENDMENT was MOVED by Councillor Dorahy seconded Councillor Crasnich that –

- 1 A draft Planning Proposal be submitted to the NSW Department of Planning and Infrastructure for the Warrigal Care site at 208-212 Corrimal Street and 25 Beach Street, Wollongong (Lots 35, 36, 37 and 38 DP19969; Lots A, B and C DP401196) to amend the Wollongong Local Environmental Plan 2009 by –
 - a increasing the maximum building height limit to 21 metres; and
 - b increasing the floor space ratio from 0.5:1 to 1.5:1.
- 2 If endorsed, the draft Planning Proposal be exhibited for a minimum period of 28 days.

The AMENDMENT on being PUT to the VOTE was CARRIED.

In favour Councillors Blicavs, Dorahy, Colacino, Crasnich, Curran and Bradbery.
The Lord Mayor used his Casting Vote in support of the Amendment.

Against Councillors Connor, Brown, Martin, Takacs, Merrin and Petty

The AMENDMENT then BECAME the MOTION.

The FORESHADOWED AMENDMENT then BECAME the AMENDMENT.

The AMENDMENT on being PUT to the VOTE was LOST.

In favour Councillors Dorahy, Crasnich and Curran

Against Councillors Connor, Brown, Martin, Takacs, Merrin, Blicavs, Colacino, Petty and Bradbery

The MOTION was PUT and CARRIED.

In favour Councillors Curran, Crasnich, Colacino, Dorahy, Blicavs and Bradbery
The Lord Mayor used his Casting Vote in support of the Motion.

Against Councillors Connor, Brown, Martin, Takacs, Merrin and Petty

DECLARATION OF INTEREST

Director Planning and Environment, Mr A Carfield, declared a pecuniary conflict of interest in relation to Item 10 as he has a relative living in close proximity to the site. Mr Carfield advised that he has had no involvement in the assessment of the proposal and absented himself from the meeting during discussion and voting on the matter.

ITEM 10 - DRAFT PLANNING PROPOSAL - 95 MORRISON AVENUE, WOMBARRA - REPORT ON SUBMISSIONS

MOVED Councillor Brown seconded Councillor Martin that a finalised Planning Proposal for part of 95 Morrison Avenue, Wombarra (Lot 1 DP 14039) be submitted to the NSW Department of Planning and Infrastructure for approval seeking amendment to the Wollongong Local Environmental Plan 2009 by:

- 1 Rezoning the southern portion of Lot 1 DP 14039 from E3 Environmental Management to E4 Environmental Living with a floor space ratio of 0.3:1, a minimum lot size of 3,000m² and a