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Mr Brett Whitworth
Acting Regional Director Southern Region
Department of Planning
PO Box 5475
WOLLONGONG NSW 2520

Department of Planning	
RECEIVED	
File	SU 26996
Date	26 February 2010
Southern Region	

Dear Mr Whitworth

PLANNING PROPOSAL: VARIOUS SITES IN THE WOLLONGONG CITY CENTRE: 3 RAWSON STREET AND 296 CROWN STREET, WOLLONGONG AND FLINDERS STREET B6 ENTERPRISE CORRIDOR

Council at its meeting of 2 February 2010 resolved under Section 54(4) of the Act to prepare a Planning Proposal to increase the permissible height at 3 Rawson Street from 32 metres to 65 metres and to adjust the B6 Enterprise Corridor boundary to better reflect existing residential development.

As required by clause 9 of the Environmental Planning and Assessment Regulation 2000 the following information is provided:

- A copy of the report to Council and minutes;
- A copy of the Planning Proposal; and
- Copies of the relevant maps.

We now await advice from the initial gateway determination. Should you have any enquires, please contact Kathryn Adams on the telephone number below.

Issue of this letter is authorised by

Kathryn Adams
Strategic Project Officer, Wollongong City Council
Direct Line (02) 4227 7107

Planning Proposal

LOCAL GOVERNMENT AREA: Wollongong

ADDRESS OF LAND (if applicable): Various sites in the Wollongong City Centre: 3 Rawson Street and 296 Crown Street, Wollongong and Flinders Street B6 Enterprise Corridor

MAPS (if applicable):

- Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map')

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF PROPOSED LEP:

Concise statement setting out objectives or intended outcomes of the planning proposal.

To enable an office development, to increase employment opportunities within the city centre, and to amend the B6 Enterprise Corridor boundary to better reflect existing residential development.

Part 2: EXPLANATION OF THE PROVISIONS OF PROPOSED LEP:

Statement of how the objectives or intended outcomes are to be achieved by means of new controls on development imposed via a LEP.

- Amendment of the Wollongong LEP 2009 Height Map in accordance with the proposed height map, shown at attachment 1, which indicates a maximum permissible height of 65 metres; and
- Amendment of the Wollongong LEP 2009 Land Zoning Map in accordance with the proposed zoning map shown at attachment 2; and
- Amendment of the Wollongong LEP 2009 Minimum Lot Size Map in accordance with the proposed minimum lot size map, shown at attachment 3, which indicates a minimum lot size of 450m².

Part 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROVISIONS AND PROCESSES FOR THEIR IMPLEMENTATION:

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report? IF YES: • Briefly explain the nature of the study or report and its key findings in terms of explaining the rationale for the proposal. • Submit a copy of the study or report with the planning proposal.	The planning proposal is the result of a Council resolution dated 2 February 2010 (copy of report and minutes are attached). An increased height limit to 65 metres for 3 Rawson Street is more consistent with the stated vision for city centre locations in close proximity to the railway station and will facilitate increased employment opportunities. An amendment to the B6 Enterprise Corridor boundary zoning is required to better reflect existing residential development.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	An increase in permissible height is required to enable an office development to facilitate employment opportunities.

(alternatives to changing the controls on development might include community education and new administrative processes such as pre-application meetings)	An amendment to the B6 Enterprise Corridor boundary zoning is required to better reflect existing residential development
3. Is there a net community benefit? The Net Community Benefit Test: an assessment should be prepared by the proponent to be submitted to council for endorsement prior to submitting to DoP as part of the Gateway test. The level of detail and analysis should be proportionate to the size and likely impact of the rezoning.	There is a net community benefit in utilising the Rawson Street site to provide employment opportunities.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)? - Describe regional or sub-regional strategy outcomes or actions directly relevant to the planning proposal. - Where this is the case, include reasons why the proposal is either explicitly consistent with, or explicitly inconsistent with the outcomes or actions contained in the regional or sub-regional strategy - Where the planning proposal is inconsistent consider whether circumstances have changed, or whether a matter relevant to the planning proposal was not considered in the preparation of the strategy. - Sustainability criteria included in regional strategies should be addressed in the planning proposal.	Consistent with the Illawarra Regional Strategy which identifies the aim of strengthening the Wollongong City Centre as part of the Cities Taskforce project by enabling medium and high density living opportunities and revitalisation to bring economic growth, employment-generating opportunities, a strong urban form and improved liveability. Consistent with the City Centre Plan vision to create 10,000 new jobs and attract a further 6,000 residents to live in the city centre over the next 25 years. The Plan states that the highest density area for jobs needs to be in the heart of the centre, close to the railway station and thereby accessible to public transport users, and therefore planning needs to allow for sufficient floor space to accommodate future job growth.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Consistent
6. Is the planning proposal consistent with applicable state environmental planning policies?	Consistent with SEPPs

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)? • Each planning proposal must identify which, if any, section 117 Directions are relevant to the proposal. • Where the planning proposal is inconsistent, those inconsistencies must be specifically justified • Certain directions require consultation with government agencies – if such a direction is relevant, this should be identified however should not take place until the gateway determination is issued, confirming the public authorities to be consulted on the planning proposal.	Relevant s.117 directions include: 1.1 Business and Industrial Zones 2.2 Coastal Protection 3.1 Residential Zones 3.4 Integrating Land Use & Transport 4.1 Acid Sulfate Soils 5.1 Implementation of Regional Strategies Acid sulfate soils – any DA must comply with relevant DCPs.
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Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? IF YES: it will be necessary to carry out an assessment of significance in accordance with section 5A of the EP&A Act and the “Threatened Species Assessment Guidelines” issued by the Department of Environment and Climate Change. Any adverse impact will trigger the requirement under section 34A to consult with the Director General of the Department of Climate Change – such consultation if required does not take place until after the issuing of the initial gateway determination.	No
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? This might include natural hazards such as flooding, land slip, bushfire hazard etc. If it is necessary to undertake technical studies or investigations to address an identified matter, these should be undertaken following the initial gateway determination.	Acid sulfate soils – any DA must comply with relevant DCPs

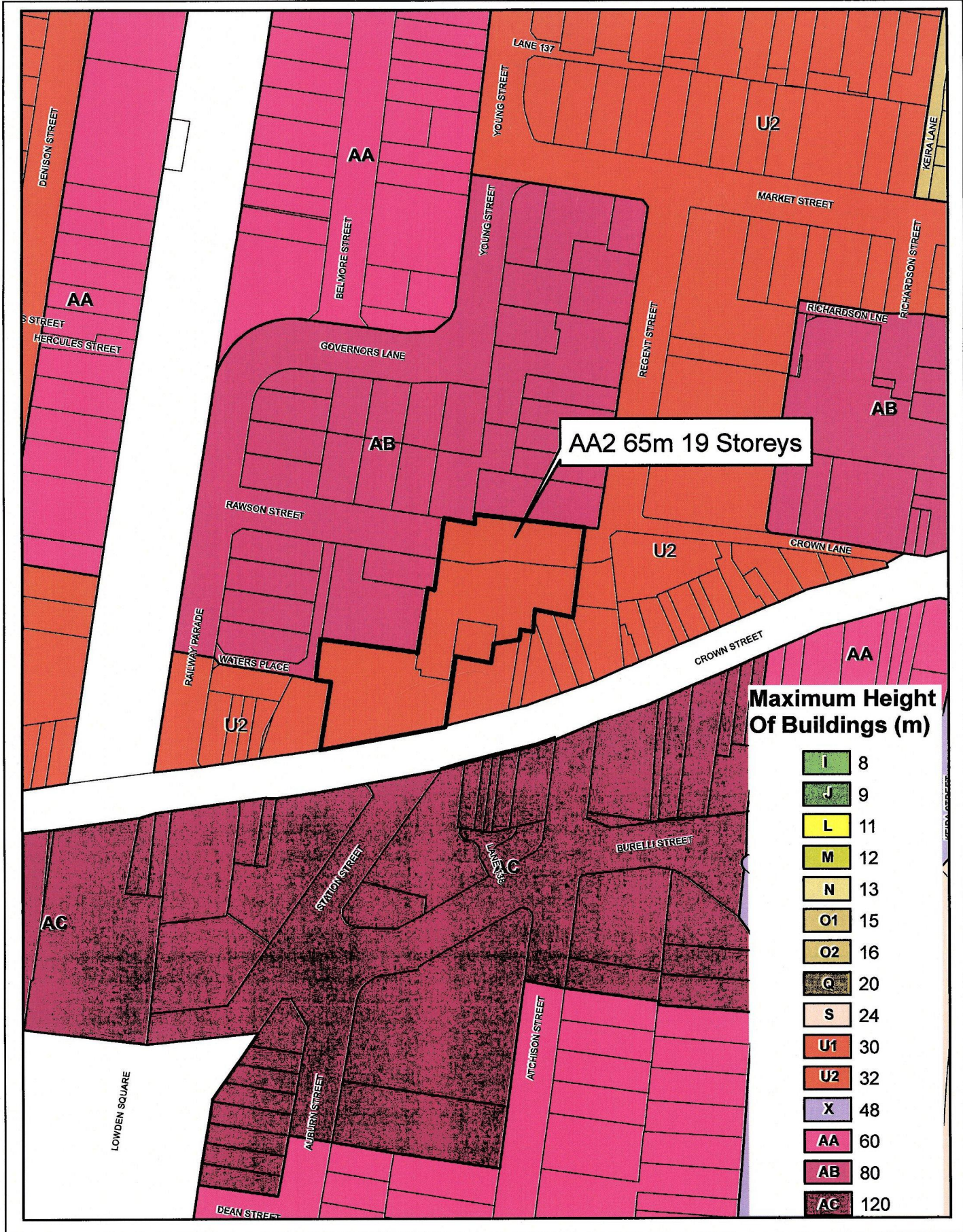
10, How has the planning proposal adequately addressed any social and economic effects? This includes effects on items or places of European or aboriginal cultural heritage.	No heritage items identified. No other adverse social or economic impacts
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Section D – State and Commonwealth interests

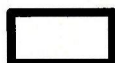
11. Is there adequate public infrastructure for the planning proposal? This applies to planning proposal that may result in residential subdivision in excess of 150 lots, substantial urban renewal, or infill development.	Existing services/utilities are adequate to cater for the level of additional demand created by this change in permissible height.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination? This is completed following consultation with the State and Commonwealth Public Authorities identified in the gateway determination and must summarise and address issues raised not already dealt with in the planning proposal.	TBA - Consultation will take place after determination of Agencies to be consulted under the gateway process.

Part 4: DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN ON THE PLANNING PROPOSAL:

Outline the community consultation that is to be undertaken in respect of the proposal, having regard to the requirements set out in the guide (refer to the document “A guide to preparing local environmental plans” which outlines the consultation required for different types of planning proposals). 28 day public exhibition period.



Location: 3 Rawson St & 296-298 Crown St Wollongong





**Location: Various lots Noel St, Bourke St, Wiseman St, Edward St
Gipps St, Wollongong**

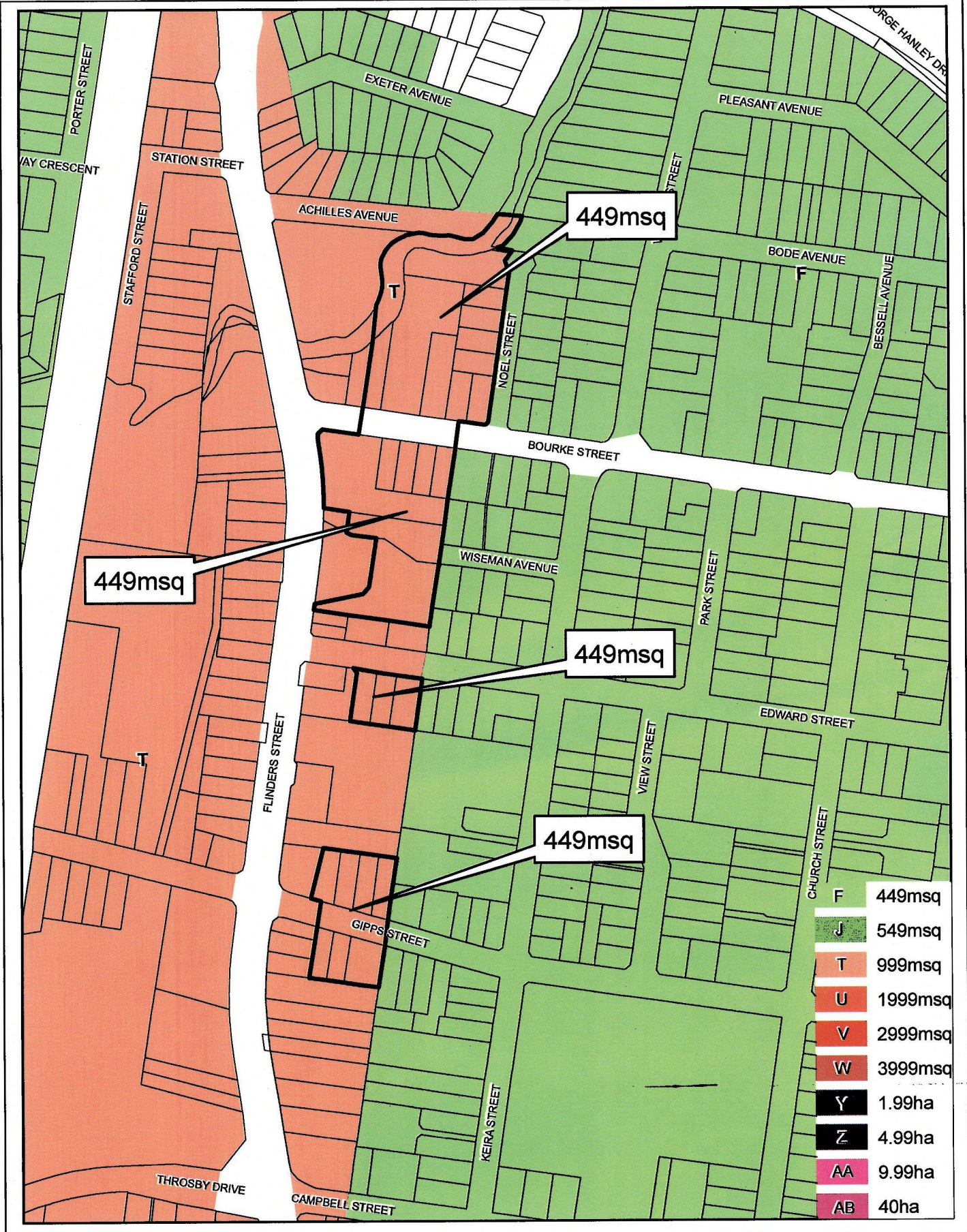
Draft Local Environmental Plan 2009

Zoning Map



Subject Land

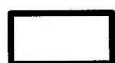




**Location: Various lots Noel St, Bourke St, Wiseman St, Edward St
Gipps St, Wollongong**

Draft Local Environmental Plan 2009

Mininum Lot Size Map



Subject Land



REF: CMI/10

PROPOSED REZONING OF VARIOUS SITES IN THE WOLLONGONG CITY CENTRE

Report of Manager Environmental Strategy and Planning (KA) 30/11/09

SU26996

PRECIS

This report considers two (2) requests to amend the planning controls within the Wollongong City Centre. Council at its meeting on 28 July 2009 considered submissions relating to the Wollongong City Centre. Council resolved to provide the opportunity for the consideration of additional information prior to determining whether a Planning Proposal should be prepared to amend the Building Height limit of 3 Rawson Street, Wollongong, and additional information has been received supporting an increased height limit. Subsequent to Council's consideration of the City Centre issues, a letter was received highlighting some inconsistencies in the zoning of properties within the Flinders Street B6 Enterprise Corridor zone. A review of this zone was undertaken.

This report recommends that a Planning Proposal be submitted to the Department of Planning to commence LEP amendments for 3 Rawson Street, Wollongong and make minor adjustments to the Flinders Street B6 Enterprise Corridor.

RECOMMENDATION

- 1 A Planning Proposal (rezoning) be submitted to the Department of Planning to amend the Wollongong Local Environmental Plan 2009 relating to the Wollongong City Centre to:**
 - a Increase the maximum building height at Lot 101 and part Lot 100 DP 1040533, Rawson Street, Wollongong from 32 metres to 65 metres;**
 - b Rezone the following properties from B6 Enterprise Corridor to R1 General Residential (Attachment 5) and introduce a minimum lot size of 449m² (Attachment 6):**
 - i 54, 56, 58, 60, 61, 62, 63 and 65 - 67 Bourke Street, Wollongong;**
 - ii 2, 4, 6, 8 and 10 Noel Street, Wollongong;**
 - iii 5 and 11 Flinders Street, Wollongong;**
 - iv 7 Wiseman Avenue, Wollongong;**
 - v 33, 35 and 37 Edward Street, Wollongong; and**
 - vi 49-53, 57, 61, 66, 70 and 74 - 78 Gipps Street, Wollongong.**
- 2 If the proposal is supported by the Department of Planning, then the Planning Proposal is to be exhibited for a minimum period of twenty eight (28) days for community feedback.**

BACKGROUND

The draft Wollongong Local Environmental Plan 2009 was exhibited between 10 December 2008 and 17 April 2009. Council received 1,423 submissions which were considered in a series of reports between April and August 2009. The Wollongong Local Environmental Plan 2009 is expected to be approved by the Minister for Planning in early 2010.

This report considers two (2) requests to review planning controls in the Wollongong City Centre:

- 1 To increase the Height of Building limit at 3 Rawson Street and 296 Crown Street, Wollongong from 32 metres to 65 metres.**
- 2 To review the boundaries of the Flinders Street B6 Enterprise Corridor zone, to better reflect existing residential development.**

ITEM 1

PROPOSAL**1 3 Rawson Street and 296 Crown Street, Wollongong (Lot 101 and part Lot 100 DP 1040533)**

The site is zoned B3 Commercial Core, with a 32 metre height limit under the Wollongong Local Environmental Plan 2009 (**Attachment 1**). These controls were translated from the Wollongong City Centre Local Environmental Plan (2007). A submission was received during the exhibition period on behalf of the owners seeking an increase in the maximum building height to 80 metres, in view of the surrounding height limits, the size of the site, and the strategic vision contained in the City Centre Plan focusing on the city's revitalisation.

At its meeting on 28 July 2009, Council considered submissions relating to the Wollongong City Centre and provided the opportunity for the consideration of additional information prior to determining whether a Planning Proposal should be prepared to amend the Building Height limit of 3 Rawson Street, Wollongong.

Development consent has previously been granted for the site (DA2003/117) for a 14 storey residential development. More recently, DA 2009/1060 has been received and exhibited for a mixed use staged development over 19 levels, incorporating retail, commercial and residential functions. The site also houses a 60 metre Telstra telecommunications tower. It is intended that any future development would incorporate Telstra's mobile phone infrastructure, allowing the removal of the current structure.

The DA exhibition closed 1 November 2009, with two submissions received. Objections were received from Neighbourhood Forum 5 and a resident, citing a departure from the Local Environmental Plan maximum permissible heights, and concerns over the potential amount of traffic generated by the development and other development proposals in the vicinity.

The application sought a variation to the permissible height (32 metres) to a proposed 62.5 metres, equating to a 95% variation. This variation was sought under clause 24 of Wollongong City Centre Local Environmental Plan 2007. Clause 24 is not considered to be an appropriate mechanism for such a significant departure. Instead consideration should be given to reviewing the planning controls. This was conveyed to the applicant at numerous meetings and a formal pre-DA lodgement meeting. The applicant was advised to withdraw the application as Council did not propose to support the application, based on the current height controls. To date the applicant has not chosen to withdraw the application.

The development application is required to be reported to the Joint Regional Planning Panel (JRPP) in accordance with Clause 13B(1)(a) of State Environmental Planning Policy (Major Developments) 2005, as the proposal has a capital investment value of more than \$10 million.

The City Centre Plan vision is to create 10,000 new jobs and attract a further 6,000 residents to live in the city centre over the next 25 years. The Plan states that the highest density area for jobs needs to be in the heart of the centre, close to the railway station and thereby accessible to public transport users, and therefore planning needs to allow for sufficient floor space to accommodate future job growth. A key component of the Plan is an increase in the range of mixed use developments, with increased building heights at the railway station and decreasing heights towards the foreshore.

The proposed development has the potential to lead to increased employment opportunities and greater vitality in the city centre, thereby contributing to the city's revitalisation. The current permissible height of 32 metres appears to be inconsistent with the stated vision for the location in close proximity to the railway station, and with respect to the permissible heights of adjoining properties. A revised building height of 65 metres for the area is deemed appropriate. The Department of Planning (Cities Taskforce responsible for development of the City Centre Plan) is supportive in principle of a height variation. It is therefore proposed to amend the permissible height for the subject site to 65 metres (see **Attachment 2**). No amendment to the zone or floor space ratio controls are required.

Recommendation: A Planning Proposal be submitted to the Department of Planning to amend the Wollongong Local Environment Plan 2009 for 3 Rawson Street and 296 Crown Street, Wollongong to increase the maximum building height from 32 metres to 65 metres (**Attachment 2**).

2 Flinders Street, Enterprise Corridor

The Wollongong Local Environmental Plan 2009 includes a B6 Enterprise Corridor zone along Flinders Street, Wollongong (**Attachment 3**), designed to promote businesses along main roads and encourage a mix of compatible uses, including business, office, retail, light industrial and mixed use developments. This zone has been translated from the Wollongong City Centre Local Environmental Plan 2007.

A submission by a resident brought to the attention of Council the fact that a number of residential flat buildings and free standing dwelling houses currently fall within that Enterprise Corridor zoning. These land uses are not permitted in the zone, although remain permissible under existing use rights. The resident questioned whether commercial development was achievable on lots occupied or surrounded by residential flat buildings.

Residential flat buildings and dwelling houses are not consistent with the stated objectives and style of development for an Enterprise Corridor, and are not permissible land uses in that zone. Residential development is permitted as shop top housing (mixed use development) where apartments are constructed above retail premises.

A land use survey of the precinct was conducted by the Land Use Planning team in order to identify the extent of the problem (**Attachment 4**).

The main areas of inconsistency were on the side streets of Bourke Street, Edward Street, Gipps Street and Wiseman Avenue, Wollongong. These sites were zoned 2(c) High Density Residential prior to the gazettal of the Wollongong City Centre Local Environmental Plan 2007, and were developed in accordance with the previous zone. A number of sites are occupied by residential flat buildings which are strata titled and unlikely to change. Additionally, there are a few sites occupied by dwelling houses, surrounded by residential flat buildings. On these sites commercial development would be unlikely and a residential zone is more appropriate.

It is proposed that the B6 Enterprise Corridor boundary be amended to exclude the sites on the eastern side of Flinders Street, where it is unlikely that these sites will be redeveloped for Enterprise Corridor related uses (**Attachment 5**).

Recommendation: A Planning Proposal be submitted to the Department of Planning to amend the Wollongong Local Environmental Plan 2009 and rezone the following properties from B6 Enterprise Corridor to R1 General Residential:

54, 58, 60 and 62 Bourke Street, Wollongong	Strata Proprietor
56, 61, 63 and 65-67 Bourke Street, Wollongong	Standard Property
2, 4, 6, 8 and 10 Noel Street, Wollongong	Standard Property
5 Flinders Street, Wollongong	Standard Property
11 Flinders Street, Wollongong	Strata Proprietor
7 Wiseman Avenue, Wollongong	Strata Proprietor
33 and 35 Edward Street, Wollongong	Standard Property
37 Edward Street, Wollongong	Strata Proprietor
49-53, 61, 66, 70 and 74-78 Gipps Street, Wollongong	Strata Proprietor
57 Gipps Street, Wollongong	Standard Property

A consequential amendment will need to be made to the minimum lot size map to show a minimum lot size of 449m² (**Attachment 6**).

CONSULTATION AND COMMUNICATION

Should Council resolve to prepare a Planning Proposal for the sites in question, the Planning Proposal will be submitted to the Department of Planning. The Department in the Gateway Determination will determine the required consultation with the State and Commonwealth Public Authorities. If the Planning Proposal is supported by the Department of Planning, the Planning Proposal and Gateway Determination will be publicly exhibited as a proposed amendment to Wollongong Local Environmental Plan 2009 and reported back to Council.

CONCLUSION

It is recommended that a Planning Proposal be submitted to the Department of Planning to:

- 1 Amend the Height Map for 3 Rawson Street and 296 Crown Street, Wollongong from 32 metres to 65 metres;
- 2 Amend the zoning for residential properties on the eastern side of Flinders Street from B6 Enterprise Corridor to R1 General Residential. A consequential amendment will be made to the Minimum Lot Size Map (449m²). The Floor Space Ratio (1.5:1) and maximum permissible Height (16 metres) remain unchanged.

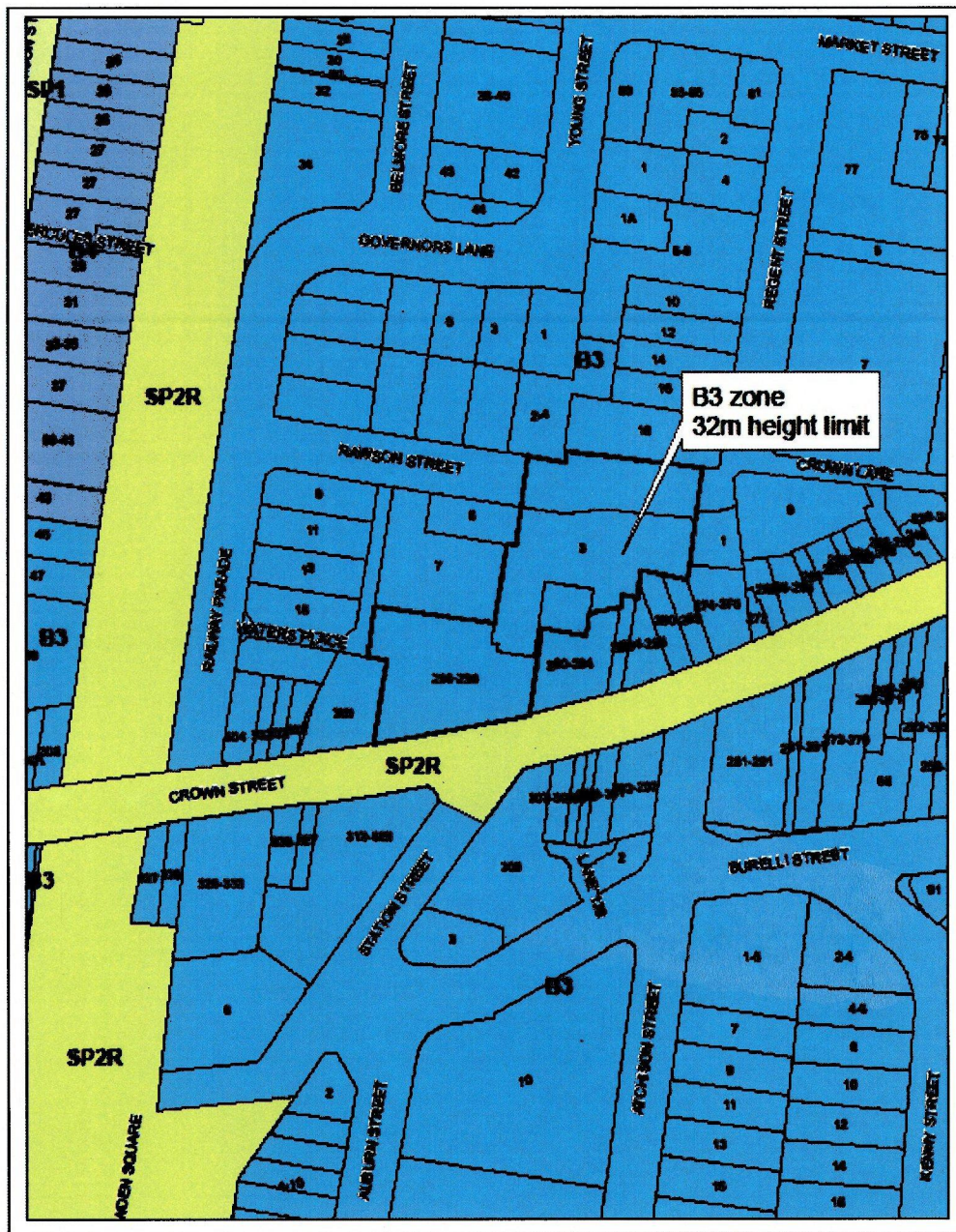
Exhibition of the Planning Proposal will enable the consideration of community and stakeholder issues.

Name	Position Title
Author:	
Kathryn Adams	Strategic Project Officer
Authorised by:	
David Green	Land Use Planning Manager
Renee Campbell	Manager Environmental Strategy & Planning
Andrew Carfield	Director Planning & Environment
David Farmer	General Manager

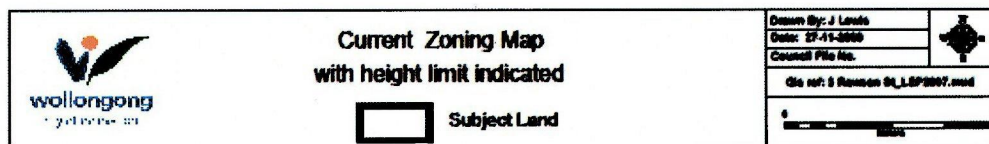
ATTACHMENTS

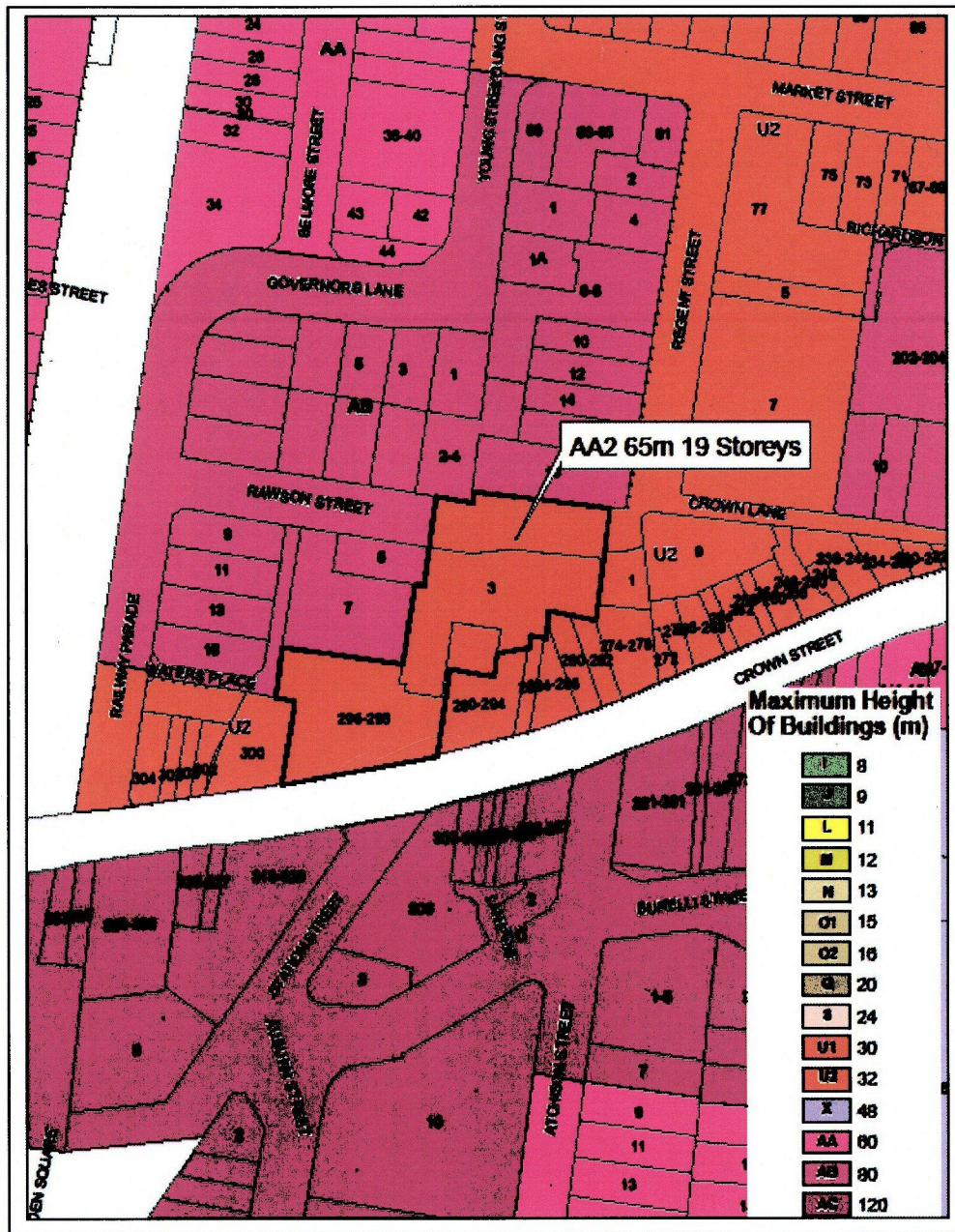
1. Wollongong City Centre Local Environmental Plan 2007 zoning and maximum permissible height for Lot 101 and part Lot 100 DP 1040533
2. Proposed Height map indicating a maximum permissible height of 65 metres for Lot 101 and part Lot 100 DP 1040533
3. Wollongong City Centre Local Environmental Plan 2007 B6 Enterprise Corridor Zone
4. Land Use Survey of B6 Enterprise Corridor Zone
5. Proposed Zoning map which alters the Enterprise Corridor boundary on the eastern side of Flinders Street, Wollongong
6. Proposed Minimum Lot Size map, which alters the minimum lot size for the newly rezoned R1 sites on the eastern side of Flinders Street, Wollongong

ITEM 1



Location: 3 Rawson St & 296-298 Crown St Wollongong





Location: 3 Rawson St & 296-298 Crown St Wollongong

Proposed amendment to Height of Buildings Map

Subject Land

Drawn By: J. Lewis

Date: 27-11-2009

Council File No.

File ref: 3 Rawson St Wollongong@Land

0 100m



Location: Various lots Noel St, Bourke St, Wiseman St, Edward St,
Gipps St, Wollongong



wollongong
City Council

Current Zoning Map

Subject Land

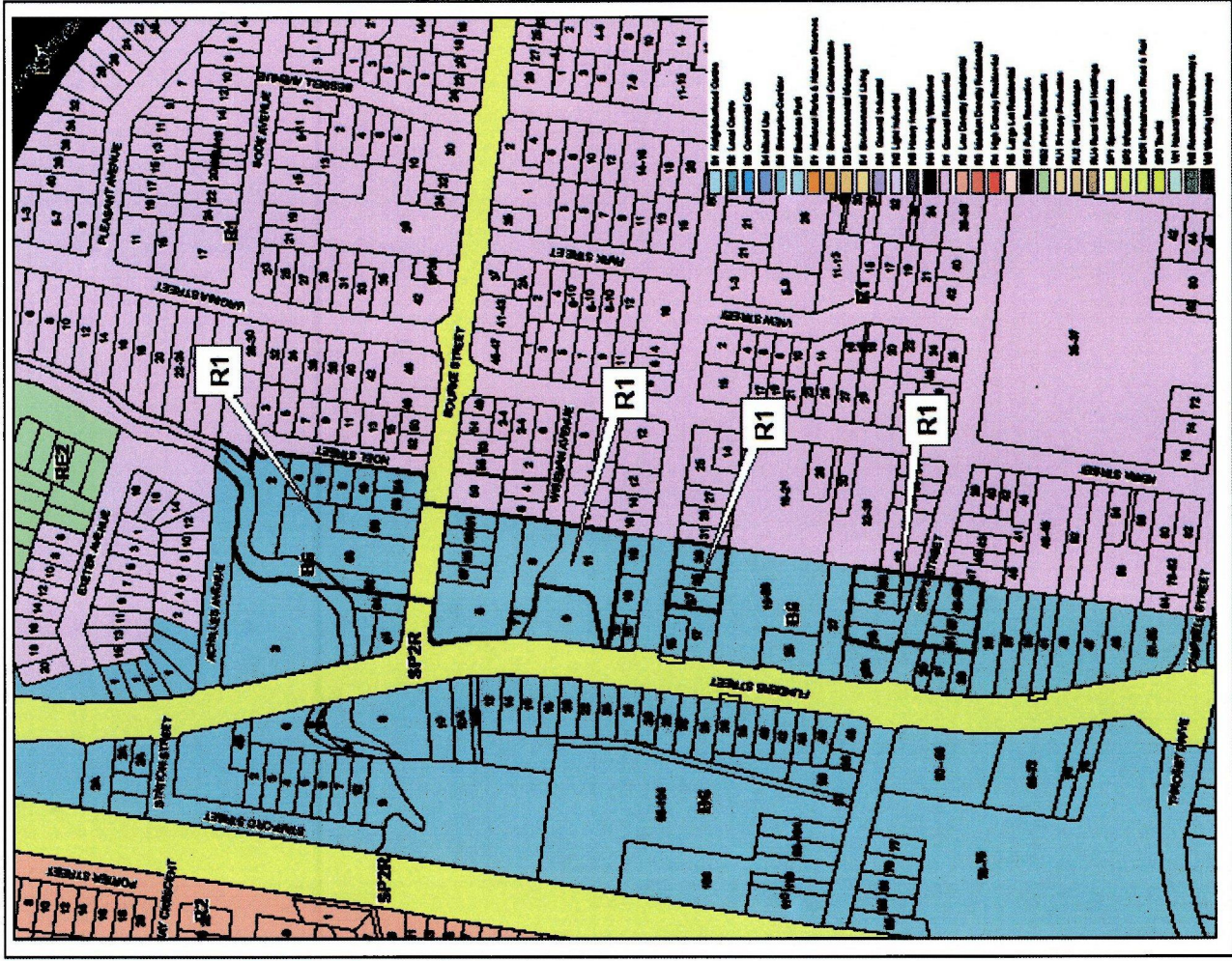
Drawn By: J. Lewis
Date: 27-11-2009
Control File No.
File ref: WollongongCity_Cent_2007.mxd

0 50 100
Metres



Public Responsibility

[illegible]



Location: Various lots Noel St, Bourke St, Wiseman St, Edward St, Glipps St, Wollongong



wollongong
City Council

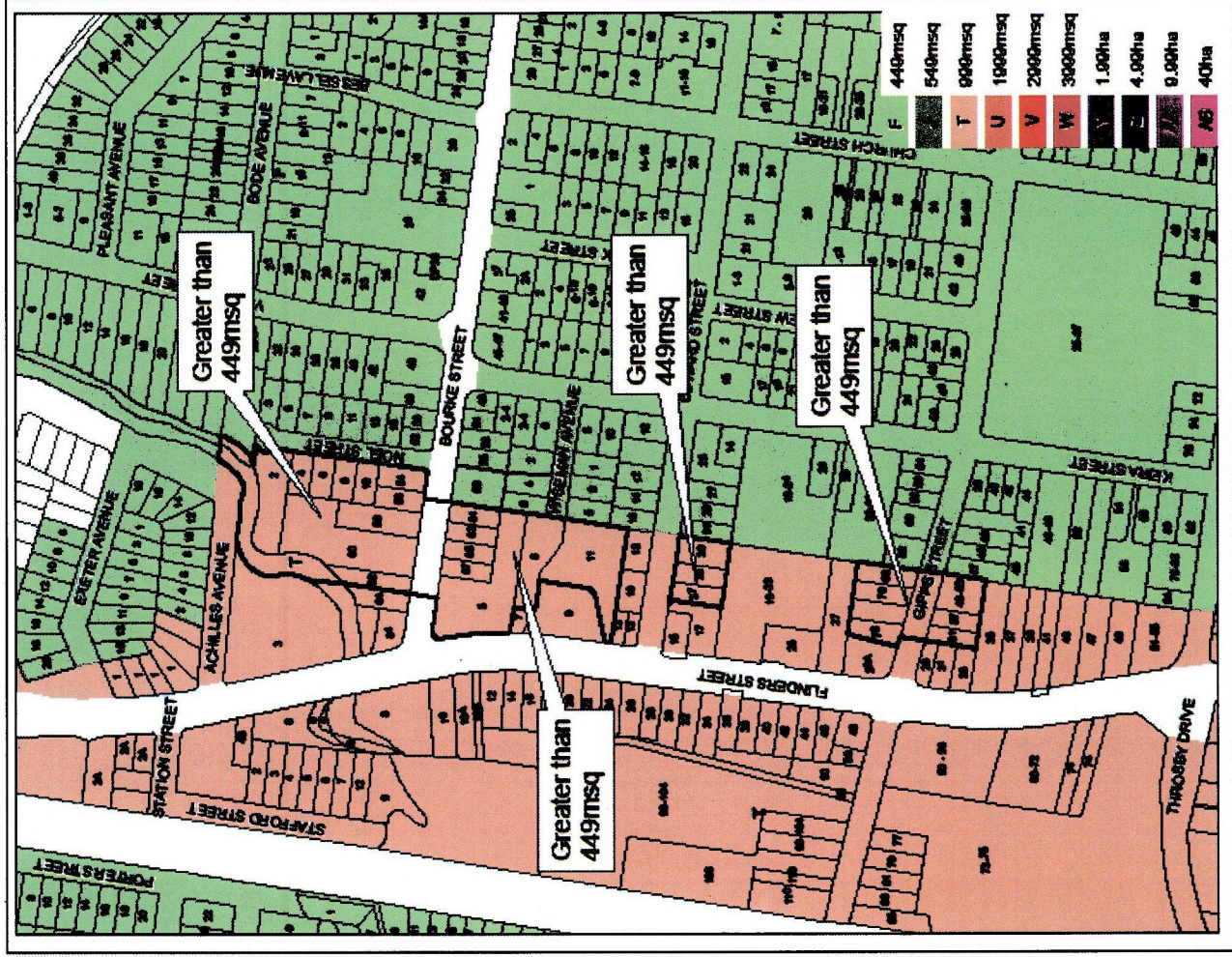
Proposed amendments to Zoning Map

Subject Land

Drawn By: J. Lewis
Date: 27-11-2009
Drawn File No.

On file: EnterpriseCorridor_Zoning.mxd

0 50 100
Metres



Location: Various lots Noel St, Bourke St, Wiseman St, Edward St, Gipps St, Wollongong



wollongong
city council

Proposed amendments to Minimum Lot Size Map

Subject Land

Drawn By: J. Lewis
Date: 27/11/2019
Created File No.
Site ref: Wollongong/2019/001/001/001

0 100 Meters

Minute No.

WELCOME TO ADMINISTRATOR COLLEY

Chairman Gellatly extended a warm welcome to Council's newly appointed Administrator, Mr Richard Colley.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 15 DECEMBER 2009

- I **RESOLVED** on the motion of Administrator McGregor, seconded Administrator Gellatly that the Minutes of the Ordinary Meeting of Council held on Tuesday, 15 December 2009 (a copy having been circulated to Administrators) be taken as read and confirmed.

PUBLIC ACCESS FORUM

MR DAVID WINTERBOTTOM - ITEM 4 - TOWN AND VILLAGE PLANS

Mr Winterbottom spoke on the large amount of work undertaken by the community in redefining and rationalising the precincts within the local Neighbourhood Forum 5 area. He noted that there was a considerable degree of enthusiasm generated by the local community to make a positive contribution to the planning for their precincts.

Mr Winterbottom stated that the report suggests planning for the Gwynneville precinct could commence in March 2011, which is not for a year and not for a rational precinct. He recognised that Council resources are stretched and agreed with work priorities set out in the recommendation for traditional Council plan making. However, he requested that Council recognise the special circumstances and make use of extra community resources. He asked that Council give consideration to the community carrying out necessary surveys and studies; organising and managing meetings, in addition to assisting in professional planning and other support. Mr Winterbottom also asked that Council make available maps and other information; publicise community meetings and provide venues, as well as consider appointing a liaison planner to review and direct the work as appropriate.

Administrator Gellatly advised that Council is seeking input from the community and Mr Winterbottom's comments will be taken into account once all feedback is received.

PLANNING AND ENVIRONMENT DEPARTMENT

ITEM 1 - PROPOSED REZONING OF VARIOUS SITES IN THE WOLLONGONG CITY CENTRE (SU26996) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY AND PLANNING (KA) 30/11/09

- 2 **RESOLVED UNANIMOUSLY** that -

- I **A Planning Proposal (rezoning) be submitted to the Department of Planning to amend the Wollongong Local Environmental Plan 2009 relating to the Wollongong City Centre to:**

Minute No.

- a Increase the maximum building height at Lot 101 and part Lot 100 DP 1040533, Rawson Street, Wollongong from 32 metres to 65 metres;
- b Rezone the following properties from B6 Enterprise Corridor to R1 General Residential (Attachment 5 of the report) and introduce a minimum lot size of 449m² (Attachment 6 of the report):
 - i 54, 56, 58, 60, 61, 62, 63 and 65 - 67 Bourke Street, Wollongong;
 - ii 2, 4, 6, 8 and 10 Noel Street, Wollongong;
 - iii 5 and 11 Flinders Street, Wollongong;
 - iv 7 Wiseman Avenue, Wollongong;
 - v 33, 35 and 37 Edward Street, Wollongong; and
 - vi 49-53, 57, 61, 66, 70 and 74 - 78 Gipps Street, Wollongong.
- 2 If the proposal is supported by the Department of Planning, then the Planning Proposal is to be exhibited for a minimum period of twenty eight (28) days for community feedback.

ITEM 2 - PROPOSED REZONING OF 2 AND 2A WENTWORTH STREET, PORT KEMBLA AND LOT 3 DP 552827 AND LOT 82 DP 562294 PARK ROAD AND MITCHELL ROAD, WOONONA - REPORT ON EXHIBITION (SU26996) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY AND PLANNING (KA) 5/01/10

- 3 **RESOLVED UNANIMOUSLY that -**
 - 1 A finalised Planning Proposal be submitted to the Department of Planning requesting that an amending draft Local Environmental Plan be prepared and processed for Wentworth Lodge, 2 and 2A Wentworth Street, Port Kembla (Lot 1 DP 654976 and Lot 2 DP 154073) to:
 - a Rezone the land from B6 Enterprise Corridor to B7 Business Park zone;
 - b Increase permissible height from 11 metres to 20 metres; and
 - c Increase permissible FSR from 0.5:1 to 1.5:1.
 - 2 A finalised Planning Proposal be submitted to the Department of Planning requesting that an amending draft Local Environmental Plan be prepared and processed for Lot 3 DP 552827 and Lot 82 DP 562294, located within the IRT Sea View Retirement Village, 49-53 Park Road and 3-5 and 8-13 Mitchell Road, Woonona to:
 - a Rezone the land from RE1 Public Recreation to R2 Low Density Residential; and
 - b Reclassify the land from Community to Operational land.
 - 3 The Manager Property and Recreation Division be authorised to obtain a valuation for Lot 3 DP 552827 and Lot 82 DP 562294 and to commence negotiations with the Illawarra Retirement Trust over the sale of the land.