



New South Wales

# **Wollongong Local Environmental Plan 2009 (Amendment No 50)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**MALCOLM McDONALD**  
As delegate for the Minister for Planning

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### **1 Name of Plan**

This Plan is *Wollongong Local Environmental Plan 2009 (Amendment No 50)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to the former Corrimal Coke Works at Railway Street, Corrimal, including the following—

- (a) Lot 1, DP 795791,
- (b) Lots 5 and 11 and part of Lot 12, DP 749492,
- (c) Lot 126, DP 598190.

## Schedule 1 Amendment of Wollongong Local Environmental Plan 2009

### [1] Clauses 7.20 and 7.21

Insert after clause 7.19—

#### 7.20 Overshadowing of Heritage Plaza, Central Park and Southern Park

- (1) The objective of this clause is to protect public open space in Heritage Plaza, Central Park and Southern Park from overshadowing.
- (2) This clause applies to the following land at Railway Street, Corrimal—
  - (a) Lot 1, DP 795791,
  - (b) Lot 5, DP 749492.
- (3) Development consent must not be granted for development on land to which this clause applies if the development will result in overshadowing of the land identified as “Heritage Plaza”, “Central Park” and “Southern Park” on the Overshadowing Map between 11am and 2pm on 21 June.
- (4) Subclause (3) does not apply to overshadowing caused by the following structures shown on the Overshadowing Map—
  - (a) C1 North Stack,
  - (b) C1 Brick Chimney Stack,
  - (c) C1 Fine Coal Bin.

#### 7.21 Restoration or repair of heritage structures at former Corrimal Coke Works

- (1) This clause applies to Lot 1, DP 795791, Railway Street, Corrimal.
- (2) Despite clauses 4.3 and 7.20, development for the purposes of restoring, repairing, reconstructing or rebuilding the following structures shown on the Overshadowing Map is permitted with development consent—
  - (a) C1 North Stack,
  - (b) C1 Brick Chimney Stack,
  - (c) C1 Fine Coal Bin.
- (3) The maximum building height for the structures is as follows—
  - (a) C1 North Stack—37m,
  - (b) C1 Brick Chimney Stack—29m,
  - (c) C1 Fine Coal Bin—25m.
- (4) In this clause—

*rebuilding* a structure means rebuilding in a way that evokes the original structure by representing key shapes or features.

### [2] Schedule 1 Additional permitted uses

Insert at the end of the Schedule, with appropriate clause numbering—

#### Use of certain land at Railway Street, Corrimal

- (1) This clause applies to land identified as “29” on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—

- (a) business premises,
  - (b) neighbourhood shops with a maximum gross floor area of 150m<sup>2</sup>,
  - (c) food and drink premises with a maximum gross floor area of 250m<sup>2</sup>,
  - (d) neighbourhood supermarkets with a maximum gross floor area of 500m<sup>2</sup>.
- (3) However, development consent must not be granted unless—
- (a) the development is at ground level (existing), and
  - (b) the total gross floor area of the development does not exceed 2,000m<sup>2</sup>.

**[3] Dictionary**

Insert in alphabetical order—

***Additional Permitted Uses Map*** means the Wollongong Local Environmental Plan 2009 Additional Permitted Uses Map.

***Overshadowing Map*** means the Wollongong Local Environmental Plan 2009 Overshadowing Map.