

NSW Department of Planning, Housing and
Infrastructure
Locked Bag 5022
Parramatta NSW 2124
Attn: Thomas Dales

REFERENCE

DE-2026/91

Date

10 August 2026

Dear Sir/Madam

RESPONSE TO EIS

Development	State Significant Development - UOW Seniors Living Development - Request to provide advice on Environmental Impact Statement (EIS)
Location	Lot 100 DP 1320102 Lot 101 DP 1320102 Lot 13 DP 1172135 Lot 7 DP 1172135 Lot 9 DP 1172135 Lot 3 DP 1172135 Lot 10 DP 1172135 Lot 8 DP 1172135 Lot 11 DP 1172135 Innovation Campus 3-4 Innovation Way, 1-7 Squires Way, 6 Puckey Avenue NORTH WOLLONGONG NSW 2500

Thank you for the opportunity to make a submission on the development application.

Council has reviewed the EIS and associated appendices and wishes to provide the following comments for the consideration of the Department in the assessment of the application.

Summary of Main Issues

1. Consistency with Concept DA approval inclusive of approved Urban Design Guidelines.
2. Consistency with the site-specific objectives and development controls relating to the Innovation Campus contained within Wollongong LEP 2009 and Chapter D14 of Wollongong DCP 2009.
3. The new management plan does not require the provision of specific dedicated spaces for research and education underpinning the 'Living Lab' concept as originally postured by the applicant. This was one of the key reasons Council supported the proposal and the Southern Regional Planning Panel approved DA-2021/101.
4. Urban design generally.
5. Parking
6. Environmental considerations

Background

7. The University of Wollongong (UOW) site was previously known as Brandon Park, Fairy Meadow Migrant Hostel and Balgownie Migrant Workers' Hostel. The site was leased to the University of Wollongong (UOW) by the NSW State Government in 2002 to be used as a satellite site, now known as the 'Innovation Campus'. The site was rezoned in January 2004 via LEP Amendment 221; this was supported by the "iC Innovation Campus Masterplan and Associated Documentation dated August 2003" which provided the detailed planning requirements for the site.
8. Consent was granted for the original Wollongong Innovation Campus Master Plan (DA-2003/1411) on 10 February 2004.
9. The Master Plan was endorsed in March 2004; incorporated into Chapter D14 of Wollongong DCP in 2010.
10. The Master Plan was formally reviewed from 2011 to 2017; the revised Masterplan was incorporated into the DCP in May 2017.
11. The iC site has been progressively developed by the UOW since 2005. Numerous buildings and extensive land reshaping works have occurred in line with the Master Plan. The Campus has evolved with a variety of research and development businesses and start-ups, along with UOW supporting services and businesses including a gym, student accommodation, co-working spaces and cafes.

University of Wollongong Act 1989

12. The University of Wollongong was established under the University of Wollongong Act 1972. That Act was repealed upon commencement of the University of Wollongong Act 1989. The constitution and functions of the University are contained in Part 2.

Section 6(1) specifies the objects of the University being:

The object of the University is the promotion, within the limits of the University's resources, of scholarship, research, free inquiry, the interaction of research and teaching, and academic excellence.

Section 6(2) specifies the principal functions of the University being:

a) the provision of facilities for education and research of university standard, having particular regard to the needs of the Illawarra region,

(b) the encouragement of the dissemination, advancement, development and application of knowledge informed by free inquiry,

(c) the provision of courses of study or instruction across a range of fields, and the carrying out of research, to meet the needs of the community,

(d) the participation in public discourse,

(e) the conferring of degrees, including those of Bachelor, Master and Doctor, and the awarding of diplomas, certificates and other awards,

(f) the provision of teaching and learning that engage with advanced knowledge and inquiry,

(g) the development of governance, procedural rules, admission policies, financial arrangements and quality assurance processes that are underpinned by the values and goals referred to in the functions set out in this subsection, and that are sufficient to ensure the integrity of the University's academic programs.

Section 6(3) specifies other functions of the University being:

(a) the University may exercise commercial functions comprising the commercial exploitation or development, for the University's benefit, of any facility, resource or property of the University or in which the University has a right or interest (including, for example, study, research,

knowledge and intellectual property and the practical application of study, research, knowledge and intellectual property), whether alone or with others,

(a1) without limiting paragraph (a), the University may generate revenue for the purpose of funding the promotion of its object and the carrying out of its principal functions,

(b) the University may develop and provide cultural, sporting, professional, technical and vocational services to the community,

(c) the University has such general and ancillary functions as may be necessary or convenient for enabling or assisting the University to promote the object and interests of the University, or as may complement or be incidental to the promotion of the object and interests of the University,

(d) the University has such other functions as are conferred or imposed on it by or under this or any other Act.

13. The Department should ensure that the proposed development is consistent with the object and functions of the University.

Positive covenant

14. Upon transfer of the land to the University in 2002 the then Minister for Education and Training imposed a positive covenant on the land under Section 88E (1) of the Conveyancing Act 1919. This covenant specified that the university *must use and develop the land for the promotion of education for an education and research innovation campus* for specific purposes outlined in the instrument.

15. In 2018 the positive covenant was modified under Section 89 (8) of the Conveyancing Act 1919. The variation added a new specific purpose at 4 being:

Uses of the land for

- (a) Aged care facilities
- (b) Retirement living facilities.
- (c) Commercial offices facilities and
- (d) Disability housing (including carers' and family housing)

16. The covenant requires that the land be transferred back to the Crown if the registered proprietor does not comply with the restrictions.
17. The Department should ensure that the proposed development is consistent with the positive covenant.

Pre-lodgement meetings

18. A formal pre-lodgement meeting was held for the proposed Concept DA on 30 October 2020. The proponents also met with the Wollongong Design Review Panel (DRP) on two occasions (prior to lodgement of the DA) in September and November 2020.

DA-2021/101 – Concept DA approval

19. A Concept DA (DA-2021/101) was approved by the Southern Regional Planning Panel on 6 May 2024. This DA approved:
 - Concept proposal for Phase 1 of the Health and Wellbeing Precinct including building envelopes, master plan, urban design guidelines and land uses consisting of seniors housing, comprising residential care facility (RCF) and independent living units (ILU), centre based childcare (CCC), indoor recreation, food and drink premises, neighbourhood shops, business premises, community facilities and recreation area.
 - First stage ('Stage 0') of physical works consisting of demolition of P3 and P4 parking areas; bulk earthworks, site remediation and tree removal within a portion of the site; construction of roads, stormwater and other infrastructure within the Stage 0 boundaries.
20. Specifically, the Concept DA provided consent for:-

- Proposed land uses include seniors housing (comprising a residential care facility and approx. 240 self-contained dwellings across 2 buildings), a centre-based childcare facility for 80 children, an indoor recreation facility, café, neighbourhood shops and business premises, community facilities, and recreation area (open space).
 - Building envelopes which provide maximum footprint, height and capacity of future buildings.
 - Road network; stormwater infrastructure; site remediation; infrastructure provision across the precinct.
 - A Master Plan determining the structure of the precinct and illustrating the concept for buildings, open space, streets, and pedestrian connections.
 - Urban Design Guidelines to guide the detailed design of the future buildings and central open space area within the precinct, which, at the time, were to be the subject of future DAs.
 - General parameters for the future design, construction, and operation of buildings and uses on the site including strategies for the management of flooding, transport and access, bushfire risk, ecology, heritage and the like.
21. *Staging* - The consent provided for staging of the construction of the development as per the approved staging plan and authorised the first stage of physical works within a portion of the site. The consent required detailed DAs in line with the Concept DA to be lodged for the specific buildings which would encompass the detailed design, construction, and operation of all other buildings and public domain areas.
 22. *Community Health Building* - At the time of approval of the Concept DA, the UOW/ Keyton planned to include a primary health, education, and research facility (a multi-disciplinary non-surgical health clinic) which would be the subject of a separate SSD. To Council's knowledge, this has not been progressed, and the plans lodged with the EIS indicate the provision of car parking in the location of the health clinic.
 23. *Urban Design Guidelines* - The site-specific Urban Design Guidelines (UDG) approved with the Concept DA were developed to work with the proposed building envelopes to ensure that the future detailed design and delivery of buildings will achieve optimal design and amenity outcomes. The Concept DA approval includes conditions requiring all future Development Applications lodged in respect of the site to be consistent with the urban design guidelines. In this regard, Section 4.24 of the EP&A Act provides that while any consent granted on the determination of a Concept DA for a site remains in force, the determination of any further DA in respect of that site cannot be inconsistent with that consent.
 24. *Research and education* - a key objective of the approved Keyton 'Health and Wellbeing Precinct' was to foster collaborative research and development initiatives and facilitate educational opportunities, to support the objectives relating to the Innovation Campus. A management plan forms part of the approved DA, to be implemented across the precinct, which is to ensure the delivery of research and education links between the UOW and the seniors living components within the precinct (ILAs, the RACF and co-located Childcare Centre); its connection with the wider Innovation Campus, and to ensure that intergenerational interaction is fostered and appropriately managed.
 25. The management plan requires UOW and operators within the precinct to work in partnership under the governance of Collaboration Agreements. The Management Plan outlines commitments of all future operators within the precinct grouped under the following headings:
 - Physical Space Commitments
 - Operational Commitments
 - Intergenerational Interaction
 26. The approved management plan requires UOW to work in partnership with the operator of each of the ILAs, RACF and childcare facility to establish Collaboration Agreements which must be in

place prior to occupation of these buildings. Consent conditions detail with the implementation of the management plan.

Proposed development

27. The development application seeks consent for the construction of a seniors housing development comprising:-
- demolition of existing at grade car parks known as P3, P4 and P5
 - construction of a 7-storey co-located RCF and CCC containing:
 - 180 RCF beds
 - 60 CCC spaces
 - dedicated teaching, learning and research spaces
 - associated at grade parking
 - construction of 2 x 9 storey ILU buildings (ILU 1 and ILU 2) containing:
 - 249 apartments (110 –ILU 1 and 139 –ILU 2)
 - Integrated Wellness Centre and communal uses within the podium levels (ILU 1)
 - associated car parking within the podium levels (ILU 1 and 2)
 - dedicated teaching/ learning / research spaces within the podium levels (ILU 1 and 2)
 - 150sqm retail / café offering in ILU 2
 - construction of a landscaped open space known as ‘the Green Heart’,
 - construction of a new First Nations high point, providing views to Djembla (Mt Kembla) and Djeera (Mt Keira)
 - construction of new at grade car parks, replacing the existing P3/P4 and P5 at-grade parking
 - construction of internal roads
 - construction of a new intersection between Road 2 (High Street) and Squires Way and associated pedestrian crossing
 - the relocation and remediation of contaminated fill within the site
 - associated infrastructure, services and landscaping.

Modifications to Concept DA

28. The SSDA also seeks to modify the existing development consent at the site (DA-2021/101) pursuant to Section 4.17(5) and Section 4.24(4) of the Environmental Planning & Assessment Act 1979. The proposed modifications include relocation of car parking areas, relocation of the RCF/CCC, shift in the position of ILU1 to the east, and relocation of the ‘First Nations Public highpoint’ from the south to the west of the Green Heart.
29. A number of changes to consent conditions are also proposed, primarily to reflect the amended plans and supporting documentation.

Statutory Context

30. The site is zoned mainly SP1 Special Activities ‘Wollongong Innovation Campus’ pursuant to Wollongong LEP 2009 with sections of RE1 Public Recreation.
31. Aside from general provisions relating to matters including flood planning, biodiversity, riparian land and the like, the site is subject to site-specific planning controls contained within Wollongong Local Environmental Plan (WLEP) 2009 and Wollongong Development Control Plan 2009 (WDCP 2009). This includes Clause 7.15 Wollongong Innovation Campus and Chapter D14 of WDCP 2009.
32. Council’s current maximum permitted building height for the site is 30m under Clause 4.3 of WLEP 2009. The proposed independent living unit buildings exceed the permitted height. This departure is addressed in a Clause 4.6 variation request submitted with the EIS.

33. There are no development standards limiting FSR on the site, however Clause 7.15 prescribes a total gross floor area limit for the campus as a whole.
34. Clause 7.15 of WLEP 2009 is required to be considered in the assessment of the SSD and modification to DA-2021/101. Clause 7.15 reads as follows:-

“7.15 Wollongong innovation campus

(1) The objectives of this clause are as follows—

(a) to permit the establishment of a research and development campus that includes a hotel, student and campus related residential accommodation and necessary support services and facilities,

(b) to provide an area where enterprises that carry out research and development as an integral part of their operations can be located,

(c) to promote collaborative research and development between users of the land to which this clause applies and the University of Wollongong and other enterprises in the Illawarra region,

(d) to promote links between the University of Wollongong’s research activities and the initiatives of the business community,

(e) to ensure that the development of the site is undertaken in a manner that demonstrates design of a high quality with respect to the context of the site, scale, built form and density of the development, resources, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics,

(f) to ensure that development of the site is in harmony with the coastal and foreshore landscape,

(g) to permit the provision of university related facilities including student and campus related residential accommodation and support services, incidental or ancillary to research and development activities.

(2) This clause applies to land shown as being within the Wollongong innovation campus on the [Wollongong Innovation Campus Map](#).

(3) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that the subdivision is for the purpose only of defining the boundaries of lots that are to be the subject of leases.

(4) Development consent must not be granted to development for the purposes of building on land to which this clause applies if the gross floor area of the building would be greater than 135,000 square metres.”

Chapter D14 Wollongong DCP 2009

35. It is important to note that there is a site-specific Chapter of Wollongong DCP 2009 which applies to the site, which includes a masterplan and development controls specifically developed for the Campus. Whilst it is accepted that a DCP is not technically required to be considered in the assessment of the SSD, it should be acknowledged that Chapter D14 is an important strategic document guiding the development of the Innovation Campus, and it is in the public interest to consider the masterplan and provisions of the DCP.

Wollongong City-Wide Development Contributions Plan and HPC

36. If approved, the Department should apply a condition requiring the payment of a Section 7.12 levy calculated in accordance with the provisions of the Wollongong City-Wide Development Contributions Plan.
37. Condition 87 of DA-2021/101 requires the payment of a levy in respect of what was identified as ‘Stage 0’ (being the first stage works). The scope of works in Stage 0 has changed and a new cost estimate report should be provided by the applicant, on which the appropriate developer contribution can be calculated.

38. Conditions should be applied by the Department requiring payment of the applicable Housing and Productivity Contribution.

Known Site Constraints

Council records identify the land as being impacted by the following constraints:

39. **Fill:** The site contains deep uncontrolled fill up to 7.1m in depth comprising mostly coal washery reject (CWR) over marine swamps and sediments. The CWR was placed many years ago on the site for the development of sports fields.
40. **Contamination:** The development site is known to be contaminated due to stockpiling of contaminated material from previous UOW iC development. A range of contaminants were identified. Preliminary and Detailed Site Investigations were submitted with the DA confirming that there are locations within the H&WP of elevated levels of soil contaminants occurring above the adopted assessment criteria requiring remediation.
41. **Acid sulphate soils:** The site is mapped as being part Class 3 and 4 Acid Sulfate Soils. An Acid Sulfate Soils Management Plan will be required as per Clause 7.5 of WLEP 2009.
42. **Flooding:** The site is situated within the Cabbage Tree Creek catchment of the broader Fairy and Cabbage Tree Creeks catchment. Cabbage Tree Creek drains into Fairy Creek to the south of the site, which further discharges to the ocean to the south-east of the site. The submitted flood study has delineated the flood risk precincts across the site; the majority of the site is within the low flood risk precinct however the site is bounded by a medium flood risk precinct to the east, west and south. The proposed buildings must be designed with finished floor levels above the relevant flood event including freeboard.
43. **Bushfire** - The site is mapped as being bushfire prone land, containing Category 1 vegetation in the south-western corner with a narrow band along the creek line to the west of the site. There is potential for the site to be impacted from both the south and east with bushfire attack in the form of ember attack, smoke, radiant heat, and direct flame contact.
44. **Nearby heritage items** - The site is not mapped as containing any general or landscape heritage items under the WLEP 2009, nor is it located within a heritage conservation area. The nearest heritage items are located approximately 680m to the north of the site comprising Nissan and Quonset Huts which form part of the migrant hostel which occupied the northern part of the Campus land (State heritage item); approximately 550m to the southeast of the site comprising Seafield House and Stuart Park, which are both local heritage items. There are no known Aboriginal or European archaeology on the site as addressed in Aboriginal Archaeological Assessment and European Heritage Assessment submitted with the DA.
45. **Easement:** - there is a 6.1m wide easement crossing Lots 9 and DP 1172135 over a Sydney Water sewer main.

Research, Education and Learning Opportunities

46. In terms of physical space commitments, the approved management plan nominates 'Dedicated' and 'Multi-Use' Research and Education spaces to be provided within the ILUs, RAF and childcare facility. University-led research projects will be embedded within each building, with the necessary technology to facilitate the projects. There will also be shared use of outdoor spaces for the purposes of research and education. Plans attached to the Management Plan detailed the physical spaces allocated for research purposes within the buildings and green heart. This included dedicated spaces within ILA 1, ILA 2, the RACF and the childcare centre building, in addition to 'Multi-Use' Research and Education spaces also approved within each of these buildings and associated outdoor areas.
47. Specifically, Section 4.2 of the Management Plan requires "the provision of the Dedicated Research and Education and the Multi-Use Spaces within the ILAs, RACF and Childcare, with minimum floor area commitments identified below;....

“(1) ILA (Stage 1) –1,100 m2 dedicated research and education space, 640 m2 multi-use regular and 220 m2 multi-use occasional spaces.

(2) ILA (Stage 2) –1,500 m2 dedicated research and education space, 100m2 multi-use regular spaces.

(3) RACF/Childcare - 65 m2 dedicated research and education space, 95 m2 multi-use occasional spaces. (including 50 m2 outdoor space)

(4) Greenheart – 5,950m2 overall with 1,000m2 for multi-use regular research and education activities.”

48. Council is concerned that the new management plan does not require the provision of specific dedicated spaces for research and education. Rather, it outlines ‘built environment commitments’ which are far more relaxed and discretionary. The provision of dedicated spaces for research and education was one of the key aspects underpinning the ‘Living Lab’ concept postured by the applicant, which supported the objectives of the Innovation Campus contained in Clause 7.15 of WLEP 2009, and formed one of the key reasons the Southern Regional Planning Panel approved DA-2021/101, as per the Statement of Reasons:-

“The proposal is consistent the objectives of applicable planning legislation and the University of Wollongong Innovation Campus Masterplan. The Panel accepted that the Health and Wellbeing Precinct would foster collaborative research and development initiatives as part of the “Living Lab” concept consistent with the objectives of the Master Plan provided there is full compliance with the Management Plan (Condition 79).”

49. The approved management plan discusses the opportunities arising from the co-location of the RCF and child care centre, however the new management plan does not make reference to the child care centre. Similar provisions to those contained within the approved management plan should be brought back into the proposed management plan to ensure that the principles of intergenerational integration and research opportunities are realised within the co-located facility.
50. Council recommends that the approved management plan remain in place and not be substituted with the new plan submitted.

Remediation Works

51. The site is known to be contaminated and numerous detailed site investigations have been undertaken to determine the nature and extent of contamination.
52. The RAP should be reviewed to reflect the altered position of the RCF/ CCC and the proposed SW stockpile. If the SW stockpile is retained, it should be remediated to a suitable standard for public access, ideally before such time as the buildings are occupied within the precinct to avoid impacts to residents/ occupants.

Relocation of the Aged Care Facility / Child Care Centre

53. The relocation of this facility further north has changed the nature of the precinct. The current approval provides a centralised green heart that is enclosed and defined by building forms. The current proposal opens up the views through the site to the surrounding natural environment to the south / west. Both of these design strategies are considered to be valid responses to the site context. The relocation of this building will potentially significantly improve views from the site (particularly the green heart and ILU2) to Mount Kiera, as depicted in the image below:-



Figure 43 Viewpoint 5 – existing (Source: Virtual Ideas)

Figure 1 – Viewpoint 5

54. However, there will be a nominal impact upon view to Mt Kiera from Squires Way when entering the site from the east, as depicted in the image below:-

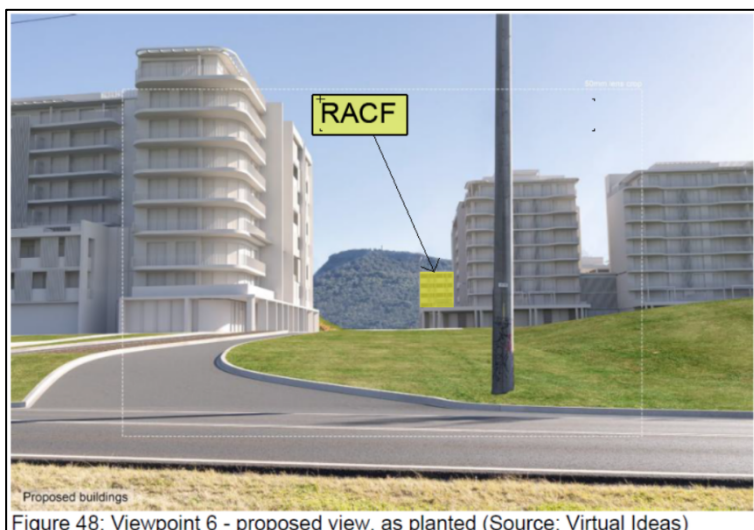


Figure 48: Viewpoint 6 - proposed view, as planted (Source: Virtual Ideas)

Figure 2 – Impact on view corridor

55. On balance, the relocation of the RCF / CCC building improves the precinct's visual connection with the natural environment.
56. The relocation of the RCF and Childcare facility has, however, resulted in a disconnect to the "Green Heart". The previously approved location created opportunities for a close connection with adjacent outdoor spaces which the current proposal is lacking. Due to the proposed relocation of the building, the SE corner of the RAC/Childcare site plays a pivotal role in creating a strong connection to the "Green Heart", and therefore more attention should be given to the treatment and activation of this corner to ensure it reads as an extension of the adjacent outdoor spaces and encourages pedestrian movements into and through the site.

Co-Located Residential Aged Care Facility (RCF) / Childcare Centre (CCC) Building

57. Council is pleased to see that the new building retains the co-location between the RCF and the CCC, as per the intergenerational integration principles of the original DA. The intent to collocate the RCF / CCC to provide an intergenerational centre, where old and young benefit from presence

/ interaction of one another is a commendable initiative. However, it is currently unclear as to how the proposal has been designed to facilitate such interactions.

58. The relationship between the RCF and CCC has been compromised in the revised ground floor layout. The removal of the intergenerational courtyard, co-located entries and other community offerings (such as the multi-purpose room) have resulted in a lack of opportunity for interaction between the two uses on the ground floor plane, which is a major departure from the previously approved DA. Reconfiguration of the ground floor is required to strengthen the relationship between the two uses.
59. The road to the west of the building presents as a utilitarian / back of house space. The location of the childcare entrance on the western side of the building rather than the High Street lacks presence. It is recommended that the childcare centre entrance be relocated to the High Street frontage.
60. The fence to the childcare outdoor play area fronts Innovation Way. Given the typically defensive nature of screening to outdoor play areas to childcare centres, it is a concern that an inactive frontage will be presented to Innovation Way. Detail refinement should seek to allow the childcare centre to engage more positively with both Innovation Way and the High Street.
61. Council does not support the defensive presentation to Innovation Way. The RCF and CCC effectively turn their back on Innovation Way (which is the primary street frontage) providing the main entry off the western road and carpark, and several BOH facilities and service areas fronting Innovation Way which will ultimately lead to a large percentage of blank walls along the main road with visibility and street activation severely compromised. A reconfiguration of the ground floor is required to ensure that main entries are relocated and visible from main roads to improve wayfinding and entry identification for both vehicles and pedestrians.
62. Similarly, the northern façade of the ground floor plane is dominated by services therefore resulting in an inactive street façade, which is not accepted, particularly along the highly visible north-eastern corner of the site. It is recommended that all BOH uses and services be relocated towards the rear of the site, limiting the extent of inactive street frontages visible along main roads and intersections.
63. Services located external to the proposed building are not supported. Services like generators, substations, fire tanks/ hydrant booster housing and the like should be located and integrated within the building.
64. The proposed café is tokenistic in its current form and position and appears to offer little opportunity to activate adjacent areas (including the Childcare, RCF and “Green Heart”). Improved visibility and better integration with adjacent indoor and outdoor spaces will ensure viability and improve activation at key areas of the site.
65. The setbacks and extent of landscaping proposed along Innovation Way is problematic and exacerbates concerns around creating a defensive and inactive street frontage along the main roads, whilst creating a poor interface and disjointed relationship to the “Green Heart”.

RCF/ CCC - External and internal noise sources

66. The RCF/ CCC building is proposed to be shifted to the north, bringing it much closer to the cement batching plant on Montague Street. The acoustic report submitted with the DA does not appear to address key sources of external noise inclusive of the cement batching plant.
67. The acoustic report also does not appear to have informed the reconfiguration of the CCC/ RCF to ensure noise transmission between the RCF/ CCC are managed to ensure appropriate internal amenity for residents. The assessment should also be used to inform appropriate locations for (and treatments of) service areas and plant, especially loading/ waste management areas, refrigeration units, condensers and the like.

RCF/ CCC - Amenity

68. The placement of the CCC in the southern portion of the RCF/ CCC site is problematic in terms of providing limited solar access, potential overshadowing from adjacent built forms (ILA1 and

74. Landscape elements on the eastern face of ILU 1 should be developed to accommodate a clear connection between the building and the pedestrian path. Views from the path to the green heart should not be compromised by landscape elements.
75. The success of the High Street located between the ILU1 and the green heart will be largely dependent upon how the ground floor spaces are developed to contribute to an active street. The currently proposed uses gym, pool and consultancy rooms are all activities that would likely benefit from a level of privacy and not exposure to a high street. It is a concern that this will generate a largely inactive street frontage. Detailed refinement of ground floor communal and tenanted spaces is required to ensure that an active ground plane is provided.
76. Consideration must be given to floor levels requirements in relation to potential flooding. Nominal setbacks have been provided to the public domain (particularly on the High Street) if ramps / steps are required, increased setbacks may be necessary.
77. The northern face of the three-storey podium presents a carpark to road 3 and the adjacent university building. Ideally residential units on levels 1 and 2 would wrap further around the northern face of the podium to provide a more active interface to the street and improved amenity to residents. The areas highlighted in the elevation below are suggested locations for potential residential.



Figure 4 - Northern elevation ILU 1

78. The proposal provides a significant amount of single side units, both within the podium and within the typical tower footprints. The current proposal does not appear to meet ADG requirements for natural cross-ventilation; further development is recommended. Note: Cross vent diagrams do not correspond with detailed plans to demonstrate that practical openings have or can be provided on several units claiming to be naturally cross ventilated.
79. The proposal appears capable of meeting ADG solar access design objectives.
80. Podium level COS provides a reasonable level of amenity for residents. Numerous communal facilities located within the building go further to providing a high level of communal facilities for residents.
81. Unit layouts are generally functional / capable of meeting ADG amenity objectives.
82. ILU 1 will be highly visible from Squires Way and present a scale that is significantly more imposing than the current context of the campus. Proposed increases in height, though relatively minor, further exasperate this situation.
83. Further development of the northern podium facade of ILU1 is recommended to provide a more positive contribution to the street and improved resident amenity.

Independent Living Unit Building 2 (ILU 2)

84. The proposed changes to the envelope of ILU2 have been clearly documented in the applicant's Revised Urban Design Guidelines, issue U dated 28 May 2026.
85. The footprint and number of storeys of the building remains largely consistent with the current approval. The most notable minor changes are:
 - The repositioning of the gap between building 1 and 2, this appears to have no negative impact upon the proposal's contextual response (views / solar).
 - The reduced upper-level setback to High Street (north), appears to be contributing to a more compressed entry point to the wellness precinct. This provides a contrast to the street scale within the precinct, that steps down to a lower scale that is predominantly single storey with towers above setback. This is a reasonable strategy.

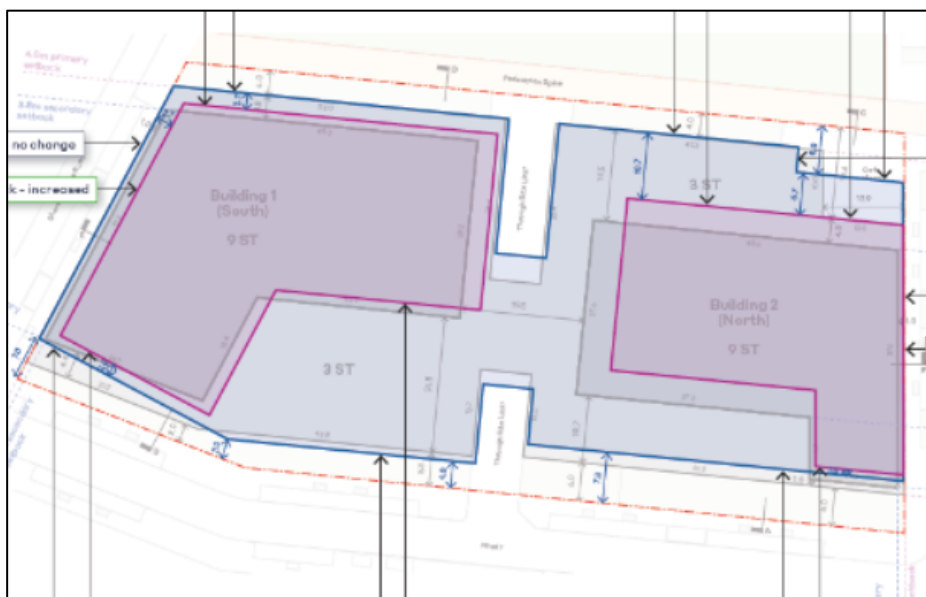


Figure 5 - Extract from Revised Urban Design Guidelines, issue U 28th May, highlighting changes to ILU2

86. The ground floor residential garden apartments facing the green heart (west) have been replaced with research education tenancies. These tenancies will play an important role in activating the green heart. However, the nature of these spaces and the extent to which they will contribute to an active ground plane is unclear. Detailed refinement of ground floor communal and tenanted spaces is required to ensure that an active ground plane is provided.
87. Consideration must be given to floor levels requirements in relation to potential flooding to ensure appropriate accessible interfaces are accommodated.
88. The buildings will be highly visible from Squires Way and present a scale that is significantly more imposing than the current context of the campus. The proposed increases in height, though relatively minor, further exasperate this situation. For this reason, Council does not support the applicant's Clause 4.6 variation request in relation to building height.

Design

89. The proposal provides a significant amount of single side units, both within the podium and within the typical tower footprints. The current proposal does not appear to meet ADG requirements for natural cross-ventilation; further development is recommended. Note: Cross vent diagrams do not correspond with detailed plans to demonstrate that practical openings have or can be provided on several units claiming to be naturally cross ventilated.
90. The proposal appears capable of meeting ADG solar access design objectives.

91. The current proposal provides an adequate area of COS at podium level. The inclusion of a high level of communal facilities within the precinct will also contribute to providing a high level of communal amenity to residents.
92. Unit layouts are generally functional / capable of meeting ADG amenity objectives.
93. The residential entry on the eastern side of the building is detached from the lift; further refinement to provide a clear and legible entry that relates to the vertical circulation core is recommended.

Pedestrian Spine

94. Further refinement is recommended to maintain a clearly legible pedestrian path through the site.

Viewing Mound

95. The major positive of the proposed amendments to the approved design is the potential to provide a stronger connection to the natural environment to the south-west, towards the creek and Mt Keira beyond. However, the rationale of providing a viewing mound (in the south-west corner of the site) appears to have little merit. The mound blocks views towards Mt Keira from within the precinct. Forcing occupants of the precinct (many of which may be physically impaired) to climb the mound that is blocking their view to see Mt Keira. The mound should be removed and the natural topography of the site reinstated to improve outlook from within the precinct.



Figure 43 Viewpoint 5 – existing (Source: Virtual Ideas)



Figure 44 Viewpoint 5 – proposed view, as planted (Source: Virtual Ideas)

Figure 6 – view impact of proposed viewing mound

Carparking Distribution

96. When considered within the context of the campus, the proposed relocation of the car park to the southern edge of the site contributes to a reasonable distribution of parking throughout the campus



Figure 7 - carparking locations

97. The removal of building forms from the southern edge of the site may also be developed to contribute to improved outlook and stronger connection with the site's natural environment, pending detail resolution to the landscape quality of the carpark. Consideration must also be given to how the changed condition of the southern perimeter of the site can contribute to a cohesive pedestrian route through the site, that connects back to the broader street network. The original DCP precinct plan provided a simple linear pedestrian route through the site that connected to Squires Way and Stuart Park beyond. The current proposal creates a pedestrian route that changes direction to accommodate buildings. This strategy is dependent upon creating visible nodes that draw pedestrians to an area before changing the direction of the path. One such node will be at the southern end of the site adjacent to the carpark. Consideration should be given as to how a visually prominent node is developed in this location.

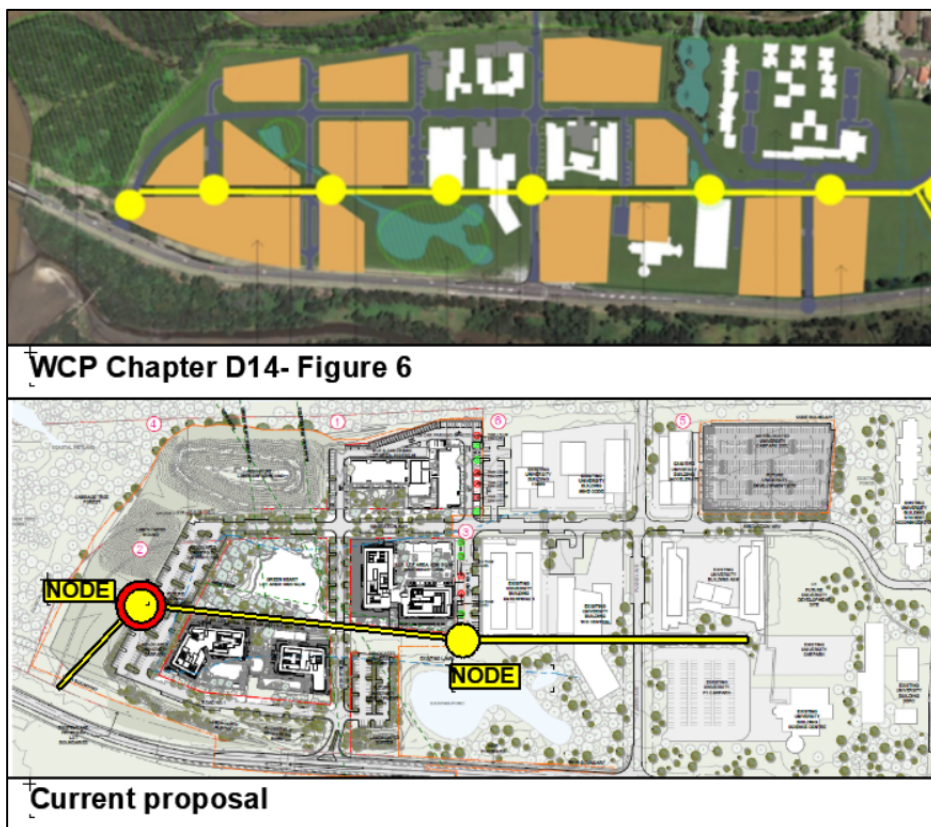


Figure 8 - pedestrian spine comparison – DCP D14 masterplan comparison with proposed site plan

Staging

98. No concerns are raised in relation to the amended staging plan.

Traffic, Transport & Car parking

99. The proposed relocation of the RCF and childcare centre would also require some relocated car parking areas. The roads and intersection, including traffic signals that were approved under DA-2021/101 are shown to be consistent with the previous approval.
100. A car parking area is shown to the south of the development connecting the extension of Innovation Way with Road 01. The Masterplan for the Innovation campus shows Innovation Way connecting through to Squires Way in the future. Therefore, the proposed carparking adjacent to the area of Innovation Way to the southwest of the Green Heart can only be considered as temporary, until such time as future development is constructed and the road connection is completed as per the Masterplan.
101. Car parking for the site as a whole complies with the Innovation Campus DCP, and parking for the childcare centre and the other proposed developments, comply with Council's DCP and other relevant guidelines.
102. In terms of the car parking breakdown, the following is noted:
- P3 (14 spaces) and P5 (192 spaces) are to be relocated to C1 (206 spaces overall).
 - P3 (14 spaces) and P4 (296 spaces) will be relocated to W3 (263 spaces), the Science Space (14 spaces) and P11 (24 spaces).
103. The new parking areas are as follows:
- W3/W4 - 263 spaces
 - ITAMS - 11 spaces
 - P11 - 24 spaces
 - Science Space - 14 spaces
 - P5a - 50 spaces
 - P5b - 150 spaces
 - (The 200 spaces from P5a and P5b are to replace 192 spaces from P5, including an additional 8 spaces)
104. Condition 67 of DA-2021/101 would need to be amended to require the relocation of the parking from P3/P4 to W3 prior to any works commencing on the wellness precinct (Stage 0). It is noted that the Staging Plan already indicates that the construction of car parking on Site W3 would take place in Stage 0.
105. Swept paths have been provided in the Traffic Impact Assessment for the proposed RCF and childcare centre for a selection of large vehicles including an ambulance and a large rigid vehicle (design vehicle). The civil plans prepared by Northrop Engineers also provide a series of swept path plans for the intersections, including the LILLO intersections with Squires Way. However, the applicant also needs to provide swept paths throughout the development showing a B99 vehicle passing a B85 vehicle on all new roads and throughout the proposed new car parking aisle corners.
106. A large amount of stacked parking is shown within the ILU1 and ILU2 parking areas. Stacked car parking spaces can only be accepted if they meet the points under Clause 3.5.2 of Chapter E3 of the DCP. Specifically:
- The applicant must demonstrate that there is a need for stacked parking and that the provision of stacked parking will not adversely affect the safe, efficient and effective use of the site;

- Residential: only permitted where both spaces are utilised by the same dwelling and such spaces do not interfere with common manoeuvring areas; and
- Business or Industrial: only permitted for staff spaces, provided the spaces are used by the occupants of one tenancy.

The applicant will need to demonstrate compliance with these requirements.

107. The proposed amendments to Condition 66 (Squires Way/High Street – Detailed Civil Engineering Design) are accepted. The kerbline on the development side is shown as per Council's future 4 lane upgrade to Squires Way, which will be checked at the civil design frontage assessment stage.
108. There are no objections to the proposed modification of Condition 71 (Signs and Lines), or Condition 72 (TfNSW Requirements).
109. In summary, the following issues will require further clarification/amendment:
 - Condition 67 of the consent would need amending to require the relocation of the parking from P3/P4 to W3 prior to any works commencing on the wellness precinct (Stage 0).
 - The applicant needs to provide swept paths throughout the development showing a B99 vehicle passing a B85 vehicle on all new roads and throughout the proposed new car parking aisle corners.
 - A large amount of stacked parking is shown within the ILU1 and ILU2 parking areas. Stacked car parking spaces can only be accepted if they meet the points under Clause 3.5.2 of Chapter E3 of the DCP. Specifically:
 - The applicant must demonstrate that there is a need for stacked parking and that the provision of stacked parking will not adversely affect the safe, efficient and effective use of the site;
 - Residential: only permitted where both spaces are utilised by the same dwelling and such spaces do not interfere with common manoeuvring areas; and
 - Business or Industrial: only permitted for staff spaces, provided the spaces are used by the occupants of one tenancy.

Geotechnical Matters

110. The site contains deep uncontrolled fill up to 7.1m in depth comprising mostly coal washery reject (CWR) over marine swamps and sediment. The CWR was placed many years ago for the development of sports fields and was compliant for that usage. The natural water table is at shallow depth. Site remediation is required to address environmental contaminants within the fill. Development of the site will result in significant settlement within the uncontrolled fill and consolidation within the underlying soft marine sediments.
111. An earthworks plan is to be developed by the geotechnical consultant to incorporate site environmental remediation, to rework the CWR above the water table to comply with Chapter E19 of the Wollongong DCP and to manage settlement and consolidation to be compatible with the structures proposed for future stages of the development concept.
112. The geotechnical reports from Douglas Partners are preliminary in nature and provide advice to support the development of the concept proposal including earthworks, site preparation and pavement construction. The amendments to the proposal are considered insignificant from a geotechnical perspective and the recommendations from the geotechnical consultant are still appropriate. No changes to the geotechnical conditions imposed on DA-2021/101 are required.
113. The following geotechnical conditions have been recommended by Council's geotechnical engineers:-
 1. All work is to be in accordance with the geotechnical recommendations contained in the reports dated 10 October 2018 and 6 March 2026 by Douglas Partners Pty Ltd.
 2. An earthworks plan is to be developed by the geotechnical consultant prior to start of earthworks.

3. All recommendations of the geotechnical consultant in their geotechnical reports dated 10 October 2018 and 6 March 2026 are to be accommodated in the earthworks plan.
4. The earthworks plan may require modification considering any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the first stage of works.
5. Coal washery reject encountered on site during works above the water table is to be engineered to comply with Council's Policy on Coal Washery Reject as detailed in Chapter E19 Clause 4.4 of the Wollongong DCP or as otherwise agreed with Wollongong City Council via the preparation of a site-specific Coal Wash Management Plan that is to be submitted to Council prior to the Stage 0 Construction Certificate and each subsequent relevant Construction Certificate.
6. All earthworks including drainage, retaining wall and footing construction is to be subject to Level 2 geotechnical supervision as defined in Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Developments.
7. At the completion of remedial works, the geotechnical consultant is to prepare a works-as-executed report detailing encountered geotechnical conditions and how the remedial works addressed these conditions so that the residual geotechnical constraints can be accommodated within the structural designs for future stages of the development concept.

Sustainability, Biodiversity and Riparian Corridor Matters

114. The retirement of the biodiversity credits, implementation of the Vegetation Management Plan (VMP) and Green Star 5 Star certification will need to be conditioned by the Department if consent is granted.

Groundwater

115. DA-2021/101 was not treated as integrated development requiring approval from WaterNSW in relation to groundwater interference and/ or impacts. However, it is expected that the water table is very shallow and a large amount of water from the containment site will be pumped to adjacent watercourses. It is recommended that the applicant / Department consult with WaterNSW in this regard.

If you have any questions regarding the above, please contact me on the telephone number below.

This letter is authorised by

Pier Panozzo
City Centre and Major Development Manager
Wollongong City Council
Telephone (02) 4227 7111