

**Engagement Report:**  
University of Wollongong Innovation Campus  
Health & Wellbeing Precinct  
3-4 Innovation Way, 1-5 Squires Way & 6 Puckey Avenue,  
North Wollongong  
SSD-96946458



**17 March 2026**

This report has been prepared for  
**Keyton Management Services Pty Ltd**  
by

—●●●— **JUDITH STUBBS**  
& ASSOCIATES

The Old Post Office  
231 Princes Hwy, Bulli NSW 2516

Ph: 02 4283 7300  
[info@judithstubbs.com.au](mailto:info@judithstubbs.com.au)  
[www.judithstubbs.com.au](http://www.judithstubbs.com.au)

This Report has been prepared by:

Judith Stubbs BSW, PhD, MPIA

John Storer BE (Civil), Grad Dip (Econ)

Colleen Lux BA, MSc (Environmental Studies), Grad Cert (Public Health)

#### Disclaimer

© Judith Stubbs & Associates

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Judith Stubbs & Associates.

#### Intellectual Property Rights

All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Judith Stubbs & Associates and may not be used or disclosed to any party without the written permission of Judith Stubbs & Associates.

# Table of Contents

|          |                                                                               |           |
|----------|-------------------------------------------------------------------------------|-----------|
| <b>1</b> | <b>Introduction .....</b>                                                     | <b>3</b>  |
| 1.1      | Purpose of this report .....                                                  | 3         |
| 1.2      | Relevant SEARs .....                                                          | 3         |
| 1.3      | Proposal description.....                                                     | 3         |
| 1.4      | Engagement Guidelines for State Significant Developments.....                 | 5         |
| 1.5      | Background to the Proposal.....                                               | 6         |
| 1.6      | Pre-exhibition engagement .....                                               | 7         |
| <b>2</b> | <b>Engagement approach and activities .....</b>                               | <b>8</b>  |
| 2.1      | Engagement objectives .....                                                   | 8         |
| 2.2      | Engagement materials .....                                                    | 8         |
| 2.3      | Summary of engagement activities.....                                         | 8         |
| 2.3.1    | Government & industry stakeholders .....                                      | 9         |
| 2.3.2    | Community stakeholders .....                                                  | 10        |
| 2.4      | UOW engagement sessions .....                                                 | 11        |
| 2.4.1    | UOW all staff & Innovation Campus staff.....                                  | 11        |
| 2.4.2    | IC commercial tenants & users .....                                           | 12        |
| 2.5      | Community drop-in session .....                                               | 12        |
| 2.6      | NF5 engagement session .....                                                  | 13        |
| 2.7      | Option to contact JSA directly .....                                          | 14        |
| 2.8      | Detailed design engagement with potential operators.....                      | 14        |
| <b>3</b> | <b>Engagement feedback .....</b>                                              | <b>15</b> |
| 3.1      | Summary of feedback received .....                                            | 15        |
| 3.1.1    | Government & industry stakeholder feedback received .....                     | 15        |
| 3.1.2    | Community feedback received .....                                             | 17        |
| 3.2      | Detail of community feedback received .....                                   | 19        |
| 3.2.1    | UOW staff .....                                                               | 19        |
| 3.2.2    | IC commercial tenants & users feedback .....                                  | 19        |
| 3.2.3    | Neighbours & community .....                                                  | 20        |
| 3.2.4    | NF5 quarterly meeting attendees .....                                         | 22        |
| 3.2.5    | Potential operator engagements .....                                          | 22        |
| <b>4</b> | <b>Project response.....</b>                                                  | <b>23</b> |
|          | <b>Appendix A: UOW IC H&amp;WP Website (October 2025).....</b>                | <b>34</b> |
|          | <b>Appendix B: Engagement Presentation / Display Materials.....</b>           | <b>39</b> |
|          | <b>Appendix C: Neighbour Information Kit.....</b>                             | <b>46</b> |
|          | <b>Appendix D: Public Notice Illawarra Mercury (15-17 October 2025) .....</b> | <b>49</b> |
|          | <b>Appendix E: Engagement Exit Surveys .....</b>                              | <b>50</b> |
|          | <b>Appendix F: UOW IC Engagement Poster.....</b>                              | <b>52</b> |

## Tables

|                                                                                                                                                   |    |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Table 2.1: Engagement activities with Council, government agencies and industry stakeholders, Aboriginal community and potential future operators | 9  |
| Table 2.2: Pre-exhibition Engagement Activities with UOW staff, Innovation campus tenants, local business and residents and wider community       | 10 |
| Table 3.1: Summary of government & industry feedback received                                                                                     | 15 |
| Table 3.2: Summary of community feedback received during pre-exhibition engagement                                                                | 17 |
| Table 4.1: Project response to concerns raised & suggested mitigations                                                                            | 24 |

# 1 Introduction

## 1.1 Purpose of this report

This Engagement Report, prepared by Judith Stubbs and Associates (JSA), is submitted to the Department of Planning, Housing and Infrastructure (DPHI) by Keylan Consulting on behalf of Keyton Management Services Pty Ltd (Keyton) and the University of Wollongong (UOW) (the Applicant) in support of a State Significant Development Application (SSDA) (SSD-96946458) for a proposed Seniors Housing Development within the UOW Innovation Campus, Health and Wellbeing Precinct, at **3-4 Innovation Way, 1-5 Squires Way and 6 Puckey Avenue, North Wollongong** (Part of Lot 1 and Lots 3, 7-11 and Lot 13 in DP 1172135) (the site), within the City of Wollongong local government area (LGA).

## 1.2 Relevant SEARs

This Engagement Report addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) issued for UOW Seniors Living Development (SSD-96946458) on 29 October 2025, which state that the Environmental Impact Statement (EIS) must address the following specific matter:

### 4. Engagement

- Demonstrate that engagement and consultation activities have been undertaken in accordance with the *Undertaking Engagement Guidelines for State Significant Projects* and identify how issues raised, and feedback received have been considered in the design of the project.
  - If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.<sup>1</sup>

## 1.3 Proposal description

This Engagement Report accompanies a State Significant Development Application that seeks development consent for a seniors housing development within the University of Wollongong Innovation Campus, Health and Wellbeing Precinct, comprising a co-located Residential Care Facility (RCF) and child care centre (CCC), independent living units (ILU), a multi-use and

---

<sup>1</sup> Department of Planning Housing and Infrastructure, Secretary's Environmental Assessment Requirements (SEARs) for UOW Seniors Living Development (SSD-96946458), 29 October 2025, Pg 2.

wellness centre, research and education spaces, car parking and landscaped open spaces at 3-4 Innovation Way, 1-5 Squires Way and 6 Puckey Avenue, North Wollongong.

This SSDA also seeks to modify the Concept DA (DA2021/101), pursuant to Clause 4.17(5) and Clause 4.24(3) and (4) of the Environmental Planning and Assessment Act 1979 (EP&A Act), by relocating the proposed RCF and CCC building and increasing the number of RCF beds from 120 to 180. The proposed works include site preparation works, excavation, infrastructure upgrades, construction activities and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- 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
  - with associated at grade car parking
- construction of 2 x 9 storey ILU buildings (ILU 1 and ILU 2) containing:
  - 248 apartments (110 –ILU 1 and 138 –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)
  - 150m<sup>2</sup> retail / café offering in ILU 2
- construction of the Green Heart, a landscaped open space
- construction of a new First Nations high point, providing views to Mount Keira and Mount Kembla
- 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.

To facilitate the above works, this SSDA also seeks to modify DA2021/101 (pursuant to Clause 4.17(5) and Clause 4.24(3) and (4) of the EP&A Act by amending the Concept DA to:

- Relocate the position of the approved RCF and CCC to the north in the location of the existing P5 car park.
- Relocate the existing P5 car park to the south of the existing pond and the proposed Green Heart.
- Shift the location of ILU 1 building to the east to suit the location of an existing Endeavour Energy high voltage cable easement.
- Position the First Nations Public highpoint to the west of the Greenheart.
- Relocate 312 existing parking spaces (P3/P4) in the central part of the Innovation Precinct.

It is noted that the SSDA is defined as Crown Development under the *Environmental Planning and Assessment Regulation 2021* as the development is being carried out (in partnership) by an Australian University under the meaning of the *Higher Education Act 2001*. UOW is recognised as an Australian university under this legislation.

For a detailed project description, refer to the Environmental Impact Assessment prepared by Keylan Consulting.

## 1.4 Engagement Guidelines for State Significant Developments

The NSW Department of Planning, Housing and Infrastructure (2024) *Undertaking Engagement Guidelines for State Significant Projects* (the Guidelines) defines ‘**community**’ broadly as the people and groups that are interested in, or affected by a State Significant project, such as local residents, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies and businesses; while ‘**engagement**’ involves informing and consulting with people and groups that are interested in, or affected by, proposed changes to an area, and obtaining expert advice from relevant councils and government agencies, and that can include informal, casual and innovative processes.<sup>2</sup>

The overarching community participation objectives of the Guidelines are to be open and inclusive, easy to access, relevant, timely and meaningful by:

- Providing clear and concise information about the project and its impacts;
- Implementing activities that encourage and facilitate participation; and
- Reporting on what was heard, what has or hasn’t changed, and why.<sup>3</sup>

---

<sup>2</sup> Department of Planning, Housing and Infrastructure (2024) *Undertaking Engagement Guidelines for State Significant Projects*, Pg. 6 and 8.

<sup>3</sup> Department of Planning, Housing and Infrastructure (2024) *Undertaking Engagement Guidelines for State Significant Projects*, Section 2.2. Proponent-led engagement, Pg. 6 and Section 3. Guidance for proponents, Pg 8.

## 1.5 Background to the Proposal

On 6 May 2024, a Concept Development Application (Concept DA) (DA/2021/101) was approved by the Southern Regional Planning Panel (SRPP) for the site including:

- *Concept proposal for the first phase of the Health and Wellbeing Precinct including maximum building envelopes, master plan, urban design guidelines and land uses consisting of seniors housing, comprising residential aged care facility (RCF) and self-contained dwellings, centre based childcare facility, indoor recreation facility, 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.*

The Applicant undertook engagement with Wollongong City Council and its independent Design Review Panel, local businesses and residents and wider the community prior to lodgement of the Concept Development Application. These engagements were supportive of the project and updated concept master plan.<sup>4</sup> Consultation was also undertaken with a range of government agencies and industry stakeholders regarding the Concept Development Application, which remain relevant to the current application.

The SRPP considered written submissions made during the public exhibition, noting that issues of concern included traffic and parking, flooding, pedestrian and traffic connections, and consistency with objectives for the Innovation Campus and appropriateness of land uses. The Panel reported that, *'Concerns raised by the community have been adequately addressed in the Assessment Report and conditions of consent as imposed.'*<sup>5</sup>

The Applicant also engaged with the local Aboriginal community regarding Aboriginal Cultural Heritage, with reports produced including:

- Cultural Values Assessment (Waters Consultancy, 2023)
- Connecting with Country Report (mili mili, 2023)
- Aboriginal Cultural Heritage Assessment Report (ACHAR) (Kelleher Nightingale Consulting, 2023)
- Aboriginal site history report examining the 'Battle of Fairy Meadow' (GML Heritage, 2022/23)

---

<sup>4</sup> Ethos Urban (2021) Engagement Summary: University of Wollongong Health and Wellbeing Precinct, 20 December, Pg 5.

<sup>5</sup> Southern Regional Planning Panel (2024) Determination and Statement of Reasons, PPSSTH-77 Wollongong City Council – DA-2021/101 at 3-4 Innovation Way and 1-5 Squires Way, North Wollongong – Concept Development Application for Phase 1 Health & Wellbeing Precinct including Stage 0, 6 May, Pg 1-3.

These reports provided feedback and recommendations to the Concept Plan which were accepted by the Applicant including moving and reorientating buildings and landscaping in order to maintain and enhance key cultural views and connections within the landscape.<sup>6</sup>

This application includes modification of the Concept DA (DA2021/101) to relocate the proposed RCF and CCC building within the site and to increase the number of RCF beds from 120 to 180.

## 1.6 Pre-exhibition engagement

In response to the *Guidelines*, during the pre-exhibition period for this SSDA, the project team has:

- Prepared engagement materials (**Appendices A-D**);
- Undertaken engagement activities set out at **Section 2.3** (Table 2.1);
- Summarised all feedback received and distributed to consultant team; and
- Collated all feedback received and documented how the proposal has responded to feedback received, and the rationale where changes have not been made.

---

<sup>6</sup> GML Heritage (2025) Letter to Registered Aboriginal Parties, Re: University of Wollongong, Innovation Campus, Health and Wellbeing Precinct project, 20 October.

## 2 Engagement approach and activities

### 2.1 Engagement objectives

The purpose of engagement during the pre-exhibition period for the SSDA was to inform and seek feedback from the community and relevant stakeholders about the proposal, particularly the proposed amendments to the approved Concept Plan and detailed designs for buildings and open space areas. Key objectives of the engagement process included:

- Inform community and relevant stakeholders about the proposal;
- Understand and document community and stakeholder concerns and expectations; and
- Provide project response to feedback received and rationale for how feedback received is able to be incorporated into the project design.

### 2.2 Engagement materials

The *Guidelines* expect proponents to provide clear and concise information about the project and its impacts so that the community, Council and government agencies have the information that they need to understand the project and its impacts, and are given the opportunity to participate in a meaningful way.<sup>7</sup>

Scoping and pre-exhibition consultation with DPHI, Wollongong City Council, government agencies and departments was undertaken by Keyton and Keylan. Keylan provided the Scoping Report and SEARs (SSD-96946458) to relevant stakeholders for their feedback.

Engagement materials were prepared for stakeholders and the community in various formats including dedicated project webpage, presentation slides and display boards (**Appendix A & B**). JSA produced an information kit about the project that was distributed to 350 residents and businesses in closest proximity to the proposal site (**Appendix C**).

### 2.3 Summary of engagement activities

The following Tables provide a summary of engagement activities undertaken during the pre-exhibition period with State government agencies, Wollongong City Council, industry stakeholders, local Aboriginal community, potential future operators of the CCC and RCF, UOW staff and Innovation Campus tenants, commercial and residential neighbours, and the wider community.

---

<sup>7</sup> Department of Planning, Housing and Infrastructure (2024) Undertaking Engagement Guidelines for State Significant Projects, Guidance for Proponents, Pg 9.

## 2.3.1 Government & industry stakeholders

Table 2.1: Engagement activities with Council, government agencies and industry stakeholders, Aboriginal community and potential future operators

| Stakeholder                                      | Engagement activity                            | Description                                                                                                                                                                                                                                                                                                                                                                                                              | Date                |
|--------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Department of Planning, Housing & Infrastructure | Presentation<br>Email<br>Meeting<br>Phone call | On 6 November 2024, the project team presented the proposal to DPHI and discussed the concept approval, indicative future works, constraints, and indicative program.<br>In February 2025, the project team spoke with DPHI regarding the proposal being considered as a SSDA.<br>On 3 October 2025, the project team met with DPHI at a scoping meeting held prior to issuing of SEARs which informed the SSDA package. | Nov 2024 - Oct 2025 |
| Transport for NSW                                | Conditions (DA-2021/101)                       | TfNSW provided conditions to be included in development consent for DA-2021/101, which have been relied upon for this application (12 October 2022, TfNSW ref: STH20/00153/06).                                                                                                                                                                                                                                          | 12 Oct 2022         |
| Endeavor Energy                                  | Standard Connection Service                    | Standard Connection Offer provided by Endeavour Energy (4 March 2026) and accepted by Keyton (9 March 2026) enables further preparation of electrical design to be provided to Endeavour Energy as a Proposed Method of Supply.                                                                                                                                                                                          | Mar 2026            |
| Sydney Water                                     | Section 73 Subdivider/ Compliance Certificate  | Notice of requirements received from Sydney Water dated 22 August 2025 (case number 224761), application date 28 July 2025.                                                                                                                                                                                                                                                                                              | July-Aug 2025       |
| NSW RFS                                          | General Terms of Approval (DA-2021/101)        | Bush Fire Safety Authority subject to General Terms of Approval for DA-2021/101 issued 21 June 2022.<br>No requirement to re-engage with agency during pre-exhibition period advised by Blackash Bushfire Consulting.                                                                                                                                                                                                    | 21 June 2022        |
| DPE Water                                        | General Terms of Approval (DA-2021/101)        | General Terms of Approval under s89, 90 or 91 of the Water Management Act 2000 for DA-2021/101 issued by DPE Water 10 April 2024.                                                                                                                                                                                                                                                                                        | 10 April 2024       |
| NSW EPA                                          | General Terms of Approval (DA-2021/101)        | General Terms of Approval (notice no: 1608121) under the Protection of the Environment Operations Act 1997 for DA-2021/101 issued by NSW EPA 19 April 2021.                                                                                                                                                                                                                                                              | 19 April 2021       |
| Wollongong City Council                          | Pre-Lodgement consultation                     | The Applicant advised Council of SSDA pathway & proposed modification to approved Concept Plan namely relocation of co-located RCF/CCC & increased size of RCF from 120 to 180 beds.                                                                                                                                                                                                                                     | 25 Sept 2024        |
| Wollongong City Council                          | Pre-Lodgement consultation                     | Consultation with Council re proposed modification to Concept DA approval re position of RCF/CCC, changes to car parking, staging plan & position of ILA-1.                                                                                                                                                                                                                                                              | 15 May 2025         |
| Aboriginal community                             | Specialist engagement                          | Specialist engagement with local Aboriginal community (including cultural knowledge holders, Registered Aboriginal Parties and Illawarra LALC) has been carried out as part of the processes to prepare the Connecting with Country Report, Cultural Values Assessment and Aboriginal Cultural Heritage Assessment (refer Waters Consultancy, GML Heritage).                                                             | Oct-Nov 2025        |
| Potential CCC operator                           | CCC design consultation                        | Engagement regarding detailed designs for the CCC between Group GSA (project Architects), Keyton & UOW (the Applicant) and UOW Pulse Ltd / Kids' Uni (UOW on-site early education and care operator)                                                                                                                                                                                                                     | 5 Nov 2025          |
| Potential RCF operator & UOW faculty             | RCF design consultation                        | Engagement regarding detailed designs for the RCF between Group GSA (project Architects), Keyton & UOW (the Applicant) and potential future operator (Opal Health Care).                                                                                                                                                                                                                                                 | Nov 2025            |

Source: JSA 2026, Keyton 2026.

## 2.3.2 Community stakeholders

Table 2.2: Pre-exhibition Engagement Activities with UOW staff, Innovation campus tenants, local business and residents and wider community

| Engagement activity                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date               | Audience                                                                                                                                                    |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project webpage                                    | Dedicated webpage hosted by UOW Innovation Campus with up-to-date information about the SSDA and feedback/contact mechanism ( <a href="https://www.innovationcampus.com.au/health-and-wellbeing-precinct/">https://www.innovationcampus.com.au/health-and-wellbeing-precinct/</a> ). ( <b>Appendix A</b> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Updated Sept 2025  | Publicly accessible.                                                                                                                                        |
| Presentation / Display slides                      | Developed engagement materials ( <b>Appendix B</b> ) for a series of engagements sessions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Oct 2025           | Internal UOW stakeholders, community                                                                                                                        |
| Information Kit Letterbox Drop                     | <p>Information kit (<b>Appendix C</b>) included:</p> <ul style="list-style-type: none"> <li>Letter with information about the proposal and a request for community feedback via attendance at a drop-in engagement session, participation in a telephone survey and/or provision of written submissions via email to JSA.</li> <li>Maps identifying the location of the proposal in relation to nearby suburbs of North Wollongong, Fairy Meadow and Wollongong;</li> <li>Notification flyer for Community Engagement Drop-in Session to be held at the UOW Innovation Campus.</li> </ul> <p>Distributed to 350 residents and businesses on Ajax Avenue, Montague Street, Cowper Street and Bourke Street. Some kits were delivered by hand to businesses which were open at the time of distribution and/or if no letterbox was accessible.</p> | 6-13 Oct 2025      | <p>Local residents &amp; businesses.</p> <p>Emailed to WCC NF5 for circulation to their members.</p> <p>QR code &amp; link provided to project webpage.</p> |
| Public notice – Illawarra Mercury                  | A public notice was run in the online and print editions of the Illawarra Mercury informing the community about the project, inviting interested parties to the Engagement Drop-In Session and providing access to project webpage and JSA for more information about the project ( <b>Appendix D</b> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 15-17 Oct 2025     | <p>Publicly accessible.</p> <p>Contact details, QR code &amp; link provided to project webpage.</p>                                                         |
| Telephone survey with local residents & businesses | Residents and businesses in closest proximity to the proposal site were invited to contact JSA to participate in a one-on-one telephone survey to better understand their experience of the neighbourhood, perceptions of potential positive and/or negative impacts of the proposal and suggested mitigations to address their concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 6 Oct - 7 Nov 2025 | 350 local residents & businesses.                                                                                                                           |
| Written submissions                                | Resident and businesses in closest proximity to the proposal site were invited to provide their feedback about the proposal via email submission directly to JSA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 6 Oct - 7 Nov 2025 | 350 local residents & businesses.                                                                                                                           |
| UOW all-staff information session (online)         | UOW held a targeted online engagement session for all UOW staff to receive information about the project, ask questions and provide feedback.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 20 Oct 2025        | All UOW staff                                                                                                                                               |

| Engagement activity                               | Description                                                                                                                                                                                           | Date               | Audience                             |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------|
| UOW IC staff, tenants & users information session | The applicant held a targeted engagement session for all UOW Innovation Campus staff, tenants and users to receive information about the project, ask questions and provide feedback.                 | 20 Oct 2025        | UOW IC staff, tenants & users        |
| Community Drop-In information session             | Held a drop-in engagement session for the community (residents and businesses) to talk directly with project team members from Keyton and JSA about the proposal, ask questions and provide feedback. | 4-7pm, 22 Oct 2025 | Local residents & businesses; public |
| WCC NF5 information presentation                  | Presented information about the project to Neighbourhood Forum 5 – Wollongong Area, <sup>8</sup> responded to members' questions and gathered feedback.                                               | 14 Oct 2025        | WCC NF5 members                      |

Source: JSA 2025.

Further detail of UOW engagement sessions and the community drop-in session is provided below.

## 2.4 UOW engagement sessions

UOW and Keyton held three engagement sessions with university stakeholders during the pre-exhibition period providing information about the SSDA and seeking feedback from all UOW staff, Innovation Campus staff, and Innovation Campus external tenants and users.

### 2.4.1 UOW all staff & Innovation Campus staff

UOW Director of Commercial Projects provided:

- A face-to-face information session for UOW staff based at the Innovation Campus on 20 October 2025 from 11am-12pm; and
- An online information session for all UOW staff on 22 October 2025 from 2-3pm.

Staff were invited to attend these sessions via email. Posters advertising the IC sessions were placed throughout the Innovation Campus, including in toilet cubicles (**Appendix F**).

The presentation provided an overview of the:

- SSDA, indicative development timeline and potential impacts during construction period;
- History of the project since 2016 when UOW initiated an EOI for a development partnership;
- Changes to the project and UOW position since 2020 and the Covid pandemic;

<sup>8</sup> Wollongong City Council, Neighbourhood Forums, NF5 – Wollongong Area, <https://wollongong.nsw.gov.au/community/neighbourhood-forums/nf5>, accessed 20/11/2025.

- Ground leases and collaborative agreements between UOW, development and operational partners, that require research and education activities;
- Governance committee and processes that will oversee collaborative activities; and
- UOW work with academic stakeholders and key faculty to develop the research and education activities for the precinct.

11 staff members attended the UOW all-staff online session.

20 staff members attended the UOW IC staff face-to-face session.

## 2.4.2 IC commercial tenants & users

Keyton Senior Development Manager provided a face-to-face engagement session for Innovation Campus commercial tenants and users on 20 October 2025 from 1-2:30pm. Staff, tenants and business partners were invited by email; with the session notified on posters placed throughout the IC (**Appendix F**). The presentation given is provided at **Appendix B**.

- 11 commercial tenants & users attended the session, including representatives from Kids' Uni, Cancer Council NSW, Piccolo Me café, SLR Consulting and IOT Allied Health.
- JSA completed exit surveys with 3 attendees.

## 2.5 Community drop-in session

A drop-in community engagement session was held at the Innovation Campus on 22 November 2025, from 4pm to 7pm.

Keyton project team members and JSA facilitated the session. JSA completed exit surveys (**Appendix E**) with attendees for the Social Impact Assessment (SIA) for the proposal.

The session provided an opportunity for:

- The project team to receive feedback directly from local residents and businesses and better understand their concerns; and
- Community members, residential and commercial neighbours to speak directly with knowledgeable project team members who are able to provide information and answers to a range of queries about the application.

Display materials are shown in the Figures below and at **Appendix B**.

- 11 people attended the drop-in session.
- JSA completed 7 exit surveys with 8 attendees, including a couple who completed the survey jointly.



Figure 2.1: Drop-in engagement session attendees with Keyton project team member

Source: Keyton 2025



Figure 2.2: Drop-in engagement session attendee with JSA & Keyton project team member

Source: Keyton 2025

## 2.6 NF5 engagement session

Keyton Senior Development Manager provided members of the Wollongong City Council Neighbourhood Forum 5 (NF5) with a presentation about the SSDA at their scheduled meeting held on 14 October 2025 at UOW.

Attendance included three NF5 members, five UOW representatives and three project team members (2 x Keyton and 1 x JSA). The presentation given is provided at **Appendix B**.

## 2.7 Option to contact JSA directly

The information kit provided local resident and business recipients with the opportunity to contact JSA directly via telephone or email to provide feedback about the proposal and/or to complete a short, fifteen-minute survey over the telephone to identify and understand the potential impacts (positive and negative) of the proposal and identify ways that any concerns raised could be addressed by the applicant if possible.

Calls, emails, written submissions and telephone surveys were asked to be provided by Friday 7 November 2025, four weeks from the date when the information kit was distributed.

One call was received during the period from a local neighbour inquiring about the proximity of the site to their property. No additional feedback was received from the caller. No additional calls were received or messages left from residents or businesses with questions or concerns about the proposal, the drop-in session or to participate in the telephone survey for the SIA.

JSA did not receive any emails containing written submissions about the proposal.

## 2.8 Detailed design engagement with potential operators

The Applicant and project architects Group GSA undertook targeted engagements with potential future operators on detailed designs for the co-located CCC and RCF building, with their feedback incorporated into the design process for the co-located facilities.

## 3 Engagement feedback

Feedback on the proposal was received from the engagement activities undertaken during the pre-exhibition period as set out above.

This Section provides summary Tables of feedback received during this period from government and industry stakeholders; and community stakeholders. Tables include feedback that was positive, neutral or informational, negative and/or concerns raised; and suggested mitigations for how concerns raised could be addressed. This is followed by a more detailed description of the feedback received from different sources/stakeholder groups.

### 3.1 Summary of feedback received

The Tables below provide summaries of feedback received during the pre-exhibition engagement activities from government and industry stakeholders and community stakeholders.

#### 3.1.1 Government & industry stakeholder feedback received

Sources include:

- Wollongong City Council (2024) Pre-Lodgement Notes - PL-2024/100, 25 Sept.
- Wollongong City Council (2025) Pre-Lodgement Notes - PL-2025/44, 15 May.

Table 3.1: Summary of government & industry feedback received

| Theme      | Description of feedback                                                                                                                                                                                                                                                          | Source                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Bushfire   | APZ and suitable riparian corridor setbacks required for relocated RACF/CCC, consultation with NSW RFS & DPE water recommended. Ensure minimal impact to existing vegetation, areas of ecological value and adjacent watercourses.                                               | WCC 2024;<br>WCC 2025 |
| Compliance | Relevant legislation & SEPPs, DCP, LEP, NCC Standards, Child Care Planning Guidelines & National Quality Framework Assessment Checklist                                                                                                                                          | WCC 2025              |
| Design     | Solar analysis to inform configuration of RACF/CCC incl location of outdoor play and communal open space areas & any overshadowing impacts from ILA-1; and impact of RACF/CCC on solar access to adjacent buildings, public spaces incl Green Heart & pathways/street frontages. | WCC 2024;<br>WCC 2025 |
| Design     | Activation of Innovation Way & Road 2 street frontages, primary entries of RACF/CCC positioned to improve activation.                                                                                                                                                            | WCC 2025              |
| Design     | Level transitions between ground floor plane of RACF/CCC & adjacent footpaths                                                                                                                                                                                                    | WCC 2025              |
| Design     | Detail of servicing and waste management required. BOH, service areas - loading & waste collection - preference at rear of buildings away from street frontages.                                                                                                                 | WCC 2025              |
| Design     | Services - generators, substations, fire tanks/boosters etc - to be located within buildings.                                                                                                                                                                                    | WCC 2025              |
| Design     | Connection between RACF/CCC & Green Heart to ensure activation that encourages pedestrian movement into and through the site                                                                                                                                                     | WCC 2025              |
| Design     | Design treatments that encourage intergenerational interaction within ground floor of RACF/CCC encouraged                                                                                                                                                                        | WCC 2025              |

| Theme                 | Description of feedback                                                                                                                                                                                                                                                           | Source                |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Design                | Amenity of CCC - solar access, overlooking from habitable rooms of RACF, activation of south-east corner while maintaining visual privacy and security of outdoor play areas.                                                                                                     | WCC 2025              |
| Design                | Amenity of RACF - solar access, ventilation, position & integration of café space to improve activation                                                                                                                                                                           | WCC 2025              |
| Design                | Amenity - ILA2 re Lift and stair placement of eastern core, visibility, access to natural light, wayfinding and safety.                                                                                                                                                           | WCC 2025              |
| Design                | ILA1 & ILA2 solar access compliance                                                                                                                                                                                                                                               | WCC 2025              |
| Design                | Materiality - prefinished and durable finishes encouraged due to coastal location and nearby sources of particulate matter.                                                                                                                                                       | WCC 2025              |
| Design                | Location of services - discrete, well screened centralised location encouraged. AC units on balconies discouraged due to visual and acoustic impacts.                                                                                                                             | WCC 2025              |
| Design                | Appropriate location of proposed CCC outdoor play areas re noise, privacy, security and solar access                                                                                                                                                                              | WCC 2025              |
| Design                | Sustainable design to include solar panels, rainwater harvesting and reuse, electric-only appliances and systems, EV chargers, car-share schemes, minimisation of full height glazing systems, prefinished durable materials with low embodied energy and low water use planting. | WCC 2025              |
| Environment           | Impacts to coastal wetland arising from relocated RACF/CCC                                                                                                                                                                                                                        | WCC 2024;<br>WCC 2025 |
| Flooding / Stormwater | Updated stormwater / flood assessment reports required                                                                                                                                                                                                                            | WCC 2025              |
| Landscape             | Provision of deep soil along Innovation Way, activation of street frontage                                                                                                                                                                                                        | WCC 2025              |
| Noise & vibration     | Repositioned RACF/CCC considered with regard to any external noise sources, incl adjacent industrial uses (e.g. batching plant at Montague Street)                                                                                                                                | WCC 2024              |
| Noise & vibration     | Ensure management of noise transmission between RACF & CCC for appropriate internal amenity for residents. Noise Assessment to inform location of appropriate locations for services and plant.                                                                                   | WCC 2025              |
| Parking & Traffic     | Relocation of P5 to south of the Green Heart requires pedestrian pathways to ensure accessibility for Campus users.                                                                                                                                                               | WCC 2024              |
| Parking & Traffic     | Compensatory parking provision sufficient to offset any loss of parking proposed. Detail location of & timing of delivery.                                                                                                                                                        | WCC 2025              |
| Parking & Traffic     | Required CCC parking to be provided within allotment/envelope of the CCC.                                                                                                                                                                                                         | WCC 2025              |
| Parking & Traffic     | Breakdown of total car parking for campus to be provided, ensure complies with DCP ratio of 1 space per 40-80m2 GFA retained.                                                                                                                                                     | WCC 2025              |
| Parking & Traffic     | Swept path diagrams for internal road network to show min 300mm clearances.                                                                                                                                                                                                       | WCC 2025              |
| Parking & Traffic     | Traffic statement to consider waste servicing locations and vehicle size, ensure compliance with DCP Ch E7 re complaint manoeuvring.                                                                                                                                              | WCC 2025              |
| Remediation           | Review Remediation Action Plan re altered position of RACF & SW stockpile, if stockpile to be retained remediation required for public access.                                                                                                                                    | WCC 2024;<br>WCC 2025 |
| Remediation           | Ensure proposed stockpile locations, incl proposed viewing platform, do not preclude future development of these parts of the site.                                                                                                                                               | WCC 2025              |
| Staging               | All works within Stage 1 to be delivered together consistent with consent requirements [DA-2021/101] incl Squires Way intersection, signalised pedestrian crossing and associated pathway network.                                                                                | WCC 2024              |

| Theme   | Description of feedback                                                                                                                                                                                                                                                 | Source                |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Staging | Staging Plan to confirm timing of the delivery of replacement P5 parking area.                                                                                                                                                                                          | WCC 2024              |
| Visual  | Review relocated RACF/CCC to ensure sightlines to Mt Kembla & Mt Keira maintained as far as is practicable, incl for future residents ILA-1. Visual impact assessment to consider location of proposed stockpiles & identified desirable view corridors across the site | WCC 2024;<br>WCC 2025 |

Source: JSA 2025

### 3.1.2 Community feedback received

Table 3.2: Summary of community feedback received during pre-exhibition engagement

| Theme                                   | Description of feedback                                                                                                                                                                                | Source                                   |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Positive feedback                       |                                                                                                                                                                                                        |                                          |
| Economic benefit                        | Proposal will bring new/more customers that will benefit IC-based businesses.                                                                                                                          | IC tenant exit survey                    |
| Social                                  | Potential opportunities for engagement between future residents, UOW students and faculty, retired UOW faculty and staff and the wider community viewed positively.                                    | Community session                        |
|                                         | Proposal viewed positively by participant interested to be a future resident of the development.                                                                                                       | Community session                        |
| Open space                              | Green Heart, High Point & public open space areas a positive addition to the precinct.                                                                                                                 | IC tenant exit survey, Community session |
|                                         | Design and location of First Nations High Point with cultural trail and viewing platform positive.                                                                                                     | NF5 meeting                              |
| Research & Education                    | MOU with UOW to ensure research and education spaces and activities included and retained, viewed positively.                                                                                          | Community session                        |
| Services & amenities                    | New services and amenities available to the wider community viewed positively.                                                                                                                         | Community session                        |
|                                         | Provision of 180 bed RCF a great benefit in the context of the current deficit/need for aged care services.                                                                                            | Community session                        |
|                                         | CCC will benefit IC based staff/tenants, convenient to have children in care close to employment.                                                                                                      | IC tenant exit survey                    |
|                                         | Opportunities for intergenerational engagement, play, research & education viewed positively (e.g. co-located CCC & RCF, future service/programs w/ RV residents & UOW etc)                            | IC tenant session                        |
| Visual                                  | Moving CCC/RCF building to maintain view lines to Mt Keira and Mt Kembla viewed positively.                                                                                                            | Community session                        |
| Concerns raised & suggested mitigations |                                                                                                                                                                                                        |                                          |
| Design                                  | Should be elderly/dementia friendly, accessible and include facilities to keep older people fit and healthy (e.g. wayfinding, sufficient shading of open space areas, gardening spaces for residents). | Community session                        |
|                                         | Amenity impacts of co-located CCC & RCF in terms of noise and infection control for RCF residents & privacy/overlooking for CCC.                                                                       | IC tenant session;                       |

| Theme                      | Description of feedback                                                                                                                                                                                                                                                          | Source                |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
|                            |                                                                                                                                                                                                                                                                                  | Community session     |
| Design - ESD               | Should be sustainable and energy efficient (passive solar, solar panels, water use, etc).                                                                                                                                                                                        | Community session     |
| Emergency                  | Concern for how elderly residents will be evacuated from the site in event of fire, bushfire, flooding.                                                                                                                                                                          | Community session     |
| Flooding                   | Concern about flood history, complexity of flooding issues with the site and potential for adverse impacts of flooding to/from the proposed development.                                                                                                                         | Community session     |
| Parking                    | Concern about loss of current reserved parking for businesses, increased distance & time to walk to/from office and resultant cost to businesses. Suggest honour current reserved parking arrangements & consider compensation of costs to business of alternative arrangements. | IC tenant exit survey |
| Services & amenities       | Concern proposed new amenities and facilities will be for residents only (e.g. Wellness Centre). Suggest facilities be open to community and/or provide amenities currently lacking that will be available to all precinct users (e.g. chemist, post office, additional retail)  | IC tenant exit survey |
|                            | Provision of an IGA/small shop with groceries, GP and allied health services within the precinct for all users.                                                                                                                                                                  | Community session     |
| Visual                     | Proposal may have adverse impact of view to the west from beach towards the escarpment.                                                                                                                                                                                          | Community session     |
| Questions/neutral feedback |                                                                                                                                                                                                                                                                                  |                       |
|                            | UOW Sustainable Building Research Group should be consulted.                                                                                                                                                                                                                     | Community session     |
| Design                     | Would like to see a community hall/space for resident gathering.                                                                                                                                                                                                                 | Community session     |
|                            | Input to detailed design of CCC regarding storage, toilets and amenities, kitchen facilities, age group play spaces, layout to ensure Research & Education spaces have oversight into playrooms / outdoor spaces and location of reception and user parking.                     | Operator engagement   |
| Flooding                   | Floodplain and tidal factors modelled and assessed appropriately to ensure that plans adequately consider flooding issues with the site.                                                                                                                                         | Community session     |
|                            | Visitor parking in the precinct should be free.                                                                                                                                                                                                                                  | Community session     |
| Parking                    | Query how staff parking be impacted?                                                                                                                                                                                                                                             | Community session     |
|                            | Location and number of accessible spaces, RCF visitor & staff spaces & CCC staff and drop-off spaces to be provided in the precinct.                                                                                                                                             | IC tenant session     |
| Connectivity/Pathways      | Is a footbridge to beach proposed?                                                                                                                                                                                                                                               | Community session     |
| Public transport           | Are any upgrades proposed for local station (Fairy Meadow)?                                                                                                                                                                                                                      | Community session     |
| Roads & traffic            | WCC plans for two-lane bridge on Squires Way over Fairy Creek south of the proposal site                                                                                                                                                                                         | NF5 meeting           |
|                            | More information requested about planned works for Squires Way incl widening, pedestrian crossing and pathways.                                                                                                                                                                  | NF5 meeting           |

| Theme                  | Description of feedback                                                                                                                                                                | Source              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Services & amenities   | Any road widening proposed within the IC proposed?                                                                                                                                     | NF5 meeting         |
|                        | Query proposal impact on local traffic.                                                                                                                                                | Community session   |
|                        | Provision of community bus for retirement village residents?                                                                                                                           | IC tenant session   |
|                        | Potential intergenerational opportunities of proposed facilities including Learn to Swim and dedicated seniors physical exercise classes (e.g. proposed gym and Greenheart open space) | Operator engagement |
|                        | Take inter-generational concept further by providing key worker housing for aged care and child care workers.                                                                          | Community session   |
| Future use of the site | Is SE portion of the site able to be utilised for additional UOW building in future?                                                                                                   | NF5 meeting         |
| Staging                | Is timing of Stage 2 secure or dependent on Stage 1? Concern that the development will remain unfinished and a construction site for many years.                                       | Community session   |

Source: JSA 2025.

## 3.2 Detail of community feedback received

Detail of community feedback received by stakeholder group and engagement activity is set out below.

### 3.2.1 UOW staff

11 staff members attended the UOW all-staff online session. Following the presentation given there were no concerns or questions raised. One attendee provided general positive feedback about the proposal, *'Looks like they have done an excellent job.'*

20 staff attended the UOW face-to-face session at the Innovation Campus. Attendees raised questions regarding car parking changes, research involvement in the precinct and timing of the development.

### 3.2.2 IC commercial tenants & users feedback

Exit surveys were completed with 3 of the 11 attendees of the session for IC commercial tenants and users. All three exit survey respondents provided positive feedback about the proposal. Concerns were raised by two respondents.

Some positive feedback, concerns and questions were received from attendees during the session.

#### Positive feedback

- Proposal will bring more customers that will benefit existing IC based businesses.
- Open space - proposed Green Heart public open space viewed positively.

- Services - proposed CCC will be a benefit to IC staff and tenants, convenient have children attend care close to employment.
- Services – co-located RCF/CCC and opportunities for intergenerational engagement and play viewed positively.

### Concerns raised

- Parking – losing current reserved spaces, increased distance and time for staff to walk to/from re-located parking to office, increasing cost to businesses due to billable hours.
- Amenities – concern that proposed new amenities and facilities will be for residents only.
- Design – concern about amenity impacts of co-located RCF and CCC in terms of noise for RCF residents and privacy/overlooking for CCC.

### Suggested mitigations

- Provide businesses with same number of reserved parking spots in re-located/new parking areas as per current arrangements.
- Consider compensation for businesses with reserved parking should location of temporary/new parking areas require significantly greater walking time to/from office.
- Provision of services and amenities currently lacking that will be available to all users of the precinct such as chemist, post office and additional retail.

### Questions/neutral feedback

- Parking - location and number of accessible spaces, RCF staff and visitor spaces, CCC staff and drop-off spaces to be provided in the precinct.
- Services & amenities – will a community bus be provided for retirement village residents.

## 3.2.3 Neighbours & community

11 community members attended the drop-in engagement session. JSA completed 7 exit surveys with 8 attendees (one couple completed jointly).

- Six respondents identified positive impacts or benefits of the proposal.
- Five respondents raised concerns about the proposal. Two respondents suggested multiple suggestions features they would like to see incorporated into the plans.
- Five respondents had questions or provided neutral feedback about the proposal.

### Positive feedback

- Open space – Green Heart, High Point and new open space areas accessible to wider community viewed positively and a benefit of proposal.
- Visual impact – moving building to maintain view lines to Mt Keira and Mt Kembla viewed positively.

- Services & amenities – new services and amenities available to the wider community viewed positively.
- Services & amenities – provision of 180 bed RCF a great benefit in the context of the current deficit/need for aged care services.
- Research & education – MOU with UOW for research and education spaces and activities viewed positively.
- Future residents – potential opportunities for engagement between future residents, UOW students and faculty, retired UOW faculty and staff and the wider community viewed positively.
- Future residents – proposal viewed positively and would like to be a future resident.

## Concerns raised

- Design – should be sustainable and energy efficient (passive solar, solar panels, water use, etc).
- Design – should be elderly/dementia friendly, accessible and include facilities to keep older people fit and healthy (e.g. wayfinding, sufficient shading of open space areas, gardening spaces for residents).
- Emergency – concern for how elderly residents will be evacuated from the site in event of fire, bushfire, flooding.
- Flooding – concern about flood history, complexity of flooding issues with the site and potential for adverse impacts of flooding to/from the proposed development.
- Services & facilities – provision of an IGA/small shop with groceries, GP and allied health services within the precinct for all users.
- Visual – proposal may have adverse impact of view west from beach towards the escarpment.

## Questions/neutral feedback

- Design – UOW Sustainable Building Research Group should be consulted.
- Design – would like to see a community hall/space for resident gathering.
- Design – why is the co-located RCF/CCC not located ‘at the front’ of the precinct (e.g. east of the site)?
- Flooding - floodplain and tidal factors modelled and assessed appropriately to ensure that plans adequately consider flooding issues with the site.
- Parking – visitor parking in the precinct should be free.
- Parking – query how staff parking be impacted?
- Pathways – is a footbridge to beach proposed?

- Services & facilities – suggest taking inter-generational concept further by providing key worker housing for aged care and child care workers.
- Traffic – query how local traffic will be affected?
- Public transport – are any upgrades proposed for local station (Fairy Meadow)?
- Staging – is timing of Stage 2 secure or dependent on Stage 1? Would not like to see development unfinished and a construction site for many years.

### 3.2.4 NF5 quarterly meeting attendees

NF5 members attending the October quarterly meeting provided positive feedback about the design and location of the First Nations Highpoint with cultural trail and viewing platform.

NF5 members at the meeting did not raise any concerns about the proposal, but did request additional information and had questions about the proposal including:

- Request for Keyton to provide additional information about plans for Squires Way including proposed widening, upgraded pedestrian crossing and pathways;
- WCC plans for the two-lane bridge over Fairy Creek to the south of the proposal site;
- Whether any road widening is proposed within the Innovation Campus; and
- Whether the southeast portion of the site is able to be utilised for additional UOW building in the future.

### 3.2.5 Potential operator engagements

The preferred future RCF operator, Opal Health Care, has provided the project team with a detailed design brief and has been engaged at each stage of the design process to review and provide feedback on plans for the RCF facility.

Potential CCC operator provided feedback on detailed designs for the co-located CCC and RCF and services/programming with regard to:

- Services & amenities - potential intergenerational opportunities through shared use of proposed facilities (external to CCC/RCF) such as ILA-1 indoor pool for UniActive Learn to Swim program during winter and use of proposed gym and Greenheart open space for dedicated seniors physical exercise classes open to all users and wider community.
- Design - requirements for CCC spaces regarding storage, toilets and amenities, kitchen facilities, age group play spaces, layout to ensure Research & Education spaces have oversight into playrooms / outdoor spaces and location of reception and user parking.

## 4 Project response

The project response to topics, issues and concerns raised during pre-exhibition engagement and suggested mitigations are set out in the Table below by themes including:

- Bushfire
- Compliance
- Connectivity/pathways
- Design
- Environment
- Emergency
- Flooding
- Future use of the site
- Landscape
- Noise & vibration
- Parking & traffic
- Public transport
- Remediation
- Services and amenities
- Staging
- Visual impact

Table 4.1: Project response to concerns raised & suggested mitigations

| Theme      | Detail of concern/suggested mitigation/questions raised                                                                                                                                                                                                                        | Stakeholder | Project response, mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bushfire   | APZ and suitable riparian corridor setbacks required for relocated RCF/CCC, consultation with NSW RFS & DPE water recommended. Ensure minimal impact to existing vegetation, areas of ecological value and adjacent watercourses.                                              | WCC         | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Architectural Drawing: DA2.50 RCF Ground Level (Marchese Partners/Group GSA) for placement of RCF/CCC in relation to the SFPP APZ setback and Riparian 30m Setbacks. <ul style="list-style-type: none"> <li>- It is noted that the RCF porte cohere is proposed within the designated Asset Protection Zone (APZ) in accordance with Planning for Bush Fire Protection 2019 (NSW RFS). The structure will be constructed of reinforced concrete and will exceed the minimum construction requirements applicable to BAL 12.5 under AS 3959–2018 Construction of Buildings in Bushfire-Prone Areas.</li> <li>- The proposed Porte Cochere comprises non-combustible materials, as such, it does not increase the bushfire hazard to the development and remains consistent with the bushfire protection measures applicable to the site. The structure will provide sheltered, weather-protected access for occupants entering and exiting the building.</li> </ul> </li> <li>2. Bush Fire Risk Assessment v1.2 dated Feb-26 (Blackash Bushfire Consulting)</li> <li>3. Biodiversity Development Assessment Report v1.3 (Ecoplaning)</li> <li>4. Vegetation Management Plan v1.2 dated Feb-26 – (Ecoplaning)</li> </ol> |
| Compliance | Relevant legislation & SEPPs, DCP, LEP, NCC Standards, Child Care Planning Guidelines & National Quality Framework Assessment Checklist                                                                                                                                        | WCC         | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Environmental Impact Statement dated Mar-26 – Keylan Consulting for a full explanation of compliance.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Design     | Solar analysis to inform configuration of RCF/CCC incl location of outdoor play and communal open space areas & any overshadowing impacts from ILU-1; and impact of RCF/CCC on solar access to adjacent buildings, public spaces incl Green Heart & pathways/street frontages. | WCC         | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Architectural Drawings – DA7.01-7.04 Shadow Analysis Sheets 01-04 dated Feb-26 (Marchese Partners/Group GSA) for solar access to Childcare Centre, Green Heart and Precinct Streets on the Winter Solstice (21 June) between the hours of 9am and 3pm.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Design     | Activation of Innovation Way & Road 2 street frontages, primary entries of RCF/CCC positioned to improve activation.                                                                                                                                                           | WCC         | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Architectural Drawing: DA2.50 RCF – Ground Level (Marchese Partners/Group GSA) <ul style="list-style-type: none"> <li>- For RCF/CCC entries and other uses fronting Innovation Way.</li> </ul> </li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Theme  | Detail of concern/suggested mitigation/questions raised                                                                                                                      | Stakeholder | Project response, mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design | Level transitions between ground floor plane of RCF/CCC & adjacent footpaths                                                                                                 | WCC         | Refer:<br>1. Architectural Drawing: DA2.50 RCF Ground Level (Marchese Partners/Group GSA)<br>- <i>For RCF/CCC internal and external reduced Levels (RLs) and transitions.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Design | Detail of servicing and waste management required. BOH, service areas – loading & waste collection – preference at rear of buildings away from street frontages.             | WCC         | Refer:<br>1. Architectural Drawings: DA2.50 RCF Ground Level, DA3.00 ILU-1 Ground Level and DA4.00 ILU-2 Ground Level<br>- <i>For the locations of proposed Loading Docks (all located to the rear of the buildings, off service roads).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Design | Services - generators, substations, fire tanks/boosters etc - to be located within buildings.                                                                                | WCC         | Refer:<br>1. Architectural Drawings: DA2.50 RCF Ground Level, DA3.00 ILU-1 Ground Level and DA4.00 ILU-2 Ground Level (Marchese Partners/Group GSA)<br>- <i>For the locations of an on-street Kiosk Substations and Fire Boosters for each building and for the Fire Safety Services required for the RCF/CCC due to its adjacency to an APZ.</i><br>- <i>All Substation Kiosks and Boosters have been discreetly located to rear of the buildings, off service roads. This resolution is viewed as a superior Urban Design outcome to locating these elements within the building footprints, which would overload the Ground Floor facades/street frontages with building services and ventilation grilles (noting that spatial requirements increase if located within building footprints).</i> |
| Design | Connection between RCF/CCC & Green Heart to ensure activation that encourages pedestrian movement into and through the site                                                  | WCC         | Refer:<br>1. Landscape Drawing Sets: (SCAPE Design and Taylor Brammer)<br>- <i>For proposed location of landscaping, footpaths and pedestrian crossings linking and encouraging direct and safe access to the Green Heart for the RCF/CCC. Note pedestrian crossings have been relocated to directly link the RCF/CCC, Viewing Mound Entry node and north-west corner of the Green Heart.</i>                                                                                                                                                                                                                                                                                                                                                                                                       |
| Design | Design treatments that encourage intergenerational interaction within ground floor of RCF/CCC encouraged                                                                     | WCC         | Refer:<br>1. Landscape Drawing: LA-RCF-100 – RCF Site Plan (Taylor Brammer)<br>2. Architectural Drawing: DA2.50 RCF – Ground Level (Marchese Partners/Group GSA)<br>- <i>For through site link, café, café seating and shared landscape breakout area encouraging intergenerational interaction between visitors to the RCF/CCC.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Design | Amenity of CCC - solar access, overlooking from habitable rooms of RCF, activation of south-east corner while maintaining visual privacy and security of outdoor play areas. | WCC         | Refer:<br>1. Landscape Drawing: LA-RCF-100 – RCF Site Plan (Taylor Brammer)<br>2. Architectural Drawing: DA2.50 RCF – Ground Level (Marchese Partners/Group GSA)<br>3. Architectural Drawings: DA7.01-7.04 Shadow Analysis Sheets 01-04 dated Feb-26 (Marchese Partners/Group GSA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Theme  | Detail of concern/suggested mitigation/questions raised                                                                                               | Stakeholder       | Project response, mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |                                                                                                                                                       |                   | <ul style="list-style-type: none"> <li>- For Childcare solar access, visual privacy from RCF over and overall resolution on outdoor play area security, visual privacy and activation.</li> </ul>                                                                                                                                                                                                                                                                                                                       |
| Design | Amenity of RCF - solar access, ventilation, position & integration of café space to improve activation                                                | WCC               | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Landscape Drawing: LA-RCF-100 – RCF Site Plan (Taylor Brammer)</li> <li>2. Architectural Drawing (Marchese Partners) : DA2.50 RCF – Ground Level (Marchese Partners/Group GSA)</li> <li>3. Architectural Drawings – DA7.01-7.04 Shadow Analysis Sheets 01-04 dated Feb-26 (Marchese Partners/Group GSA).</li> </ol> <p><i>For RCF solar access and Ground Plane / Pedestrian Link adjacent uses and activation (ie Entry Lobby, Café, Wellness Centre).</i></p> |
| Design | Amenity - ILU2 re Lift and stair placement of eastern core, visibility, access to natural light, wayfinding and safety.                               | WCC               | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Architectural Drawing (Marchese Partners): DA4.04 ILU2 Level 4-7</li> </ol> <p><i>For revised ILU2 tower simplified lobby and lift/stair core placement with access to natural light and ventilation. Note access to lift core within the Entry Lobby on DA4.00 ILU2 Ground Level is directly off large open plan Entry Lobby/Café space.</i></p>                                                                                                               |
| Design | ILU1 & ILU2 solar access compliance                                                                                                                   | WCC               | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Architectural Drawings: DA7.50-56 Sun Access Views, DA7.60-61 Solar to COS (Marchese Partners)</li> <li>2. Housing SEPP Design Verification Statement (Marchese Partners) for SEPP Housing and SEPP 65 ADG</li> </ol>                                                                                                                                                                                                                                           |
| Design | Materiality - prefinished and durable finishes encouraged due to coastal location and nearby sources of particulate matter.                           | WCC               | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Architectural Drawings DA6.00-13 for RCF and ILU (Marchese Partners/Group GSA) <ul style="list-style-type: none"> <li>- <i>For External Finishes and Colour Schedules. Note prefinished and durable selections have been made as appropriate for the coastal location.</i></li> </ul> </li> </ol>                                                                                                                                                               |
| Design | Location of services - discrete, well screened centralised location encouraged. AC units on balconies discouraged due to visual and acoustic impacts. | WCC               | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Concept DA (DA- 2020/101) Conditions of Consent <ul style="list-style-type: none"> <li>- <i>Condition of Consent 33. All Buildings – Air Conditioners. Air Conditioning units/condensers, where placed on balconies, must be screened from view from public areas.</i></li> </ul> </li> </ol>                                                                                                                                                                   |
| Design | Sustainable design to include solar panels, rainwater harvesting and reuse, electric-only appliances and systems, EV chargers, car-share              | WCC;<br>Community | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. BASIX Summary Report (WSP) and ESD Report (Keyton/WSP) <i>for all proposed sustainability initiatives including:</i></li> </ol>                                                                                                                                                                                                                                                                                                                                 |

| Theme  | Detail of concern/suggested mitigation/questions raised                                                                                                                                                | Stakeholder          | Project response, mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | schemes, minimisation of full height glazing systems, prefinished durable materials with low embodied energy and low water use planting.                                                               |                      | <ul style="list-style-type: none"> <li>- Solar panels to the RCF rooftop, noting potential for solar panels to ILU rooftops in future, pending final building services co-ordination and height plane breach acceptances to confirm spatial availability.</li> <li>- Rainwater harvesting and re-use.</li> <li>- Electric-only appliances and systems to RCF and ILUs.</li> <li>- Note EV charges and car-share schemes will be implemented as part of the development in future (necessary allowances have been included).</li> <li>- Glazing has been minimised where appropriate and paired with double-glazing and the inclusion of façade screening to reduce solar heat gain.</li> <li>- Prefinished durable materials have been nominated.</li> <li>- Low embodied energy targets will be achieved via target Greenstar 5- star pathway.</li> <li>- Native, low water use planting has been nominated across the Precinct.</li> </ul> |
| Design | Should be elderly/dementia friendly, accessible and include facilities to keep older people fit and healthy (e.g. wayfinding, sufficient shading of open space areas, gardening spaces for residents). | Community            | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Architectural Design Report (Marchese Partners) – Feb-26</li> <li>2. Architectural Design Report – RCF (Group GSA) – Mar-26</li> <li>3. Accessibility Capability Statement (McKenzie Group) – Mar-26</li> </ol> <ul style="list-style-type: none"> <li>- The precinct has been designed in alignment with recognised seniors-housing and aged-care guidelines, ensuring it is elderly and dementia-friendly, fully accessible, and supportive of resident health and wellbeing.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                           |
| Design | Amenity impacts of co-located CCC & RCF in terms of noise and infection control for RCF residents & privacy/overlooking for CCC.                                                                       | IC tenant; Community | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Noise and Vibration Impact Assessment – Rev 4 - Northrop</li> </ol> <ul style="list-style-type: none"> <li>- Detailed noise intrusion modelling and application of AS/NZS 2107 internal noise criteria has informed design solutions which appropriately manage noise transmission between the RCF and CCC including the adoption of NCC 2022 prescribed deemed-to-satisfy requirements for internal walls and glazing.</li> <li>- Infection control for RCF residents is carefully considered and incorporated into the proposed building design, includes separate entries for the RCF and CCC, and private balconies for RCF residents in the event of any requirement to socially distance.</li> </ul>                                                                                                                                                                           |
| Design | Input to detailed design of CCC regarding storage, toilets and amenities, kitchen facilities, age group play spaces, layout to ensure Research & Education spaces have oversight into                  | Operator engagement  | <p>Refer:</p> <ol style="list-style-type: none"> <li>1. Architectural Drawing: DA2.50 RCF – Ground Level (Marchese Partners/Group GSA) and;</li> <li>2. Landscape Drawing: LA-RCF-100 – RCF Site Plan (Taylor Brammer)</li> </ol> <p>For detailed design of proposed Childcare Facility based on potential Operator requirements and Child Care Planning Guidelines and National Quality Framework Assessment Checklist</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Theme                 | Detail of concern/suggested mitigation/questions raised                                                                                                  | Stakeholder | Project response, mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | playrooms / outdoor spaces and location of reception and user parking.                                                                                   |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Environment           | Impacts to coastal wetland arising from relocated RCF/CCC                                                                                                | WCC         | Refer:<br>1. Biodiversity Development Assessment Report v1.2 (Ecoplanning)<br>2. Vegetation Management Plan v1.2 (Ecoplanning)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Emergency             | Concern for how elderly residents will be evacuated from the site in event of fire, bushfire, flooding.                                                  | Community   | Refer:<br>1. Bush Fire Assessment v1.2 (Blackash)<br>2. Flood Impact and Risk Assessment Rev B (JWP)<br>3. Flood Emergency Response Plan Rev B (JWP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flooding / Stormwater | Updated stormwater / flood assessment reports required                                                                                                   | WCC         | Refer:<br>1. Integrated Water Management Plan Rev 4 (Northrop)<br>2. Flood Impact and Risk Assessment Rev B (JWP)<br>3. Flood Emergency Response Plan Rev B (JWP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flooding              | Concern about flood history, complexity of flooding issues with the site and potential for adverse impacts of flooding to/from the proposed development. | Community   | Refer:<br>1. Integrated Water Management Plan Rev 4 (Northrop)<br>2. Flood Impact and Risk Assessment Rev B (JWP)<br>3. Flood Emergency Response Plan Rev B (JWP)<br>- <i>Flood modelling demonstrates no increase in flood levels outside the UOW Innovation Campus in Defined Flood Event (DFE) or Probable Maximum Flood (PMF) scenarios post-development.</i><br>- <i>A localised increase (up to 30 mm) in flood levels occurs near the existing pond albeit is entirely contained within campus lands and does not affect external flooding behaviour.</i><br>- <i>There is no adverse flooding impact on proposed buildings with buildings achieving or exceeding the required building freeboard.</i> |
| Flooding              | Floodplain and tidal factors modelled and assessed appropriately to ensure that plans adequately consider flooding issues with the site.                 | Community   | Refer:<br>1. Integrated Water Management Plan Rev 4 (Northrop)<br>2. Flood Impact and Risk Assessment Rev B (JWP)<br>3. Flood Emergency Response Plan Rev B (JWP)<br>- <i>Floodplain behaviour, tidal influences, and all relevant flood mechanisms have been appropriately modelled and assessed in accordance with Wollongong City Council's adopted Fairy and Cabbage Tree Creeks Floodplain Risk Management Study (August 2024), ensuring that flooding issues affecting the site are fully understood and incorporated into the design.</i>                                                                                                                                                              |

| Theme             | Detail of concern/suggested mitigation/questions raised                                                                                                                                        | Stakeholder | Project response, mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape         | Provision of deep soil along Innovation Way, activation of street frontage                                                                                                                     | WCC         | Refer:<br>1. Architectural Drawing DA2.50 RCF Ground Level and DA2.61 RCF Deep Soil Area (Group GSA)<br>- <i>For deep soil along Innovation Way between the Childcare outdoor play area and Innovation Way footpath and for RCF uses positioned to activate the Innovation Way street frontage (Wellness Centre, Function/Training Room and Staff Room with an outdoor breakout area).</i>                                                                                                                                                                                                                                                     |
| Noise & vibration | Repositioned RCF/CCC considered with regard to any external noise sources, incl adjacent industrial uses (e.g. batching plant at Montague Street)                                              | WCC         | Refer:<br>1. Noise and Vibration Impact Assessment Rev 4 (Northrop)<br>- <i>The repositioned RCF/CCC has been directly assessed against industrial noise sources (including the batching plant on Montague Street) via targeted long-term and attended monitoring.</i><br>- <i>Mitigation measures proposed include appropriate glazing and façade treatments on the northern and western facades, ensuring internal noise levels comply with AS/NZS 2107 internal noise limits.</i>                                                                                                                                                           |
| Noise & vibration | Ensure management of noise transmission between RCF & CCC for appropriate internal amenity for residents. Noise Assessment to inform location of appropriate locations for services and plant. | WCC         | Refer:<br>1. Noise and Vibration Impact Assessment Rev 4 (Northrop)<br>2. Architectural Drawings DA2.50 to DA2.59 (Group GSA)<br>- <i>For detailed noise intrusion modelling and application of AS/NZS 2107 internal noise criteria has informed design solutions which appropriately manage noise transmission between the RCF and CCC including the adoption of NCC 2022 prescribed deemed-to-satisfy requirements for internal walls and glazing.</i><br>- <i>RCF services to be located at ground level within the northern / western part of the building with higher glazing requirements to be adopted for RCF suites in proximity.</i> |
| Parking & Traffic | Concern about loss of current reserved parking for businesses, increased distance & time to walk to/from office and resultant cost to businesses.                                              | IC tenant   | Refer:<br>1. Transport Impact Assessment v1.4 (SLR)<br>2. Architectural Drawing DA1.17 Proposed SSDA Master Plan<br>- <i>Note all existing University on-grade parking is proposed to be relocated.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Parking & Traffic | Relocation of P5 to south of the Green Heart requires pedestrian pathways to ensure accessibility for Campus users.                                                                            | WCC         | Refer:<br>1. Landscape Drawing LD.105 to LD1.07 (Scape Design)<br>- <i>For included pedestrian pathways and crossings in all proposed replacement on-grade University parking areas.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Theme             | Detail of concern/suggested mitigation/questions raised                                                                                       | Stakeholder | Project response, mitigation                                                                                                                                                                                                                                                                                                            |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking & Traffic | Compensatory parking provision sufficient to offset any loss of parking proposed. Detail location of & timing of delivery.                    | WCC         | Refer:<br>1. Transport Impact Assessment v1.4 (SLR) – APPENDIX B<br>- <i>For all proposed replacement on grade University Parking and timing.</i>                                                                                                                                                                                       |
| Parking & Traffic | Required CCC parking to be provided within allotment/envelope of the CCC.                                                                     | WCC         | Refer:<br>1. Architectural Drawing DA2.50 RCF Level Ground (Group GSA)<br>- <i>For locations of proposed Childcare Staff and Parent Drop-off/Pick-up parking. Note Parent Pick-up and Drop-off parking has been positioned along High Street and Innovation Way immediately adjacent to the Childcare to maximise safety.</i>           |
| Parking & Traffic | Breakdown of total car parking for campus to be provided, ensure complies with DCP ratio of 1 space per 40-80m2 GFA retained.                 | WCC         | Refer:<br>1. Transport Impact Assessment v1.4 (SLR) – Section 4.0 Car Parking Requirements                                                                                                                                                                                                                                              |
| Parking & Traffic | Swept path diagrams for internal road network to show min 300mm clearances.                                                                   | WCC         | Refer:<br>1. Civil Drawing DAC08.11 Vehicular Turn Paths                                                                                                                                                                                                                                                                                |
| Parking & Traffic | Traffic statement to consider waste servicing locations and vehicle size, ensure compliance with DCP Ch E7 re complaint manoeuvring.          | WCC         | Refer:<br>1. Transport Impact Assessment v1.4 (SLR) – APPENDIX C – Swept Path Assessments.                                                                                                                                                                                                                                              |
| Parking & Traffic | More information requested about planned works for Squires Way incl widening, pedestrian crossing and pathways.                               | NF5         | Refer:<br>1. Wollongong City Council for Squires Way proposed road widening works. Future Works and Projects   City of Wollongong<br>2. Civil Drawing DAC05.61 Squires Way Intersection Siteworks Plan<br>- <i>For H&amp;WP proposed works ie intersection, deceleration lane, signalised pedestrian crossing and footpath network.</i> |
| Parking & Traffic | Any road widening proposed within the IC proposed?                                                                                            | NF5         | <i>No road widenings are required nor proposed within the Innovation Campus.</i>                                                                                                                                                                                                                                                        |
| Remediation       | Review Remediation Action Plan re altered position of RCF & SW stockpile, if stockpile to be retained remediation required for public access. | WCC         | Refer:<br>1. Remediation Action Plan- Rev 3 - Douglas and Partners<br>- <i>Noting all mounds will be fully remediated, capped with clean material and made safe for public access.</i>                                                                                                                                                  |

| Theme                | Detail of concern/suggested mitigation/questions raised                                                                                                                                                                                                                         | Stakeholder       | Project response, mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remediation          | Ensure proposed stockpile locations, incl proposed viewing platform, do not preclude future development of these parts of the site.                                                                                                                                             | WCC               | <p>Refer:</p> <ol style="list-style-type: none"> <li>Landscape Drawings LA-SW-001 Landscape Master Plan (Taylor Brammer) for remediated final mound locations. <ul style="list-style-type: none"> <li><i>Removal of all previously stockpiled contaminated material from the southern area of the Innovation Campus is cost prohibitive due to the application of NSW waste levies. Utilising existing Stockpile A as a First Nations Highpoint/Viewing Platform to capture culturally significant views of both Mt Djeera and Mt Djembla is viewed as a good outcome.</i></li> <li><i>All relocated on-grade University parking areas remain viable/feasible future University Development sites.</i></li> </ul> </li> </ol>                                                                                                                                                                                                                                                                                                                                                                            |
| Services & amenities | Concern proposed new amenities and facilities will be for residents only (e.g. Wellness Centre). Suggest facilities be open to community and/or provide amenities currently lacking that will be available to all precinct users (e.g. chemist, post office, additional retail) | IC tenant         | <p>Refer:</p> <ol style="list-style-type: none"> <li>Architectural Drawings DA3.00 ILU-1 Ground Level and DA4.00 ILU-2 Ground Floor <ul style="list-style-type: none"> <li><i>For proposed "Research and Education Spaces" which are intended to be used/lease for a variety of uses including Allied Health, GP, Dentist etc. Café offering in ILU-2 will provide everyday essential groceries such as bread, eggs and milk. It is yet to be determined if the Resident's Wellness Centre can be opened to other Campus Users. It is more likely that Keyton will explore the additional of additional Wellness type uses within ILU-2, noting our Resident's value a more private and safe space for exercise &amp;/or rehabilitation.</i></li> </ul> </li> <li>Refer Landscape Drawing LA-SW-001 Landscape Master Plan (Taylor Brammer) <ul style="list-style-type: none"> <li><i>For Public Realm facilities (including the Greenheart and First Nations Highpoint/Viewing Platform and on-street parking, which will be open to all campus users and the general public.</i></li> </ul> </li> </ol> |
| Services & amenities | Provision of an IGA/small shop with groceries, GP and allied health services within the precinct for all users.                                                                                                                                                                 | Community         | <p>Refer:</p> <ol style="list-style-type: none"> <li>Architectural Drawings DA3.00 ILU-1 Ground Level and DA4.00 ILU-2 Ground Floor (Marchese Partners) <ul style="list-style-type: none"> <li><i>For proposed "Research and Education Spaces" which are intended to be used/lease for a variety of uses including Allied Health, GP, Dentist etc. Café offering in ILU-2 will provide everyday essential groceries such as bread, eggs and milk.</i></li> </ul> </li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Services & amenities | Provision of community bus for retirement village residents?                                                                                                                                                                                                                    | IC tenant session | <p>Refer:</p> <ol style="list-style-type: none"> <li>Social Impact Assessment Revision 2.0 (Judith Stubbs and Associates) <ul style="list-style-type: none"> <li><i>An onsite shuttle (12-seater or 22-seater bus) will be provided for retirement village residents, providing access to offsite retail, medical and recreation destinations).</i></li> </ul> </li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Theme                  | Detail of concern/suggested mitigation/questions raised                                                                                                                                            | Stakeholder | Project response, mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Services & amenities   | Take inter-generational concept further by providing key worker housing for aged care and child care workers.                                                                                      | Community   | <i>Not proposed as part of the HW&amp;P or this SSDA.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Future use of the site | Is SE portion of the site able to be utilised for additional UOW building in future?                                                                                                               | NF5         | Refer:<br>1. Architectural Drawing DA1.17 Proposed SSDA Master Plan (Marchese Partners/Group GSA)<br>- <i>Both proposed on-grade University parking areas to the south of the existing pond and Green Heart are noted as "Future University Development Sites".</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Staging                | All works within Stage 1 to be delivered together consistent with consent requirements [DA-2021/101] incl Squires Way intersection, signalised pedestrian crossing and associated pathway network. | WCC         | Refer:<br>1. Architectural Drawing: DA1.16 Staging Plan (Marchese Partners/Group GSA)<br>- <i>For Squires Way intersection, signalised pedestrian crossing and associated pathway network details, which all remain included within Stage 1.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Staging                | Staging Plan to confirm timing of the delivery of replacement P5 parking area.                                                                                                                     | WCC         | Refer:<br>1. Architectural Drawing: DA1.16 Staging Plan (Marchese Partners/Group GSA)<br>2. Transport Impact Assessment v1.4 (SLR) – APPENDIX B<br>- <i>Circa 50 replacement University parking spaces will be replaced as part of Stage 1, with the balance replaced as part of Stage 2.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Staging                | Is timing of Stage 2 secure or dependent on Stage 1? Concern that the development will remain unfinished and a construction site for many years.                                                   | Community   | Refer:<br>1. Architectural Drawing: DA1.16 Staging Plan (Marchese Partners/Group GSA)<br>- <i>Stage 1 will include the RCF/CC (180 aged care beds) and ILU-1 (110 independent living units).</i><br>- <i>Stage 2 will include completion of ILU-2 (138 independent living units), the Greenheart and Viewing Mound and will commence either immediately or 6 months post Stage 1 completion, dependant on the rate of reservations and settlements on ILU-1, noting that Retirement Living contracts are non-binding. Keyton are a fully funded Retirement Living owner and operator with project finance already secured against existing assets. Further, it is unlikely that Stage 2 will be delayed as overall Project financials rely on its completion.</i> |
| Visual                 | Review relocated RCF/CCC to ensure sightlines to Mt Kembla & Mt Keira maintained as far as is practicable, incl for future residents ILU-1. Visual                                                 | WCC         | Refer:<br>1. <i>Visual Impact Assessment, Virtual Ideas/Keylan Consulting, v1.0 Mar-26</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Theme  | Detail of concern/suggested mitigation/questions raised                                                             | Stakeholder | Project response, mitigation                                                                                                                                                                        |
|--------|---------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | impact assessment to consider location of proposed stockpiles & identified desirable view corridors across the site |             | - <i>For an updated analysis of sightlines to Mt Djeera and Mt Djembla (with reference to the relocated RCF/CC and Viewing Mound which now has unobstructed views of Mt Djeera and Mt Djembla).</i> |
| Visual | Proposal may have adverse impact of view to the west from beach towards the escarpment.                             | Community   | Refer:<br>1. Visual Impact Assessment, Virtual Ideas/Keylan Consulting, v1.0 Mar-26<br><i>For an analysis of the impact of the proposed development on key sightlines towards the escarpment.</i>   |

Source: JSA 2026; Keyton 2026.

# Appendix A: UOW IC H&WP Website (October 2025)

<https://www.innovationcampus.com.au/health-and-wellbeing-precinct/>



UNIVERSITY OF WOLLONGONG AUSTRALIA

INNOVATION CAMPUS



Home > Health and wellbeing precinct



LIVE WELL LONGER

## Health & Wellbeing Precinct

The Health and Wellbeing Precinct is an exciting phase of development proposed for the Innovation Campus. The proposed Precinct will support the University's vision to create knowledge for a better world and making a difference for our communities.

## One of Australia's first intergenerational university communities

The Precinct will be one of Australia's first intergenerational university communities – a place for living, learning, working and growing in an environment that supports complete physical, social, and mental health and wellbeing.

Human health presents complex and pressing challenges for our society – and it goes far beyond simply the absence of disease. The [University of Wollongong](#) (UOW) and [Keyton](#) (Precinct development partner) are committed to driving innovation in healthcare research, education and delivery for a better, healthier future for all.

## Update: State Significant DA currently being prepared

Concept DA approved May 2024

*The Concept DA for the Health and Wellbeing Precinct was approved by Wollongong City Council and the Southern Regional Planning Panel on 6 May 2024.*

**A State Significant DA is currently being prepared for submission to the NSW Department of Planning.**

The State Significant DA includes more detailed plans for the proposed buildings and open spaces as well as amendments to the Residential Care Facility previously approved under the Concept DA.

These amendments include:

- An increase in the proposed number of Residential Care beds to 180, and
- Improvements to the position of the proposed Residential Care and Early Learning building allowing additional views to Mt Djeera and Mt Djembla from precinct open spaces.

## Precinct features

### Residential care / early learning

**Operators:** TBC

The new development will co-locate a Residential Care Facility and an Early Learning Centre, creating opportunities for intergenerational connection and community. It will provide 180 residential care beds and 60 early learning spaces, supported by integrated research and education to enhance learning, wellbeing, and innovation across all age groups.

### Seniors living / retirement village

**Operator:** Keyton

**Stage 1** will include 95 Independent Living Units (ILUs), Retirement Living Facilities, a Wellness Centre and integrated research and education spaces.

**Stage 2** will include 140 Independent Living Units (ILUs), Retirement Living facilities and integrated research and education spaces.

### Infrastructure / recreational spaces

The precinct will feature a Pedestrian Spine linking to the Innovation Campus, an Intergenerational Plaza by the lake, and a Green Heart with lawns, seating, shade, a cultural trail, and 'chain of ponds.' A Highpoint lookout offers views of Mt Djeera and Mt Djembala. Squires Way adds bike/pedestrian paths and a signalised crossing to Stuart Park and North Wollongong Beach, with expanded parking replacing existing.

## Precinct **benefits**

- **Intergenerational living:** Daily social engagement across all ages within one vibrant precinct
- **Health & wellbeing:** Seamless continuum of care, mental and physical wellbeing, and increased social connection for seniors
- **Research & education:** Real-world learning and work integrated placements, informed by cutting edge innovation and research
- **Community & cultural:** Recreation spaces open to all, cultural engagement, and social cohesion
- **Economic & housing:** Significant investment and jobs, new seniors living and care supply for Illawarra region
- **University reputation & capability:** Leadership in health and wellbeing research, student readiness and innovative model nationally

## Project next steps

Community and stakeholder engagement is very important to us. Community engagement for the State Significant Development Application (DA) will be ongoing between September to December 2025.

If you would like to be involved or provide feedback, please [contact the project team](#).



**6 May 2024**

Concept DA approved.



**2025**

Community engagement will occur in September to December 2025.



**2026**

State Significant DA lodgment and assessment



**Early-mid 2027**

Start on site

## Living well longer



Aerial view of the Health & Wellbeing Precinct

### Translating research into action

Located on the southern end of the Innovation Campus, the Health & Wellbeing Precinct will deliver much needed Residential Care and Seniors Housing supply for Illawarra Region while fostering wellbeing, innovation, social engagement, cultural enrichment, economic vitality and educational excellence.

PARTNERING WITH KEYTON

## Australia's premier retirement community developer with over 30 years of expertise

[Keyton](#) is a leading owner, operator and developer of retirement communities in Australia.

Today, over 17,000 residents in more than 75 villages around the country, from vibrant inner-city residences to charming coastal communities call Keyton home.

With over 30 years of experience in the retirement sector, they are an independent brand, proudly owned and backed by Aware Super, APG and Lendlease.

As a premier developer of purpose-built independent seniors' living communities in Australia, Keyton is empowered for growth now and into the future.

CONTACT KEYTON

## Provide feedback or enquire about the project

Name

First Last

Postcode

Email

Phone

Which best describes why you are interested in this project?

- ☐ UOW student
- ☐ UOW staff member
- ☐ Representative of a local community group
- ☐ Live in the neighbouring area
- ☐ General public interested in innovative health and wellbeing outcomes in the Illawarra
- ☐ Seniors living (or similar)
- ☐ Other- please specify

Please tell us your thoughts or ideas about the project:

Would you like to receive updates about the project?

- ☐ Yes
- ☐ No

Would you like a member of the project team to contact you to discuss the project or your feedback?

- ☐ Yes
- ☐ No

I understand that the information I have provided on this form will be used by UOW and their developing partner, Keyton, to continue their engagement with me in regards to the Health and Wellbeing Precinct project

☐ Agree

By submitting your response, you understand that the information you have provided on this form will be used by UOW and their developing partner, Keyton, to continue our engagement with you in regards to the Health and Wellbeing Precinct project.

SMARTSPACE CO-WORKING

BOOK A SPACE

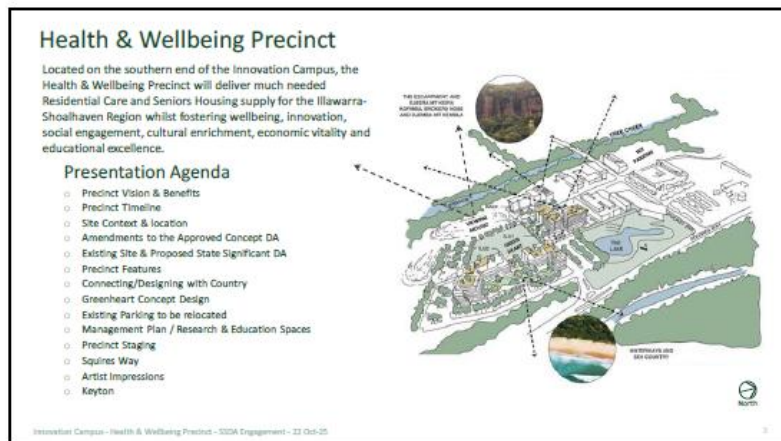
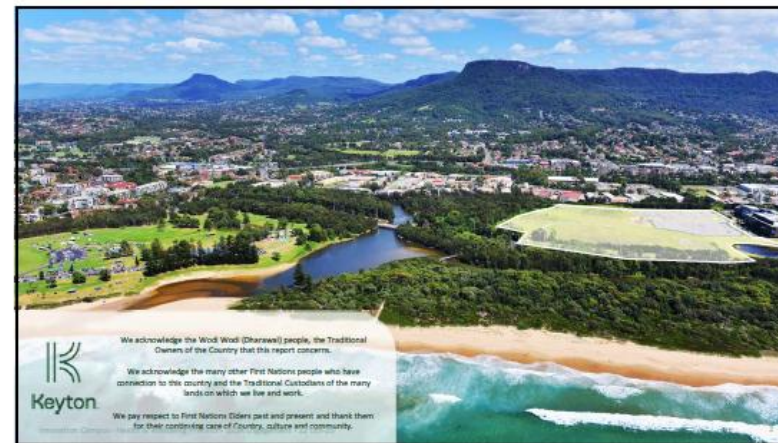
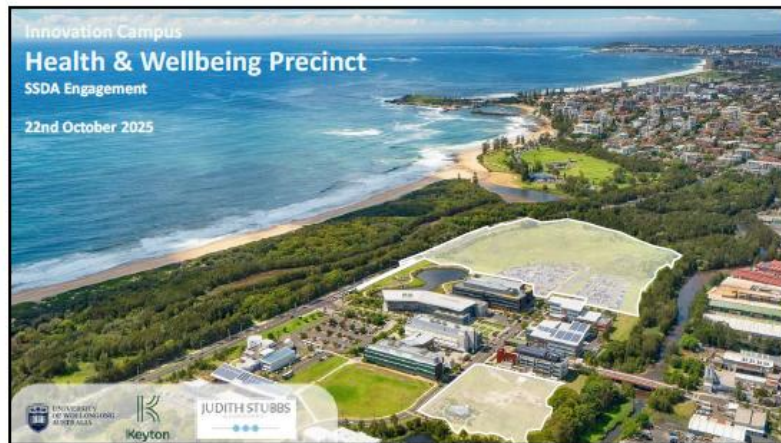
COMMERCIAL LEASING

SMARTSPACE CO-WORKING

BOOK A SPACE

COMMERCIAL LEASING

# Appendix B: Engagement Presentation / Display Materials

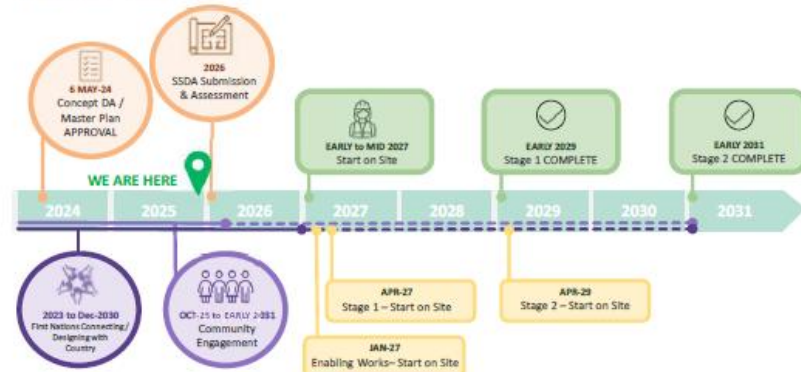


## Precinct Benefits



Innovation Campus - Health & Wellbeing Precinct - SSDA Engagement - 22 Oct-25

## Precinct Timeline



Innovation Campus - Health & Wellbeing Precinct - SSDA Engagement - 22 Oct-25

## Site Context & Location



Innovation Campus - Health & Wellbeing Precinct - SSDA Engagement - 22 Oct-25

## Proposed Amendments to the APPROVED CONCEPT DA

The following amendments to the Approved Concept DA will be included in the proposed State Significant DA.

- Proposed Residential Care Facility & Early Learning Centre moved north to the existing P5 on-grade parking site, with an increased no. of beds (previously 120 now 180).
- Proposed Highpoint with views of Mt Djeera & Mt Djabila moved to the west of the Green Heart, closer to and with uninterrupted views of the mountains.
- Existing P5 on-grade university parking (displaced by the Residential Care Facility & Early Learning Centre) is proposed to be relocated to the south of the existing pond and proposed Green Heart.



Innovation Campus - Health & Wellbeing Precinct - SSDA Engagement - 22 Oct-25



#### 4.0 Connecting with Country - Key Reflections and Themes

#### 4.0 Connecting with Country - Key Reflections and Themes

Combining contemporary Urban Design analysis approaches and our experiences of walking Country with the local First Nations cultural advisors, several key themes have emerged that will inform and shape our approach to the site and its broader Illawarra context. These themes will be embedded into the design of the HUB and give a genuine Connection to Country.



Innovation Campus - Health &amp; Wellbeing Precinct - THIA Engagement - 23 Oct-25

17

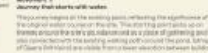
#### 4.1 Movements across the Precinct - A Cultural Trail

#### 4.1 Movements across the Precinct - A Cultural Trail

The magazine *Rolling Stone* is a member of the club through a site visit with Kate Meyers of Writers Consultancy who was magazine publisher for the *CRS* as part of its contract.

The program for 1999 focuses on the points that were identified in the assessment procedure, which is a good inspection and reflects a summary of our consideration of the idea during the past year with Western Christianity in perspective and will be used to help guide the life of a Cultural Trail across the province. It seems to me the structure

Using the historical alignment of Tullage Pass Creek through the area, a series of discoveries, the jury has tapped on the big megapoints that is accessible from the winning point located on the western edge of the existing receiver Corral. These megapoints are indicated below:



**Movement 3:**  
Transition from the good society to a trial that follows the progression  
into the

[illegible]

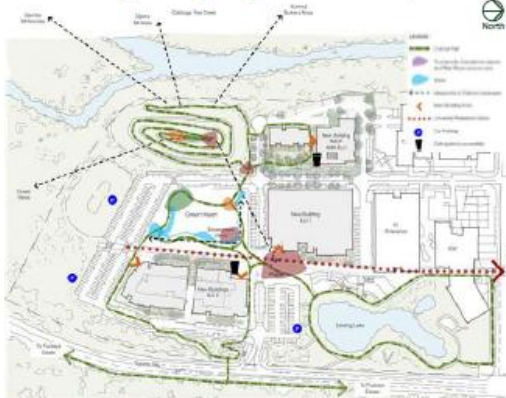
approximately 100,000 kg/ha and 200,000 kg/ha



Insulation Campus - Health & Wellbeing Project - SSOR Engagement - 22 Oct-23

10

 Google Scholar
  Open Access
  CrossRef
  Scopus



Innovative Catalyst - Health & Wellbeing Director - TSOA Consultant - 11 Oct 20

Identified Cultural Values:



View lines to Djeera (Mt Kelra),  
Djembla (Mt Kembia)  
& Korimul (Broker's Nose)



Waterways (Cabbage Tree Creek, Para or Fairy Creek & Towardly Arm) & Sea Count



Cultural Resource,  
Camping & Meeting Area

The Greenheart is proposed as a large natural recreation space incorporating a cultural trail, representation of the historical creek line surrounded by native planting, seating and shade with a central lawn.

The Greenheart is proposed as a large natural recreation space incorporating a cultural trail, representation of the historical creek line surrounded by native planting, seating and shade with a central lawn.



Innovation Center - Health & Medicine Division - FDA Assessment - 22 Oct 20

PRECEDENT IMAGES



10

## Highpoint & Views of Mt Djeera & Mt Djembla

19.1 VIEWPOINT POSITION 14 - DRONE VIEW FROM VIEWING PLATFORM - RL 19.77m  
ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



Innovation Campus - Health & Wellbeing Precinct - SSDA Engagement - 22 Oct-25

17

## Existing University Parking to be relocated

Existing University parking in P4 and P5 will be relocated prior to any Health & Wellbeing Precinct works commencing on Site.

### Existing P4 (312)

312 existing P4 parking spaces will be relocated to the north of iAccelerate (Bldg 239).

### Existing P5 (196)

196 existing P5 parking spaces will be temporarily relocated to the north A1IM P&D (Bldg 235) during construction of the Health & Wellbeing Precinct. (to be submitted via a separate

in-REF-application)



18

## Management Plan and Research & Education Spaces



The Approved Concept DA includes a Management Plan which was developed to set out the framework and governance structure to ensure that University core objectives are delivered throughout the lifespan of the Project.

The Management Plan also includes commitments to integrated Research & Education spaces within the proposed buildings, these have been incorporated into the Precinct / SSDA and are proposed to be located at the Ground Plane as follows:

- A. 650 m2 Early Learning Centre
- B. 750 m2 in ILU-1 on Innovation Way
- C. 100 m2 adjacent the ILU-1 Wellness Centre
- D. 1,350m2 in ILU-2
- E. Green Heart
- F. Highpoint

With outdoor Research and Education activities also planned for the:

- E. Green Heart
- F. Highpoint

Innovation Campus - Health & Wellbeing Precinct - SSDA Engagement - 22 Oct-25

19

## Precinct Staging Diagram



The Health & Wellbeing Precinct is proposed to be delivered in two

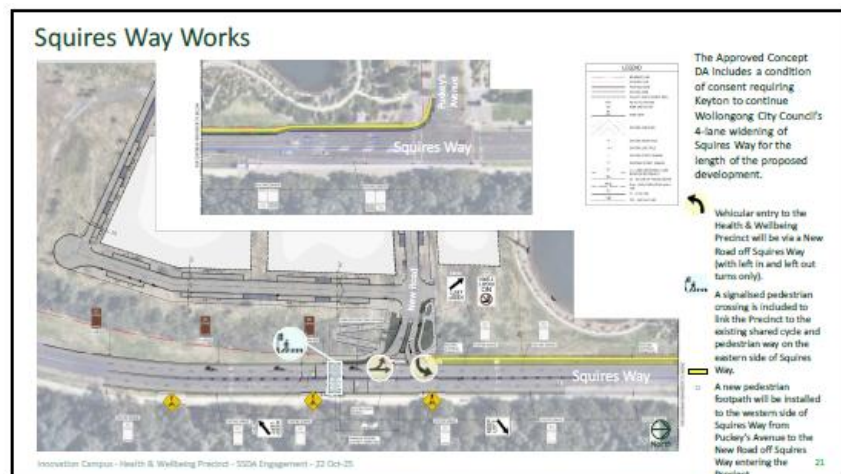
### Stage 1

- Residential Care Facility & Early Learning Centre
- Retirement Village - Stage 1
- Green Heart - Stage 1
- Pedestrian Spine (North)
- Intergenerational Plaza
- P5 replacement car parking (North)
- Innovation Way (North)
- Road 2
- Squires Way works (4-lane widening, cycle & pedestrian shared zone upgraded; pedestrian crossing and left in turn / right

### Stage 2

- Retirement Village - Stage 2
- Highpoint / Viewing platform
- Green Heart - Stage 2
- Pedestrian Spine (South)
- P5 replacement car parking (South)
- Innovation Way (South)
- Road 1

20





Keyton is a leading owner, operator and developer of retirement communities in Australia.

Keyton is owned by global superannuation and pension funds, Aware Super and APG as well as global property company Lendlease. We have the capital and we're actively expanding our presence in the market to deliver personalised, innovative and sustainable solutions for our customers and partners.



Today, over 17,000 residents in more than 75 villages around the country call Keyton home.

Innovation Campus - Health & Wellbeing Precinct - SDA Engagement - 22 Oct-25

38

# Appendix C: Neighbour Information Kit

 **JUDITH STUBBS & ASSOCIATES**

7 October 2025

Dear Sir/Madam,

**RE: Engagement & Social Impact Assessment for proposed  
Health & Wellbeing Precinct at the Innovation Campus of the University of Wollongong  
Innovation Way & Squires Way, North Wollongong**

We have been retained by Keyton to carry out engagement and prepare a Social Impact Assessment (SIA) for a proposed Health & Wellbeing Precinct at the Innovation Campus of the University of Wollongong (UOW) at 3-4 Innovation Way and 1-5 Squires Way, North Wollongong (Lots 7, 8, 1, 10, 11 & 13 DP 1172135). See included locality map and proposed site plan.

The proposal is being undertaken by the University of Wollongong (UOW) and Keyton (Precinct Development Partner). We are seeking community feedback on this proposal, a State Significant Development, for approval of:

- Co-located Residential Care Facility (180 bed), Early Learning Centre (60 place) with 33 at-grade parking spaces for residential care staff and visitors, 1 ambulance bay, 1 community bus space and 20 at-grade spaces for childcare staff, parent/carer drop-off & pick up.
- Seniors Housing / Retirement Village to be developed in two stages:
  - Stage 1 – Approx. 95 Independent Living Units (ILUs) with retirement village communal facilities including a residential lounge, pool, gym and consulting rooms; dedicated research and education spaces; and approx. 120 parking spaces within the proposed building for residents, staff & visitors.
  - Stage 2 – Approx. 140 ILUs; a ground floor café for all Precinct users; a rooftop lounge for residents; dedicated research and education spaces; and approx. 165 parking spaces within the proposed building for residents, staff & visitors.
- Green Heart a central recreational open space for all Precinct Users with a chain of ponds, cultural trail, large grass areas, planting, seating and shaded areas.
- Highpoint with views to Djeera/ Mt Keira and Djembala/ Mt Kembla.
- Replacement and additional Parking including:
  - Relocation of (P4) 312 existing at grade university parking spaces to the north of the existing iAccelerate Building 239 on the Innovation Campus for University staff and tenants.
  - Temporary relocation of (P5) 196 existing at grade university parking spaces to the north of the Australian Institute for Innovative Materials, Processing and Devices (AIIMP&D) Building 235 on the Innovation Campus during construction of the Health & Wellbeing Precinct for University staff and tenants.

ABN: 44 132 219 206  
The Old Post Office | 231 Princes Highway Bulli NSW 2516  
Phone: 61 2 4283 7300 | Fax: 61 2 4283 7399 | Email: [info@judithstubbs.com.au](mailto:info@judithstubbs.com.au)

SOCIAL PLANNING & RESEARCH, SOCIAL & ECONOMIC IMPACT ASSESSMENT, CONSULTATION & FACILITATION

- Final relocation of (P5) 196 exiting at grade university parking spaces within the Health & Wellbeing Precinct for University staff and tenants in two locations south of the existing pond and to the south of the proposed Green Heart.
- Approx. 70 additional on street parking spaces within the Precinct for other uses and visitors.
- Improvements to Squires Way (as required by Wollongong City Council) including 4-lane widening, pedestrian and bicycle pathways; and signalised pedestrian crossing connecting the precinct to Stuart Park, North Wollongong Beach and surrounds.

A Concept DA for the precinct was approved by Wollongong City Council and the Southern Regional Planning Panel on 6 May 2024 (DA-2020/101, PAN-59979). The State Significant DA currently being prepared includes:

- More detailed plans for buildings and open spaces; and
- Amendments to the approved Concept DA including:
  - Increasing the number of Residential Aged Care beds from 120 to 180; and
  - Moving the co-located Residential Aged Care Facility & Early Learning Centre building to improve views from open spaces to Djeera/Mt Keira and Djembala/Mt Kembla.

We are holding a drop-in engagement session on **Wednesday 22 October from 4pm to 7pm** at the City Room, The Central (Building 230), UOW Innovation Campus – Innovation Way, North Wollongong for the community to talk with project team members about the proposal and to provide feedback. Free parking will be provided in the P1 Carpark, Puckey Avenue & Squires Way.

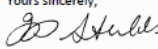
As part of our SIA, we are asking residents and businesses closest to the site to participate in a short telephone survey to identify and understand the potential impacts (positive and negative) of the proposal from your perspective, and to identify ways that any concerns could be addressed if possible. We are also accepting written submissions by email.

If you would like to complete a short, ten-minute survey over the telephone, please contact Colleen Lux on 02 4283 7300 during business hours by **Friday 7 November 2025**. You can also provide a written submission by email to [info@judithstubbs.com.au](mailto:info@judithstubbs.com.au) by **Friday 7 November 2025**.

The Department of Planning, Housing and Infrastructure (DPHI) has specific requirements for the information an Applicant must prepare for a State Significant Development. UOW and Keyton will submit the State Significant Development Application to the DPHI in early 2026. After the State Significant Development Application is lodged with the DPHI, it will be on public exhibition. During public exhibition, the community will have an opportunity to make submissions about the project through the Major Projects website: <https://www.planningportal.nsw.gov.au/major-projects>

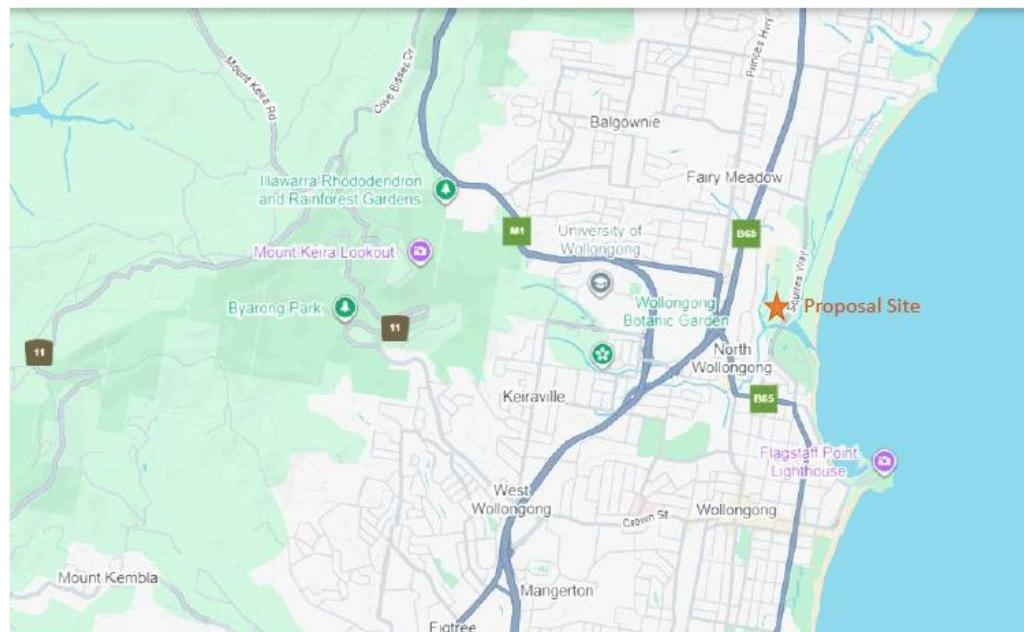
For more information about the proposal, visit the UOW Innovation Campus Health and Wellbeing Precinct website: <https://www.innovationcampus.com.au/health-and-wellbeing-precinct/> or use the QR Code.

Your participation is greatly appreciated.

Yours sincerely,  
  
Dr Judith Stubbs, Principal ISA



[illegible]



## Community Engagement Drop-in Session

Proposed Health & Wellbeing Precinct

Innovation Campus, University of Wollongong

City Room, The Central (Building 230)

Innovation Way, North Wollongong

**4-7pm Wednesday 22 October, 2025**

\*Free parking provided in P1 carpark, Puckey Ave & Squires Way

Visit with project team members about the proposed Health & Wellbeing Precinct at the Innovation Campus of the University of Wollongong.

Find out more about the proposal & provide input to plans being prepared for this State Significant Development Application.

For questions and to register your attendance, contact:

Judith Stubbs & Associates

**02 4283 7300**

[info@judithstubbs.com.au](mailto:info@judithstubbs.com.au)

For more information about the project:

<https://www.innovationcampus.com.au/health-and-wellbeing-precinct/>



# Appendix D: Public Notice Illawarra Mercury (15-17 October 2025)

☰

🔍

Classifieds > Notices

ILLAWARRA  
**MERCURY**

## Classifieds

Classifieds

Tributes & Funerals

Trades & Services

Notices

Jobs

Real Estate

Pets & Livestock

View 

☰

**Aboriginal Cultural Heritage Assessment: 86 Campbell Street, Gerringong, NSW**  
**Notification and Registration of Aboriginal Interests**

Allen Price on behalf of Waterford Farms Pty Limited (the proponent) has engaged Apex Archaeology to assist in preparing an Aboriginal Cultural Heritage Assessment (ACHA) for the proposed rezoning of 86 Campbell Street, Gerringong, NSW. The area of proposed works is located within the Kama Local Government Area (LGA).

These works may result in the application for an Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the National Parks and Wildlife Act 1974.

A process of Aboriginal community consultation in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 is being initiated by Apex Archaeology on behalf of the proponent. The purpose of consultation with Aboriginal people is to assist the Department Secretary in their consideration and determination of the application.

The proponent invites Aboriginal people who hold cultural knowledge relevant to determining the cultural significance of Aboriginal objects and places within the study area to register an interest in the process of Aboriginal community consultation.

Please note that details of the Aboriginal people or organisations who register an interest in consultation will be forwarded to both Heritage NSW and the Illawarra Local Aboriginal Land Council. Please advise at the time of registration if you do not wish for your details to be forwarded to either entity.

The proponent's project manager is Sebastian Tauri of Allen Price who can be contacted via email at [sebastian@allenprice.com.au](mailto:sebastian@allenprice.com.au).

Aboriginal stakeholders can register their interest by post to PO Box 236, Nowra, NSW 2541; via phone on 0422 229 179 or via [pete@apexarchaeology.com.au](mailto:pete@apexarchaeology.com.au). Please include the name and contact details of your preferred contact person in your registration.

Registrations will be accepted until CoB 30 October 2025.

**Community Engagement Drop-in Session**  
**Proposed Health & Wellbeing Precinct**  
Innovation Campus, University of Wollongong  
City Room, The Central (Building 230)  
Innovation Way, North Wollongong  
4-7pm Wednesday 22 October, 2025

Visit with project team members about a proposed Health & Wellbeing Precinct at the Innovation Campus of the University of Wollongong.

The proposed Precinct will include Seniors Housing/Retirement Village, Residential Care Facility, Early Learning Centre, Education and Research facilities and landscaped Common Recreational spaces.

Find out more about the proposal & provide input to plans being prepared for this State Significant Development application.

For questions and to register your attendance, contact: Judith Stubbs & Associates, 02 4283 7300

For information about the project:  
<https://www.innovationcampus.com.au/health-and-wellbeing-precinct/>



Public Notices

15/10/2025

**Aboriginal Cultural Heritage Assessment: 86 Campbell Street, Gerringong, NSW**  
**Notification and Registration of Aboriginal Interests**

Allen Price on behalf of Waterford Farms Pty Limited (the proponent) has engaged Apex Archaeology to assist in preparing an Aboriginal Cultural Heritage Assessment (ACHA) for the proposed rezoning of 86 Campbell Street, Gerringong, NSW. The area of proposed works is located within the Kama Local Government Area (LGA).

These works may result in the application for an Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the National Parks and Wildlife Act 1974.

A process of Aboriginal community consultation in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 is being initiated by Apex Archaeology on behalf of the proponent. The purpose of consultation with Aboriginal people is to assist the Department Secretary in their consideration and determination of the application.

The proponent invites Aboriginal people who hold cultural knowledge relevant to determining the cultural significance of Aboriginal objects and places within the study area to register an interest in the process of Aboriginal community consultation.

Please note that details of the Aboriginal people or organisations who register an interest in consultation will be forwarded to both Heritage NSW and the Illawarra Local Aboriginal Land Council. Please advise at the time of registration if you do not wish for your details to be forwarded to either entity.

The proponent's project manager is Sebastian Tauri of Allen Price who can be contacted via email at [sebastian@allenprice.com.au](mailto:sebastian@allenprice.com.au).

Aboriginal stakeholders can register their interest by post to PO Box 236, Nowra, NSW 2541; via phone on 0422 229 179 or via [pete@apexarchaeology.com.au](mailto:pete@apexarchaeology.com.au). Please include the name and contact details of your preferred contact person in your registration.

Registrations will be accepted until CoB 26 October 2025.

**Seeking Aboriginal knowledge holders to assist with preparation of an**

Source: Illawarra Mercury (2025) Classifieds: Notices (online), 16 October, <https://www.illawarramercury.com.au/classifieds/legal-claims-notices/>

## Appendix E: Engagement Exit Surveys

### UOW IC Tenant exit survey

#### Introduction

Hi, I'm ..... We are preparing the Social Impact Assessment for the proposed development, which is about understanding the impact of the proposed development on people and businesses. Could I ask you a few questions?

#### Questions

|                                                                                                      |    |
|------------------------------------------------------------------------------------------------------|----|
| 1. What is your interest in attending today?                                                         |    |
| 2. Do you see any <b>positive impacts</b> or <b>benefits</b> of the proposed development?            |    |
| 3. Do you have any <b>concerns</b> about the proposed development? (CIRCLE)                          |    |
| Yes                                                                                                  | No |
| Not sure                                                                                             |    |
| If yes, what are your <u>main concerns</u> ?                                                         |    |
| 4. Can you suggest any ways that your concerns <b>could be addressed</b> ?                           |    |
| 5. How long have you been attending/working at the Innovation Campus (eg. for work, study or other)? |    |
| <input type="checkbox"/> Less than 2 years                                                           |    |
| <input type="checkbox"/> 2-5 years                                                                   |    |
| <input type="checkbox"/> 5-10 years                                                                  |    |
| <input type="checkbox"/> 10+ years                                                                   |    |

Other comments? Anything else you'd like to add / think we should know? (WRITE OVER)



## Appendix F: UOW IC Engagement Poster



# HEALTH & WELLBEING PRECINCT INFORMATION SESSIONS

**UOW INNOVATION CAMPUS-BASED STAFF  
INFORMATION SESSION**  
For UOW staff members predominantly based at  
the Innovation Campus.  
Monday, 20 October, 11 am,  
ITAMS Theatre, B233

**INNOVATION CAMPUS STAKEHOLDERS  
INFORMATION SESSION**  
For commercial tenants and external partners  
based at the Innovation Campus.  
Monday, 20 October, 1 - 2.30 pm,  
ITAMS Theatre, B233

RSVP by Friday, 17 October, to  
[ip-propertyleasing@uow.edu.au](mailto:ip-propertyleasing@uow.edu.au).



UNIVERSITY  
OF WOLLONGONG  
AUSTRALIA

**/INNOVATION  
CAMPUS**