

ITEM 17

DRAFT PLANNING PROPOSAL - INNOVATION CAMPUS - BOUNDARY ADJUSTMENT

The Innovation Campus at Fairy Meadow/North Wollongong was approved in 2003 and its development has benefited the local and regional economy, through construction employment and research and development opportunities.

As part of the assessment for DA-2014/647 for the iAccelerate Centre it was discovered that the SP1 Special Purposes / RE1 Public Recreation zone boundary along Cabbage Tree Creek was inaccurate. It is recommended that a Planning Proposal be prepared to rectify the error.

### RECOMMENDATION

- 1 A draft Housekeeping Planning Proposal be prepared for the Innovation Campus, Fairy Meadow/North Wollongong to amend the location of the SP1 Special Purpose / RE1 Public Recreation zone boundary on the western side of the Innovation Campus near Cabbage Tree Creek. A corresponding amendment be made to the Height of Buildings map.
- 2 The draft Planning Proposal be referred to the Department of Planning and Environment for Gateway determination and if approved be exhibited for a minimum period of 14 days.
- 3 Council request authority for the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012.

### ATTACHMENTS

- 1 Chronology of zone boundary location
- 2 Proposed LEP Map amendments

### REPORT AUTHORISATIONS

Report of: Renee Campbell, Manager Environmental Strategy and Planning  
Authorised by: Andrew Carfield, Director Planning and Environment – Future, City and Neighbourhoods

### BACKGROUND

The Innovation Campus was approved in 2003 as an extension of the University of Wollongong. The Campus provides research and development opportunities. Development in the Campus has benefitted the local and regional economies.

Council and the Southern Joint Regional Planning Panel have approved 11 buildings with a combined value of \$162 million and additional applications for earthwork, landscaping, car parks and access. The University of Wollongong has advised that the Innovation Campus currently has 800 employees and 500 students. At full completion

the site will have an estimated 2,800 employees and 1,000 students. The University has recently announced a partnership with NEC which will result in 110 new jobs and a \$25 million investment.

As part of the recent assessment for DA-2014/647 for the iAccelerate Centre it was discovered that the SP1 Special Purpose / RE1 Public Recreation boundary on the western side of the Innovation Campus site near Cabbage Tree Creek was not in its original agreed location. The zone boundary having shifted up to 30m eastward when it was redrawn a number of times during the preparation and finalisation of the LEP amendment in 2002-2004.

Attachment 1 shows the following chronology of the zone boundary location:

- Draft iC Masterplan (2002) – which shows the agreed location of the zone boundary;
- Draft Wollongong LEP 1990 (Amendment 221) (2002) exhibition copy. At this time the zones were 3(e) Research and Business Development and 6(a) Public Recreation;
- Wollongong LEP 1990 (Amendment 221) gazetted on 16 January 2004;
- Wollongong LEP 1990 as amended by Amendment 221.

The introduction of Wollongong LEP 2009 in February 2010 resulted in the zone names being changed to SP1 Special Purpose and RE1 Public Recreation. The zone boundary did not change.

The major differences are:

- Along the western side of the Innovation Campus near Cabbage Tree Creek where the difference is up to 30m; and
- At the southern end where the boundary does not reflect the need to conserve the Swamp Oak Forest.

Earthworks and landscaping at the Innovation Campus were approved by Council through DA-2005/380 and reflect the original agreed western boundary.

The Innovation Campus has requested that Council rectify the boundary to avoid impacting on development that reflects the approved Masterplan. During 2014 a revised draft Masterplan and Chapter D14 – Innovation Campus of the Wollongong DCP 2009 were exhibited. The post exhibition report has been delayed due to further flood investigation, and will be presented to Council in 2015.

## PROPOSAL

To correct the zone boundary location at the Innovation Campus it is proposed that a draft Housekeeping Planning Proposal be prepared. The Land Zoning Maps and Height of Building Map need to be updated to correct the location (Attachment 2). To prevent further errors, the boundary has generally been aligned with the cadastral (lot)

boundary, except where the Swamp Oak Forest extends into the Innovation Campus site. There are no issues associated with the proposal as it is seeking to rectify a mapping error.

## CONSULTATION AND COMMUNICATION

If the preparation of a draft Planning Proposal is endorsed by Council and supported by the Department of Planning and Environment, Gateway determination and exhibition period of 14 days is proposed. As the proposal is a minor adjustment/correction and only affects land within the Innovation Campus, a broad exhibition is not required.

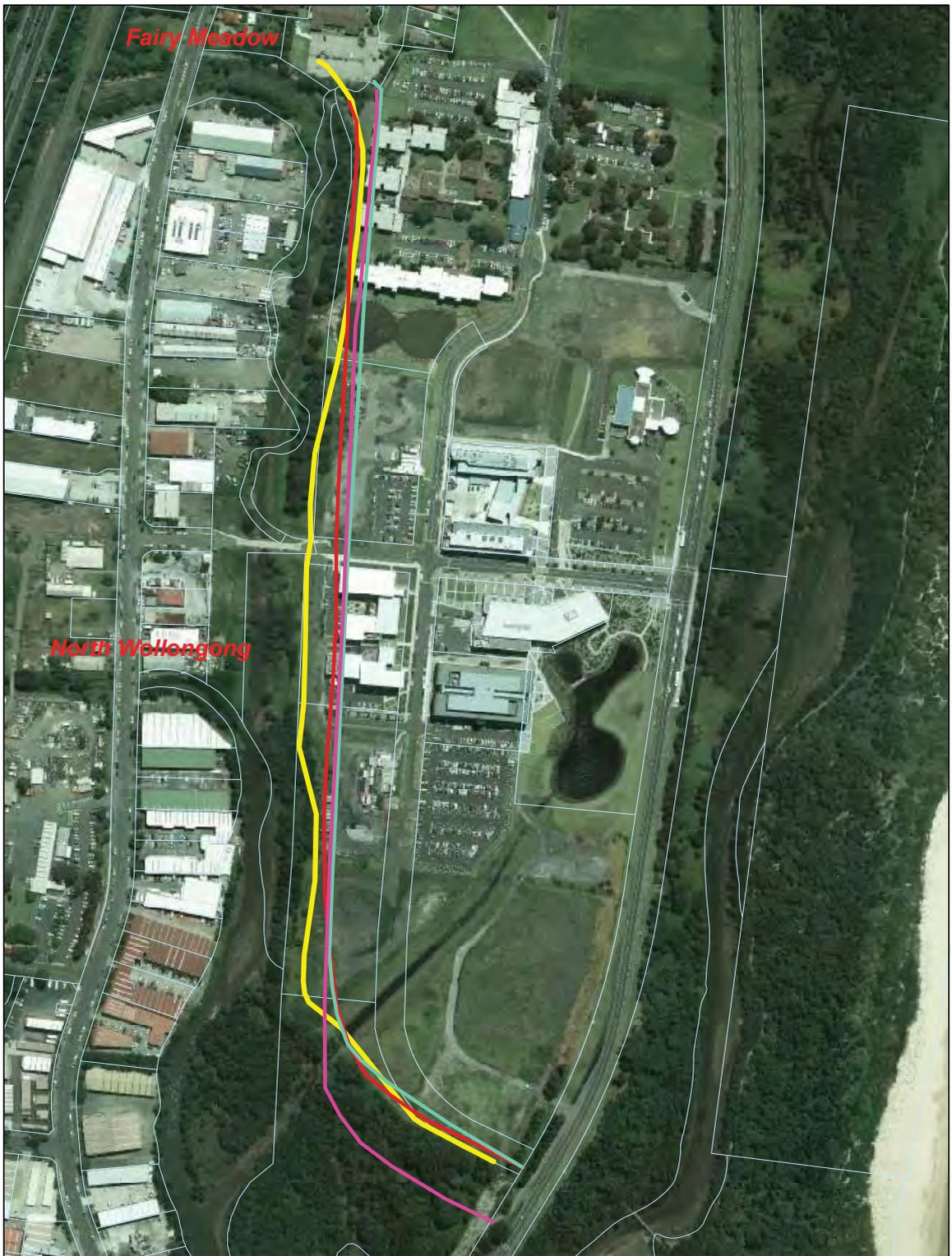
## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 under the objective *There is an increase in the physical fitness; mental health and emotional wellbeing of all our residents* Community Goal *We are a healthy community in a liveable city*.

It specifically addresses the Annual Plan 2014-15 Key Deliverable *Assess rezoning submissions and progress supported Planning Proposals* which forms part of the Five Year Action *The long term needs of the community, including our people and our places*, are effectively planned for contained within the Revised Delivery Program 2012-17.

## CONCLUSION

It is recommended that Council resolve to prepare a draft Planning Proposal to rectify a mapping error at the Innovation Campus, which if uncorrected could impact on future development opportunities and is inconsistent with the adopted and draft Masterplans.



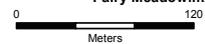
**Legend**

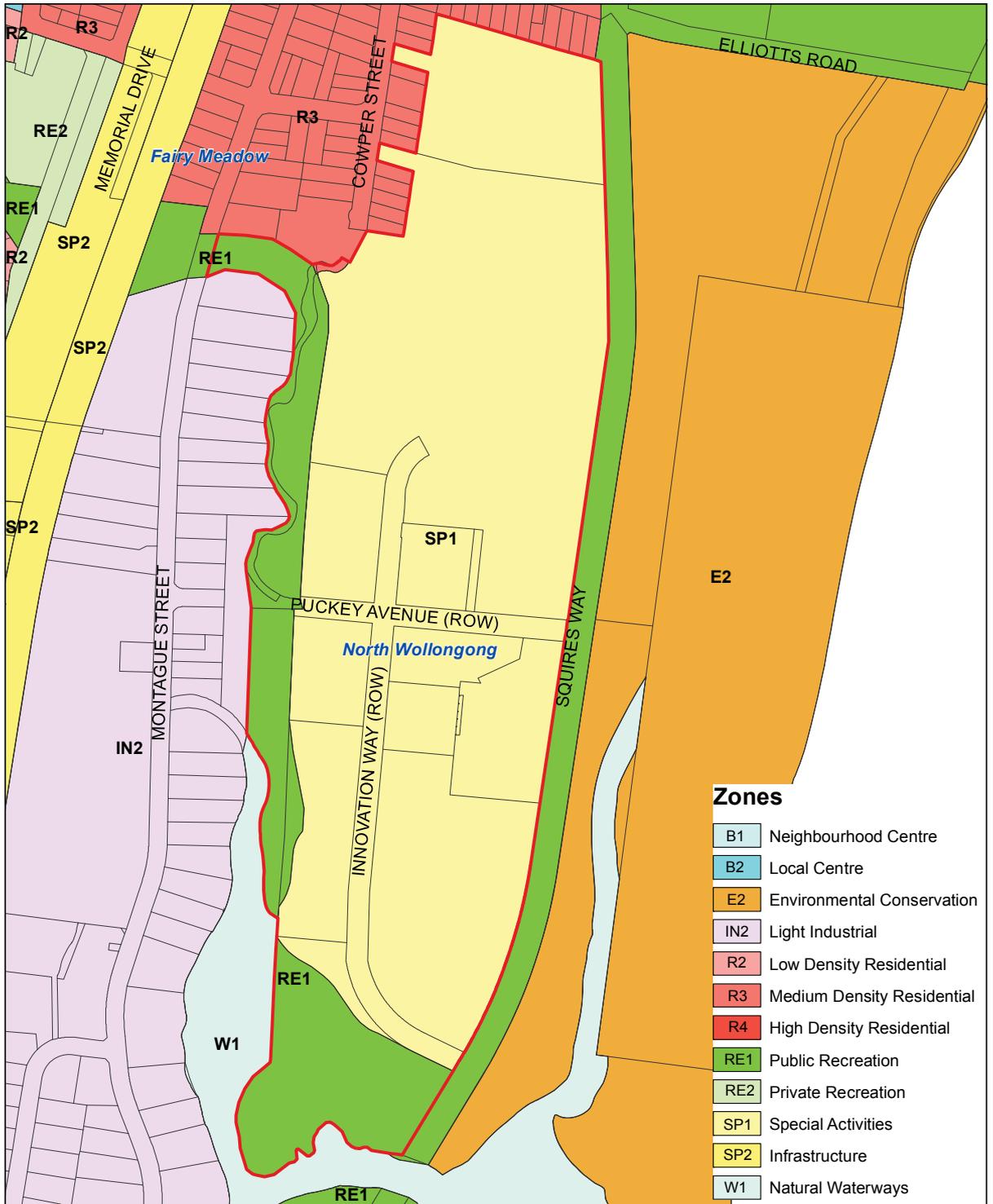
- 2002 Master Plan
- Draft LEP1990 C/P 02/7
- LEP 1990 Amendment 221
- LEP 1990 (as at 26.02.2010)

Drawn By: J Lewis  
Date: 20.11.14



Date of Aerial Photography: 2012  
Gis ref: Wollongong Uni  
Fairy Meadow.mxd





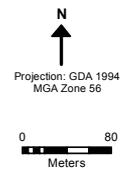
**Zones**

- B1 Neighbourhood Centre
- B2 Local Centre
- E2 Environmental Conservation
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways

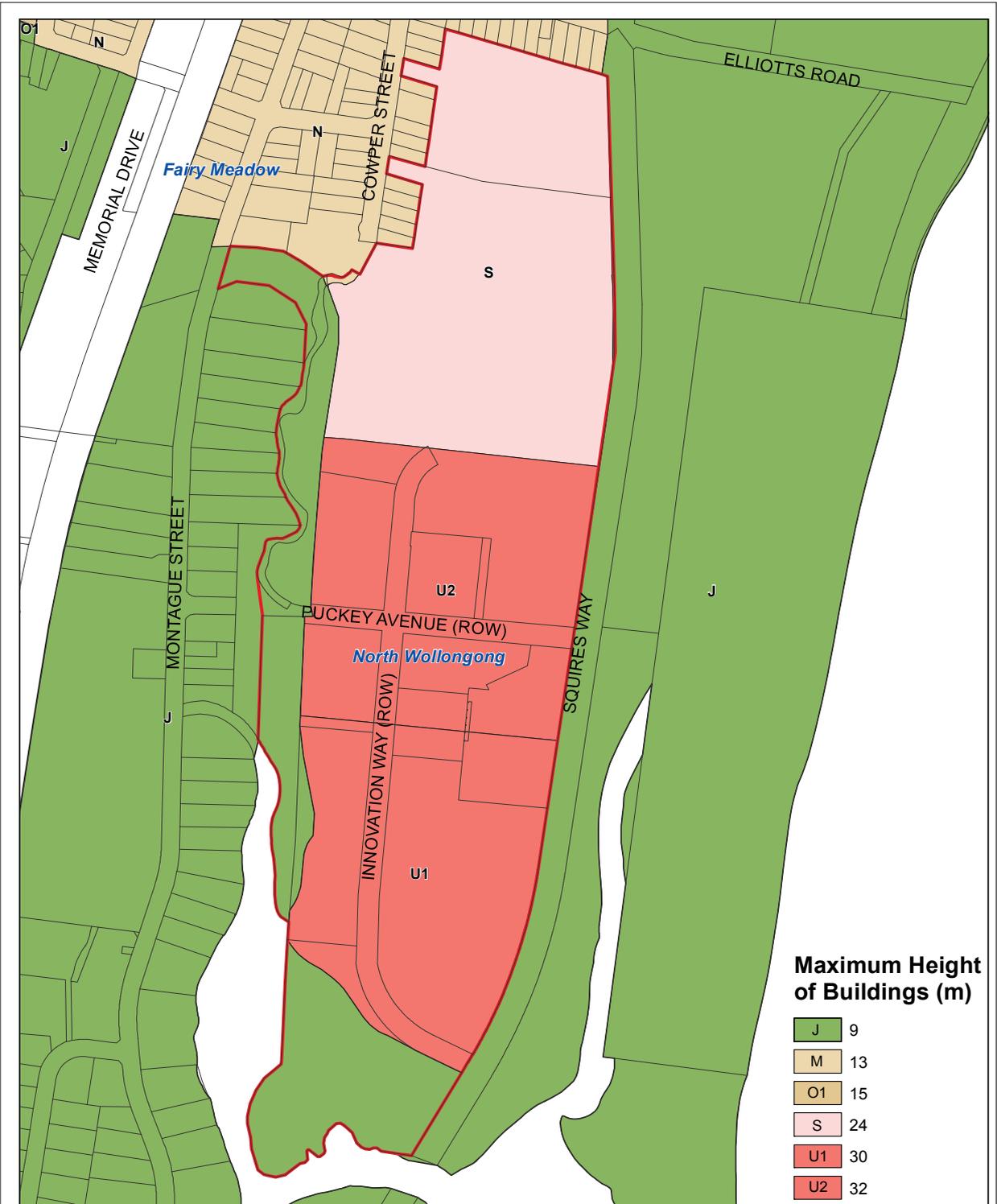


**Planning Proposal  
Innovation Campus, Squires Way  
Fairy Meadow  
Proposed Zoning**

Subject site

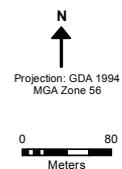


Map identification number:  
InnovationCampus\_PP\_Zoning.mxd



Planning Proposal  
Innovation Campus, Squires Way  
Fairy Meadow  
Proposed Height of Buildings

Subject site



Map identification number:  
InnovationCampus\_PP\_Heights.mxd