

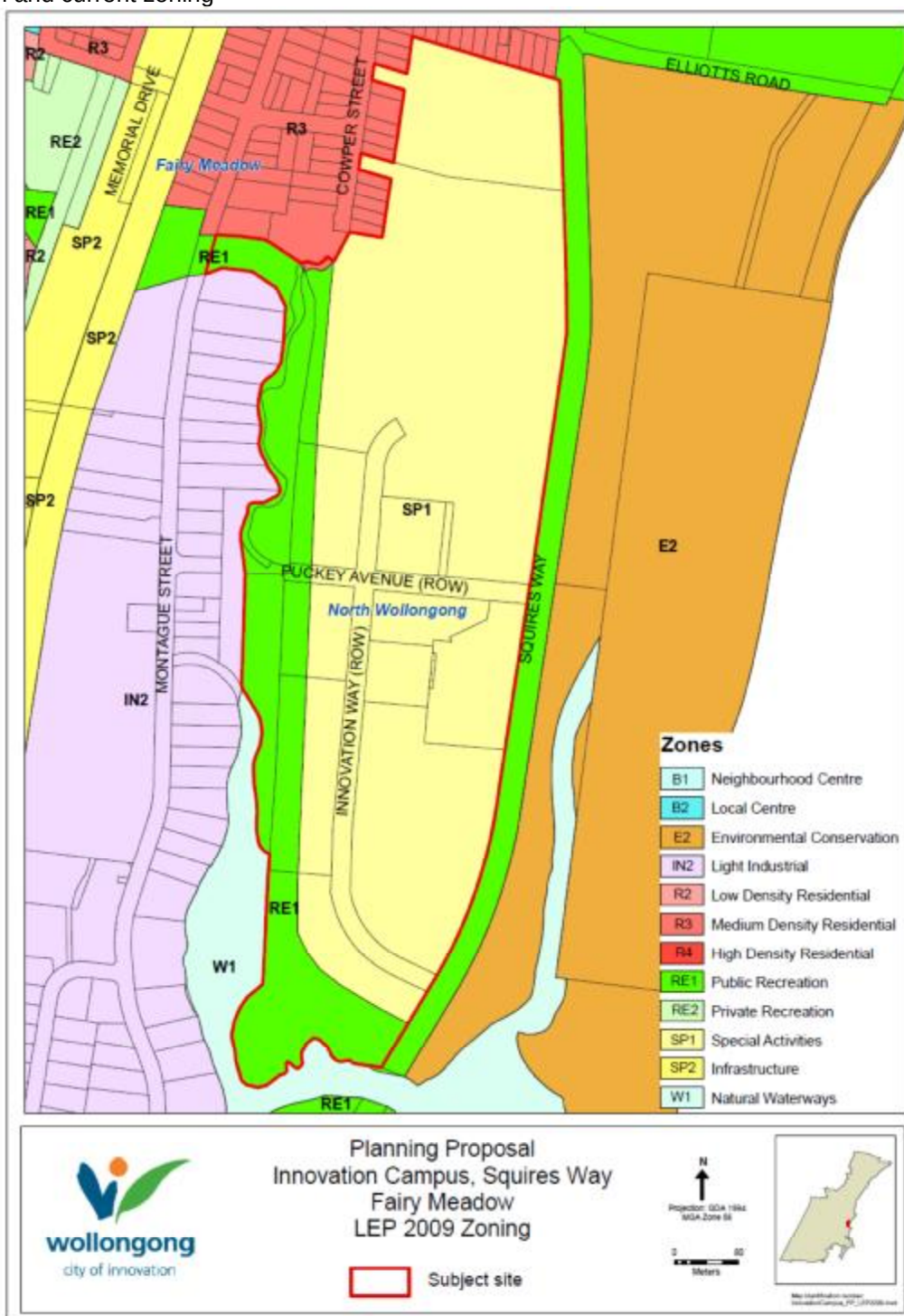
Draft Planning Proposal – Innovation Campus

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF DRAFT LEP: Innovation Campus boundary adjustment

ADDRESS OF LAND: innovation Campus, Squires Way, North Wollongong (lots 1,3,10,11,12,13 DP 1172135)

Location and current zoning



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 of a development application for a new building 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.

The following figure shows the following chronology of the zone boundary location:

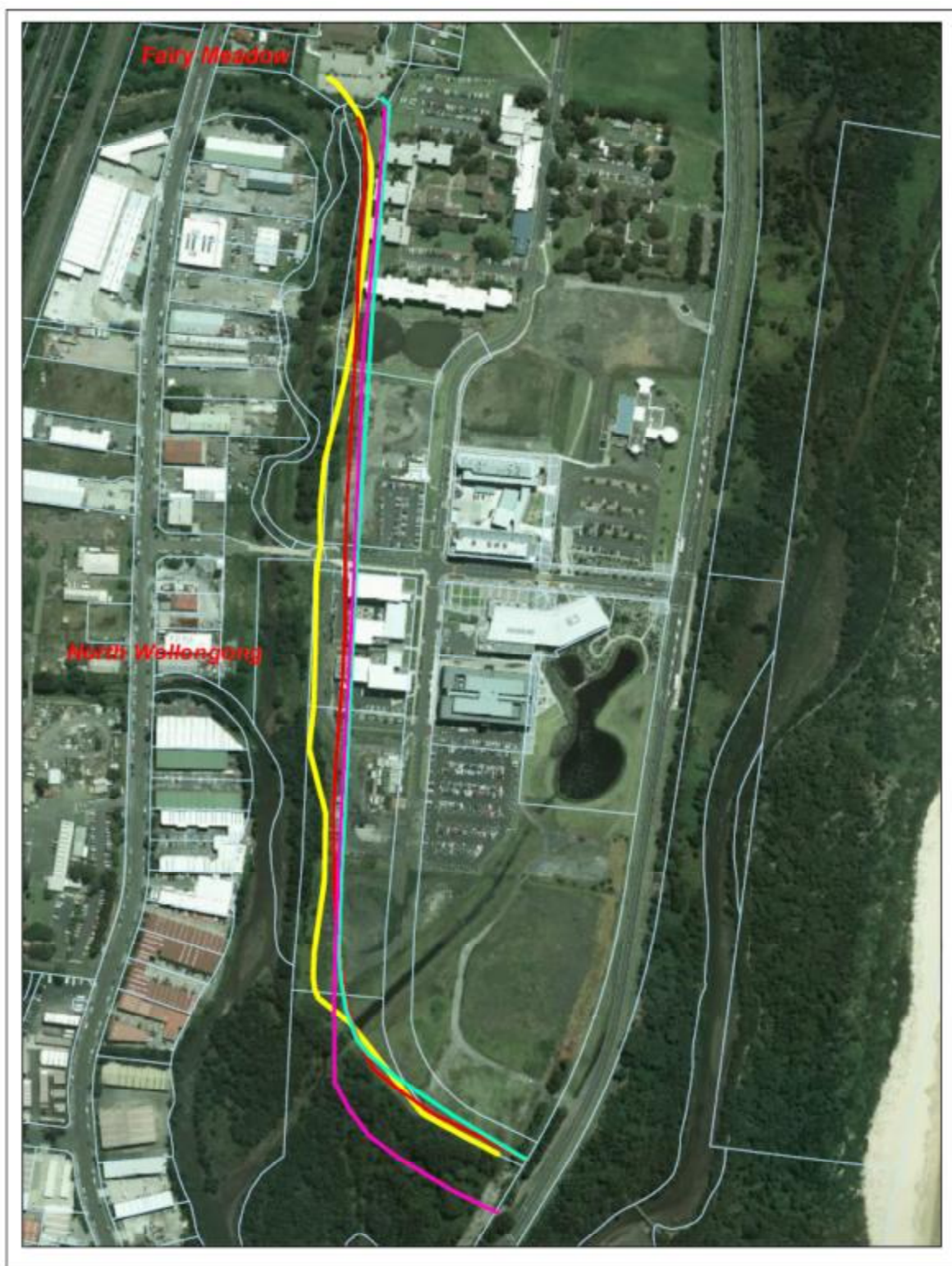
- Draft iC Masterplan (2002) – which shows the agreed location of the zone boundary;
- Draft Wollongong LEP 1990 (Amendment 221) (2002) exhibition copy. At this time the zones were 3(e) Research and Business Development and 6(a) Public Recreation;
- Wollongong LEP 1990 (Amendment 221) gazetted on 16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

The Innovation Campus has requested that Council rectify the boundary to avoid impacting on development that reflects the approved Masterplan.



- 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	

Part 1: OBJECTIVES OR INTENDED OUTCOMES OF THE PLANNING PROPOSAL:

What is the purpose of the Planning Proposal?

The draft Planning Proposal is to correct the location of the SP1 Special Purposes / RE1 Public Recreation zone boundary along the western side of the Innovation Campus.

Part 2: EXPLANATION OF THE PROVISIONS OF THE PLANNING PROPOSAL:

How are the objectives of the Planning Proposal to be achieved? How will the LEP be changed?

1. Zoning Map – amend SP1 Special Purposes / RE1 Public Recreation boundary
2. Height Map – amend to reflect amended zoning map

Part 3: JUSTIFICATION FOR THE PLANNING PROPOSAL:

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?	No. The Planning Proposal is a result of a zoning error being identified in the assessment of a Development Application.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The planning proposal is the only means of correcting the zoning error.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?	Illawarra Regional Strategy – The Innovation Campus is part of Wollongong's Education precinct, and has been the location of significant investment and employment opportunities over the past 10 years.
5. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?	Wollongong 2022 – The Innovation Campus is consistent with the objective <i>"local employment opportunities are increased within a strong local economy"</i> .
6. Is the planning proposal consistent with applicable State Environmental Planning Policies?	Refer to Table A – Checklist of State Environmental Planning Policies.
7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	Refer to Table B – Checklist of Ministerial Directions.

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological	The Swamp Oak Forest EEC will retain an RE1 zone, and will not be affected by the proposal.
---	---

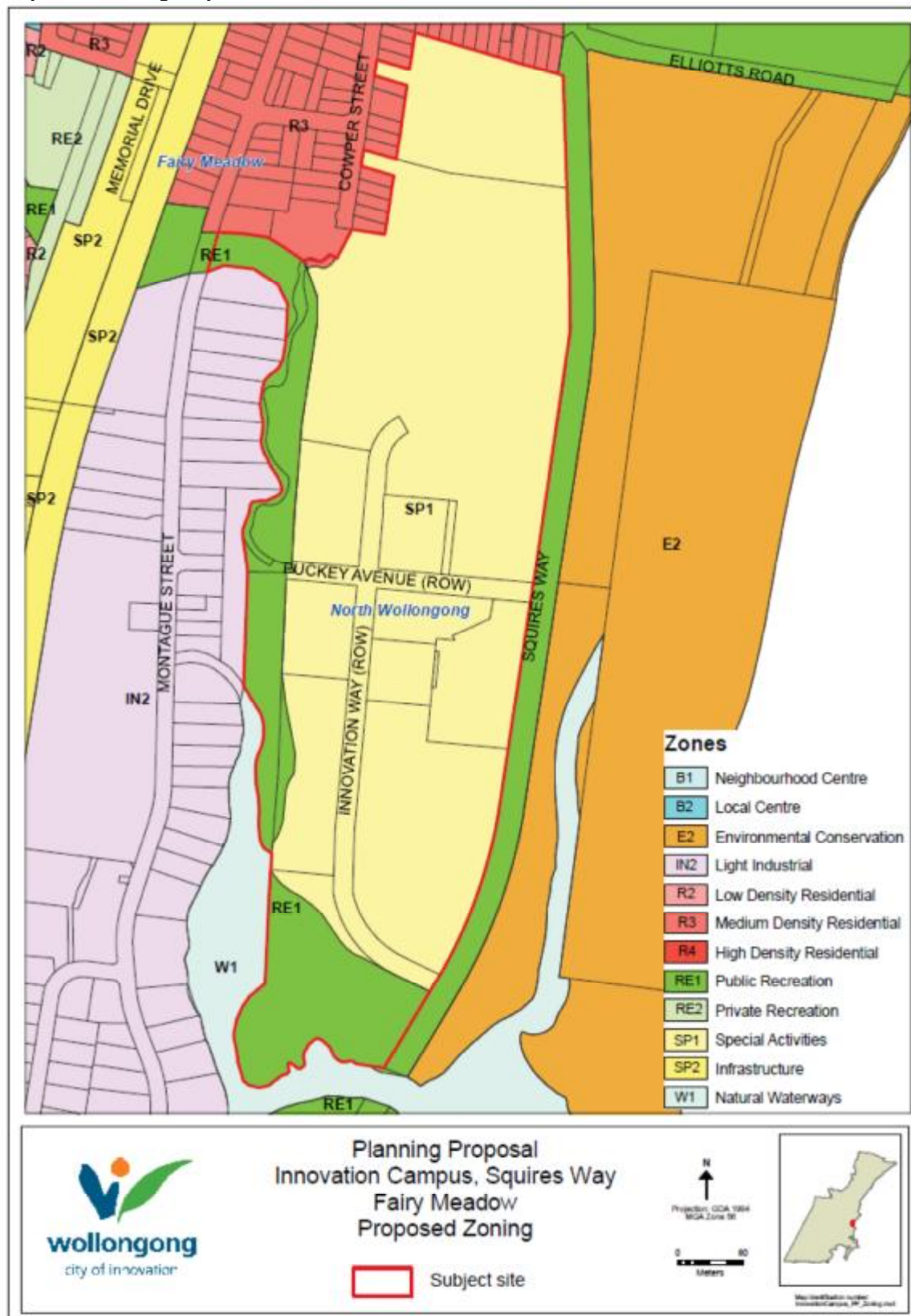
communities, or their habitats, will be adversely affected as a result of the proposal?	
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	No
10, How has the planning proposal adequately addressed any social and economic effects?	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. The Planning Proposal is a minor boundary adjustment to correct the zone boundary location, and will clarify the permissibility of future development applications.

Section D – State and Commonwealth interests

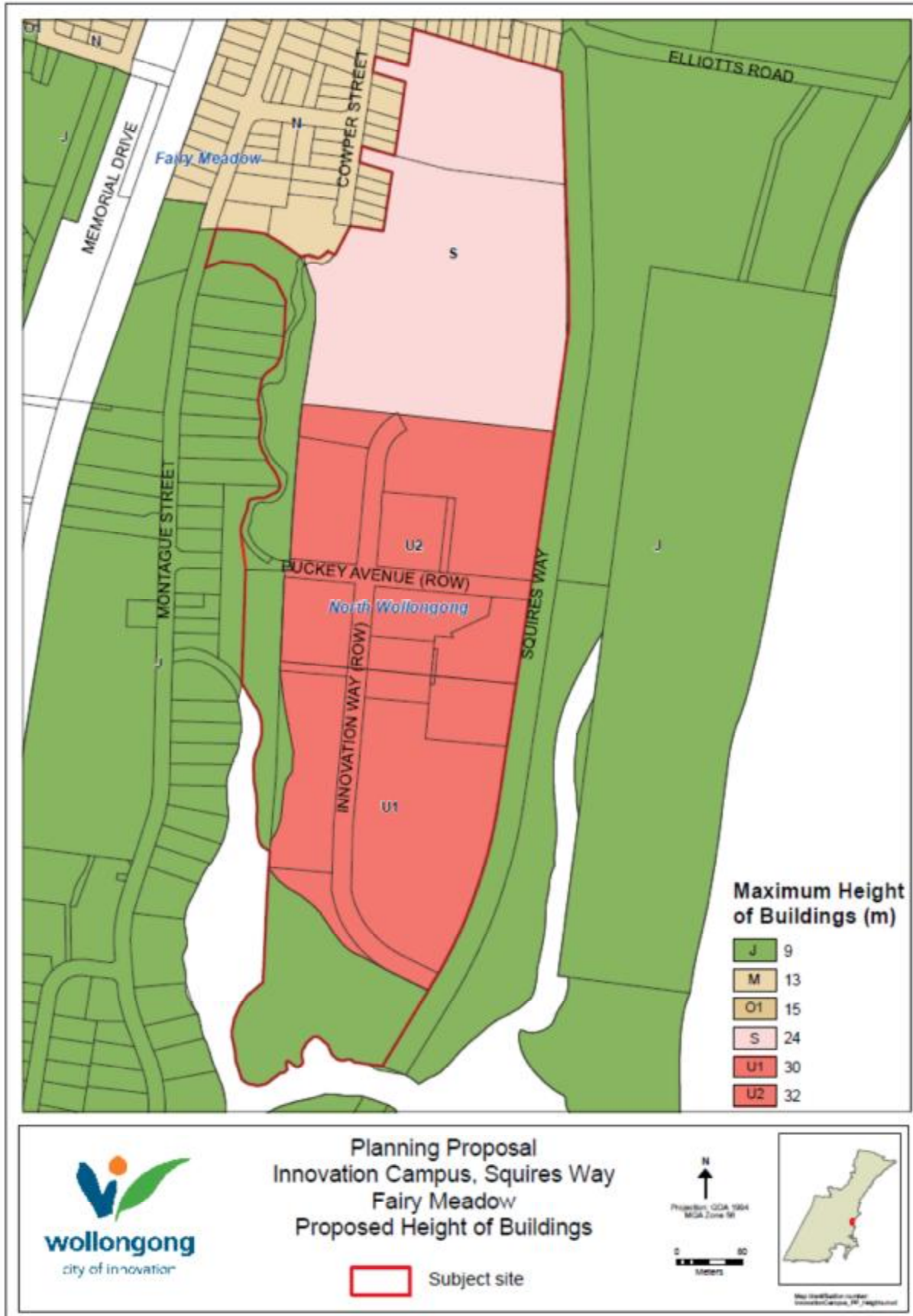
11. Is there adequate public infrastructure for the planning proposal?	Yes - the Innovation Campus has been developed over the past 10 years, having regard to the available infrastructure. The Planning Proposal will not affect infrastructure requirements
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	Due to the minor nature of the Planning Proposal, consultation with Agencies has not occurred and is not proposed to occur, unless as a Gateway requirement.

PART 4: MAPS, WHERE RELEVANT, TO IDENTIFY THE INTENT OF THE PLANNING PROPOSAL AND THE AREA TO WHICH IT APPLIES

Proposed Planning Controls – Proposed Zoning Map



Proposed Height Map



Part 5: DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN ON THE PLANNING PROPOSAL:

Any Gateway Determination will confirm community consultation requirements. If the Planning Proposal is supported, the Proposal will be exhibited for a minimum period of *fourteen (14) days*, and include:

- *Hard copies at Council's Administration building and relevant Libraries;*
- *Electronic copy on Council's website;*
- *Notification letters to affected; surrounding property owners and*
- *Notification letters to authorities nominated by the NSW Department of Planning and Infrastructure*

Part 6: PROJECT TIMELINE

A primary goal of the plan making process is to reduce the overall time taken to produce LEPs. This timeline tentatively sets out expected timelines for major steps in the process. These timeframes are subject to change and are to be used as a guide only. The Minister may consider taking action to finalise the LEP if timeframes approved for the completion of the Planning Proposal are significantly or unreasonably delayed.

#	Action	Estimated Timeframe	Responsibility
1	Anticipated date of Gateway Determination	Feb 2015	Department of Planning and Environment
2	Government agency consultation	NA	Agencies
4	Public exhibition period	March 2015	Council
5	Date of Public Hearing (<i>if applicable</i>)	NA	Council
6	Consideration of submissions	April 2015	Council
7	Assessment of proposal post-exhibition	April 2015	Council
8	Report to Council	May 2015	Council
9	Final maps and Planning Proposal prepared	May 2015	Council
10	Submission to Department for finalisation of LEP	June 2015	Council
11	Anticipated date RPA will make the LEP	June 2015	Council
12	Anticipated date Council will forward final Planning Proposal to DOP&E for notification	June 2015	Council
13	Anticipated date LEP will be notified	August 2015	Parliamentary Counsel and DOP&I

Table A - Checklist of State Environmental Planning Policies

State Environmental Planning Policy		Compliance	Comment
State policies			
SEPP No. 1	Development Standard	Does not apply to Wollongong	
SEPP No. 4	Development Without Consent and miscellaneous Exempt and Complying Development		Clause 6 and parts 3 and 4 of SEPP were repealed by Wollongong LEP 2009
SEPP No. 6	Number of Storeys in a Building		Planning Proposal does not proposed controls for number of storeys.
SEPP No. 14	Coastal Wetlands		NA
SEPP No. 15	Rural Land Sharing Communities	Does not apply to Wollongong	
SEPP No. 19	Bushland in Urban Areas	Does not apply to Wollongong	
SEPP No. 21	Caravan Parks		NA
SEPP No. 22	Shops and Commercial Premises		NA
SEPP No. 26	Littoral Rainforests		No littoral rainforests identified by the policy in the Wollongong LGA
SEPP No. 29	Western Sydney Recreational Area	Does not apply to Wollongong	
SEPP No. 30	Intensive Agriculture		NA
SEPP No. 32	Urban Consolidation (Redevelopment of Urban Land)		NA
SEPP No. 33	Hazardous and Offensive Development		NA
SEPP No. 36	Manufactured Home Estates		NA
SEPP No. 39	Spit Island Bird Habitat	Does not apply to Wollongong	
SEPP No. 41	Casino/Entertainment Complex	Does not apply to Wollongong	
SEPP No. 44	Koala Habitat Protection		NA
SEPP No. 47	Moore Park Showground	Does not apply to Wollongong	
SEPP No. 50	Canal Estate Development		NA
SEPP No. 52	Farm Dams, Drought Relief and Other Works	Does not apply to Wollongong	
SEPP No. 55	Remediation of Land	Capable of Consistency	
SEPP No. 56	Sydney Harbour Foreshores and Tributaries	Does not apply to Wollongong	
SEPP No. 59	Central Western Sydney Economic and Employment Area	Does not apply to Wollongong	
SEPP No. 60	Exempt and Complying Development		NA
SEPP No. 62	Sustainable Aquaculture		NA
SEPP No. 64	Advertising and Signage		NA
SEPP No. 65	Design quality of residential flat development		NA

State Environmental Planning Policy		Compliance	Comment
SEPP No. 70	Affordable Housing (revised schemes)	Does not apply to Wollongong	
SEPP No. 71	Coastal Protection		NA
SEPP	Housing for Seniors or People with a Disability 2004	Capable of Consistency	
SEPP	Building Sustainability Index: BASIX 2004	Capable of Consistency	
SEPP	Major Projects 2005		NA
SEPP	Development on Kurnell Peninsular 2005	Does not apply to Wollongong	
SEPP	Sydney Region Growth Centres 2006	Does not apply to Wollongong	
SEPP	Mining, Petroleum Production and Extractive Industries 2007		NA
SEPP	Infrastructure 2007	Not inconsistent	
SEPP	Temporary Structures 2007		NA
SEPP	Kosciuszko National Park – Alpine Resorts 2007	Does not apply to Wollongong	
SEPP	Rural Lands 2008	Does not apply to Wollongong	
SEPP	Affordable Rental Housing 2009	Capable of Consistency	
SEPP	Western Sydney Employment Lands 2009	Does not apply to Wollongong	
SEPP	Exempt and Complying Development Codes 2008	Capable of Consistency	
SEPP	Western Sydney Parklands 2009	Does not apply to Wollongong	
Deemed SEPPS(former Regional Plans)			
Illawarra REP 1	Illawarra	Repealed within Wollongong	
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	
Greater Metropolitan REP No.2	Georges River catchment	Does not apply to Wollongong	

Table B - Checklist of Section 117 Ministerial Directions

Ministerial Direction		Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	NA
1.2	Rural Zones	NA
1.3	Mining, Petroleum Production and Extractive Industries	NA
1.4	Oyster Aquaculture	NA
1.5	Rural Lands	NA
2. Environment and Heritage		
2.1	Environment Protection Zone	NA
2.2	Coastal Protection	NA
2.3	Heritage Conservation	NA
2.4	Recreation Vehicle Areas	NA
3. Housing, Infrastructure and Urban Development		
3.1	Residential Zones	NA
3.2	Caravan Parks and Manufactured Home Estates	NA
3.3	Home Occupations	NA
3.4	Integrating Land Use and Transport	NA
3.5	Development Near Licensed Aerodromes	NA
3.6	Shooting Ranges	NA
4. Hazard and Risk		
4.1	Acid Sulfate Soils	The area is mapped in the LEP as containing Acid Sulfate Soils, however appropriate controls have been incorporated into the development
4.2	Mine Subsidence and Unstable Land	NA
4.3	Flood Prone Land	Applies - The land is mapped as flood prone, however appropriate controls have been incorporated into the development
4.4	Planning for Bushfire Protection	Part of the site is identified as bush fire prone, however appropriate controls have been incorporated into the development
5. Regional Planning		
5.1	Implementation of Regional Strategies	Planning proposal considered consistent with the Illawarra Regional Strategy 2007.

5.2	Sydney Drinking Water Catchments	NA
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to Wollongong
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to Wollongong
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable to Wollongong
5.8	Second Sydney Airport: Badgerys Creek	Not applicable to Wollongong
6. Local Plan Making		
6.1	Approval and Referral Requirements	Applies – Capable of consistency.
6.2	Reserving Land for Public Purposes	NA
6.3	Site Specific Provisions	NA
7. Metropolitan Planning		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Not applicable