



UNIVERSITY OF WOLLONGONG - HEALTH AND WELLBEING PRECINCT



UNIVERSITY
OF WOLLONGONG
AUSTRALIA

marchesepartners

Life^{3A}

GROUP USA

SSDA

UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS

HEALTH & WELLBEING PRECINCT

3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DWG NO.	TITLE	REV
DA0.00	PRELIMINARIES	
DA0.01	DRAWING LIST	C
DA0.02A	RCF - DATA SHEET	C
DA0.02B	ILU 1 & ILU 2 - DATA SHEET	C
DA0.03	UNIT SUMMARY	C
DA1.00	SITE ANALYSIS	
DA1.00	CONTEXT ANALYSIS - URBAN CONTEXT	C
DA1.01	CONTEXT ANALYSIS - LOCAL CONTEXT	C
DA1.02	SITE ANALYSIS - CLIMATE & EXISTING CONDITIONS	C
DA1.03	SITE ANALYSIS - USES & CONNECTIVITY	C
DA1.04	SITE ANALYSIS - OPPORTUNITIES & CONSTRAINTS	C
DA1.05	SITE ANALYSIS - TOPOGRAPHY & EXISTING VEGETATION	C
DA1.06	EXISTING VIEWS	C
DA1.07	DESIGN PRINCIPLES	C
DA1.08	DESIGN ELEMENTS & KEY PRINCIPLES - ILU	C
DA1.09A	DESIGN ELEMENTS & KEY PRINCIPLES - RCF - SHEET 1	C
DA1.09B	DESIGN ELEMENTS & KEY PRINCIPLES - RCF - SHEET 2	C
DA1.10	SITE RESPONSE - ILU - NATURAL INSPIRATION	C
DA1.11	SITE RESPONSE - ILU - MATERIALITY	C
DA1.12	SITE RESPONSE - ILU - AESTHETICS & MATERIALITY	C
DA1.13	SITE RESPONSE - RCF - AESTHETICS & MATERIALITY - SHEET 1	C
DA1.14	SITE RESPONSE - RCF - AESTHETICS & MATERIALITY - SHEET 2	C
DA1.15	EXISTING & DEMOLITION PLAN	C
DA1.16	APPROVED CONCEPT DA MASTERPLAN	C
DA1.17	PROPOSED SSDA MASTERPLAN	C
DA1.18	PROPOSED MASTERPLAN BOUNDARIES	C
DA1.19	STAGING PLAN	C
DA2.00	MASTERPLAN	
DA2.00	LEVEL GROUND	C
DA2.00A	LEVEL GROUND	C
DA2.01	LEVEL 1	C
DA2.02	LEVEL 2	C
DA2.03	LEVEL 3 - PODIUM	C
DA2.04	LEVEL 4	C
DA2.05	LEVEL 5	C
DA2.06	LEVEL 6	C
DA2.07	LEVEL 7	C
DA2.08	LEVEL 8	C
DA2.09	ROOF TERRACE LEVEL	C
DA2.10	LEVEL ROOF	C
DA2.20	SITE ELEVATION - NORTH	C
DA2.21	SITE ELEVATION - SOUTH	C
DA2.22	SITE ELEVATION - EAST	C
DA2.23	SITE ELEVATION - WEST	C
DA2.30	SITE SECTION - SHEET 1	C
DA2.31	SITE SECTION - SHEET 2	C
DA2.50	RCF	
DA2.50	RCF - LEVEL GROUND	C
DA2.51	RCF - LEVEL 1	C
DA2.52	RCF - LEVEL 2	C
DA2.53	RCF - LEVEL 3	C
DA2.54	RCF - LEVEL 4	C
DA2.55	RCF - LEVEL 5	C
DA2.56	RCF - LEVEL 6	C
DA2.57	RCF - ELEVATIONS - SHEET 1	C

DWG NO.	TITLE	REV
DA2.58	RCF - ELEVATIONS - SHEET 2	C
DA2.59	RCF - SECTIONS - SHEET 1	C
DA2.60	RCF GFA - SHEET 01	C
DA2.61	RCF - DEEP SOIL AREA	C
DA2.62	RCF - COMMUNAL OPEN SPACE	C
DA2.63	RCF - LANDSCAPED AREA	C
DA3.00	ILU 1	
DA3.00	ILU 1 - GROUND LEVEL	C
DA3.01	ILU 1 - LEVEL 1	C
DA3.02	ILU 1 - LEVEL 2	C
DA3.03	ILU 1 - LEVEL 3	C
DA3.04	ILU 1 - LEVEL 4-7	C
DA3.05	ILU 1 - LEVEL 8	C
DA3.06	ILU 1 - TERRACE LEVEL	C
DA3.07	ILU 1 - LEVEL ROOF	C
DA3.11	ILU 1 NORTH ELEVATION	C
DA3.12	ILU 1 EAST ELEVATION	C
DA3.13	ILU 1 SOUTH ELEVATION	C
DA3.14	ILU 1 WEST ELEVATION	C
DA3.20	ILU 1 SECTIONS - SHEET 1	C
DA3.21	ILU 1 SECTIONS - SHEET 2	C
DA3.30	ILU 1 - ADAPTABLE UNITS - TYPE 1	C
DA3.31	ILU 1 - ADAPTABLE UNITS - TYPE 2	C
DA3.32	ILU 1 - UNIT LAYOUTS - SHEET 1	C
DA3.33	ILU 1 - UNIT LAYOUTS - SHEET 2	C
DA3.34	ILU 1 - UNIT LAYOUTS - SHEET 3	C
DA3.35	ILU 1 - UNIT LAYOUTS - SHEET 4	C
DA3.36	ILU 1 - UNIT LAYOUTS - SHEET 5	C
DA3.37	ILU 1 - UNIT LAYOUTS - SHEET 6	C
DA3.38	ILU 1 - UNIT LAYOUTS - SHEET 7	C
DA3.39	ILU 1 - UNIT LAYOUTS - SHEET 8	C
DA3.40	ILU 1 - UNIT LAYOUTS - SHEET 9	C
DA3.41	ILU 1 - UNIT LAYOUTS - SHEET 10	C
DA3.42	ILU 1 - UNIT LAYOUTS - SHEET 11	C
DA3.43	ILU 1 - UNIT LAYOUTS - SHEET 12	C
DA3.44	ILU 1 - UNIT LAYOUTS - SHEET 13	C
DA3.60	ILU 1 GFA - SHEET 01	C
DA3.61	ILU 1 GFA - SHEET 02	C
DA3.70	ILU 1 DEEP SOIL (ADG COMPLIANCE)	C
DA4.00	ILU 2	
DA4.00	ILU 2 - GROUND LEVEL	C
DA4.01	ILU 2 - LEVEL 1	C
DA4.02	ILU 2 - LEVEL 2	C
DA4.03	ILU 2 - LEVEL 3	C
DA4.04	ILU 2 - LEVEL 4-7	C
DA4.05	ILU 2 - LEVEL 8	C
DA4.06	ILU 2 - TERRACE LEVEL	C
DA4.07	ILU 2 - ROOF LEVEL	C
DA4.10	ILU 2 NORTH ELEVATION	C
DA4.11	ILU 2 EAST ELEVATION	C
DA4.12	ILU 2 SOUTH ELEVATION	C
DA4.13	ILU 2 WEST ELEVATION	C
DA4.20	ILU 2 SECTIONS - SHEET 1	C
DA4.21	ILU 2 SECTIONS - SHEET 2	C
DA4.30	ILU 2 - ADAPTABLE UNITS - TYPE 1	C
DA4.31	ILU 2 - ADAPTABLE UNITS - TYPE 2	C

DWG NO.	TITLE	REV
DA4.32	ILU 2 - UNIT LAYOUTS - SHEET 1	C
DA4.33	ILU 2 - UNIT LAYOUTS - SHEET 2	C
DA4.34	ILU 2 - UNIT LAYOUTS - SHEET 3	C
DA4.35	ILU 2 - UNIT LAYOUTS - SHEET 4	C
DA4.36	ILU 2 - UNIT LAYOUTS - SHEET 5	C
DA4.37	ILU 2 - UNIT LAYOUTS - SHEET 6	C
DA4.38	ILU 2 - UNIT LAYOUTS - SHEET 7	C
DA4.39	ILU 2 - UNIT LAYOUTS - SHEET 8	C
DA4.40	ILU 2 - UNIT LAYOUTS - SHEET 9	C
DA4.41	ILU 2 - UNIT LAYOUTS - SHEET 10	C
DA4.42	ILU 2 - UNIT LAYOUTS - SHEET 11	C
DA4.43	ILU 2 - UNIT LAYOUTS - SHEET 12	C
DA4.44	ILU 2 - UNIT LAYOUTS - SHEET 13	C
DA4.45	ILU 2 - UNIT LAYOUTS - SHEET 14	C
DA4.46	ILU 2 - UNIT LAYOUTS - SHEET 15	C
DA4.47	ILU 2 - UNIT LAYOUTS - SHEET 16	C
DA4.48	ILU 2 - UNIT LAYOUTS - SHEET 17	C
DA4.49	ILU 2 - UNIT LAYOUTS - SHEET 18	C
DA4.50	ILU 2 - UNIT LAYOUTS - SHEET 19	C
DA4.51	ILU 2 - UNIT LAYOUTS - SHEET 20	C
DA4.52	ILU 2 - UNIT LAYOUTS - SHEET 21	C
DA4.53	ILU 2 - UNIT LAYOUTS - SHEET 22	C
DA4.60	ILU 2 GFA - SHEET 01	C
DA4.61	ILU 2 GFA - SHEET 02	C
DA4.70	ILU 2 DEEP SOIL (ADG COMPLIANCE)	C
DA6.00	VIEWS & PHOTOMONTAGES	
DA6.00	RCF - EXTERNAL FINISHES AND COLOUR SCHEDULE	C
DA6.01	RCF - PHOTOMONTAGE	C
DA6.02A	MATERIAL BOARD - MOUNTAIN ASPECT	C
DA6.02B	MATERIAL BOARD - SEA ASPECT	C
DA6.03	EXTERIOR FINISHES	C
DA6.10	CGI - SHEET 1	C
DA6.11	CGI - SHEET 2	C
DA6.12	CGI - SHEET 3	C
DA6.13	CGI - SHEET 4	C
DA7.00	COMPLIANCE DIAGRAMS	
DA7.01	SHADOW ANALYSIS - SHEET 01	C
DA7.02	SHADOW ANALYSIS - SHEET 02	C
DA7.03	SHADOW ANALYSIS - SHEET 03	C
DA7.04	SHADOW ANALYSIS - SHEET 04	C
DA7.30	ILU 1 SOLAR ACCESS	C
DA7.35	ILU 2 SOLAR ACCESS	C
DA7.40	ILU 1 CROSS VENTILATION	C
DA7.45	ILU 2 CROSS VENTILATION	C
DA7.50	ILU 1 SUN ACCESS VIEWS / VIEWS FROM THE SUN - SHEET 01	C
DA7.51	ILU 1 SUN ACCESS VIEWS / VIEWS FROM THE SUN - SHEET 02	C
DA7.55	ILU 2 SUN ACCESS VIEWS / VIEWS FROM THE SUN - SHEET 01	C
DA7.56	ILU 2 SUN ACCESS VIEWS / VIEWS FROM THE SUN - SHEET 02	C
DA7.60	ILU 1 SOLAR TO C.O.S.	C
DA7.61	ILU 1 SOLAR TO C.O.S.	C
DA7.65	ILU 2 SOLAR TO C.O.S.	C
DA7.66	ILU 2 SOLAR TO C.O.S.	C
DA7.70	BASIX COMMITMENTS	C
DA7.80	ILU 1 HEIGHT LIMIT PLANE DIAGRAM	C
DA7.81	ILU 2 HEIGHT LIMIT PLANE DIAGRAM	C

IMPORTANT NOTES

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REV	DATE	DESCRIPTION	BY
C	20/05/26	REVISED SSDA SUBMISSION	AK

marchesepartners

Life^{3A}

GROUP USA

TaylorBrammer

scape DESIGN

CLIENT

 UNIVERSITY OF WOLLONGONG AUSTRALIA

 INNOVATION CAMPUS



PROJECT

UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS
HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
DRAWING LIST			
SCALE	DATE	DRAWN	CHECKED
NTS	20/05/26	AL	AK
JOB	DRAWING	REVISION	
25063	DA0.01	C	

RCF / CCC SITE AREA
8,101m²

GROSS FLOOR AREA (GFA)

GFA	
Name	Area
CHILDCARE	687 m²
RACF GROUND LEVEL	1264 m²
RACF LEVEL 1	1561 m²
RACF LEVEL 2	1549 m²
RACF LEVEL 3	1549 m²
RACF LEVEL 4	1549 m²
RACF LEVEL 5	1549 m²
RACF LEVEL 6	38 m²
Grand total	9746 m²

WOLLONGONG LEP

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes —

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

NSW DPIE CHILD CARE PLANNING GUIDELINE 2021

4.1 Indoor space requirements

Every child being educated and cared for within a facility must have a minimum of 3.25m2 of unencumbered indoor space.

Unencumbered indoor space excludes any of the following:

- (a) passageway or thoroughfare (including door swings) used for circulation,
- (b) toilet and hygiene facilities
- (c) nappy changing area or area for preparing bottles,,
- (d) area permanently set aside for the use or storage of cots,
- (e) area permanently set aside for storage,
- (f) area or room for staff or administration,
- (g) kitchens, unless the kitchen is designed to be used predominantly by the children as part of an educational program, e.g. a learning kitchen,
- (h) on-site laundry,
- (i) other space that is not suitable for children.

OUTDOOR SPACE (CCC)

CHILDCARE OUTDOOR SPACE	
Department	Area
Childcare Outdoor Space	480 m²
Grand total	480 m²

NSW CHILD CARE PLANNING GUIDELINE

an education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space, excluding the following--

(a) pathway or thoroughfare, except where used by children as part of the education and care program

(b) car parking area

(c) storage shed or other storage area

(d) laundry

(e) areas of dense hedges or plantings along boundaries

(f) other space that is not suitable for children

a verandah that is included within indoor space cannot be included when calculating outdoor space and vice versa

For a 60 child facility

Required outdoor space = 420m² total
= 7m² per child

Achieved outdoor space = 480m² total
= 8m² per child

Increase of 60m², or 1m² per child

COMMUNAL OPEN SPACE (COS)

COMMUNAL OPEN SPACE (COS)	
Level	Area
GROUND LEVEL	278 m²
LEVEL 1	789 m²
LEVEL 2	426 m²
LEVEL 3	426 m²
LEVEL 4	426 m²
LEVEL 5	426 m²
	2772 m²

NSW SEPP (HOUSING) 2021

for the purposes of residential care facilities--

- (a) internal and external communal open spaces with a total area of at least--
- (i) for a residential care facility-- 10m² for every bed

For a 180 bed RCF

Required COS = 1800m² total
= 10m² per bed

Achieved COS = 2772m² total
= 15.4m² per bed

Increase of 972m², or 5.4m² per bed

LANDSCAPED AREA (RCF)

RCF LANDSCAPED AREA	
Level	Area
GROUND LEVEL	2278 m²
LEVEL 1	542 m²
Grand total	2820 m²

NSW SEPP (HOUSING) 2021

for the purposes of residential care facilities--

- (a) at least 15m² of landscaped area for every bed

For a 180 bed RCF

Required landscaped area = 2700m² total
= 15m² per bed

Achieved landscaped area = 2820m² total
= 15.6m² per bed

Increase of 120m², or 0.6m² per bed

DEEP SOIL

DEEP SOIL	
Name	Area
DEEP SOIL IN GREEN HEART	749 m²
DEEP SOIL ON EASTERN EDGE	338 m²
DEEP SOIL ON NORTHERN EDGE	144 m²
Grand total	1231 m²

NSW SEPP (HOUSING) 2021

for the purposes of residential care facilities--

- (a) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site

Site area = 8101m²

Required deep soil area = 1212.15m² total
= 15%

Achieved deep soil area = 1231m² total
= 15.1%

Compliant by 15.8m², or 0.1%

CAR PARKING (RCF)

RCF				
TYPE	NUMBER	PARKING RATE	REQUIRED	PROVISION
Visitor	180 beds	1 space per 15 beds	12	20
Staff	42 staff	1 space per 2 staff members	21	39
TOTAL			33	59
Ambulance	1	1 Ambulance Bay	1	1
Mini Bus (Operator Requirement)	1	1 Mini Bus	1	1

NSW SEPP (HOUSING) 2021

- (a) for a residential care facility - at least 1 parking space for every 15 beds in the facility,
- (b) at least 1 parking space for every 2 employees who are on duty at the same time,
- (c) at least 1 parking space for the purpose of ambulance parking

CAR PARKING (CCC)

CHILDCARE CENTRE				
TYPE	NUMBER	PARKING RATE	REQUIRED	PROVISION
Visitor	60 places	1 space per 6 children	10	10
Staff (0-2 Years)	30 places	1 space per 5 children	6	6
Staff (3-6 Years)	30 places	1 space per 8 children	3.75	4
TOTAL			19.75	20
Bicycle (Staff)	9.75 staff	1 space per 10 staff	0.975	1
Bicycle (Visitor)	650m²	1 space per 200m² GFA	3.25	3
Motorcycle	20	1 space per 25 car spaces	0.8	1
Delivery Services Truck	1		1	1

WOLLONGONG DCP 2009

- (a) 1 space for each employee present at any one time, plus
- (b) 1 visitor space per 6 children, plus
- (c) 1 space as per Off Street Parking for People with Disabilities, plus
- (d) 2 large spaces (3.2m x 5.5m) for parents requiring the use of strollers
- (e) bicycle parking
- (i) 1 bicycle space per 10 employees
- (ii) 1 bicycle space per 200m² GFA for visitors
- (f) 1 motorcycle space per 25 car parking spaces
- (g) small rigid vehicle - medium rigid vehicle space

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REV	DATE	DESCRIPTION	BY
A	21.11.2025	SSDA DRAFT	PG / GM / MH
B	18.12.2025	SSDA SUBMISSION	PG / GM / MH
C	20.02.2026	REVISED SSDA SUBMISSION	PG / GM

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GROUP USA

TaylorBrammer

scape DESIGN

CLIENT



UNIVERSITY OF WOLLONGONG AUSTRALIA

INNOVATION CAMPUS



Keyton

PROJECT

University of Wollongong - Innovation Campus - Health & Wellbeing Precinct
239 Squires Way, North Wollongong, NSW - 2500

DRAWING TITLE

RCF - DATA SHEET

SCALE

JOB
A241862

DATE

20.02.2026
DRAWING
DA0.02A

DRAWN

GM

CHECKED

PG
REVISION
C

DATE STAMP: 3/03/2026 9:02:19 AM

development data

ILU STAGE 1_DEVELOPMENT SUMMARY				
PROPOSED GFA		Site Area		FSR
17173.5 m²		6285.0 m²		2.73
ILU STAGE 1_SOLAR ACCESS SUMMARY				
TOTAL APTS	UNITS WITH SOLAR	REQ. %	PROVIDED %	
110	77	70%	70%	
ILU STAGE 1_NO SOLAR HOURS SOLAR ACCESS %				
TOTAL APTS	NO SOLAR ACCESS UNITS	MAX. ALLOWED %	PROVIDED %	
110	15	15	14%	
ILU STAGE 1_CROSS VENT %				
TOTAL APTS	UNITS WITH CROSS VENT	REQ. %	PROVIDED %	
110	67	60%	61%	
UNIT MIX - ILU STAGE 1				
PROPOSAL			APPROVED CONCEPT DA	
TYPE	TOTAL	%	TOTAL	%
1B	0	0%	7	7%
2B	64	58%	25	27%
2B+S	6	5%	28	30%
3B	31	28%	27	29%
3B-PH	9	8%	7	7%
	110	100%	94	100%
ILU STAGE 2_DEVELOPMENT SUMMARY				
PROPOSED GFA		Site Area		FSR
20000.6 m²		7953.0 m²		2.51
ILU STAGE 2_SOLAR ACCESS SUMMARY				
TOTAL APTS	UNITS WITH SOLAR	REQ. %	PROVIDED %	
139	97	70%	70%	
ILU STAGE 2_NO SOLAR HOURS SOLAR ACCESS %				
TOTAL APTS	NO SOLAR ACCESS UNITS	MAX. ALLOWED %	PROVIDED %	
139	16	15	12%	
ILU STAGE 2_CROSS VENT %				
TOTAL APTS	UNITS WITH CROSS VENT	REQ. %	PROVIDED %	
139	96	60%	69%	
UNIT MIX - ILU STAGE 2				
PROPOSAL			APPROVED CONCEPT DA	
TYPE	TOTAL	%	TOTAL	%
1B	1	1%	15	11%
2B	83	60%	37	27%
2B+S	4	3%	40	30%
3B	42	30%	36	27%
3B-PH	9	6%	7	5%
	139	100%	135	100%
ILU STAGE 1_GFA BY TYPE				
TYPE	GFA		APPROVED CONCEPT DA	
COMMUNAL	1235.4 m²		410 m²	
ILUS	14612.7 m²		12000 m²	
R&E	754.0 m²		1000 m²	
WELLNESS	571.4 m²		600 m²	
	17173.5 m²		14010 m²	
ILU STAGE 2_GFA BY TYPE				
TYPE	GFA		APPROVED CONCEPT DA	
COMMUNAL	320.2 m²		18000 m²	
ILUS	18535.2 m²		1500 m²	
R&E	1145.2 m²		250 m²	
	20000.6 m²		19750 m²	
TOTAL_GFA BY TYPE				
TYPE	GFA			
COMMUNAL	1555.7 m²			
ILUS	33147.9 m²			
R&E	1899.1 m²			
WELLNESS	571.4 m²			

accommodation summary

	LEVEL	GFA (m²)		NSA (residential)	Efficiency (NSA / GFA)	APARTMENTS					COMPLIANCE			
		Residential	NON Resi.			1B	2B	2B+	3B	3B - PH	TOTAL	SOLAR	C-VENT	ADAPT
ILU STAGE 1	ILA 1 GROUND	0.0 m²	2560.8 m²		0%	0	0	0	0	0	0	0	0	0
	ILA 1 LEVEL 1	1739.0 m²	0.0 m²	1406.1 m²	81%	0	7	3	3	0	13	7	7	0
	ILA 1 LEVEL 2	1739.0 m²	0.0 m²	1406.1 m²	81%	0	7	3	3	0	13	8	7	3
	ILA 1 LEVEL 3	1887.4 m²	0.0 m²	1683.9 m²	89%	0	10	0	5	0	15	10	9	3
	ILA 1 LEVEL 4	1887.4 m²	0.0 m²	1683.9 m²	89%	0	10	0	5	0	15	10	9	3
	ILA 1 LEVEL 5	1887.4 m²	0.0 m²	1683.9 m²	89%	0	10	0	5	0	15	10	9	3
	ILA 1 LEVEL 6	1887.4 m²	0.0 m²	1683.9 m²	89%	0	10	0	5	0	15	12	9	3
	ILA 1 LEVEL 7	1887.4 m²	0.0 m²	1683.8 m²	89%	0	10	0	5	0	15	12	9	3
	ILA 1 LEVEL 8	1605.7 m²	0.0 m²	1425.4 m²	89%	0	0	0	0	9	9	8	8	3
	ILA 1 ROOF LEVEL	91.9 m²	0.0 m²	0.0 m²	N/A	0	64	6	31	9	110	77	67	21
		14612.7 m²	2560.8 m²	12657.0 m²										
TOTAL ILU STAGE 1		17173.5 m²												
						0	64	6	31	9	110	70%	61%	19%
ILU STAGE 2	ILA 2 GROUND	1002.3 m²	1359.0 m²	745.7 m²	74%	0	4	2	1	0	7	2	3	0
	ILA 2 LEVEL 1	2523.2 m²	0.0 m²	2081.2 m²	82%	0	15	1	3	0	19	12	12	1
	ILA 2 LEVEL 2	2523.2 m²	0.0 m²	2081.2 m²	82%	0	15	1	3	0	19	16	12	4
	ILA 2 LEVEL 3	2129.8 m²	0.0 m²	1907.6 m²	90%	1	9	0	7	0	17	11	12	4
	ILA 2 LEVEL 4	2163.4 m²	0.0 m²	1944.3 m²	90%	0	10	0	7	0	17	11	12	1
	ILA 2 LEVEL 5	2163.4 m²	0.0 m²	1944.3 m²	90%	0	10	0	7	0	17	12	12	1
	ILA 2 LEVEL 6	2163.4 m²	0.0 m²	1944.3 m²	90%	0	10	0	7	0	17	12	12	1
	ILA 2 LEVEL 7	2163.4 m²	0.0 m²	1944.3 m²	90%	0	10	0	7	0	17	12	12	1
	ILA 2 LEVEL 8	1626.7 m²	106.4 m²	1435.9 m²	88%	0	0	0	0	9	9	9	9	1
	ILA 2 ROOF LEVEL	76.3 m²	0.0 m²	0.0 m²	N/A	1	83	4	42	9	139	97	96	14
		18535.2 m²	1465.4 m²	16028.9 m²										
TOTAL ILU STAGE 2		20000.6 m²												
						1	83	4	42	9	139	70%	69%	10%
TOTAL	Stage	Residential	No Resi.											
	ILA STAGE 1	14612.7 m²	2560.8 m²											
	ILA STAGE 2	18535.2 m²	1465.4 m²											
		33147.9 m²	4026.2 m²											
TOTAL		37174.1 m²												
						1	147	10	73	18	249	174	163	35

parking

REQUIRED PARKING			
Buildings Type	User	Parking Rate	Source
Seniors ILUs	Residents	0.5 per bedroom	Seniors SEPP
	Visitors	No requirement	Seniors SEPP

ILU_STAGE 1_REQUIRED RESIDENTIAL CAR PARKING_HSEPP			
Apartment Type	Count	Requirement by Unit	Required Parking Spaces
2B	64	1	64
2B+S	6	1	6
3B	31	1.5	46.5
3B-PH	9	1.5	13.5
	110		130
APPROVED CONCEPT DA RESIDENTIAL CAR PARKING			
Type	Count		
ILU 1 GROUND			
5400 x 2500 PWD	7		
5400 x 2500	38		
	45		
ILU 1 LEVEL 1			
5400 x 2500 PWD	12		
5400 x 2500	58		
5000 x 2500 SMALL CAR	4		
	74		
TOTAL PARKING SPACES PROVIDED		119	

ILU_STAGE 2_REQUIRED RESIDENTIAL CAR PARKING_HSEPP			
Apartment Type	Count	Requirement by Unit	Required Parking Spaces
1B	1	0.5	0.5
2B	83	1	83
2B+S	4	1	4
3B	42	1.5	63
3B-PH	9	1.5	13.5
	139		164
APPROVED CONCEPT DA RESIDENTIAL CAR PARKING			
Type	Count		
ILU 2 GROUND			
5400 x 2500 PWD	10		
5400 x 2500	44		
	54		
ILU 2 LEVEL 1			
5400 x 2500 PWD	10		
5400 x 2500	42		
	52		
ILU 2 LEVEL 2			
5400 x 2500 PWD	10		
5400 x 2500	42		
	52		
TOTAL PARKING SPACES PROVIDED		158	

ILU STAGE 1_PROPOSED RESIDENTIAL CAR PARKING	
Type	COUNT
5400 x 2400	11
5400 x 2400 Accessible	8
5400 x 3200	17
	36
ILA 1 LEVEL 1	
5400 x 2400	16
5400 x 2400 Accessible	8
5400 x 3200	31
	55
ILA 1 LEVEL 2	
5400 x 2400	22
5400 x 2400 Accessible	7
5400 x 3200	30
	59
TOTAL PARKING SPACES PROVIDED	150

ILU STAGE 2_PROPOSED RESIDENTIAL CAR PARKING	
Type	PROPOSED
ILA 2 GROUND	
5500 x 2400	17
5500 x 2400 Accessible	11
5500 x 3200	30
	58
ILA 2 LEVEL 1	
5500 x 2400	21
5500 x 2400 Accessible	10
5500 x 3200	30
	61
ILA 2 LEVEL 2	
5500 x 2400	26
5500 x 2400 Accessible	8
5500 x 3200	33
	67
TOTAL PARKING SPACES IN BUILDINGS	186

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C	20/05/26	REVISED SSDA SUBMISSION	AK

marchesepartners

Life^{3A}

GROUPGSA TaylorBrammer scape^{DESIGN}

CLIENT

UNIVERSITY OF WOLLONGONG AUSTRALIA

PROJECT
UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS
HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

INNOVATION CAMPUS

Keyton

DRAWING TITLE
ILU 1 & ILU 2 - DATA SHEET

SCALE
NTS

JOB
25063

DATE
20/05/26

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ILU1 SUMMARY UNITS					
UNIT	AREA	BALCONY AREA	BEDROO M No.	BATHRO OM No.	ADAPTA BLE

ILA 1 LEVEL 1					
P1.L01.01	105.7 m²	69.4 m²	2B	2	No
P1.L01.02	131.3 m²	223.9 m²	3B	2	Yes
P1.L01.03	98.1 m²	93.8 m²	2B	2	No
P1.L01.04	97.7 m²	95.3 m²	2B	2	No
P1.L01.05	123.0 m²	192.7 m²	3B	2	No
P1.L01.06	104.6 m²	24.3 m²	2B+S	2	No
P1.L01.07	103.7 m²	24.3 m²	2B+S	2	No
P1.L01.08	103.6 m²	24.3 m²	2B+S	2	No
P1.L01.09	97.6 m²	25.1 m²	2B	2	No
P1.L01.10	126.1 m²	49.1 m²	3B	2	No
P1.L01.11	103.8 m²	86.1 m²	2B	2	Yes
P1.L01.12	103.8 m²	86.1 m²	2B	2	Yes
P1.L01.13	107.1 m²	84.7 m²	2B	2	No

ILA 1 LEVEL 2					
P1.L02.01	105.7 m²	17.5 m²	2B	2	No
P1.L02.02	131.4 m²	22.1 m²	3B	2	Yes
P1.L02.03	98.1 m²	15.3 m²	2B	2	No
P1.L02.04	97.7 m²	15.3 m²	2B	2	No
P1.L02.05	123.0 m²	21.6 m²	3B	2	No
P1.L02.06	104.6 m²	15.5 m²	2B+S	2	No
P1.L02.07	103.7 m²	15.1 m²	2B+S	2	No
P1.L02.08	103.6 m²	15.1 m²	2B+S	2	No
P1.L02.09	97.5 m²	17.8 m²	2B	2	No
P1.L02.10	126.2 m²	20.6 m²	3B	2	No
P1.L02.11	103.8 m²	16.7 m²	2B	2	Yes
P1.L02.12	103.8 m²	16.7 m²	2B	2	Yes
P1.L02.13	107.1 m²	17.9 m²	2B	2	No

ILA 1 LEVEL 3					
N1.L03.01	98.7 m²	51.5 m²	2B	2	No
N1.L03.02	101.2 m²	61.1 m²	2B	2	No
N1.L03.03	133.1 m²	92.9 m²	3B	2	No
N1.L03.04	125.3 m²	23.4 m²	3B	2	No
N1.L03.05	104.0 m²	14.0 m²	2B	2	Yes
N1.L03.06	104.0 m²	14.1 m²	2B	2	Yes
N1.L03.07	107.4 m²	17.9 m²	2B	2	No
S1.L03.01	105.8 m²	17.6 m²	2B	2	No
S1.L03.02	131.7 m²	22.1 m²	3B	2	Yes
S1.L03.03	97.9 m²	14.5 m²	2B	2	No
S1.L03.04	97.6 m²	14.5 m²	2B	2	No
S1.L03.05	130.4 m²	21.6 m²	3B	2	No
S1.L03.06	133.4 m²	118.2 m²	3B	2	No
S1.L03.07	107.1 m²	67.8 m²	2B	2	No
S1.L03.08	106.2 m²	58.0 m²	2B	2	No

ILA 1 LEVEL 4					
N1.L04.01	98.7 m²	15.9 m²	2B	2	No
N1.L04.02	101.2 m²	20.1 m²	2B	2	No
N1.L04.03	133.1 m²	29.8 m²	3B	2	No
N1.L04.04	125.3 m²	23.4 m²	3B	2	No
N1.L04.05	104.0 m²	14.0 m²	2B	2	Yes
N1.L04.06	104.0 m²	14.1 m²	2B	2	Yes
N1.L04.07	107.4 m²	17.9 m²	2B	2	No
S1.L04.01	105.8 m²	17.6 m²	2B	2	No
S1.L04.02	131.7 m²	22.1 m²	3B	2	Yes
S1.L04.03	97.9 m²	14.5 m²	2B	2	No
S1.L04.04	97.6 m²	14.5 m²	2B	2	No
S1.L04.05	130.4 m²	21.6 m²	3B	2	No
S1.L04.06	133.4 m²	28.1 m²	3B	2	No
S1.L04.07	107.1 m²	16.1 m²	2B	2	No
S1.L04.08	106.2 m²	16.1 m²	2B	2	No

ILA 1 LEVEL 5					
N1.L05.01	98.7 m²	15.9 m²	2B	2	No
N1.L05.02	101.2 m²	20.0 m²	2B	2	No
N1.L05.03	133.1 m²	29.8 m²	3B	2	No
N1.L05.04	125.3 m²	23.4 m²	3B	2	No
N1.L05.05	104.0 m²	14.0 m²	2B	2	Yes
N1.L05.06	104.0 m²	14.1 m²	2B	2	Yes
N1.L05.07	107.4 m²	17.9 m²	2B	2	No
S1.L05.01	105.8 m²	17.6 m²	2B	2	No
S1.L05.02	131.7 m²	0.0 m²	3B	2	Yes
S1.L05.03	97.9 m²	14.5 m²	2B	2	No
S1.L05.04	97.6 m²	14.4 m²	2B	2	No
S1.L05.05	130.4 m²	21.6 m²	3B	2	No
S1.L05.06	133.4 m²	28.1 m²	3B	2	No

ILU1 SUMMARY UNITS					
UNIT	AREA	BALCONY AREA	BEDROO M No.	BATHRO OM No.	ADAPTA BLE

S1.L05.07	107.1 m²	16.1 m²	2B	2	No
S1.L05.08	106.2 m²	16.1 m²	2B	2	No

ILA 1 LEVEL 6					
N1.L06.01	98.7 m²	15.9 m²	2B	2	No
N1.L06.02	101.2 m²	20.0 m²	2B	2	No
N1.L06.03	133.1 m²	29.8 m²	3B	2	No
N1.L06.04	125.3 m²	23.4 m²	3B	2	No
N1.L06.05	104.0 m²	14.0 m²	2B	2	Yes
N1.L06.06	104.0 m²	14.1 m²	2B	2	Yes
N1.L06.07	107.4 m²	17.9 m²	2B	2	No
S1.L06.01	105.8 m²	17.6 m²	2B	2	No
S1.L06.02	131.7 m²	22.1 m²	3B	2	Yes
S1.L06.03	97.9 m²	14.5 m²	2B	2	No
S1.L06.04	97.6 m²	14.4 m²	2B	2	No
S1.L06.05	130.4 m²	21.6 m²	3B	2	No
S1.L06.06	133.4 m²	28.1 m²	3B	2	No
S1.L06.07	107.1 m²	16.1 m²	2B	2	No
S1.L06.08	106.2 m²	16.1 m²	2B	2	No

ILA 1 LEVEL 7					
N1.L07.01	98.7 m²	15.9 m²	2B	2	No
N1.L07.02	101.2 m²	20.0 m²	2B	2	No
N1.L07.03	133.1 m²	29.7 m²	3B	2	No
N1.L07.04	125.3 m²	23.4 m²	3B	2	No
N1.L07.05	104.0 m²	14.0 m²	2B	2	Yes
N1.L07.06	104.0 m²	14.1 m²	2B	2	Yes
N1.L07.07	107.4 m²	17.9 m²	2B	2	No
S1.L07.01	105.8 m²	17.6 m²	2B	2	No
S1.L07.02	131.7 m²	22.1 m²	3B	2	Yes
S1.L07.03	97.9 m²	14.5 m²	2B	2	No
S1.L07.04	97.6 m²	14.5 m²	2B	2	No
S1.L07.05	130.4 m²	21.6 m²	3B	2	No
S1.L07.06	133.4 m²	28.1 m²	3B	2	No
S1.L07.07	107.1 m²	16.1 m²	2B	2	No
S1.L07.08	106.2 m²	16.1 m²	2B	2	No

ILA 1 LEVEL 8					
N1.L08.01	159.0 m²	47.3 m²	3B	2	No
N1.L08.02	157.2 m²	64.2 m²	3B	2	No
N1.L08.03	163.8 m²	90.5 m²	3B	2	No
N1.L08.04	158.8 m²	92.7 m²	3B	2	No
S1.L08.01	163.8 m²	60.3 m²	3B	2	No
S1.L08.02	158.0 m²	52.4 m²	3B	2	No
S1.L08.03	157.6 m²	81.6 m²	3B	2	No
S1.L08.04	153.2 m²	74.3 m²	3B	2	No
S1.L08.05	154.0 m²	51.5 m²	3B	2	No

ILU2 SUMMARY UNITS					
UNIT	AREA	BALCONY AREA	BEDROO M No.	BATHRO OM No.	ADAPTA BLE

ILA 2 GROUND					
S2.GL.01	126.5 m²	58.8 m²	3B	2	No
S2.GL.02	102.6 m²	48.0 m²	2B	2	Yes
S2.GL.03	91.7 m²	47.7 m²	2B	2	No
S2.GL.04	104.7 m²	66.7 m²	2B	2	No
S2.GL.05	111.0 m²	97.7 m²	2B+S	2	No
S2.GL.06	100.7 m²	22.5 m²	2B	2	No
S2.GL.07	108.5 m²	51.1 m²	2B+S	2	No

ILA 2 LEVEL 1					
N2.L01.01	107.1 m²	20.5 m²	2B	2	No
N2.L01.02	107.1 m²	19.9 m²	2B	2	No
N2.L01.03	131.4 m²	24.2 m²	3B	2	No
N2.L01.04	96.6 m²	30.2 m²	2B	2	No
N2.L01.05	99.9 m²	24.3 m²	2B	2	No
N2.L01.06	129.0 m²	58.2 m²	3B	2	Yes
N2.L01.07	112.1 m²	20.4 m²	2B	2	No
N2.L01.08	126.8 m²	25.2 m²	2B	2	No
S2.L01.01	105.2 m²	18.2 m²	2B	2	No
S2.L01.02	104.8 m²	18.7 m²	2B	2	No
S2.L01.03	105.2 m²	18.7 m²	2B	2	No
S2.L01.04	102.5 m²	21.8 m²	2B	2	Yes
S2.L01.05	102.6 m²	21.7 m²	2B	2	Yes
S2.L01.06	102.6 m²	21.0 m²	2B	2	Yes
S2.L01.07	91.7 m²	28.0 m²	2B	2	No
S2.L01.08	104.5 m²	14.0 m²	2B	2	No
S2.L01.09	124.9 m²	38.5 m²	3B	2	No
S2.L01.10	106.3 m²	17.6 m²	2B	2	No
S2.L01.11	121.0 m²	48.4 m²	2B+S	2	No

ILA 2 LEVEL 2					
N2.L02.01	107.1 m²	20.5 m²	2B	2	No
N2.L02.02	107.1 m²	19.9 m²	2B	2	No
N2.L02.03	131.4 m²	24.2 m²	3B	2	No
N2.L02.04	96.6 m²	30.2 m²	2B	2	No
N2.L02.05	99.9 m²	20.4 m²	2B	2	No
N2.L02.06	129.0 m²	36.2 m²	3B	2	Yes
N2.L02.07	112.1 m²	20.2 m²	2B	2	No
N2.L02.08	126.8 m²	25.0 m²	2B	2	No
S2.L02.01	105.2 m²	18.2 m²	2B	2	No
S2.L02.02	104.8 m²	18.7 m²	2B	2	No
S2.L02.03	105.2 m²	18.7 m²	2B	2	No
S2.L02.04	102.5 m²	21.8 m²	2B	2	Yes
S2.L02.05	102.6 m²	21.7 m²	2B	2	Yes
S2.L02.06	102.6 m²	21.0 m²	2B	2	Yes
S2.L02.07	91.7 m²	28.0 m²	2B	2	No
S2.L02.08	104.5 m²	14.0 m²	2B	2	No
S2.L02.09	124.9 m²	38.5 m²	3B	2	No
S2.L02.10	106.3 m²	17.6 m²	2B	2	No
S2.L02.11	121.0 m²	48.4 m²	2B+S	2	No

ILA 2 LEVEL 3					
N2.L03.01	100.8 m²	46.9 m²	2B	2	No
N2.L03.02	125.8 m²	139.6 m²	3B	2	No
N2.L03.03	128.2 m²	138.2 m²	3B	2	No
N2.L03.04	106.0 m²	45.3 m²	2B	2	No
N2.L03.05	117.4 m²	35.3 m²	2B	2	No
N2.L03.06	100.3 m²	23.8 m²	2B	2	No
N2.L03.07	129.1 m²	36.2 m²	3B	2	Yes
S2.L03.01	102.7 m²	47.0 m²	2B	2	No
S2.L03.02	126.9 m²	130.4 m²	3B	2	No
S2.L03.03	123.0 m²	52.0 m²	3B	2	No
S2.L03.04	104.6 m²	25.0 m²	2B	2	No
S2.L03.05	67.1 m²	15.3 m²	1B	1	No
S2.L03.06	103.8 m²	14.9 m²	2B	2	No
S2.L03.07	132.9 m²	22.5 m²	3B	2	No
S2.L03.08	126.3 m²	52.1 m²	3B	2	No
S2.L03.09	99.9 m²	40.7 m²	2B	2	No
S2.L03.10	112.7 m²	57.0 m²	2B	2	No

ILA 2 LEVEL 4					
N2.L04.01	100.8 m²	23.9 m²	2B	2	No
N2.L04.02	125.8 m²	36.3 m²	3B	2	No
N2.L04.03	128.2 m²	25.2 m²	3B	2	No
N2.L04.04	106.0 m²	18.2 m²	2B	2	No
N2.L04.05	117.4 m²	35.3 m²	2B	2	No
N2.L04.06	100.3 m²	23.8 m²	2B	2	No
N2.L04.07	129.1 m²	36.2 m²	3B	2	Yes

ILU2 SUMMARY UNITS					
UNIT	AREA	BALCONY AREA	BEDROO M No.	BATHRO OM No.	ADAPTA BLE

S2.L04.01	102.7 m ²	17.9 m ²	2B	2	No
S2.L04.02	126.9 m ²	55.0 m ²	3B	2	No
S2.L04.03	123.0 m ²	32.9 m ²	3B	2	No
S2.L04.04	104.6 m ²	19.2 m ²	2B	2	No
S2.L04.05	103.9 m ²	19.2 m ²	2B	2	No
S2.L04.06	103.8 m ²	18.2 m ²	2B	2	No
S2.L04.07	132.9 m ²	48.5 m ²	3B	2	No
S2.L04.08	126.3 m ²	42.8 m ²	3B	2	No
S2.L04.09	99.9 m ²	15.4 m ²	2B	2	No
S2.L04.10	112.7 m ²	25.2 m ²	2B	2	No

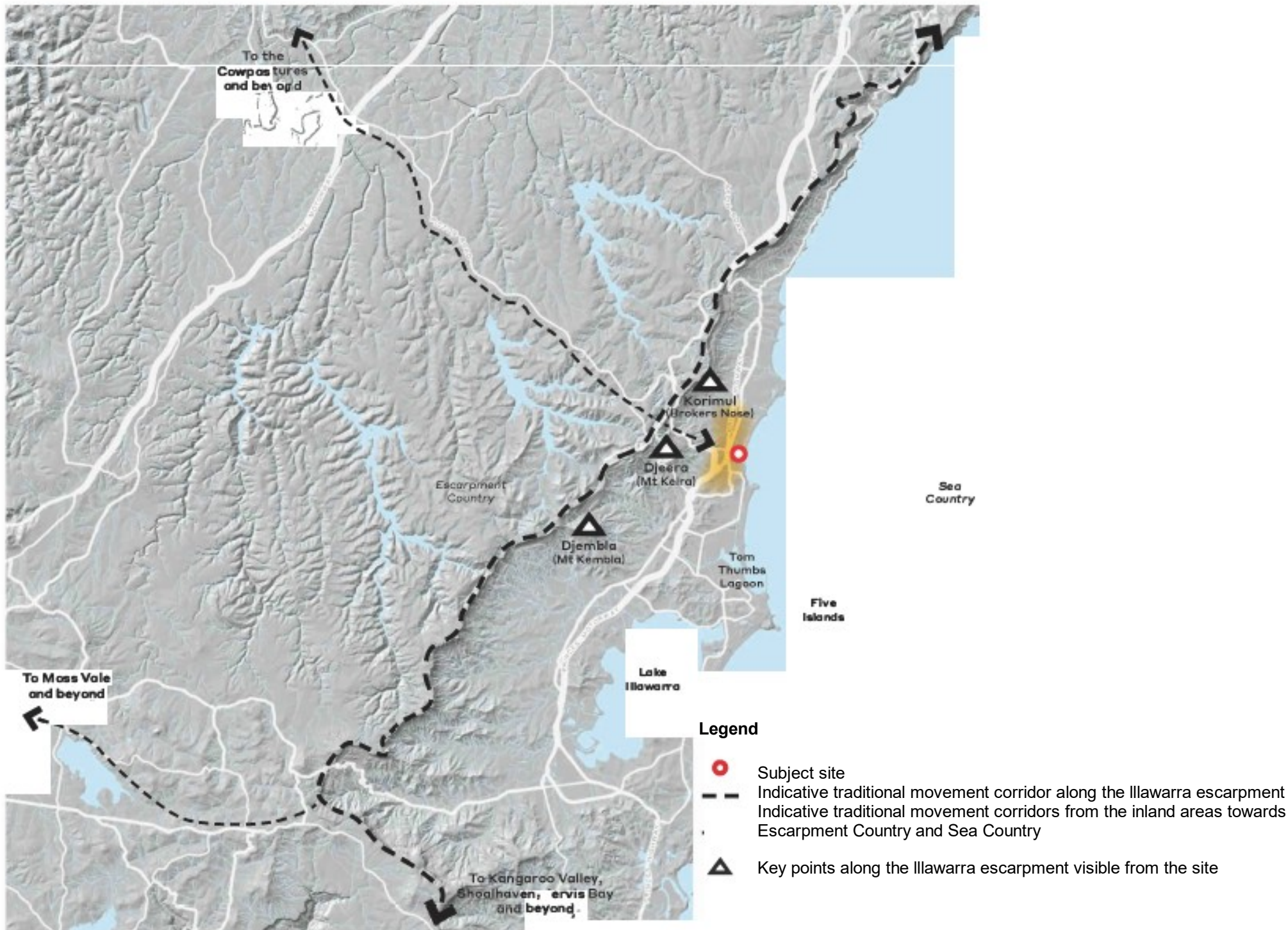


Site Location and Context

- LEGEND
- 1 PROJECT SITE
 - 2 UNIVERSITY OF WOLLONGONG INNOVATION CAMPUS
 - 3 UNIVERSITY OF WOLLONGONG CAMPUS
 - 4 WOLLONGONG HOSPITAL
 - 5 WOLLONGONG CBD
 - 6 FAIRY MEADOW SHOPS
 - 7 STUART PARK



REGIONAL CONTEXT PLAN (THE ILLAWARRA REGION)
Source: Appendix B of the Urban Design Guidelines,
Issue 0, 19 March 2024 :P23



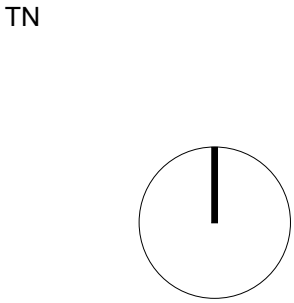
THE ILLAWARRA ESCARPMENT
Source: Appendix B of the Urban Design Guidelines,
Issue 0, 19 March 2024 :P24

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marchesepartners Life^{3A}

GROUP USA TaylorBrammer scape DESIGN

CLIENT

UNIVERSITY OF WOLLONGONG AUSTRALIA / INNOVATION CAMPUS

PROJECT
UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS
HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE
CONTEXT ANALYSIS - URBAN CONTEXT

SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
JOB 25063	DRAWING DA1.00	REVISION C	

Opportunities

The Innovation Campus sits within a specialised education, research, and technology precinct. Its immediate surroundings consist of institutional land uses, green open space, and coastal reserve areas.

North of the Site. To the north, the site interfaces with the University of Wollongong Innovation Campus, a research and commercial precinct accommodating university research facilities, commercial offices, innovation-focused enterprises, and a landscaped campus environment. Further north lies Fairy Meadow, a coastal residential and mixed-use suburb within the City of Wollongong local government area, characterized by low-density housing, local retail along Princes Highway, light industrial areas, and beachfront open space.

East of the Site. Directly east of the campus is Puckey's Estate Reserve, an ecologically significant coastal dune and wetland system extending to Fairy Meadow Beach. This landscape contains:

- Walking and cycling paths
- Native vegetation
- Wetland habitat areas
- Strong recreational value for the campus and broader community
- This ecological interface is one of the defining characteristics — and constraints — of the site.

South of the Site. The southern portion of the campus contains:

- Existing UoW research buildings
- Commercial innovation offices
- Landscaped pedestrian networks
- Student and visitor amenities
- A vacant site with temporary on-grade University car parking (P4/P5)
- Beyond the southern campus edge lies North Wollongong, transitioning into medium-density residential areas and university-support facilities.

To the West. the area shifts toward:

- Additional UoW facilities
- Playing fields and recreation spaces
- Residential neighborhoods of North Wollongong and Mount Ousley further uphill
- This western edge also forms an important view corridor to the Illawarra Escarpment.

THE SUBJECT SITE
The subject parcel sits within the Innovation Campus SP1 Special Activities zone, identified in the Wollongong LEP 2009. It is currently undeveloped open campus land integrated into the broader masterplanned landscape. The site benefits from:

- Established pedestrian spines
- Proximity to public transport (UOW Shuttle, local bus services, and North Wollongong Station)
- Adjacent green space and recreation areas
- Strong connections to the coastal cycleway

IMPLICATIONS FOR BUILT FORM. The surrounding context should inform several critical design responses:

- View corridors: Massing must respect sightlines to the Illawarra Escarpment and coastal reserve.
- Campus integration: Development must align with the Innovation Campus Masterplan, reinforcing pedestrian permeability, landscape continuity, and built-form coherence.
- Neighborhood transition: While the immediate precinct is not residential, nearby suburbs influence considerations for scale, shading, and contextual relationships.
- The site requires bulk earthworks and remediation prior to being suitable for development.
- Flooding constraints apply to the site, as outlined in the constraints analysis provided in sheet DA1.04
- The site is surrounded by bush fire-prone land, not withstanding that the site itself is not identified as bush fire-prone.

Legend

Main Roads

Secondary Roads

UOW Health and Wellbeing Precinct

UOW Innovation Campus

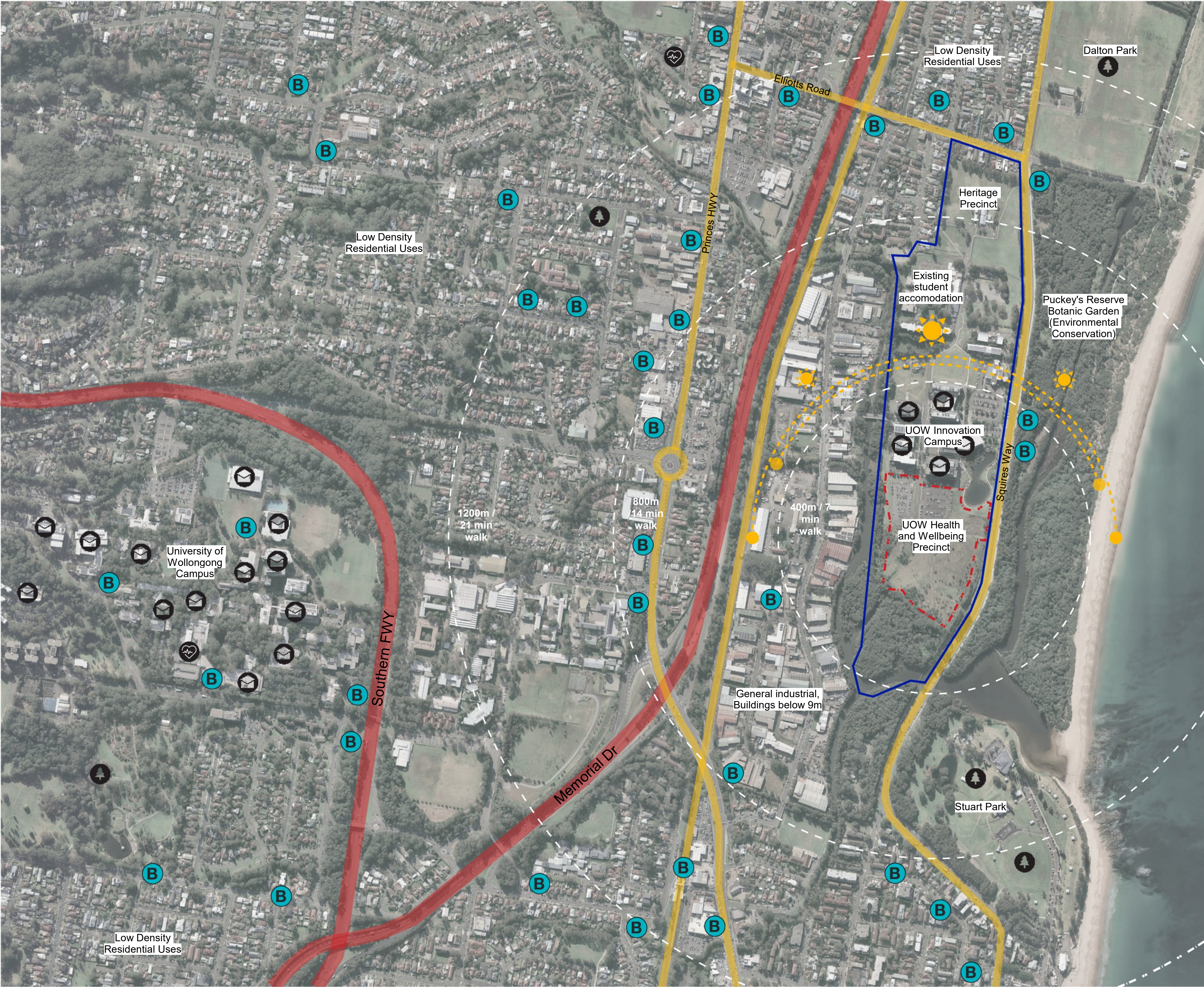
B

Bus Stops

Health Facilities

Public Parks

Education Facilities



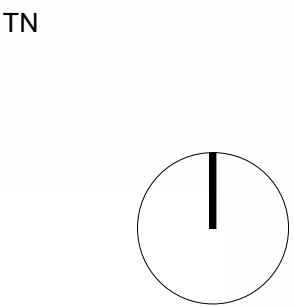
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marchesepartners

Life^{3A}

GROUP USA

TaylorBrammer

scape^{DESIGN}

CLIENT

UNIVERSITY OF WOLLONGONG AUSTRALIA

INNOVATION CAMPUS

Keyton

PROJECT

UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS

HEALTH & WELLBEING PRECINCT

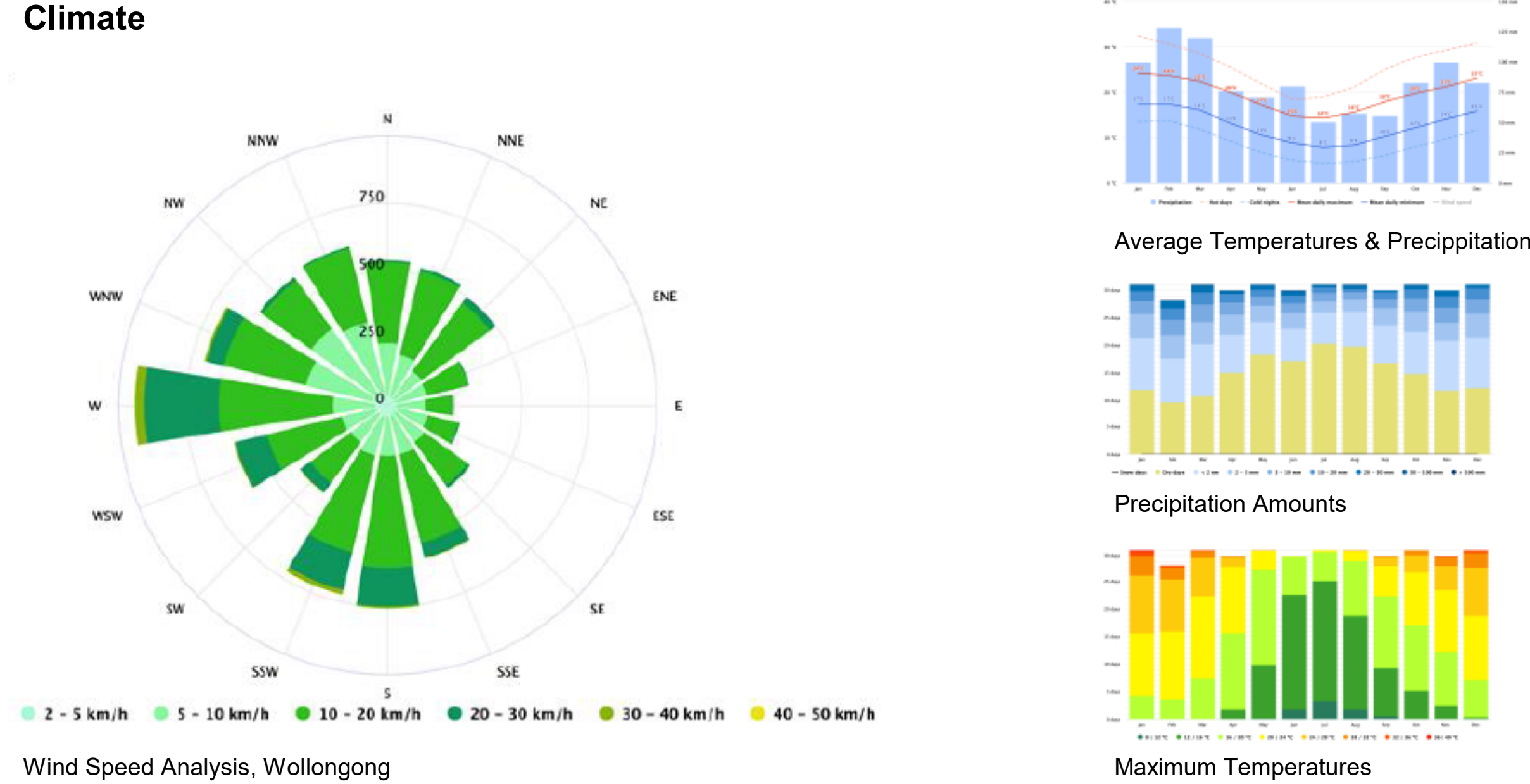
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE

NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
CONTEXT ANALYSIS - LOCAL CONTEXT			
SCALE	DATE	DRAWN	CHECKED
NTS	20/05/26	JM	AK
JOB	DRAWING		REVISION
25063	DA1.01		C

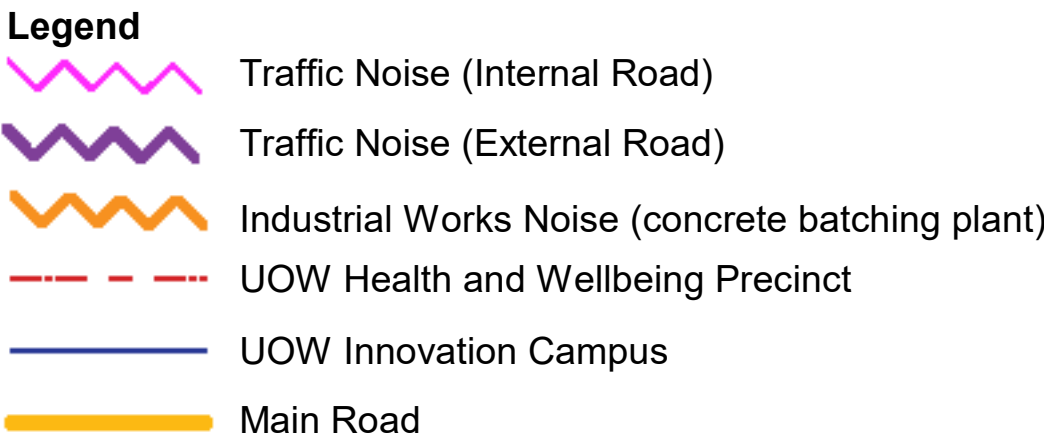


Climate



Existing Conditions

- The site is positioned between existing research, education, and ancillary facilities to the west and open coastal reserve and wetland systems to the east, including Puckey's Estate leading to Fairy Meadow Beach.
- The primary built adjacency is the Innovation Campus academic and commercial buildings, typically 3–6 storeys, forming a low-to-mid-rise campus grid. These buildings count with large footprints, and enlarged height for the commercial storeys
- The main noise source comes from Squires Way, located west of the site, but existing building setbacks and landscape buffers significantly reduce traffic impact.
- Some noise to be expected from the light industrial area to the west of the site (including concrete batching plant)
- The impact from Campus movements is minimal, as it is a low-intensity Campus
- Wollongong CBD is visible from the site





PERMISSIBILITY & EXISTING LAND USE

The site is located within the University of Wollongong Innovation Campus and is zoned SP1 Special Activities (Innovation Campus) under the Wollongong Local Environmental Plan 2009. The zoning framework supports education, research, and ancillary uses, consistent with the strategic vision of the Innovation Campus Masterplan. Existing surrounding land uses include research facilities, educational buildings, landscaped open spaces, pedestrian corridors, and ecologically sensitive land to the east. Seniors housing is permissible on the site under SEPP housing 2021, with the site being zoned SP1/prescribed land that is adjacent to SP1/prescribed land.

SUMMARY OF CONTROLS & STANDARDS

- 30m LEP height plane applies to the site
- The site is not subject to an FSR (Floor Space Ratio) control under the WLEP 2009.
- The site is not a heritage item, nor is it located within a heritage conservation area under the WLEP 2009.

Legend

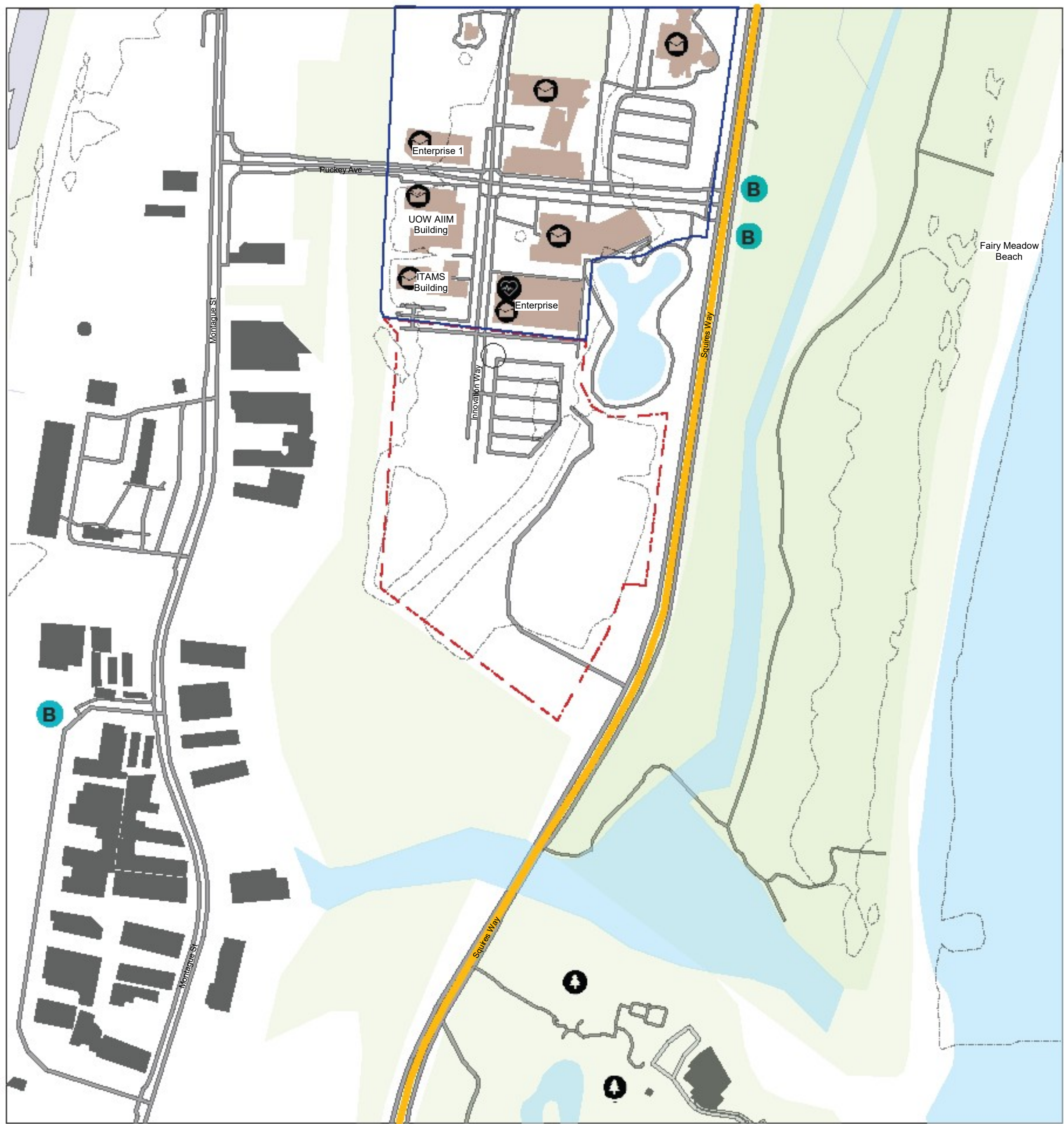
C2	Environmental Conservation; C2, Environmental Management
SP1	Special Activities
RE1	Public Recreation
E4	General Industrial



Streetview, Innovation Way, Looking North



Streetview, Puckey Avenue, Looking West



CONNECTIVITY

The subject site is located within the University of Wollongong Innovation Campus precinct, a highly accessible area serviced by public transport, cycling routes, pedestrian networks, and major arterial roads. The site benefits from direct access to Fairy Meadow Beach via the coastal shared path, as well as convenient connections to Wollongong's broader city services, including the CBD, health facilities, retail centres, and the North Wollongong transport hub.

Public Transport

- There are multiple bus stops within a 5–7 minute walk of the site along Squires Way and within the campus loop road, with services operating:
- Bus 9 & 90 – North Wollongong Station ↔ UOW ↔ Gwynneville ↔ Wollongong
 - UOW Shuttle (Gong Shuttle / Free Shuttle – Routes 55A & 55C)

Train Access

- The nearest railway connection is North Wollongong Station, located approximately 1.5 km from the site.

Cycling & Pedestrian Networks

- The site is directly connected to the coastal shared path, a major north–south cycling spine.



Streetview, Squires Way, Looking West



Streetview, Innovation Way, Looking South

Legend

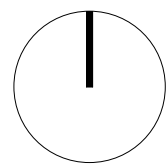
B	Bus Stops
🌳	Public Parks
🏥	Health Facilities
🎓	Education Facilities
🛣️	Main Road

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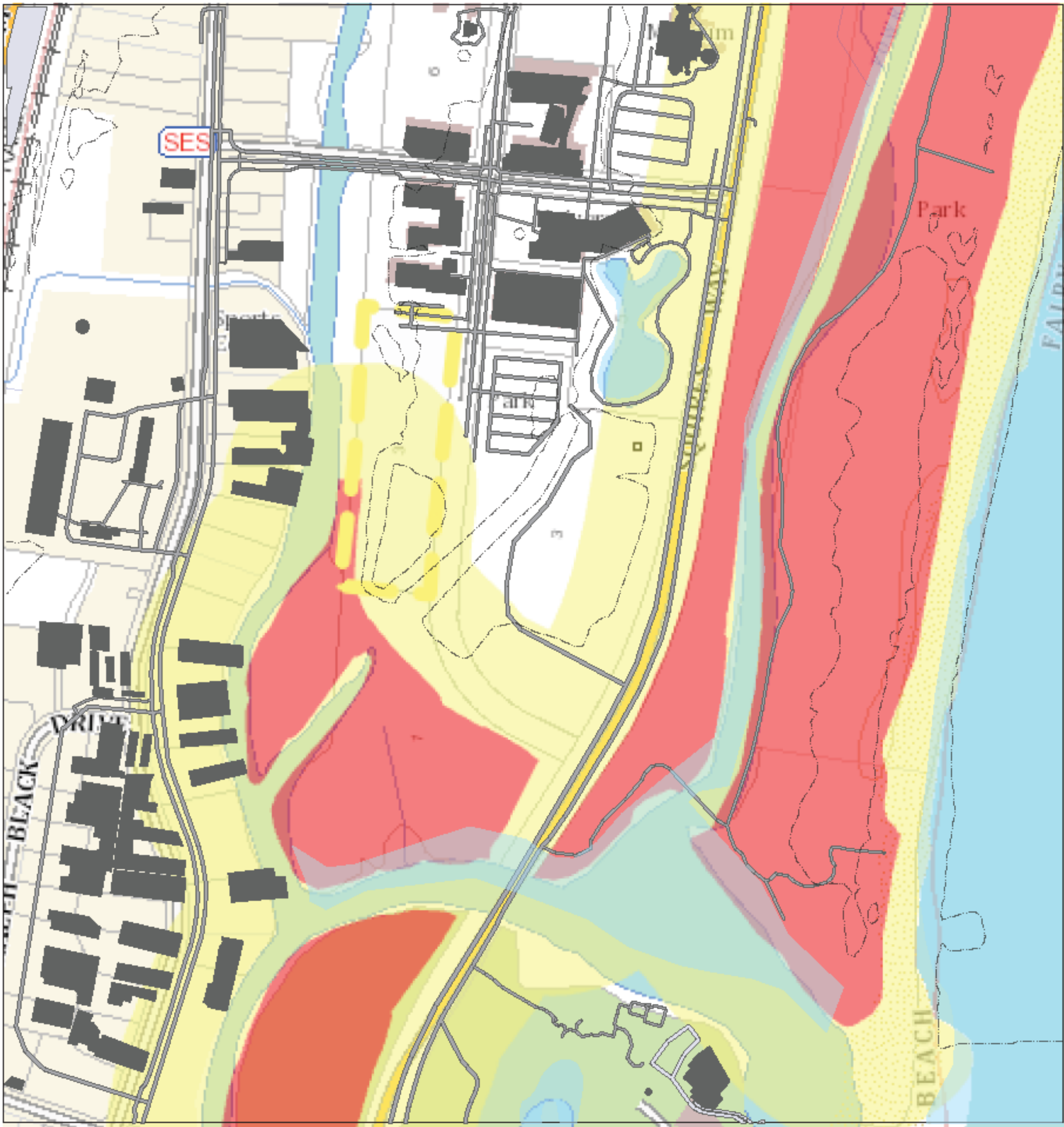
TN



marchesepartners Life^{3A}
GROUP GSA TaylorBrammer scape DESIGN

CLIENT
UNIVERSITY OF WOLLONGONG AUSTRALIA / INNOVATION CAMPUS
PROJECT
UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE SITE ANALYSIS - USES & CONNECTIVITY			
SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
JOB 25063	DRAWING DA1.03	REVISION C	



Constraints

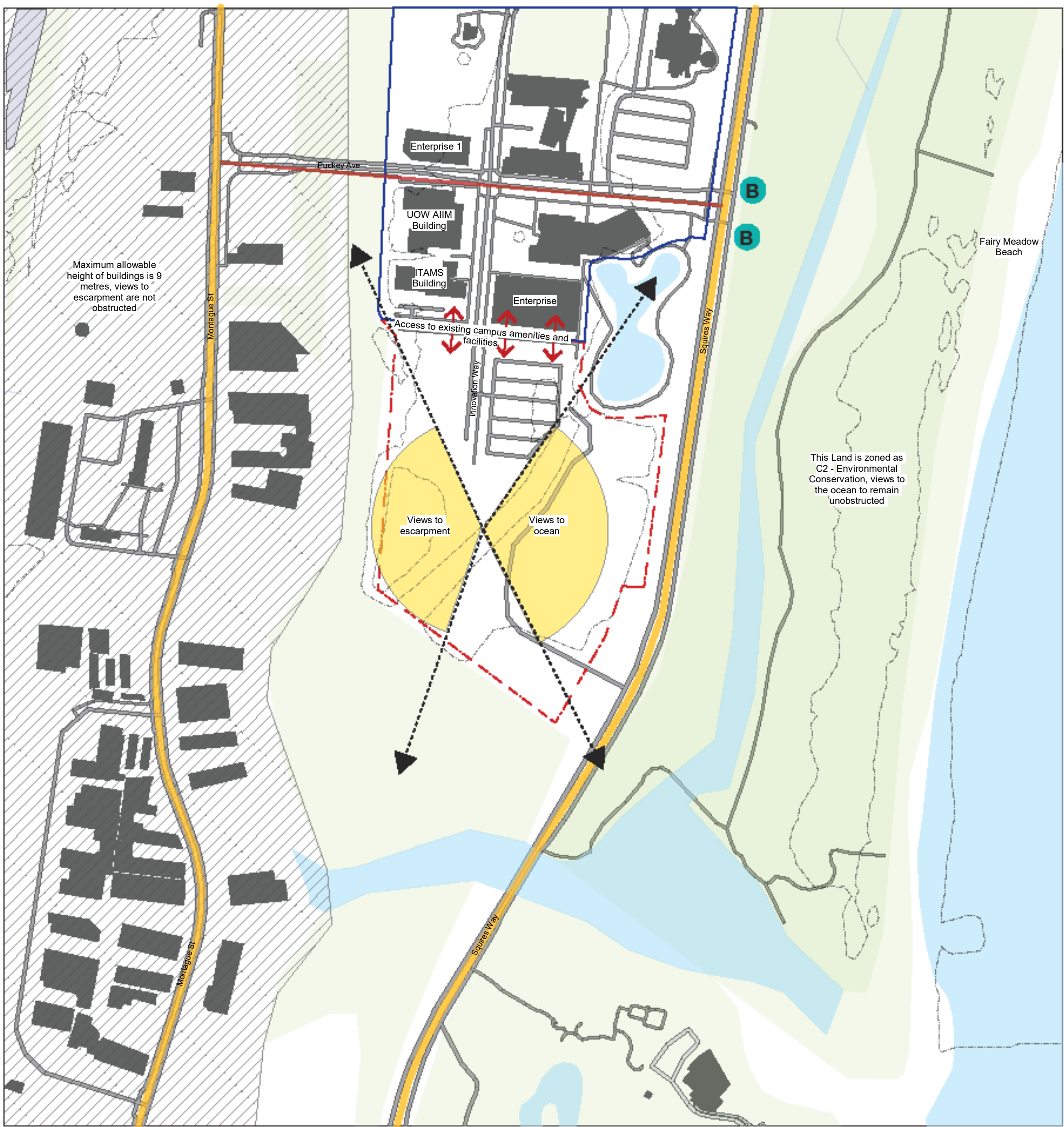
The Innovation Campus is located within a coastal floodplain, influenced by nearby wetlands, dune systems, and overland flow paths associated with the Fairy Meadow Lagoon and Puckey's Estate. While the wider precinct is affected during major storm events, the subject site is not located within the primary high-risk flood areas, with flooding generally limited to shallow overland flow and elevated groundwater. (Refer to the project flood report for detailed modelling.)

Environmental Sensitivity

The eastern edge of the campus interfaces with coastal wetlands and ecologically sensitive land. Development must consider: protection of wetland habitats, stormwater quality control, minimising light spill and ecological disturbance

Bushfire Prone Land

The subject site is not classified as bushfire prone, though small portions of nearby coastal vegetation within the broader precinct are mapped as low-risk bushfire buffer zones.



Opportunities

The site is located within the University of Wollongong Innovation Campus, a major regional hub for education, research, and technology, forming a key part of Wollongong's innovation economy. The precinct accommodates a mix of academic buildings, commercial research facilities, landscaped open spaces, and high-quality public amenities that include:

- Collaborative education and research buildings
- Fitness, recreation, and wellbeing amenities within the campus
- Large landscaped open spaces, shared paths, and outdoor recreation zones
- Direct connection to the coastal cycleway and nearby beach reserve

Key Opportunities

- Ability to leverage existing campus infrastructure: public transport, parking areas, open spaces, services, and pedestrian networks reduce the need for standalone infrastructure.
- The adjacent wetlands and coastal dune systems offer opportunities to create environmentally sensitive edges, improve biodiversity corridors, and integrate WSUD and ecological design strategies.
- The site benefits from uninterrupted views to both the Illawarra Escarpment to the west and the Pacific Ocean to the east, enabling strong visual connections and orientation.
- The open, flat terrain and campus-built form create opportunities for flexible massing, high-quality solar access, and strong integration with the wider campus masterplan.

Legend

- Vegetation Category 1
- Vegetation Category 2
- Vegetation Buffer

TN

Legend

- Main Roads
- Secondary Roads
- UOW Health and Wellbeing Precinct
- UOW Innovation Campus
- Bus Stops
- Key Views

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Keyton

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UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS

HEALTH & WELLBEING PRECINCT

3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE

NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
SITE ANALYSIS - OPPORTUNITIES & CONSTRAINTS			
SCALE	DATE	DRAWN	CHECKED
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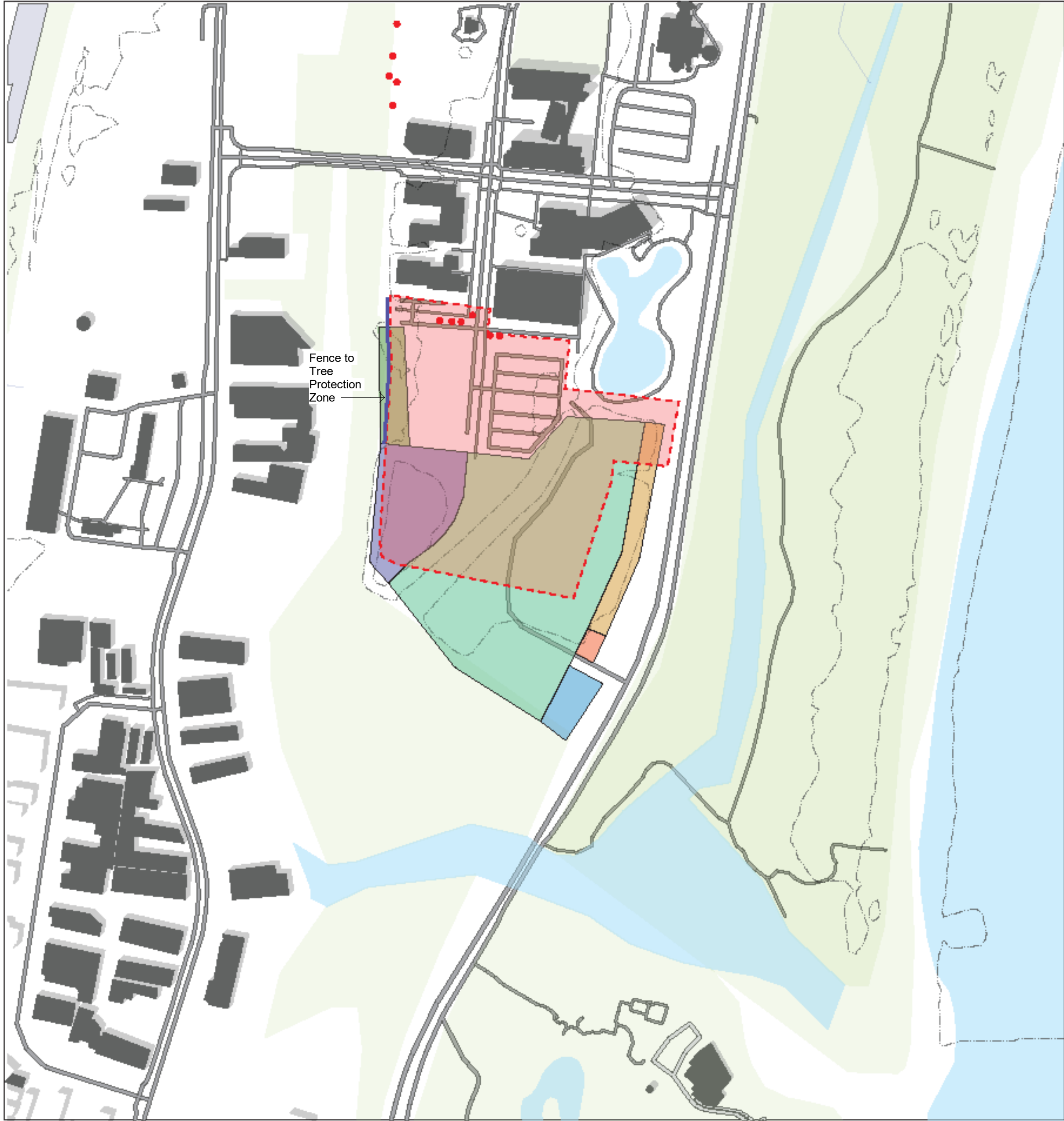
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TaylorBrammer

scape DESIGN



Existing Vegetation (Existing Conditions)

The site contains a combination of mature trees and areas of regrowth vegetation within a modified campus landscape. Vegetation is generally concentrated along site boundaries and adjacent to existing creek corridors, reflecting prior disturbance and landscape management.

- Tree cover is primarily located along Squires Way and adjacent to Cabbage Tree Creek.
- Species are predominantly coastal and riparian, including Casuarina and Eucalyptus species.
- Vegetation condition varies across the site, with areas of managed lawn, regrowth and weedy understorey.
- Trees are generally assessed as being of low to moderate significance.

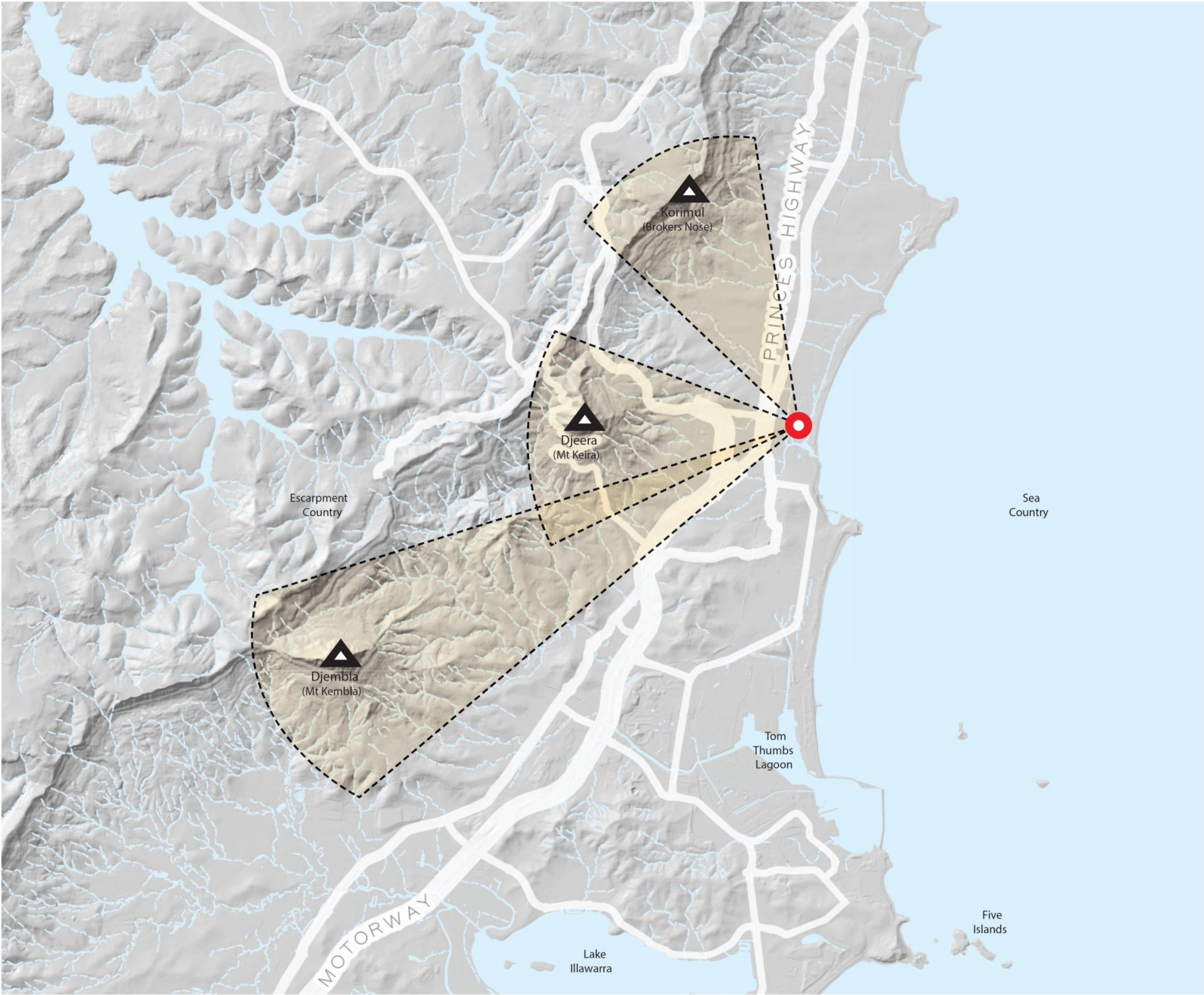
Legend				Proposed Vegetation Treatment after Arborist Report			
	Group 1	Most vegetation to be removed in this area.		Group 5	Most vegetation to be removed in this area.		
	Group 2	Most vegetation to be removed in this area.		Group 6	Edge vegetation (Drip line) needs to be shown on plans.		
	Group 3	Tree locations to be included on design plans			Works Area - Total Vegetation Removal		
	Group 4	Most vegetation to be removed in this area.			Protected Trees		



Topography (Existing Conditions)

- The site is predominantly flat, with existing Reduced Levels ranging from approximately RL 3.00 to RL 14.75.
- Localised viewing mounds are located along the western edge, introducing gentle changes in level and elevated outlook points.
- Lower-lying areas form part of the broader campus landscape system and accommodate natural drainage.

Legend			
	Highest Point		UOW Health & Wellbeing Precinct
	Lowest Point		UOW Innovation Campus
	Existing Lake		Existing Buildings
RL			
	RL 14.75		RL 10.00
	RL 14.00		RL 9.00
	RL 13.00		RL 8.00
	RL 12.00		RL 7.00
	RL 11.00		RL 6.00
			RL 5.00
			RL 4.00
			RL 3.00



Key Views to the Escarpment

A key observation made on country during the site visit in June 2023 was that there are three key points, which form one part of the broader Illawarra escarpment, that are clearly visible from the site. That are:

- Djeera (Mt Keira)
- Djembla (Mt Kembla)
- Korimul (Brokers Nose)

'Mountain sites, or high points, frequently figure as significant elements in cultural landscapes and are associated with spiritual and religious power'

UOWH&WP. Cultural Values Assessment Draft Report
(Waters Consultancy, June 2023)

Legend

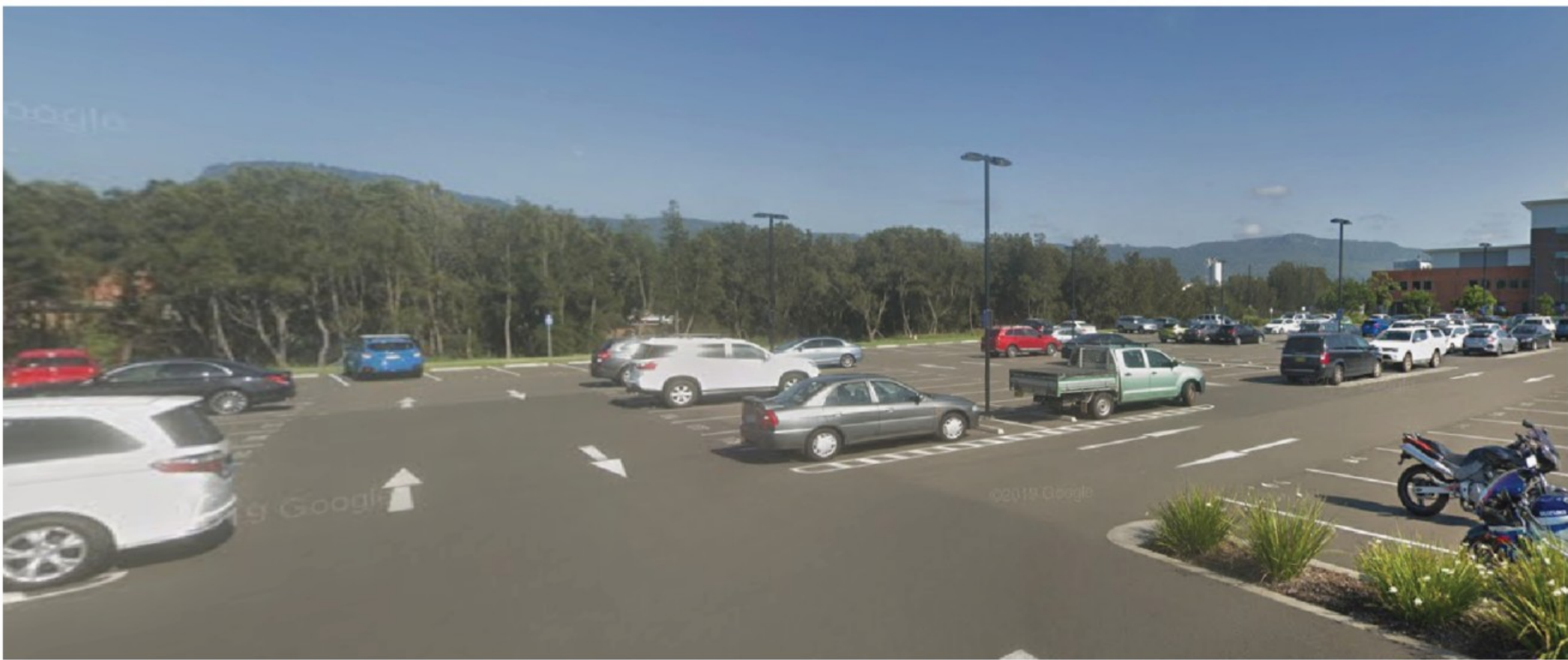
-  Subject Site
-  Key points along the Illawarra escarpment visible from the site
-  Views from the site towards Djeera (Mt Keira), Djembla (Mt Kembla), and Kornul (Brokers Nose)



View towards the site from Squires Way, looking north west



View towards the site from Squires Way, looking south west



View towards the escarpment from the site



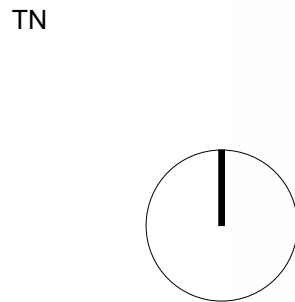
View towards the site from Innovation Way, looking south east

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GROUP USA TaylorBrammer scape DESIGN

CLIENT

UNIVERSITY OF WOLLONGONG AUSTRALIA /INNOVATION CAMPUS

PROJECT
UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS
HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE
EXISTING VIEWS

SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
JOB 25063	DRAWING DA1.06	REVISION C	

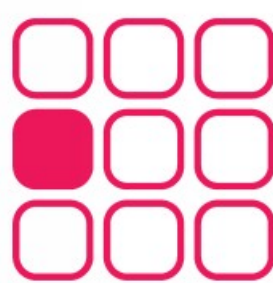
Design Principles

Marchese Partners



LEGIBILITY

Central spine to move through legible landscape spaces with clear hierarchies



DISTINCTIVENESS

The 'Community Heart' reflects distinct culture and character of the location



INDIVIDUAL CHOICE

Integration of cafés, community facilities and retail offer variety & choice



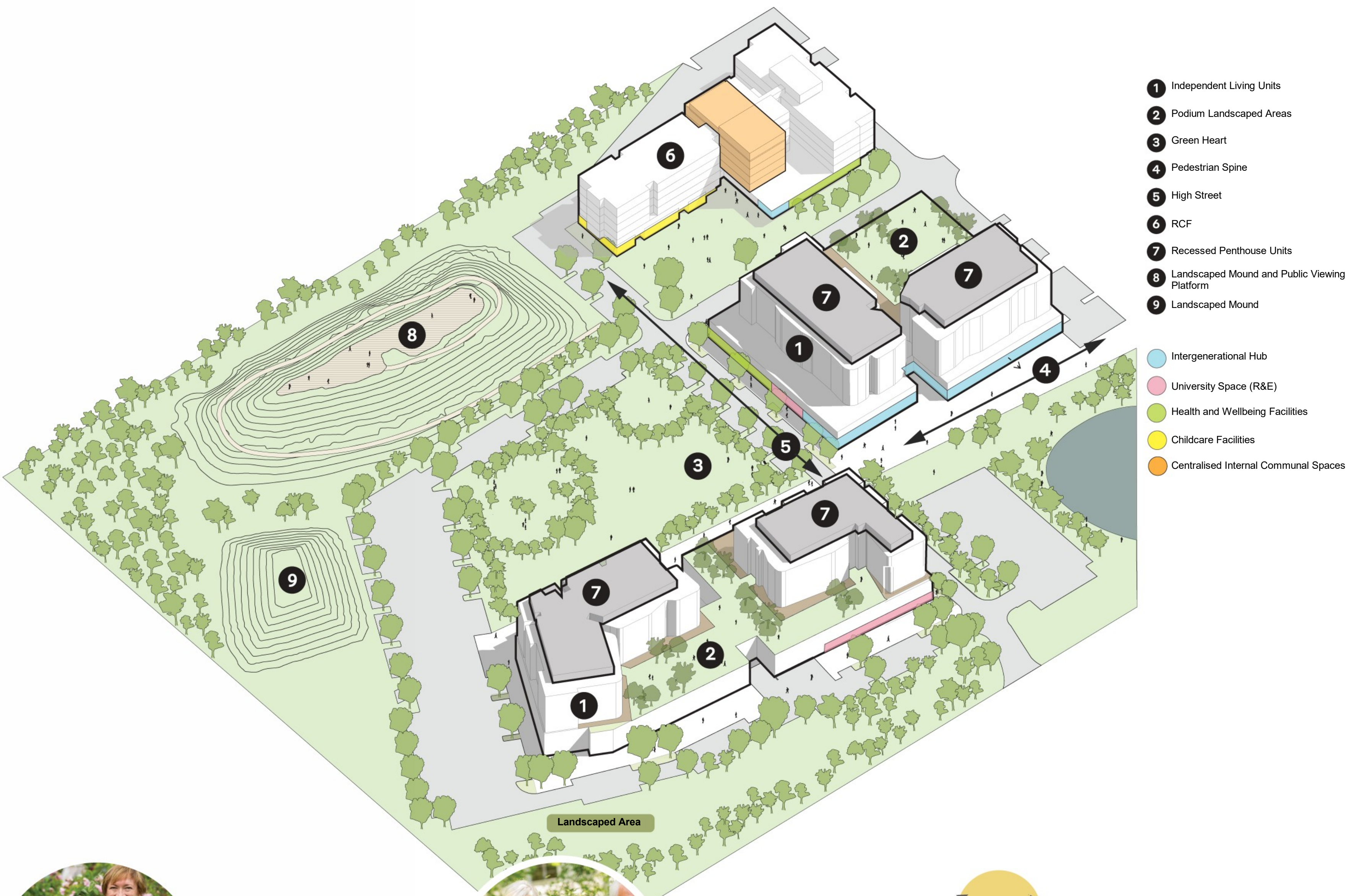
CONNECTIVITY

Permeable edge to connect customers, family, friends & wider community



FAMILIARITY

Recognisable main reception lobby / community hub, drop-off and public elements



- 1 Independent Living Units
- 2 Podium Landscaped Areas
- 3 Green Heart
- 4 Pedestrian Spine
- 5 High Street
- 6 RCF
- 7 Recessed Penthouse Units
- 8 Landscaped Mound and Public Viewing Platform
- 9 Landscaped Mound

- Intergenerational Hub
- University Space (R&E)
- Health and Wellbeing Facilities
- Childcare Facilities
- Centralised Internal Communal Spaces

Integrating Architecture + Landscape

The concept for the masterplan has the potential to establish a strong link with the natural surrounds. The existing lagoon, the significant trees to be retained and native flora & fauna could drive a landscape driven outcome for the architecture.

Distinctive Landscaping

The landscape design should respond to the natural features of the site to create a variety of spaces for recreation, quiet contemplation and care. The landscape spaces should have distinctive characteristics which aid legibility and way finding that connect the landscape back to the water and the buildings.

Legibility

Landscape routes should be laid out in a legible manner, level and barrier-free. They are to be obvious and clearly signposted to avoid any confusion and anxiety. The landscape should be designed for the restrictions that come with ageing creating a space that is accessible and usable for all.

Nature can be a therapeutic tool. Greenery and water encourages residents to enjoy calm restfulness and peace with a sense of freedom.

One of the fundamental conceptual drivers will be to design nature into the daily lives of residents. The site provides a high-amenity landscaped setting, including several green corridors and a biodiversity corridor on the west boundary.

A combination of built form, natural materials and textures taking inspiration from the landscape context can trigger positive memories of 'home' giving a strong sense of normality, security and refuge. Architecture and landscape design which reflects 'seasonal change' will facilitate a resident's association with natural timelines and chronology. This conceptual driver will assist in creating an authentic community as it honours its location promoting familiarity with the resident, creating a homelike setting.



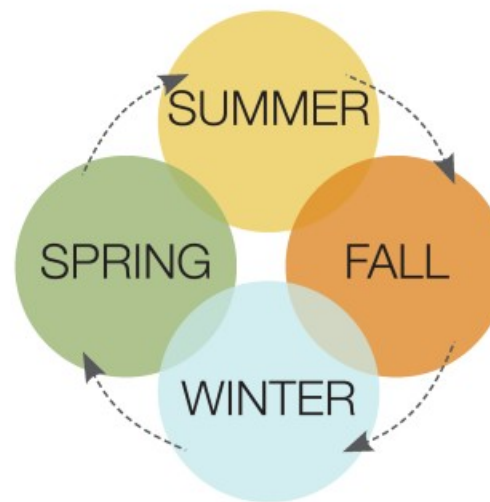
ENCOURAGES SOCIABILITY AND COMMUNITY ENGAGEMENT



CONTACT WITH NATURE IMPROVES LIFESTYLE



PROMOTES OUTDOOR ACTIVITIES



REFLECTS CHANGE OF SEASONS

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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

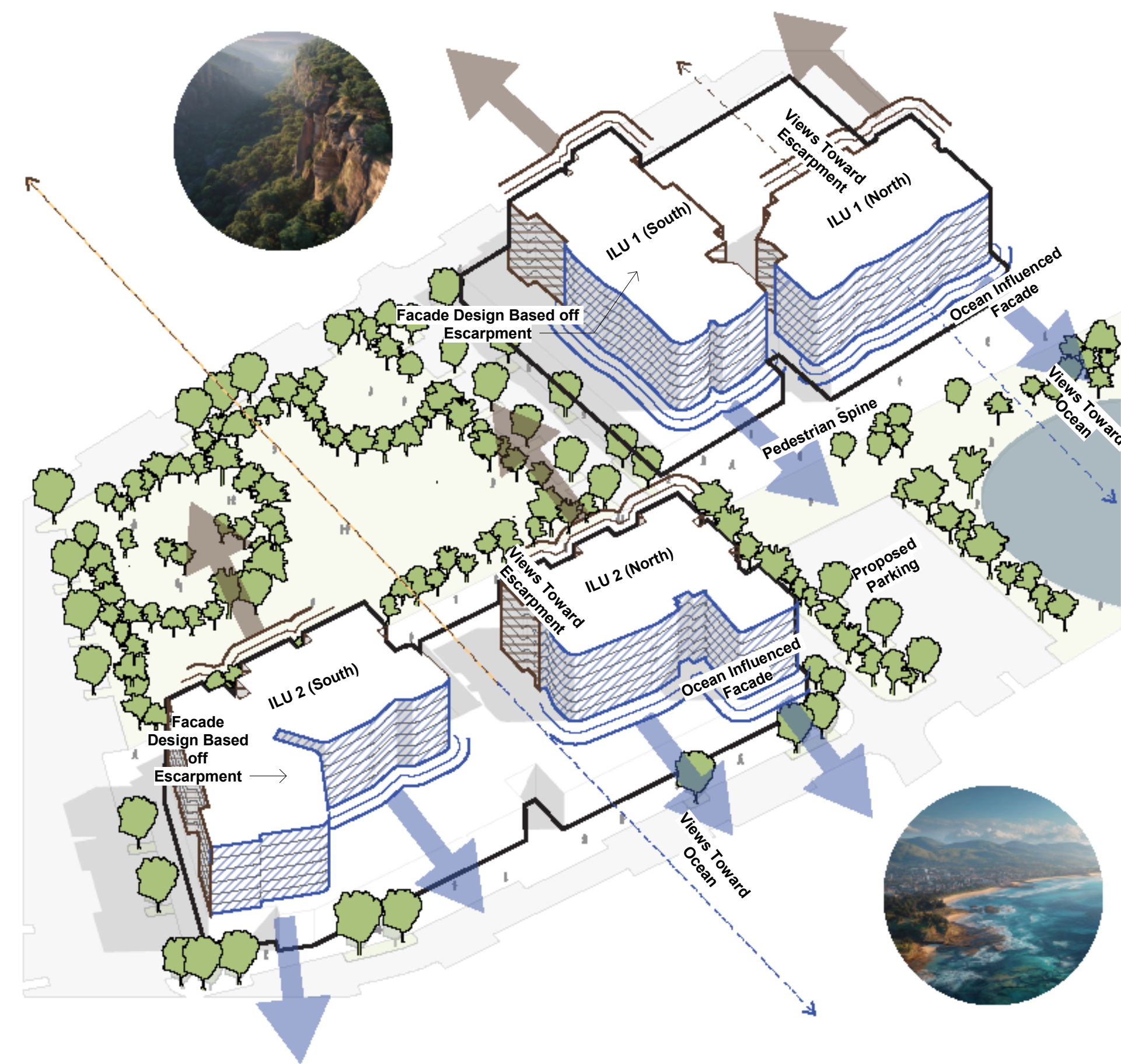
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SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
JOB 25063	DRAWING DA1.07	REVISION C	



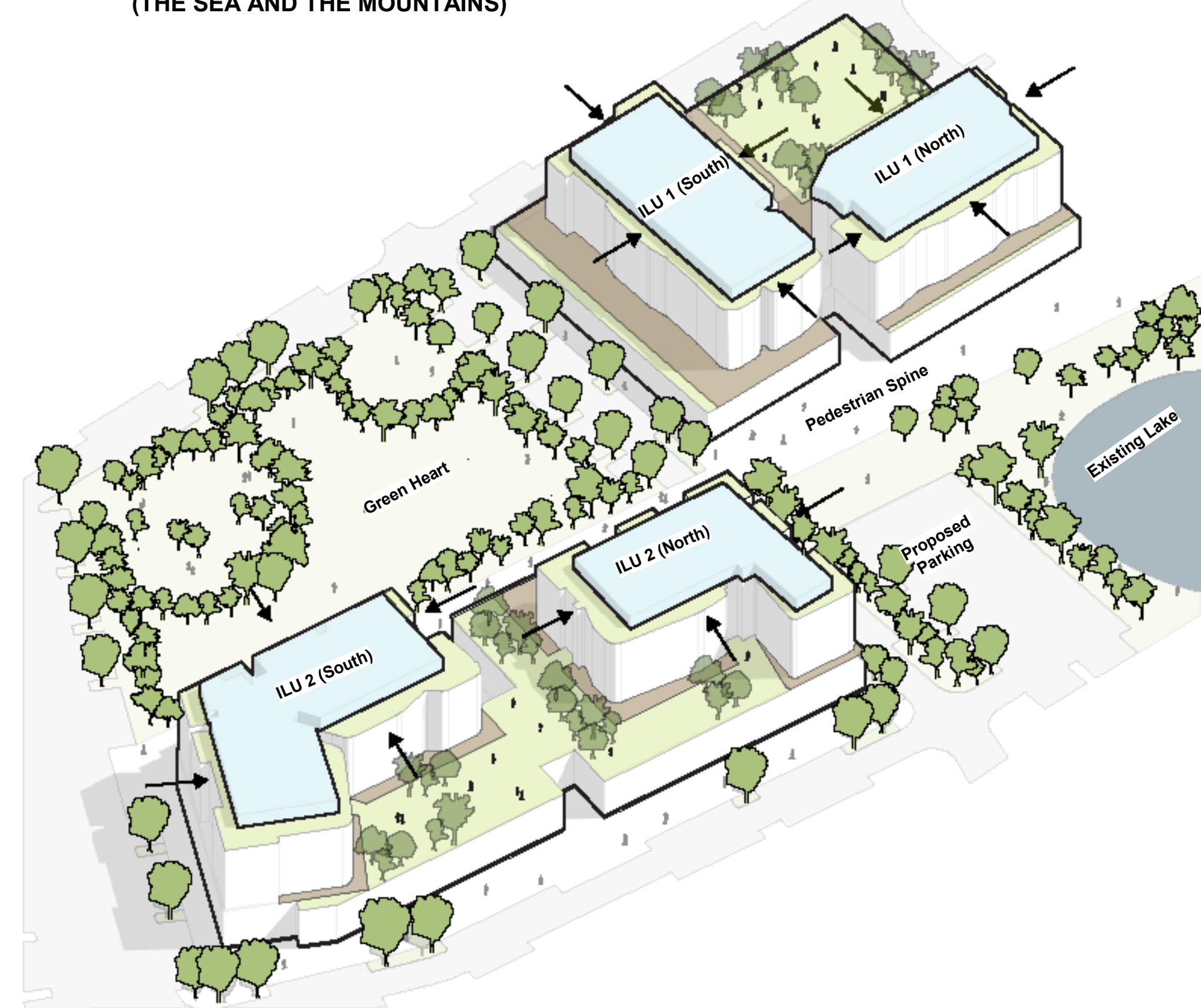
BULK AND SCALE



PUBLIC INTERFACE AND ACTIVATION



INTEGRATION OF NATURAL SURROUNDINGS INTO THE ARCHITECTURE
(THE SEA AND THE MOUNTAINS)



RESIDENTIAL TYPOLOGY

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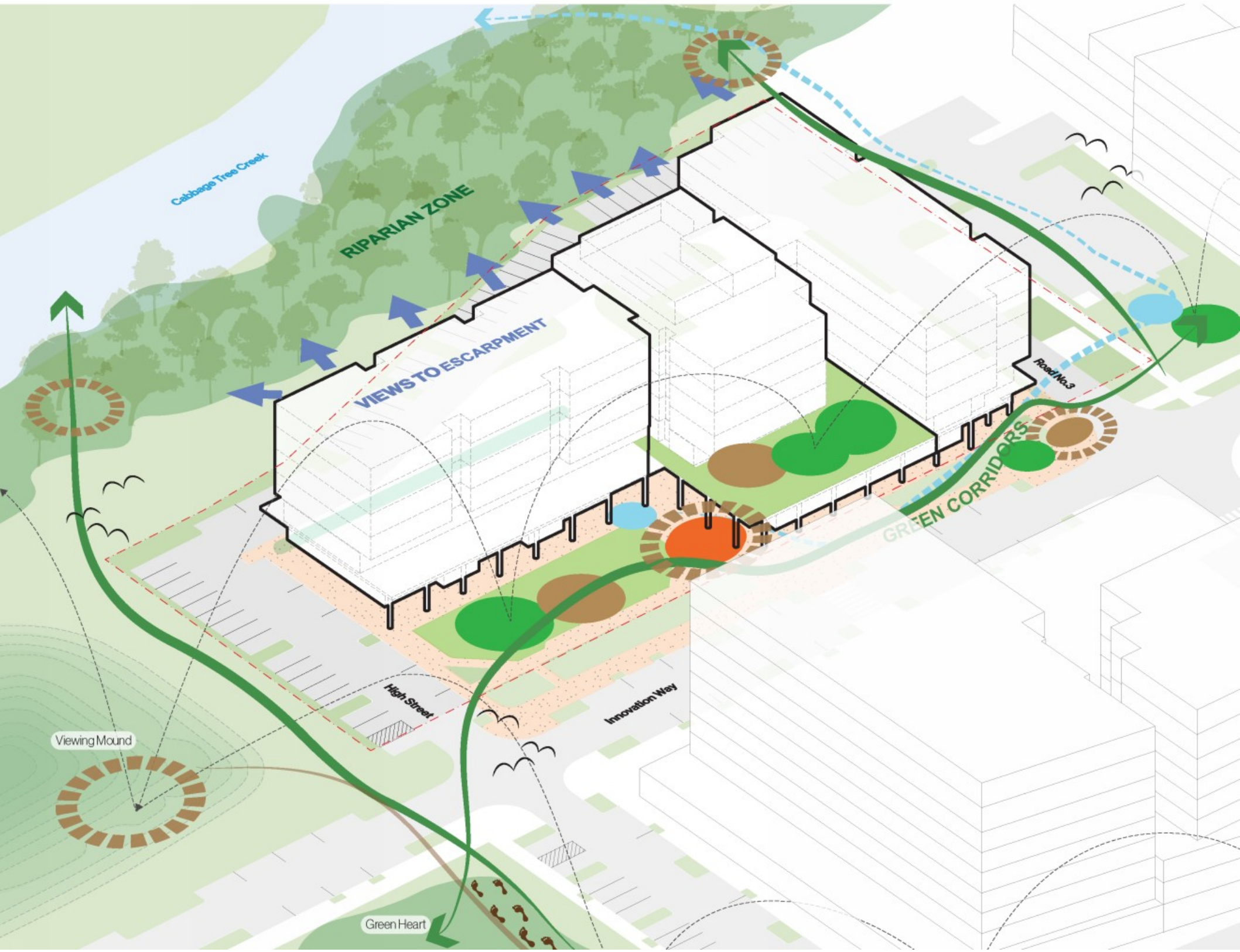
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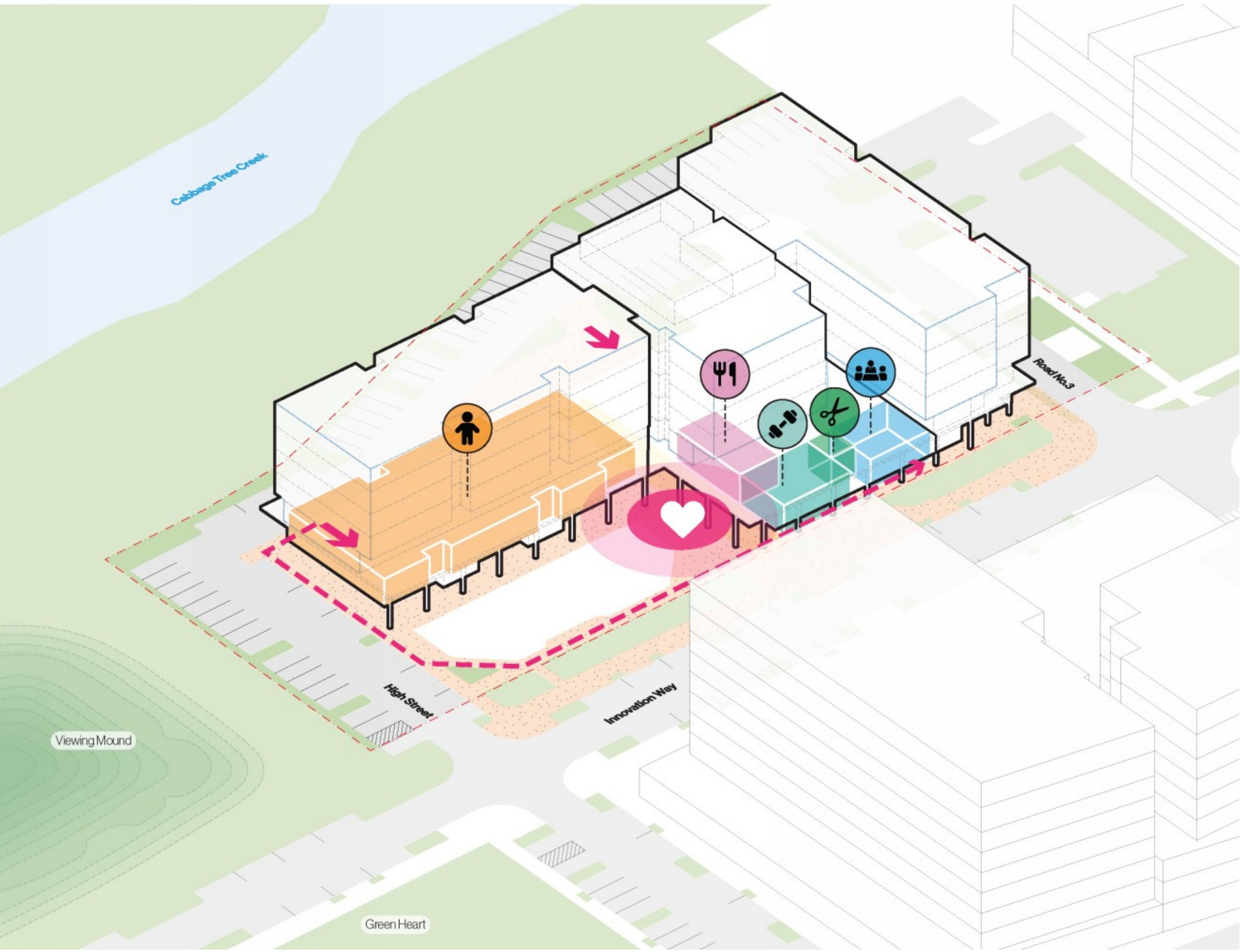
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DESIGN ELEMENTS & KEY PRINCIPLES - ILU

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JOB 25063	DRAWING DA1.08	REVISION C	



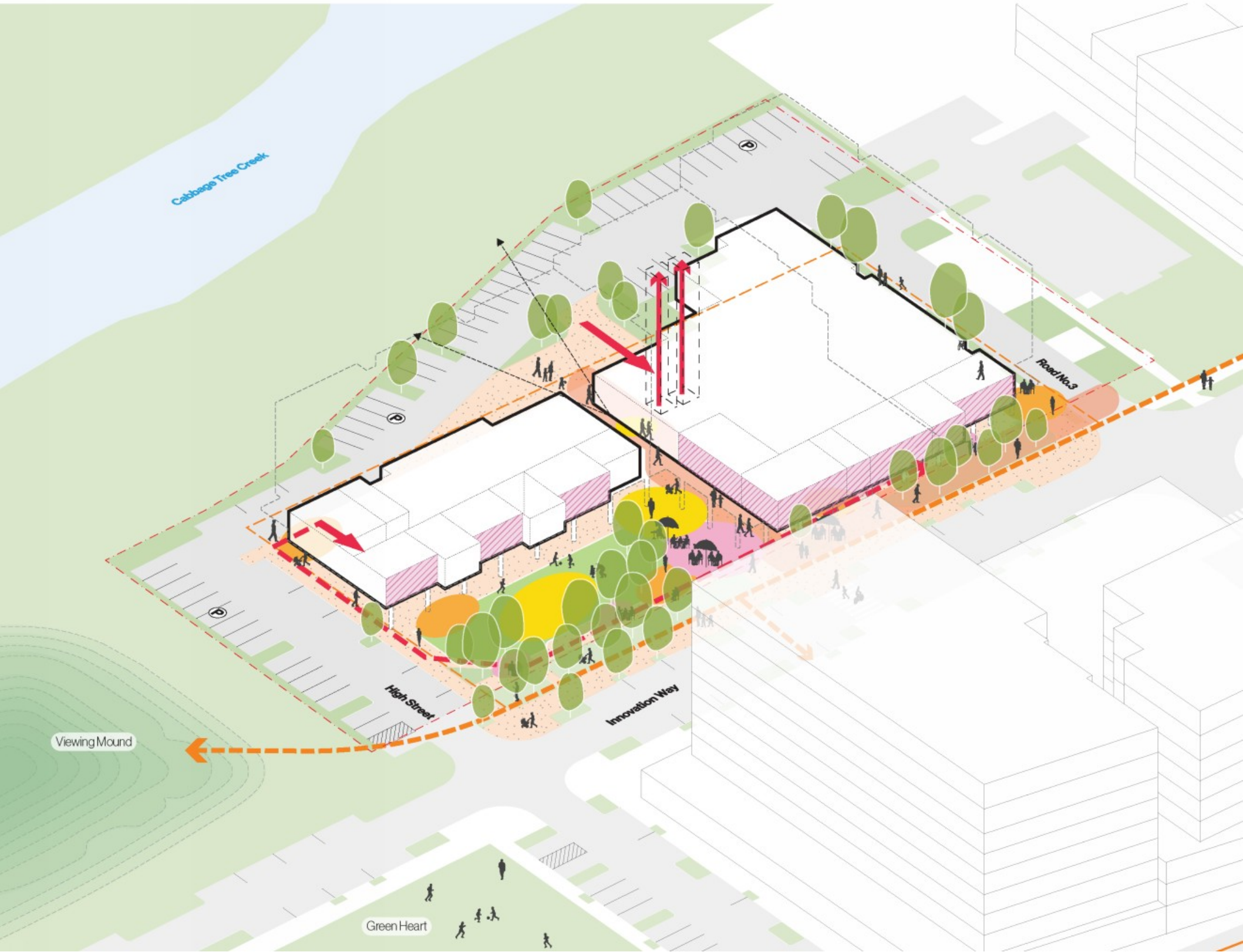
CONNECTING WITH COUNTRY

Respecting Land, Water and Sky Country.



A CENTRALISED INTERGENERATIONAL HUB

A centralised plaza forms the social heart of the facility, supporting a vibrant intergenerational community hub.



AN ACTIVATED & CONNECTED GROUND PLANE

A legible and permeable pedestrian network connects the public domain and key destinations weaving community and place across the precinct.



EQUITABLE COMMUNAL & OPEN SPACE NETWORKS

An integrated and distributed communal and open space network ensures a diversity offering, scale and experience maximising access for residents and broader community alike.

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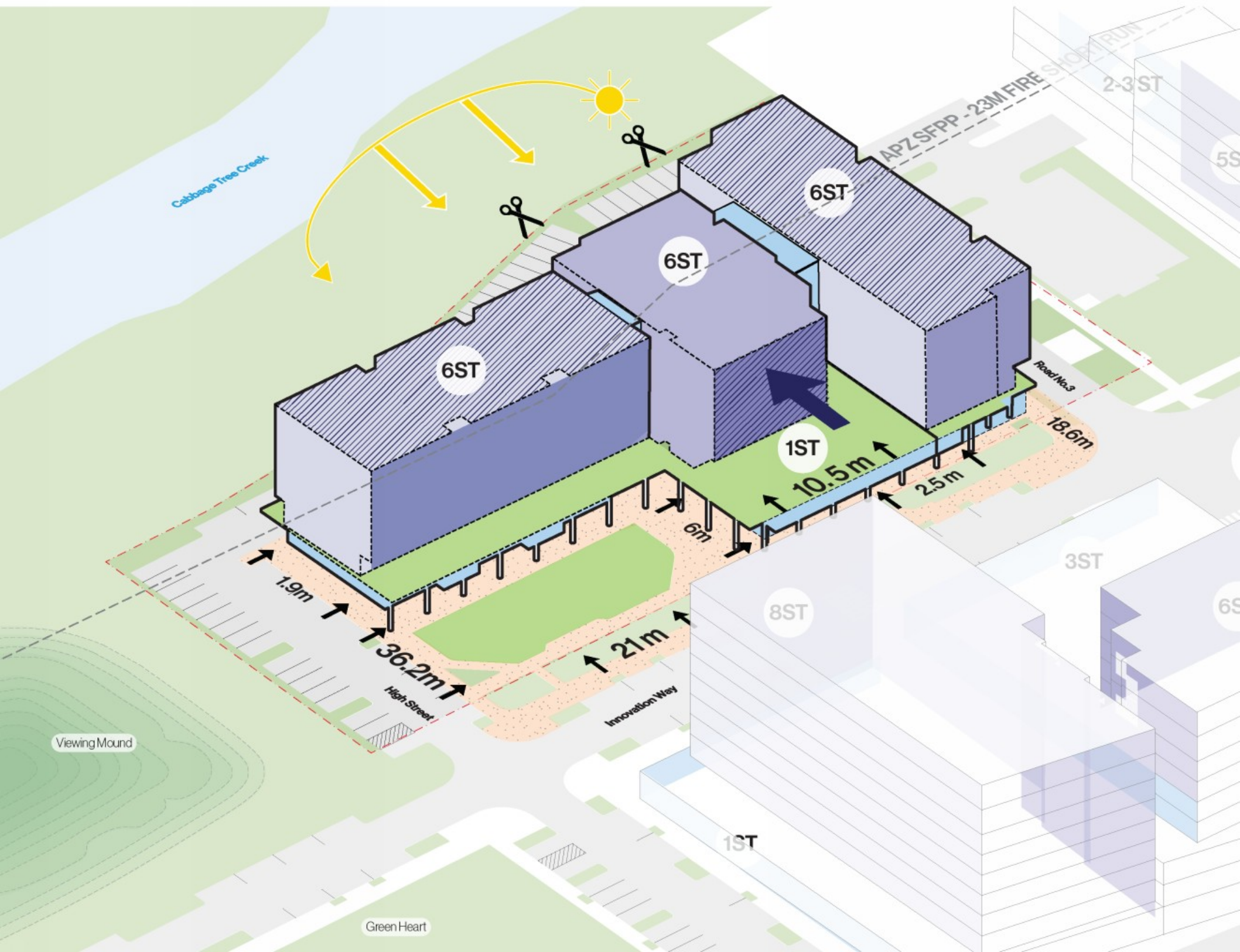
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GROUP USA | TaylorBrammer | scape DESIGN

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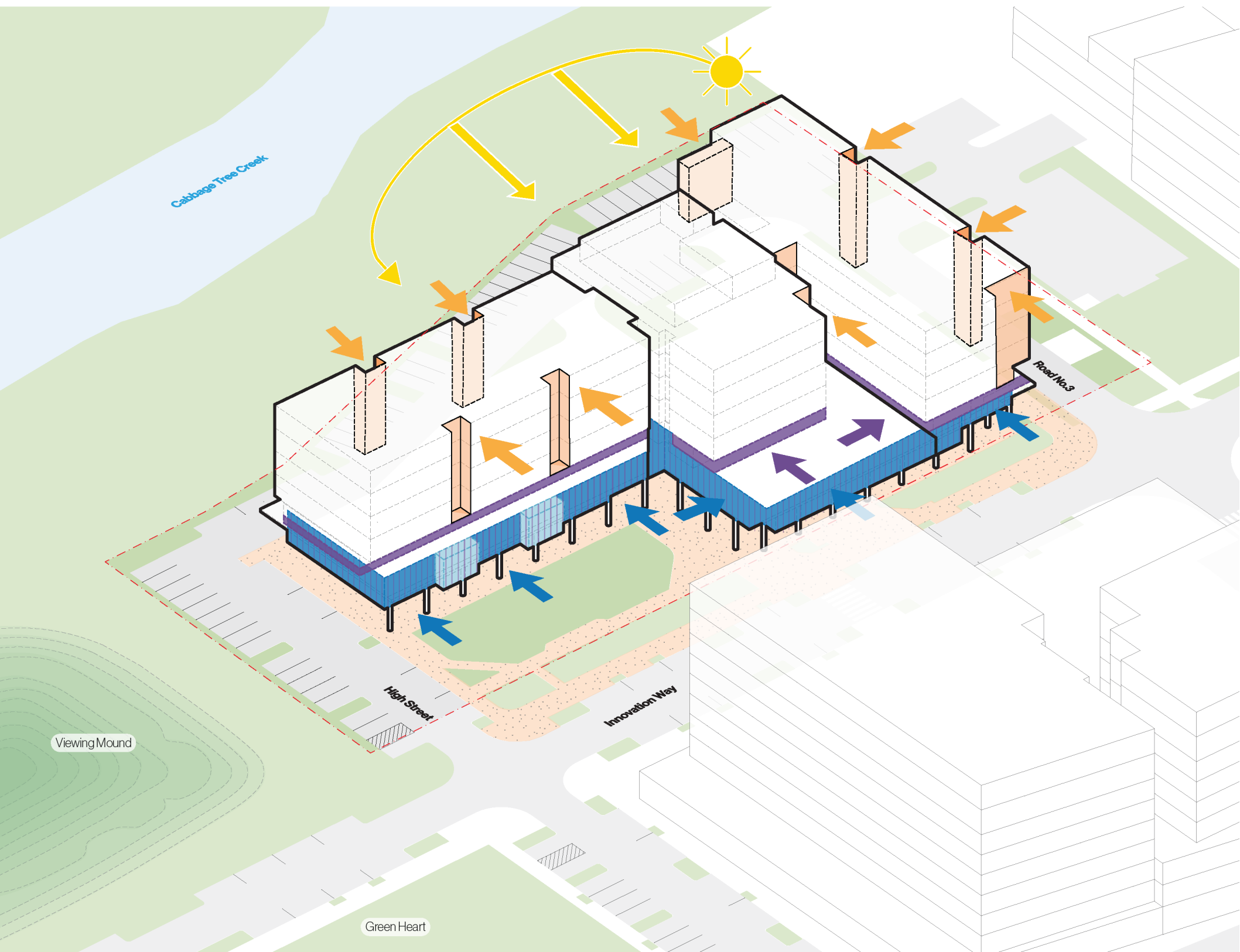
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DRAWING TITLE			
DESIGN ELEMENTS & KEY PRINCIPLES - RCF - SHEET 1			
SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
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CONTEXTUALLY RESPONSIVE BUILT FORM

The proposal provides a sympathetic scale, massing and height distribution as a direct response to the surrounding built form character



ARTICULATED FACADE AND STREET ADDRESS

A recessed first floor and facade articulation is introduced to reduce overall visual bulk and provide articulated street address.

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GROUP USA

TaylorBrammer

scape

DESIGN

CLIENT

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INNOVATION CAMPUS

Keyton

PROJECT

UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS

HEALTH & WELLBEING PRECINCT

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NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
DESIGN ELEMENTS & KEY PRINCIPLES - RCF - SHEET 2			
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NTS	20/05/26	JM	AK
JOB	DRAWING	REVISION	
25063	DA1.09B	C	



The Site and Landscape as Contextual Drivers of Form



To the East... The Escarpment, Giving to Fixed Form



To the West... The Ocean Giving way to a Dynamic Horizon



Sand Dunes, Form and Texture



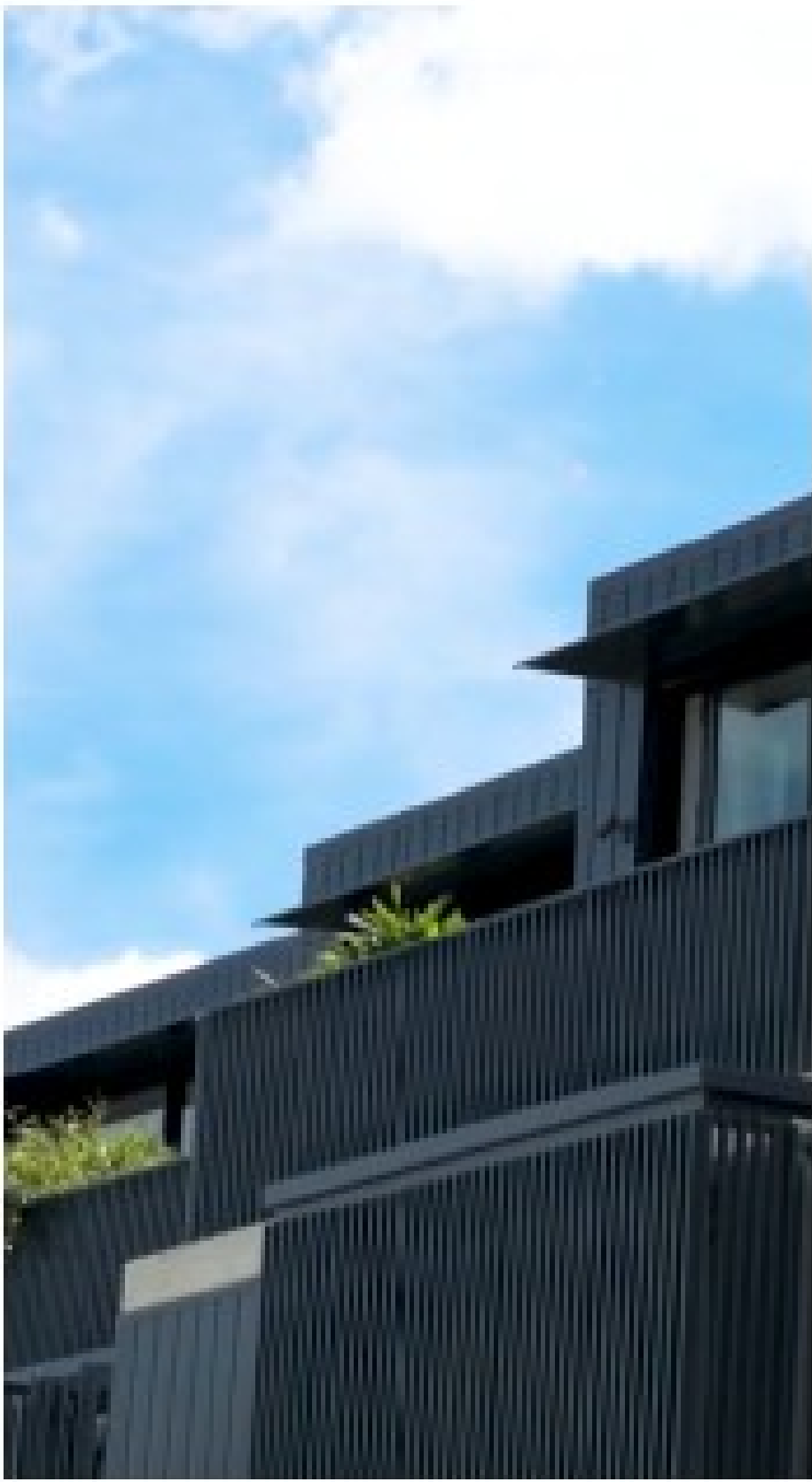
Rippled Water Textures and Harmonic Pattern



A Graphic Interpretation of Periodic Swell



Smooth Concrete Texture



Curved Aluminum Balustrades



Textured Concrete



Louvers and Sun Control



Dappled Light for Sun Control



Louvers to Provide Privacy, Assure Ventilation and Conceal Parking

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PROJECT
UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS
HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
SITE RESPONSE - ILU - MATERIALITY			
SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
JOB 25063	DRAWING DA1.11	REVISION C	



Fixed Wooden Louvres as Natural Accents for the Facades



Projected Structure to Provide Adjustable Shading



Blade Walls to Anchor and Orient for Aesthetic and Solar Advantage



Materiality of Ocean Facing Facades



Curvature and Balustrade Type



Curvature of Ocean Side Balconies

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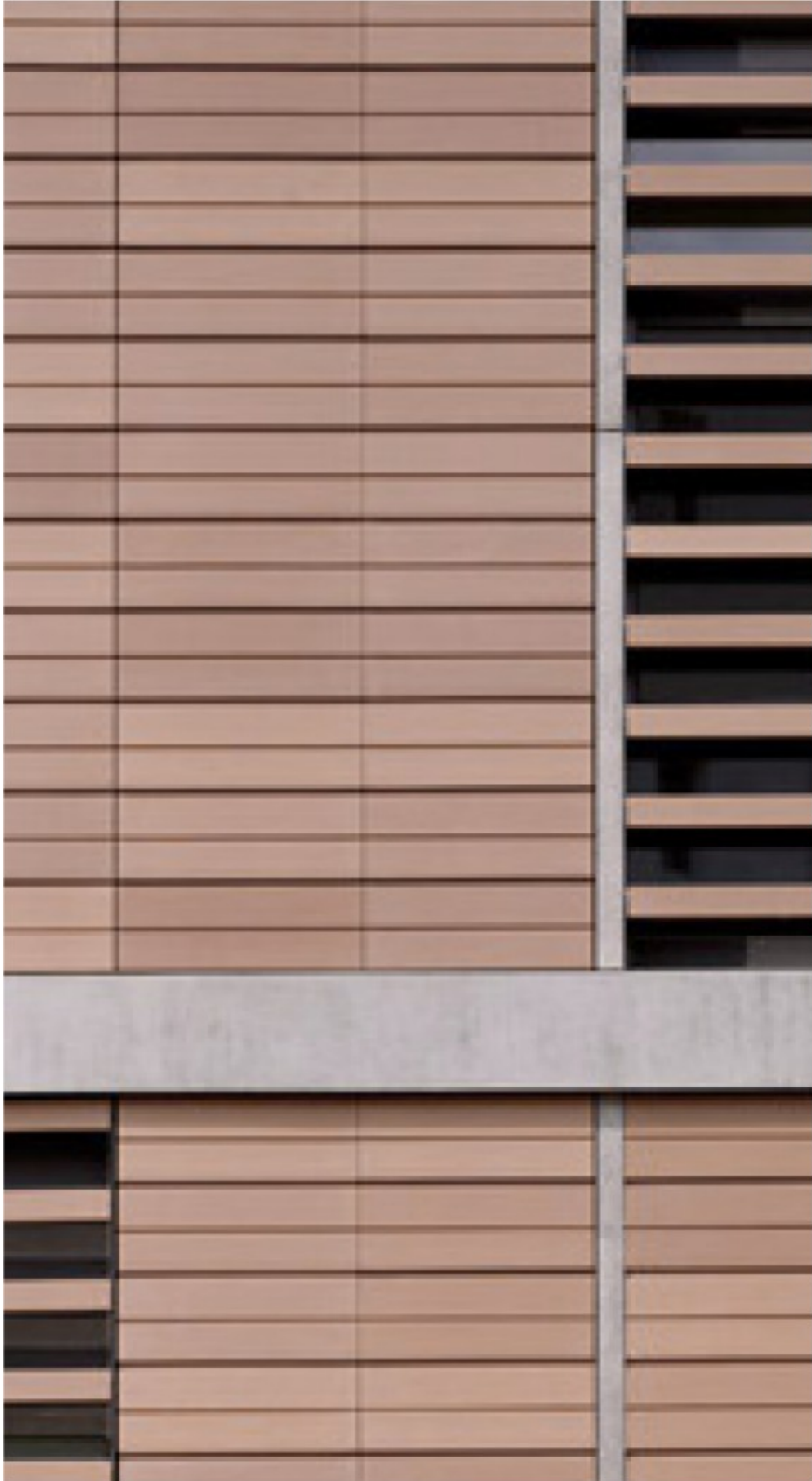
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SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
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Watery Brick Mix



Textured Facade



Warm Tones



Screen Treatment



Green Tiles



Green Brick

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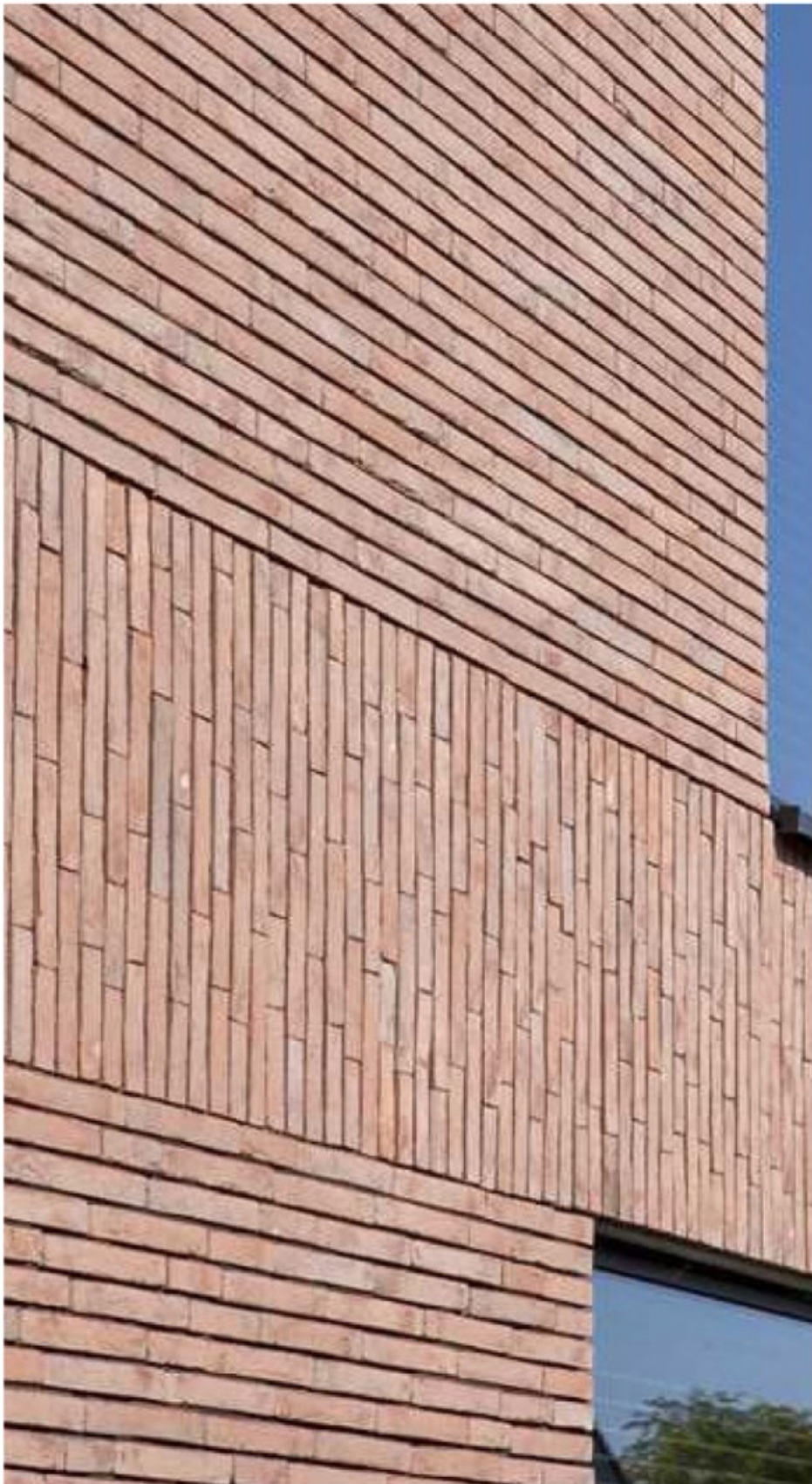
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SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
JOB 25063	DRAWING DA1.13	REVISION C	



Textured Concrete Finishes



Sandstone Finishes



Brown Bricks



Ceramics



Operable Exterior Shading Devices



Fixed Exterior Shading Devices

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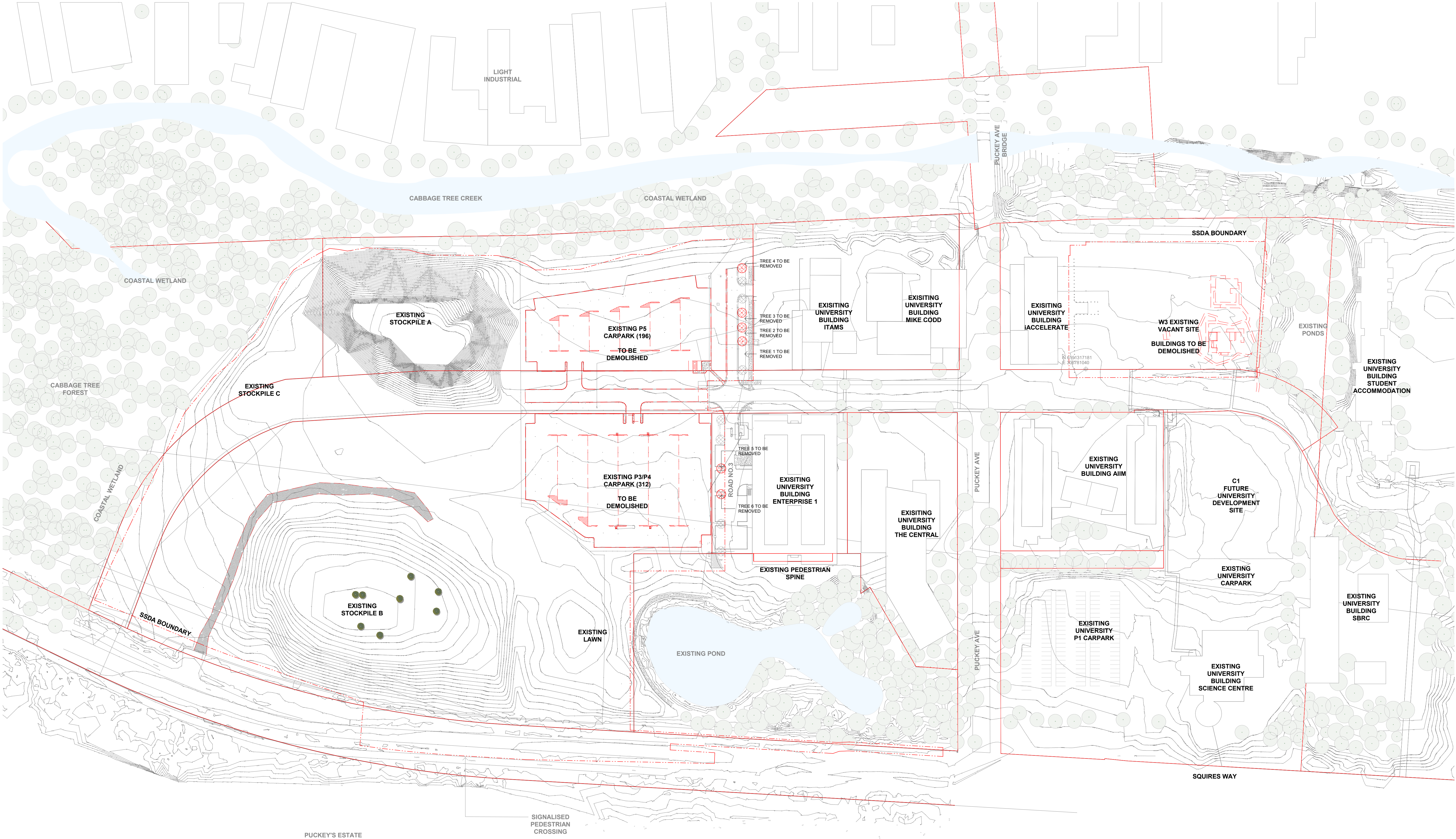
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DRAWING TITLE
SITE RESPONSE - RCF -
AESTHETICS & MATERIALITY -
SHEET 2

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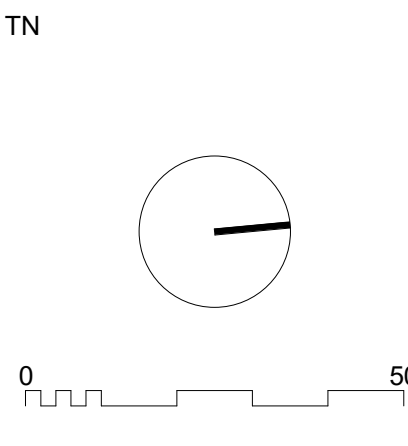


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- LEGEND**
- TO BE DEMOLISHED
 - TREES TO BE REMOVED



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DRAWING TITLE EXISTING & DEMOLITION PLAN			
SCALE 1 : 1000 @A1	DATE 20/05/26	DRAWN AL	CHECKED AK
JOB 25063	DRAWING DA1.15	REVISION C	

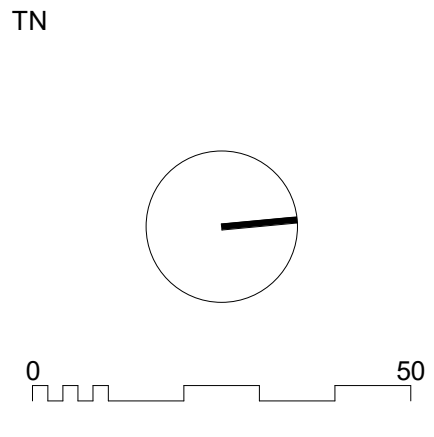


- Schedule of Changes**
- 1. Relocate the position of the proposed RCF and Childcare Centre to the North in the location of the existing P5 car park
 - 2. Relocate the existing P5 car park to the South of the proposed Greenheart and the existing lake (196 spaces)
 - 3. Shift location of Independent Living Units 1 (ILU 1) building to the East
 - 4. Position the First Nations Public Viewing Platform to the West of the Greenheart
 - 5. Relocate the existing P4 carpark to the W3 site North of iAccelerate (263 spaces)
 - 6. ITAMS carpark minor changes. Subject to future alternative planning pathway

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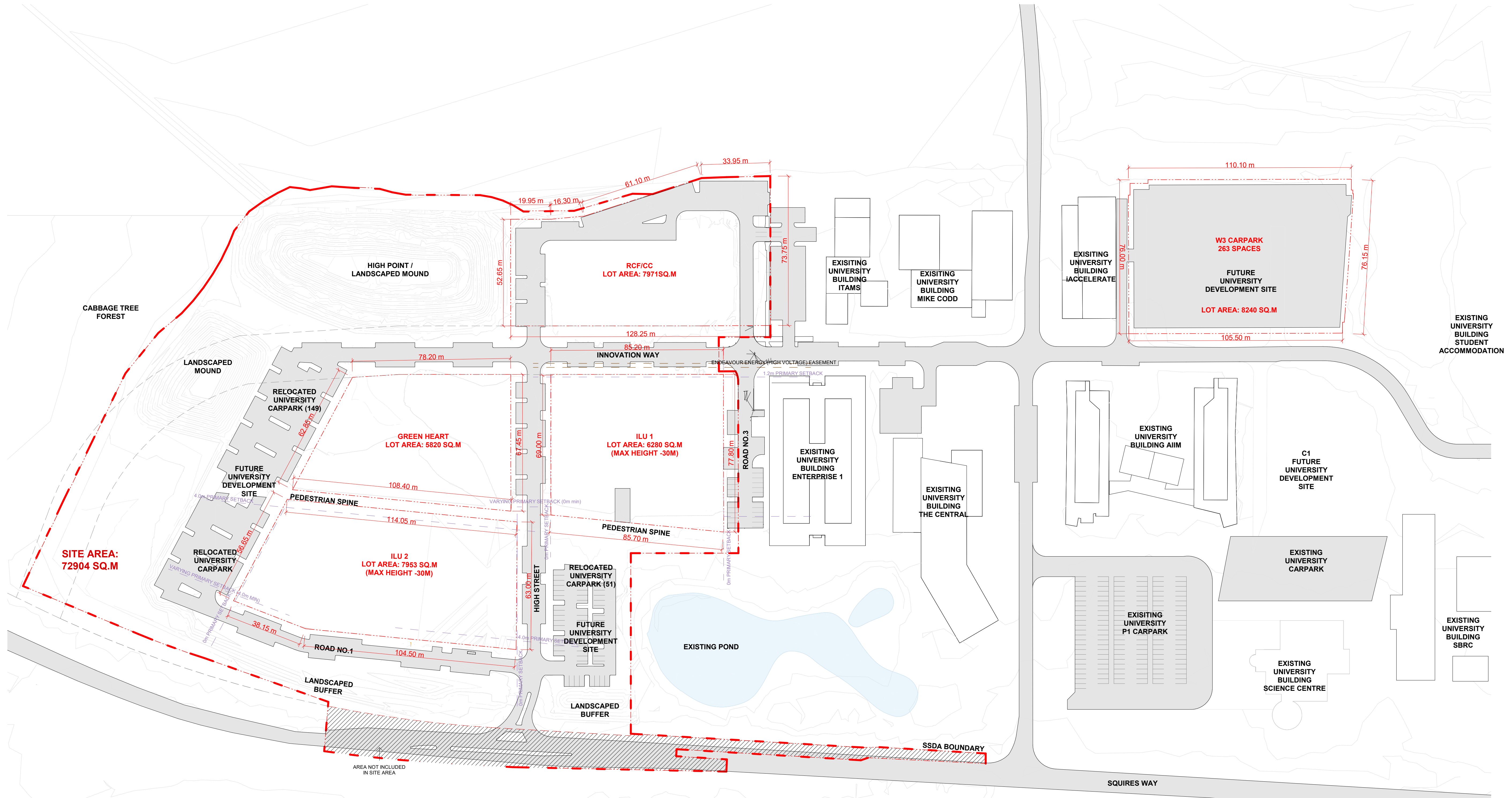
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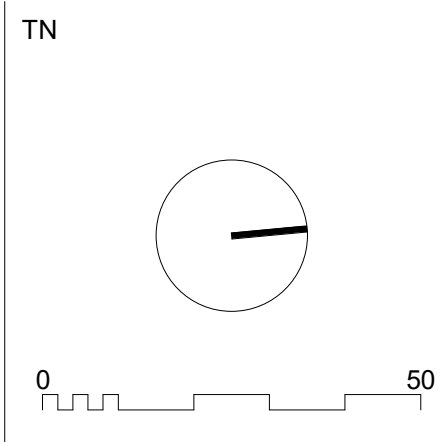
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PROPOSED SSDA MASTERPLAN			
SCALE	DATE	DRAWN	CHECKED
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1:2000 @A3			
JOB	DRAWING		REVISION
25063	DA1.17		C



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DRAWING TITLE	SCALE	DATE	DRAWN	CHECKED
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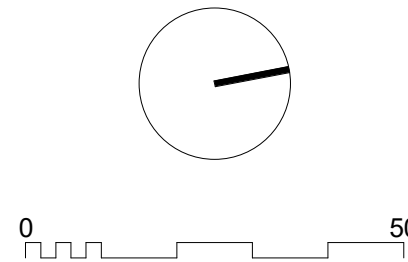


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DRAWING TITLE

STAGING PLAN

SCALE

MT900 @A1
1:2000 @A3
JOB
25063

DATE

20/05/26

DRAWING

DA1.19

DRAWN

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REVISION

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