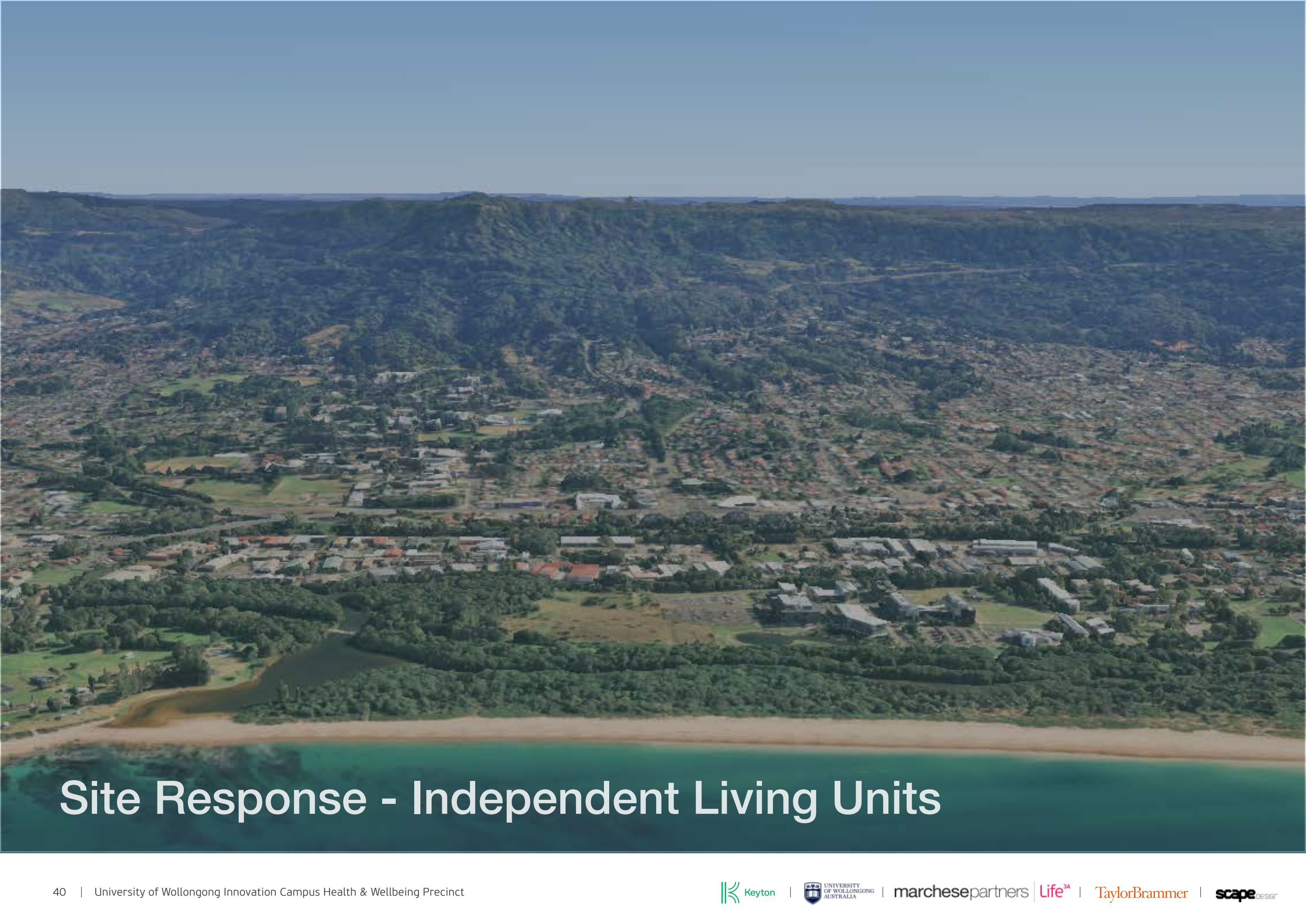




Site Response - Independent Living Units

Site Response - Independent Living Units

Honouring the Location

The University of Wollongong Health and Wellness Precinct is a pioneering initiative in integrated healthcare and research in the Illawarra region, setting a new standard for wellness-focused urban development. Located on the University's Innovation Campus, the precinct is nestled between the scenic escarpment and coastline, making the most of its unique natural surroundings. The site's position offers expansive views and a tranquil environment that supports its mission of promoting health and well-being.

The development reflects the University's long-standing commitment to community health, education, and innovation. Over time, this vision has influenced not only the built environment but also the surrounding landscape, blending academic, clinical, and lifestyle functions into one cohesive ecosystem.

The architectural concept embraces a balance of organic curves and clean lines to form spaces that harmonize with the local environment; connecting indoor and outdoor areas while enhancing accessibility, sustainability, and comfort for all users.



Site Response - Independent Living Units

Holistic Approach to Nature & Architecture

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.

Site Response - Independent Living Units

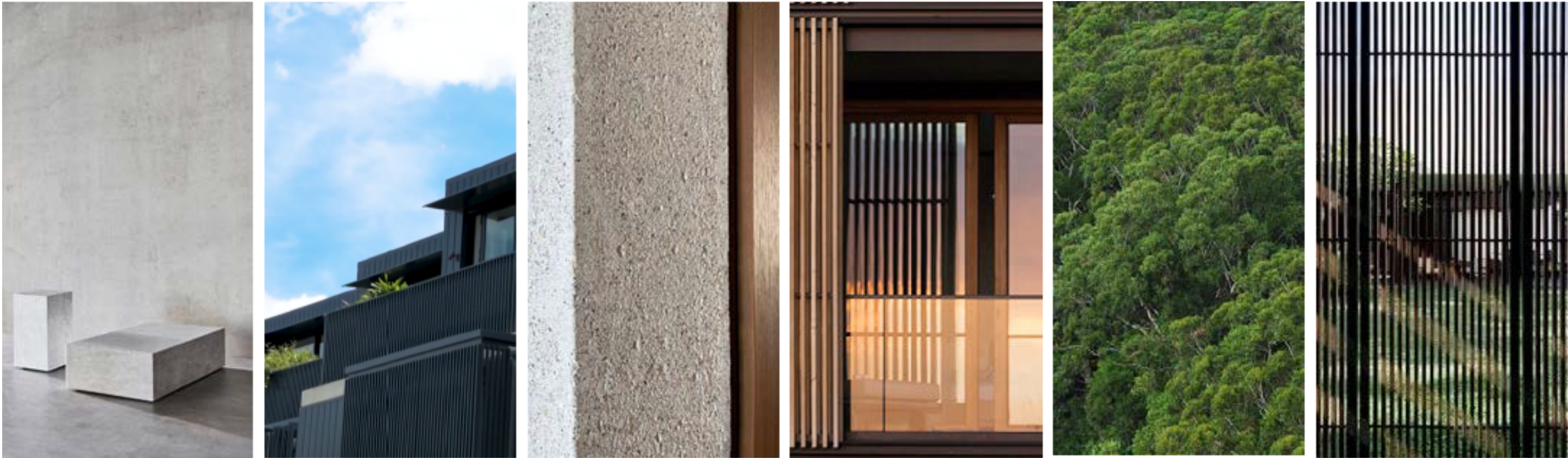
ILLawarra Coastal Plain & Escarpment



The Illawarra Coastal Plain and Escarpment form a striking natural setting that defines Wollongong's identity and connection to Country. The coastal plain stretches along the Pacific Ocean, offering fertile lowlands shaped by rivers and lagoons, while the dramatic sandstone escarpment rises sharply behind it, cloaked in subtropical rainforest and rich biodiversity. This meeting of land and sea has long been central to Dharawal people, whose stories, knowledge, and custodianship are embedded in its landscapes. For the Masterplan, the coastal plain and escarpment are not just physical features but cultural anchors—guiding design, orientation, and public art by reflecting the rhythms of nature, the significance of topography, and the enduring relationship between community and Country.

Site Response - Independent Living Units

Integrating the Natural Surroundings into Architecture



Integrating the natural surroundings into architecture in Wollongong draws inspiration from the dual landscapes of the coastal plains and the escarpment of Mt Keira and Mt Kembla. The openness and horizontality of the coastal plains encourage designs that emphasize light, ventilation, and expansive views, creating a sense of connection to the ocean and sky. In contrast, the escarpment’s dramatic verticality, dense vegetation, and sandstone forms inspire architecture that is grounded, layered, and responsive to topography. Together, these two themes establish clear and distinct identities—one defined by openness and fluidity, the other by strength and shelter—that provide meaning and purpose to the built environment.

Site Response - Independent Living Units

Development of Architectural Elements Based on Nature



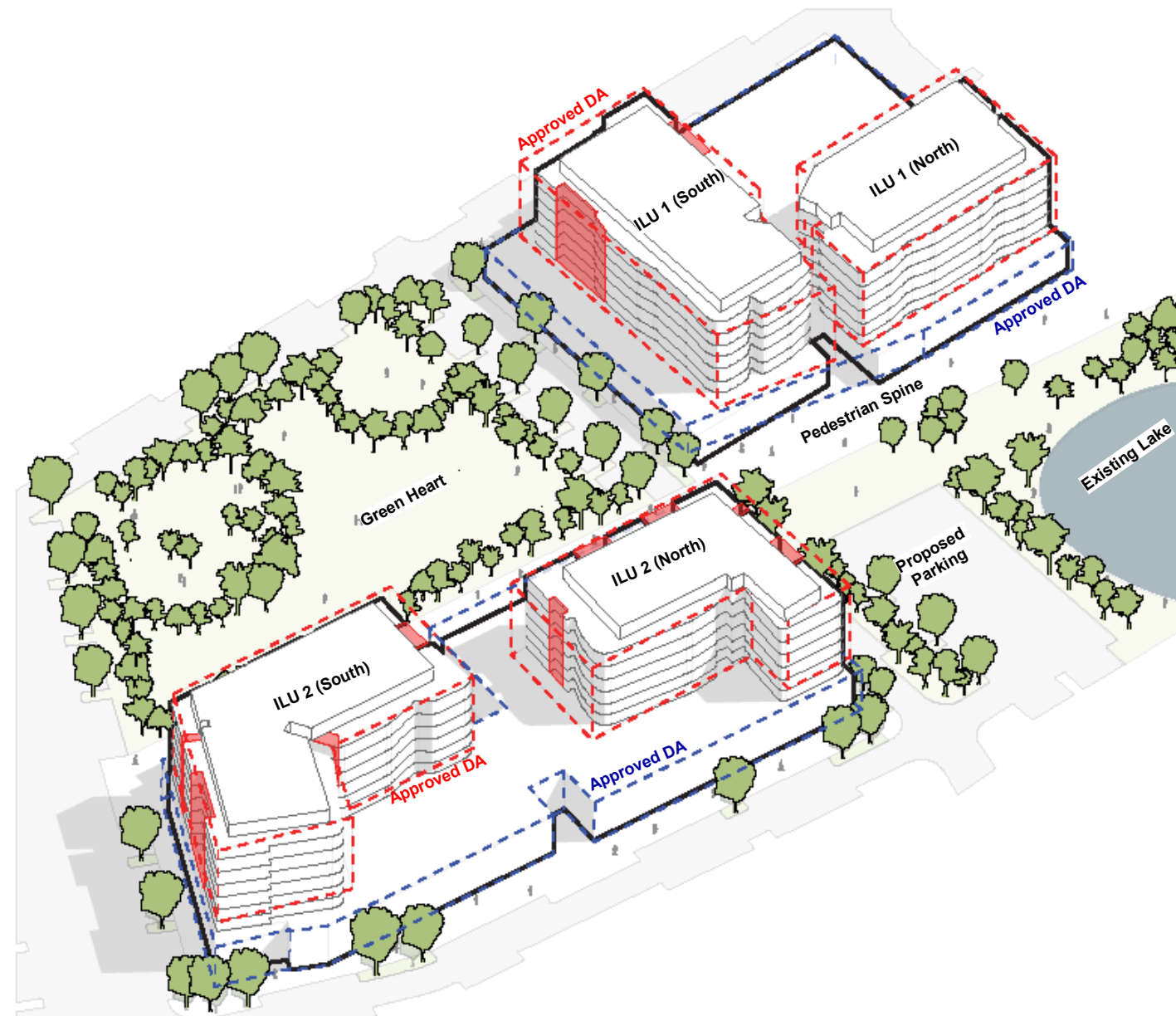
In architectural terms, the two themes translate into distinct yet complementary expressions of place. The coastal plains are embodied through sinuous lines and smooth precast concrete panels, evoking the fluidity of ocean horizons and the openness of the landscape. By contrast, the escarpment of Mt Keira and Mt Kembla inspires a more muscular architecture defined by robust concrete frames, protective louvre panels, and compact outdoor gathering places that echo the strength and shelter of the mountains. Together, these elements establish a dialogue between fluidity and solidity, creating built forms that carry the identities of both landforms while grounding the Masterplan in meaning and purpose.

Site Response - Independent Living Units

Bulk and Scale

The diagram overlays the dotted outline of the previously approved DA with the massing of the current proposal. This visual comparison shows that the revised ILU design sits comfortably within the form, scale and general building envelope that was previously endorsed. The overall height and massing strategy remain consistent, with adjustments made only where they enhance the building's relationship to the landscape, improve internal amenity, or strengthen key view corridors.

These refinements result in a more resolved architectural outcome while maintaining a close alignment with the approved DA. The diagram demonstrates that the proposal does not depart significantly from the established built form parameters and continues to respect the spatial, visual and contextual expectations set by the earlier approval.



BULK AND SCALE

Site Response - Independent Living Units

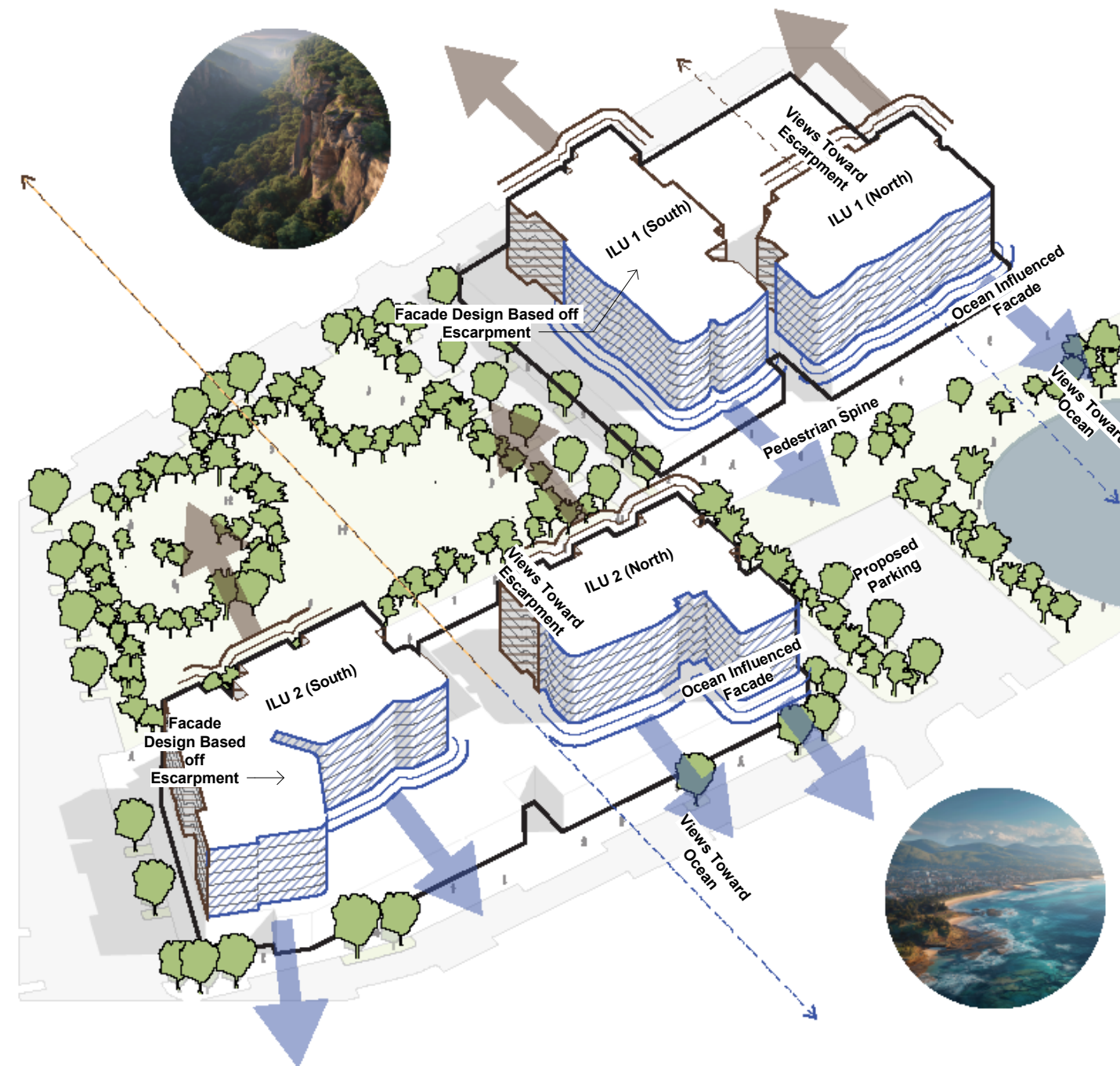
Integrating the Natural Surroundings into Architecture

The diagram illustrates the core architectural concept that organises the massing, materiality and façade expression across the ILU buildings: a deliberate gradient from Mountain Side to Ocean Side, responding directly to the Illawarra environment.

On the Mountain Side, facing the escarpment to the west, the building adopts a more grounded and robust architectural language. This is expressed through rectilinear geometries, darker and rougher concrete textures, deeper reveals and a stronger vertical rhythm, all echoing the solidity and shadowed surfaces of the escarpment cliffs. This side of the building is conceived as anchored, stable and protective — a built counterpart to the dramatic mountain range behind it.

In contrast, the Ocean Side engages the openness and softness of the coastal plain to the east. Here, the façade becomes lighter, smoother and more fluid, expressed through curved balconies, softened corners, lighter materials and a more horizontal emphasis. These elements reflect the qualities of the coastline — breezes, light, views and movement — creating a more permeable and outward-looking expression.

The diagram demonstrates how this duality generates a coherent architectural identity: the building becomes a mediator between the mountain's solidity and the ocean's openness, using materiality and form to respond authentically to the surrounding landscape. This environmental reading directly informs the façade articulation, spatial organisation and massing strategy across the ILU buildings.



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

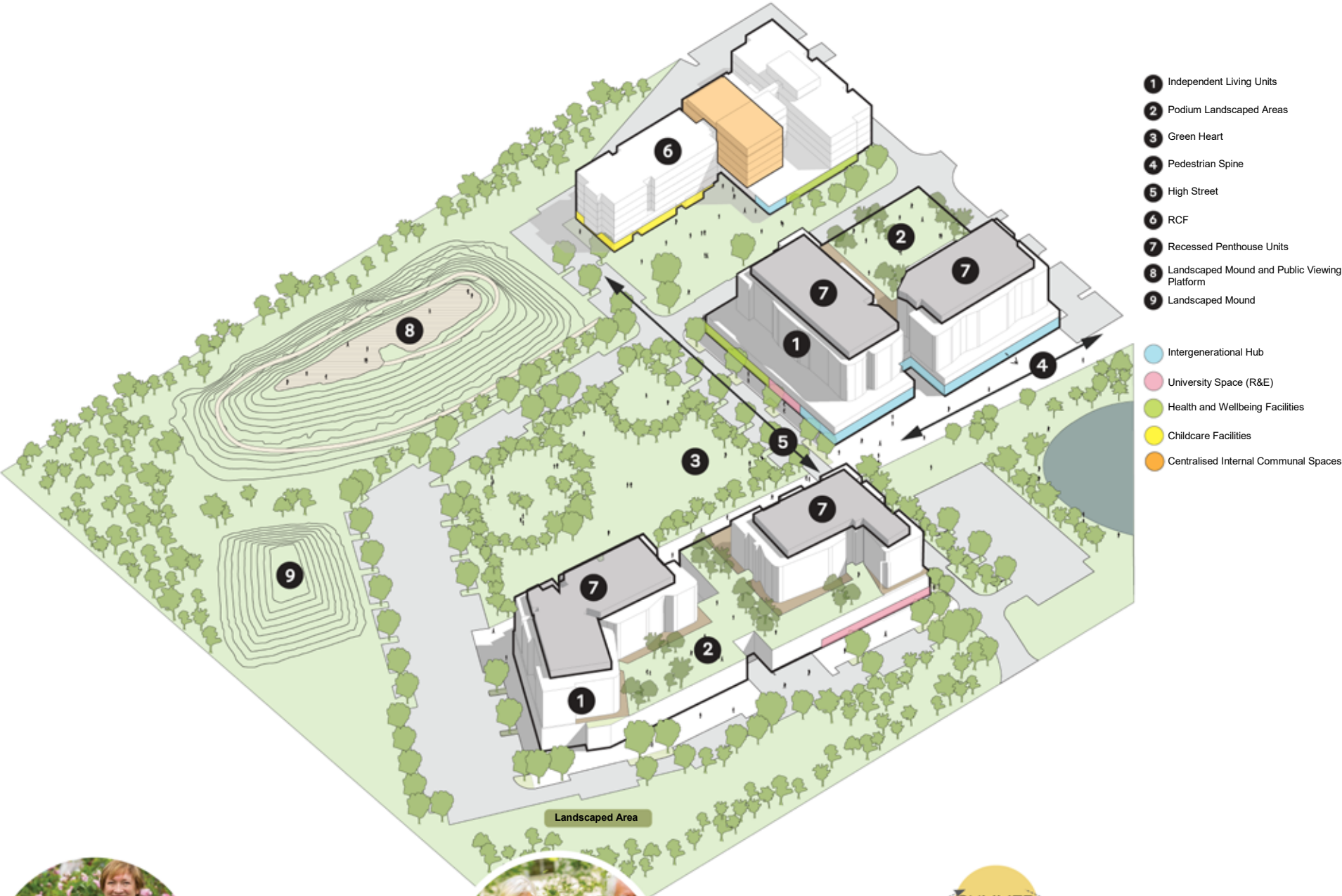
Site Response - Independent Living Units

Precint Overview

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A combination of built form, natural materials and textures talking 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

Site Response - Independent Living Units

Public Interface & Activation

The ground floor of the ILU buildings has been intentionally organised to create an active and welcoming public interface with the wider Innovation Campus. Car parking is consolidated within the central core of each building, allowing the external ground-level façades to be dedicated entirely to university-facing amenity, communal uses and publicly accessible space rather than inactive vehicle frontages. This strategy strengthens the pedestrian experience and reinforces the landscape-led character of the precinct.

A continuous, human-scaled edge is established along the central pedestrian spine, the primary east-west movement corridor connecting the campus heart to the Green Heart and lake. Ground-level spaces are open, permeable and visually connected to surrounding landscapes, ensuring a safe, legible and highly walkable environment.

Entrances to the ILUs are deliberately emphasised and made clearly identifiable from the pedestrian spine. Subtle architectural gestures—such as canopies, framed openings, glazing, material shifts and landscape thresholds—highlight each arrival point. These elements ensure that the building entries remain immediately recognisable, well-lit and intuitive for residents and visitors navigating the campus on foot.

The public interface is further enriched by maintaining key sightlines toward the Illawarra Escarpment, the Green Heart and the campus lake, allowing natural landmarks to structure movement and orientation. Generous planting, outdoor seating and transparent ground-floor edges help dissolve the transition between interior communal spaces and the broader landscape, encouraging social activity and enhancing the civic quality of the precinct.



PUBLIC INTERFACE AND ACTIVATION

Site Response - Independent Living Units

Residential Typology

The upper levels of the residential buildings are shaped to reduce perceived bulk and create a more refined silhouette. Penthouse units are strategically set back from the primary façade line, allowing the uppermost level to visually recede when viewed from key public areas. This setback softens the building's profile, reduces apparent massing, and strengthens the transition between built form and sky.

Each penthouse includes a private rooftop terrace, offering an elevated outdoor living space with a high degree of privacy and amenity. These terraces incorporate planter zones that enable residents to personalise their outdoor areas while contributing to a greener roofline visible from surrounding campus paths and adjacent buildings. The combination of setbacks and planted terraces enhances the architectural character of the upper level and supports a more articulated, fine-grained skyline.

At the lower levels, the design of the podium structure creates opportunities for generous outdoor spaces for apartments facing the internal podium landscape. All Level 3 podium-facing dwellings are provided with large terraces that extend the living spaces outward and interact directly with the planted podium environment. These terraces form an integral part of the landscape strategy, aligning with planting beds, pathways and communal seating areas to create a seamless relationship between private and shared open space.



RESIDENTIAL TYPOLOGY

Site Response - Independent Living Units

Facade Bay Study - 1



Site Response - Independent Living Units

Facade Bay Study - 2

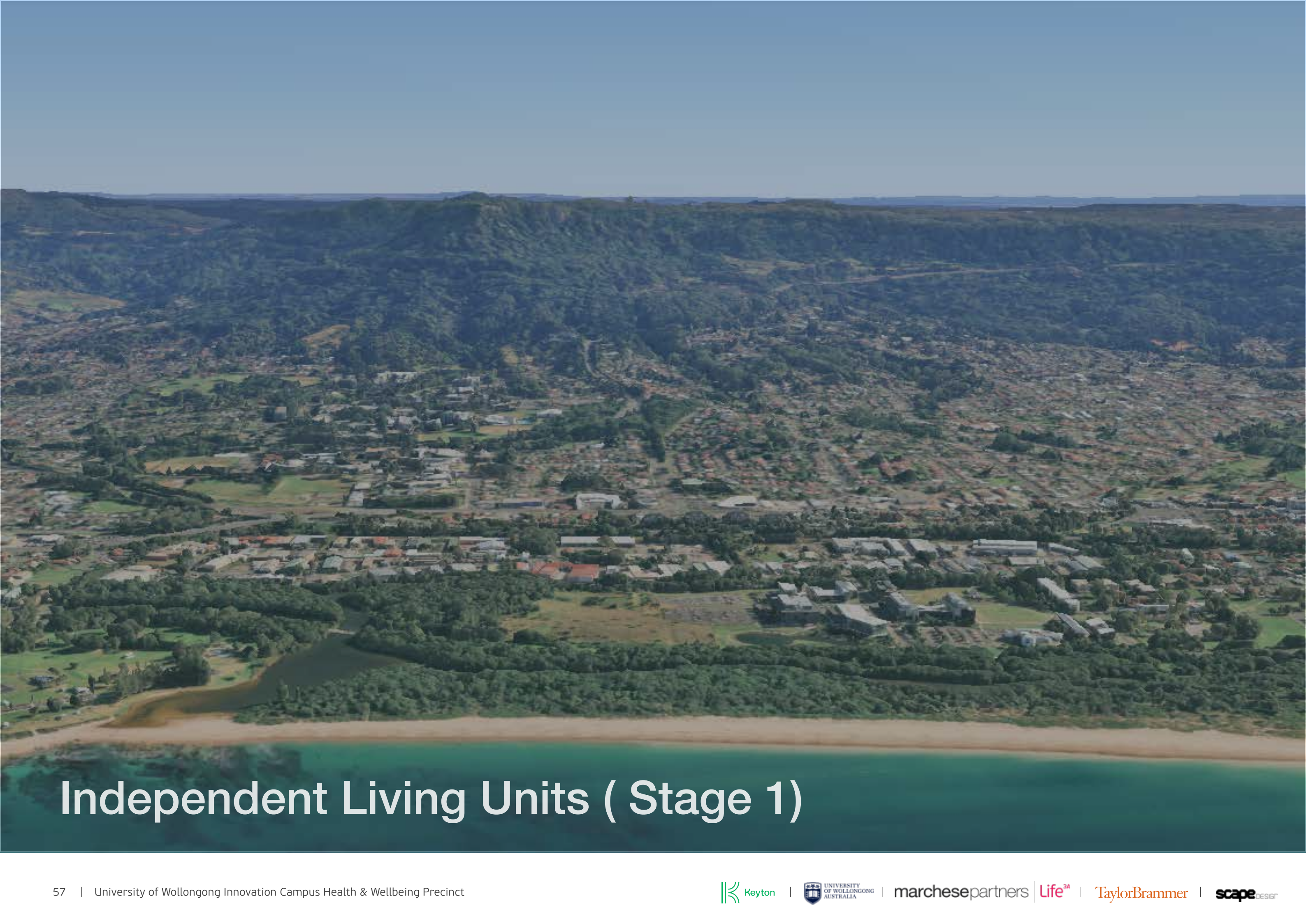












Independent Living Units (Stage 1)

Ground Floorplan



Typical Podium Floorplan



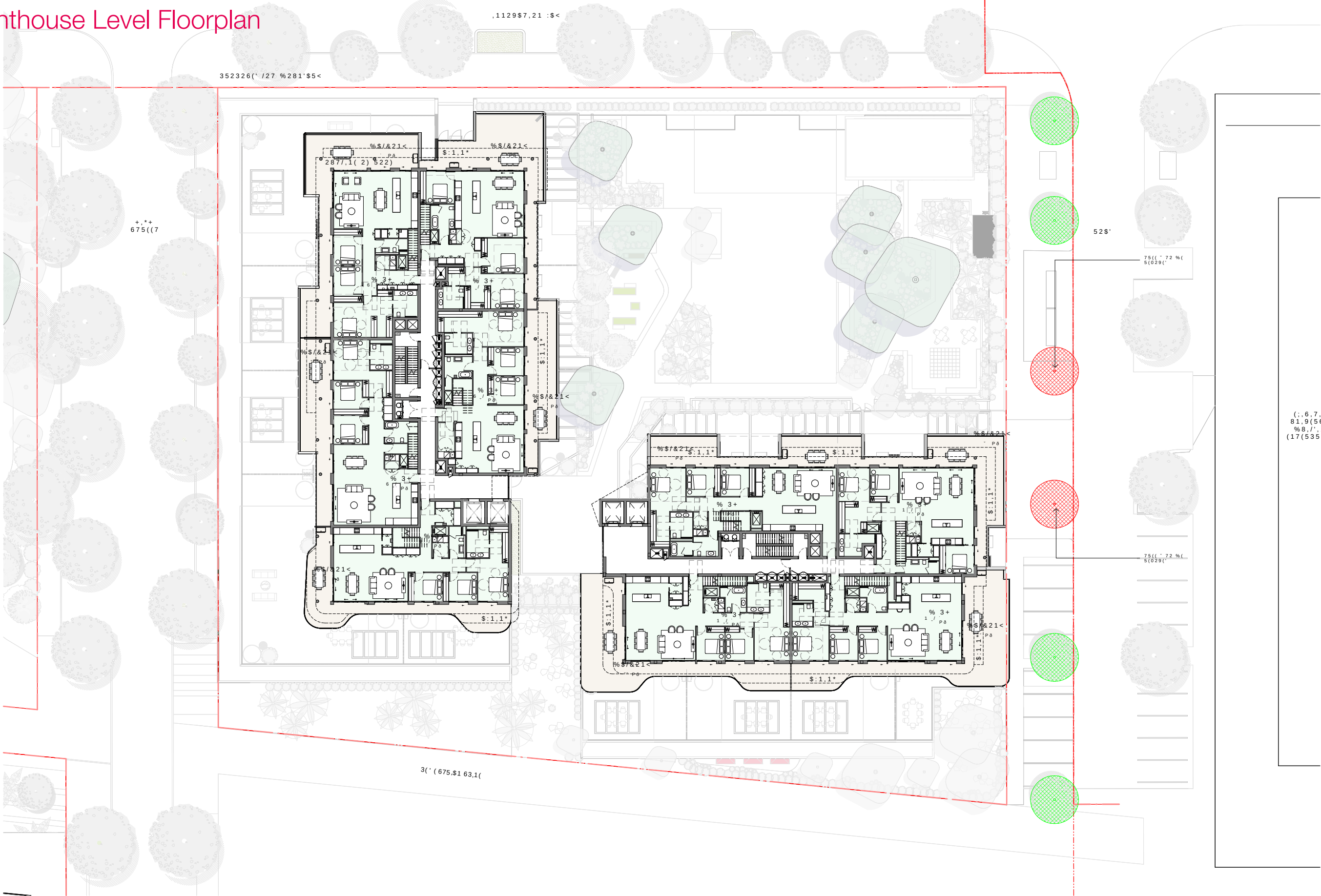
Independent Living Units (Stage 1)

Typical Level Floorplan



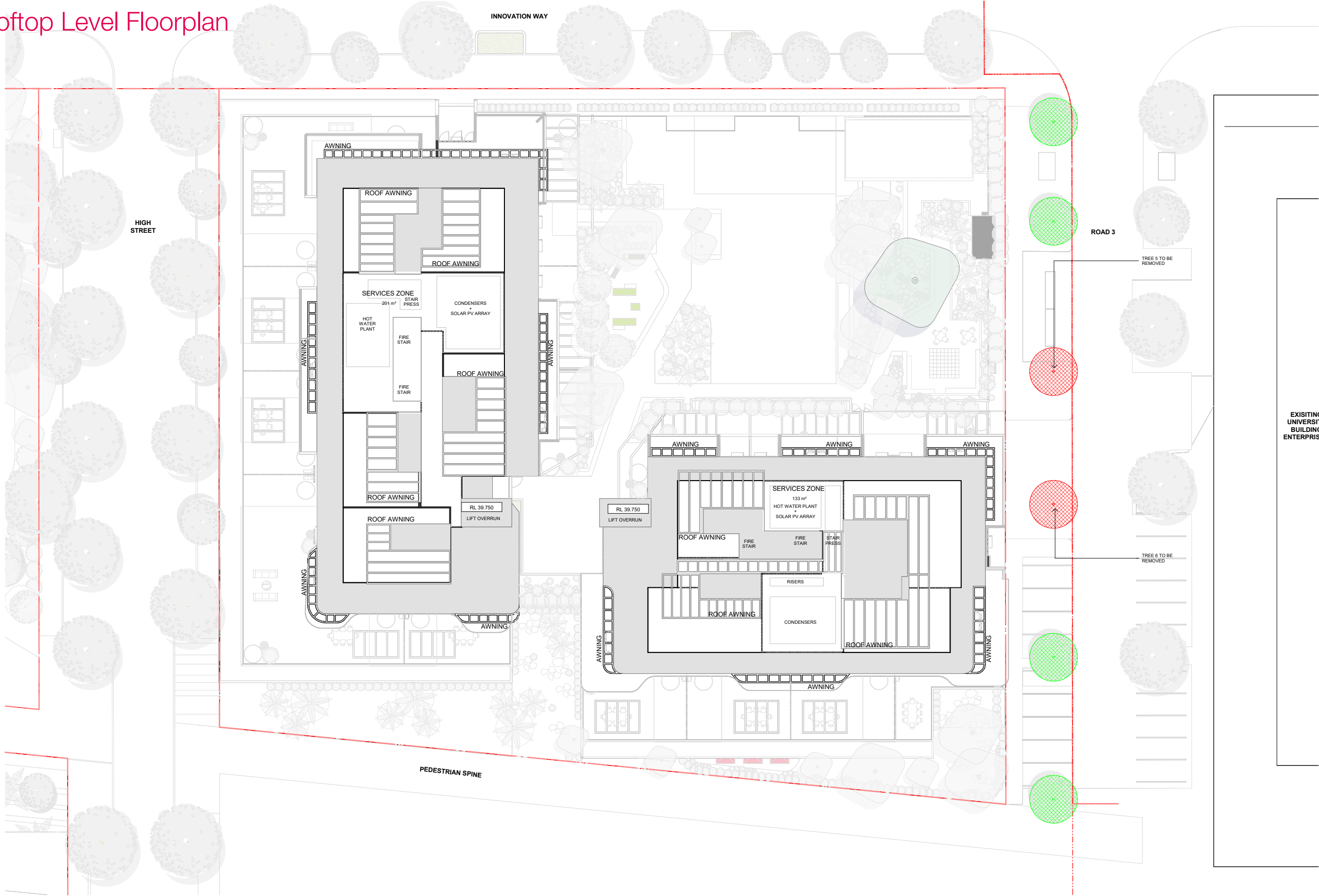
Independent Living Units (Stage 1)

Penthouse Level Floorplan



Independent Living Units (Stage 1)

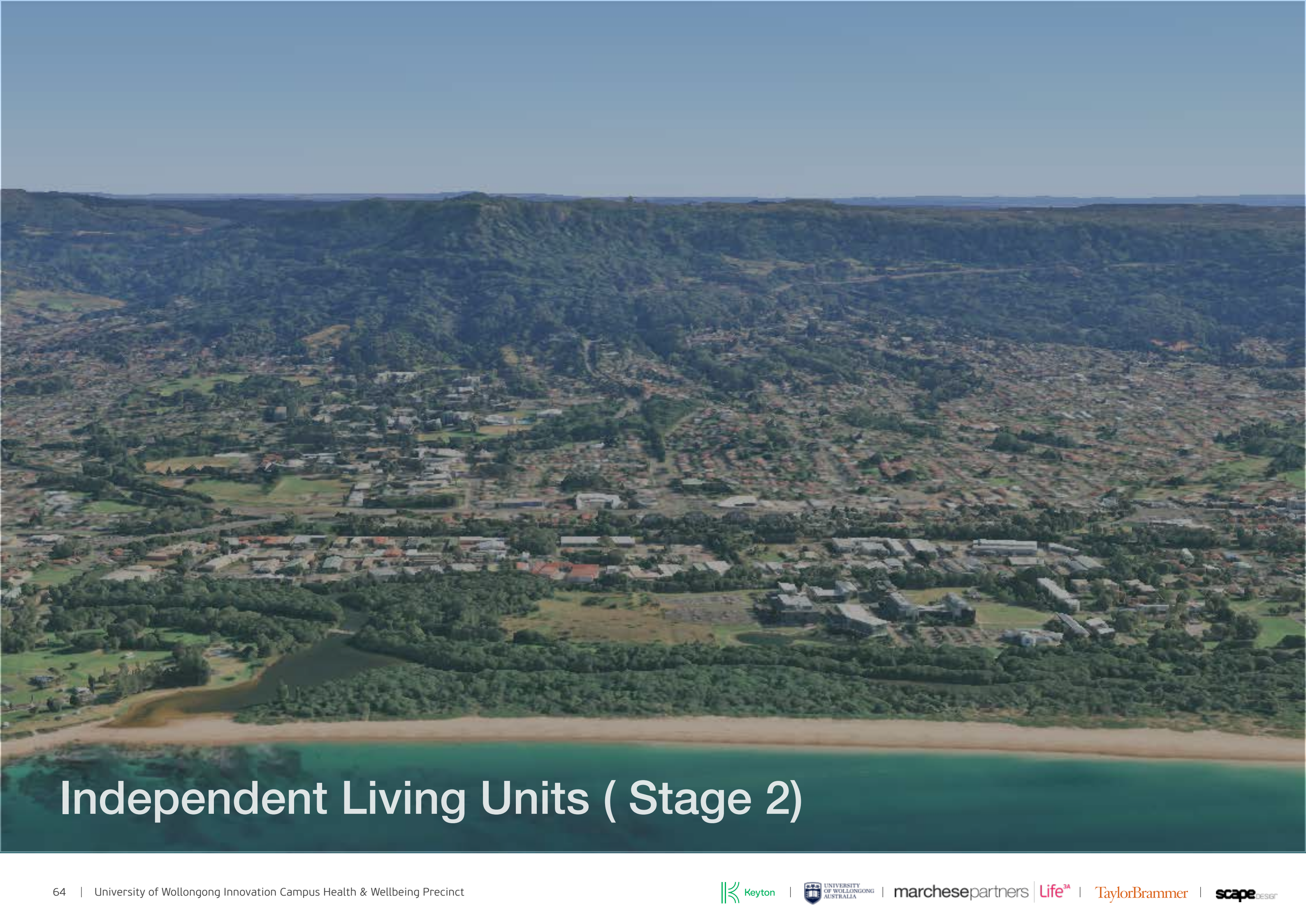
Rooftop Level Floorplan



Independent Living Units (Stage 1)

East and West Elevations

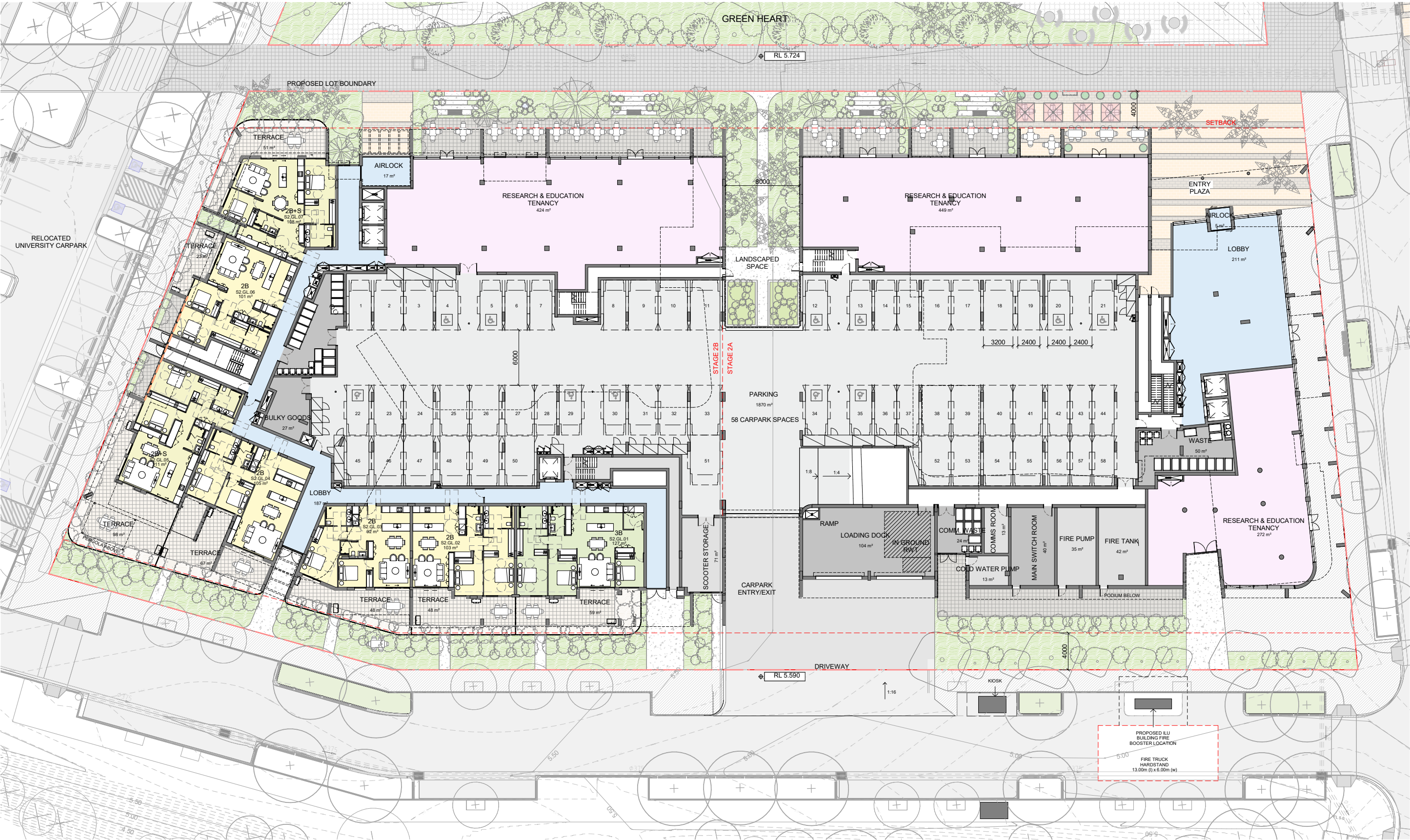




Independent Living Units (Stage 2)

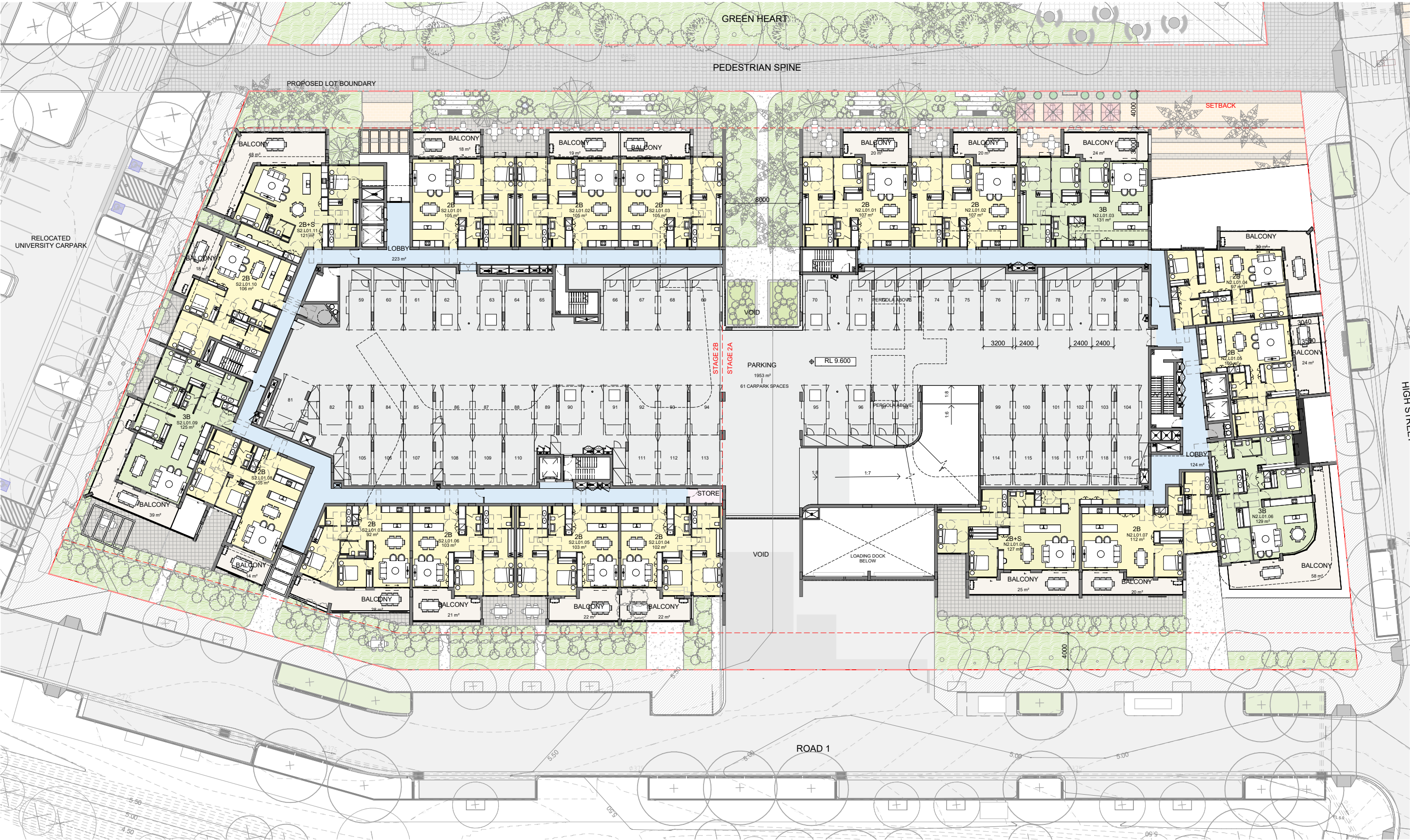
Independent Living Units (Stage 2)

Ground Floorplan



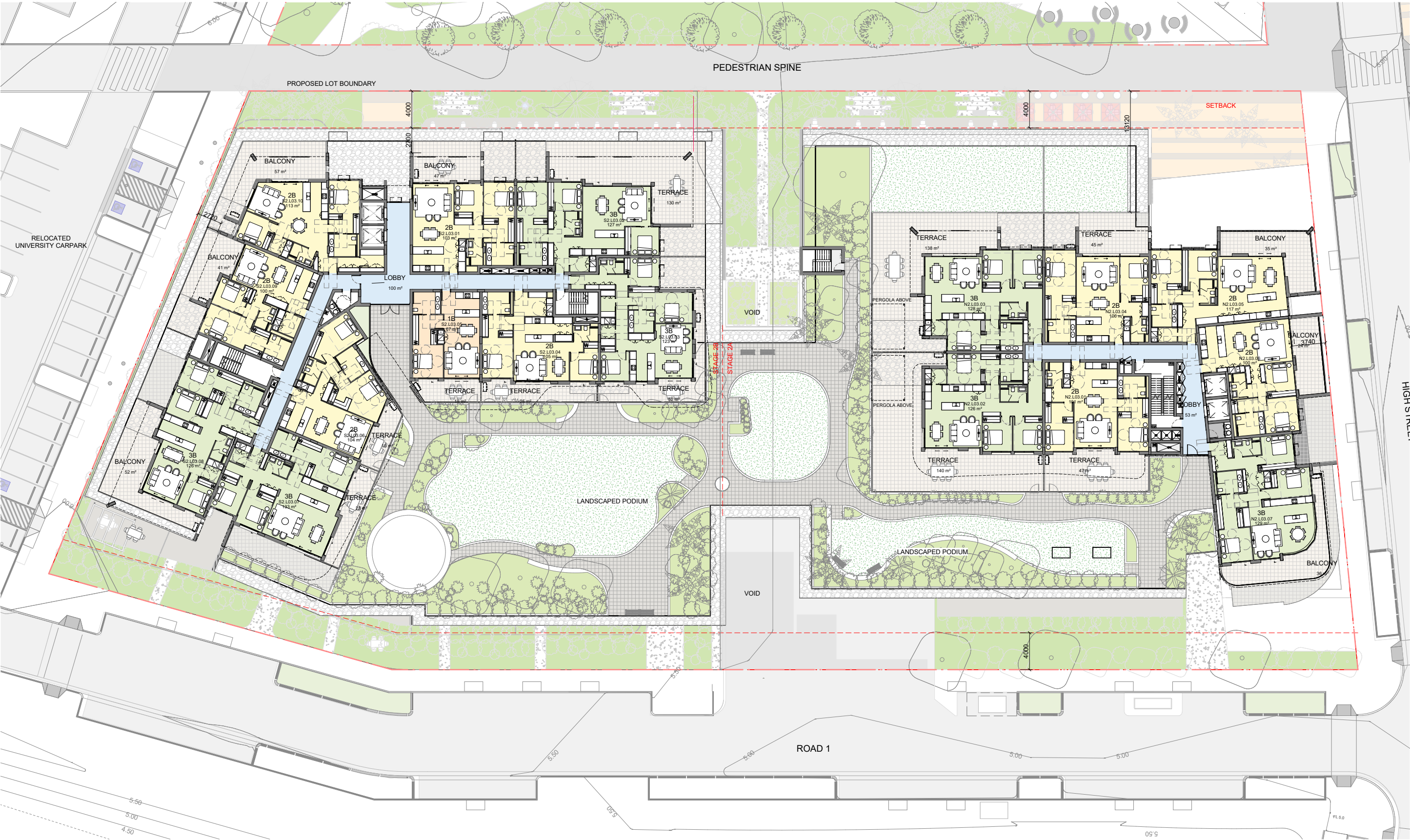
Independent Living Units (Stage 2)

Typical Podium Floorplan



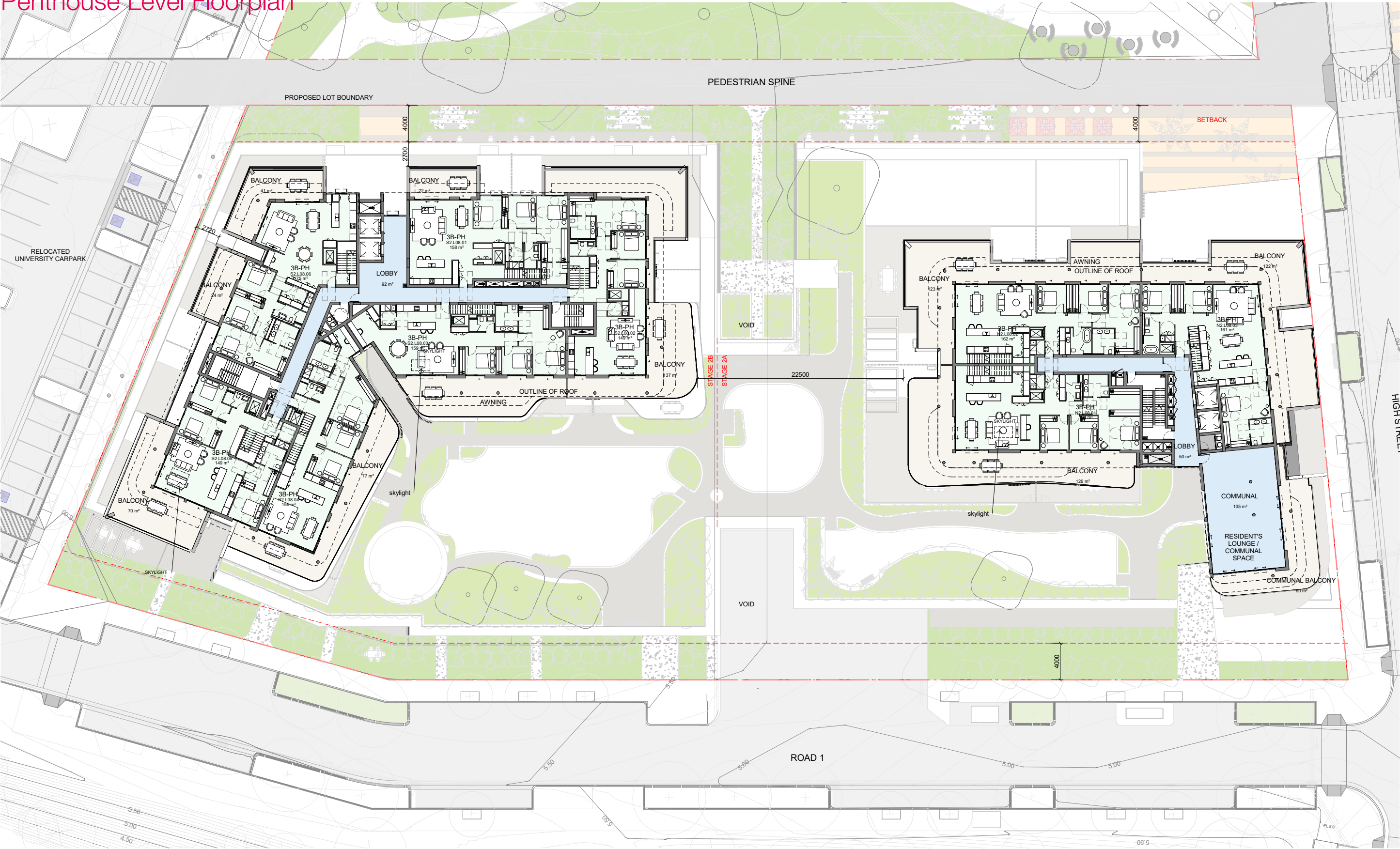
Independent Living Units (Stage 2)

Typical Level Floorplan



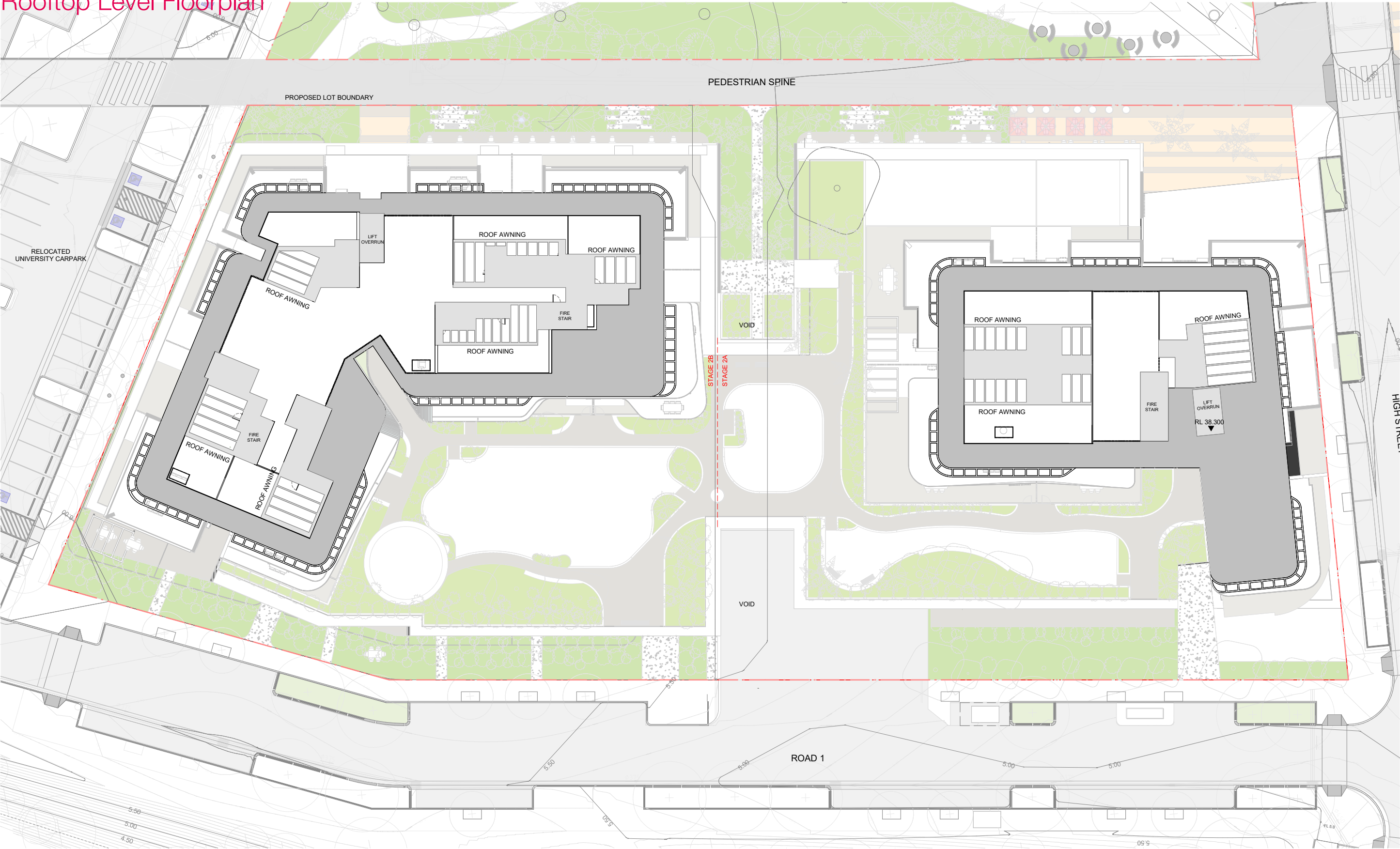
Independent Living Units (Stage 2)

Penthouse Level Floorplan



Independent Living Units (Stage 2)

Rooftop Level Floorplan



Independent Living Units (Stage 2)

North and West Elevations

