



UNIVERSITY OF WOLLONGONG, INNOVATION CAMPUS HEALTH AND WELLBEING PRECINCT

3-4 INNOVATION WAY, 1-5 SQUIRES WAY, AND 6 PUCKEY AVENUE,
NORTH WOLLONGONG (SSD-96946458)

RESIDENTIAL CARE FACILITY

SSDA Architectural Design Report

Prepared for NSW DPHI
Date: February 2026

GROUP GSA

Keyton



We acknowledge the Wodi Wodi (Dharawal) people, the Traditional Owners of this land.

We acknowledge the many other First Nations people who have connection to this Country and the Traditional Custodians of the many lands on which we live and work.

We pay respect to First Nations Elders past and present and then them for their continuing care for country, culture and community.

Rev.	Purpose of Issue	Date	Prepared By	Checked By
A	DRAFT SSDA SUBMISSION	21.11.2025	GM / MH	PG / LMC
B	SSDA SUBMISSION	17.12.2025	GM / MH / BD	PG / LMC
C	REVISED SSDA SUBMISSION	16.02.2026	GM	PG / LMC

CONTENTS

	University of Wollongong, Innovation Campus	i			
	Executive Summary	v			
01	Introduction	7			
1.1	Site Location	8			
1.2	The RCF & CCC Site	9			
1.3	The Proposal	10			
1.4	Design Philosophy	11			
02	Strategic Context	13			
2.1	Metropolitan Planning Context	14			
2.2	GANSW Design Guidelines	15			
2.3	City of Wollongong Local Planning Framework	16			
2.4	Wollongong Local Environmental Plan 2009	17			
2.5	City of Wollongong DCP 2009	18			
2.6	Approved Health and Wellbeing Precinct Guidelines	19			
2.7	Additional Guidelines	20			
03	Analysis	23			
3.1	Connecting with Country	24			
3.2	Connecting with Country - Greater Context	25			
3.3	Post Settlement	26			
3.4	Ecology	27			
3.5	Regional and Strategic Context	28			
3.6	Local Context	29			
3.7	Precinct Character	30			
3.8	Precinct Level Analysis	31			
3.9	Site Character and Surrounds	32			
3.10	Site Constraints	33			
3.11	Opportunities	34			
04	Design Principles	37			
4.1	Principle 01	38			
4.2	Principle 02	39			
4.3	Principle 03	40			
4.4	Principle 04	41			
4.5	Principle 05	42			
4.6	Principle 06	43			
05	Architectural Concept	45			
5.1	Integration of Aboriginal Design Principles	46			
5.2	Design Vision	47			
5.3	Facade Design	49			
5.4	Material Finishes	52			
5.5	Concept Vision	55			
06	Compliance	59			
6.1	GFA Calculation	60			
6.2	Communal Open Space	61			
6.3	Landscaped Area	62			
6.4	Deep Soil	63			



EXECUTIVE SUMMARY

This Design Report has been prepared on behalf of Keyton to support a State Significant Development Application for a care community precinct at the University of Wollongong’s Innovation Campus, 3 Innovation Way, North Wollongong.

The proposal seeks to provide 180 residential care beds with associated site services, facilities, and public space that will address the rising demand for senior’s housing choice in the Illawarra and Shoalhaven Local Health District. A childcare centre is to be included on site with approximately 60 places.

It will reflect the natural setting and cultural context of the neighbourhood, and create a quality sanctuary for an inclusive community.

Document Purpose and Structure

The primary purpose of this document is to accompany a State Significant Development Application for the subject site. The report seeks to demonstrate how the proposal integrates key opportunities and constraints affecting the subject site, including:

- The strategic ambitions of state and local planning efforts;
- The broad aims of state design guidelines;
- The site’s location in its urban context;
- The physical site characteristics;
- Designing with Country and Aboriginal Design Principles.

The report structure is intended to demonstrate understanding of the site, through both its physical and strategic context. Following this, the report will guide the reader through the design and architectural approach for the development.

Overview of the Proposed Development

SSD-96946458 seeks approval for the following development:

- Demolition of all existing buildings and structures on the site;
- Site preparation works, excavation, and tree removal.

The construction of a residential aged care facility and childcare centre development comprising:

- 180-bed RCF within single building of 7 storeys and a ground-level carpark;
- 9,746m² gross floor area;
- 2,772m² of communal open space;
- 79 spaces of ground-level car parking; and
- 2,820m² of achieved landscaped area, along with 480m² of outdoor childcare play space;
- 1,231m² of achieved deep soil area;
- 60 place childcare centre within single building of 1 storey and a ground-level carpark;

- In accordance with Section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary’s Environmental Assessment Requirements (SEARs) for SSD-96946458.

