





1.0

INTRODUCTION

1.1 SITE LOCATION

The site is located in North Wollongong, within the City of Wollongong, 66 km south of the Sydney CBD and at the northern edge of the NSW South Coast region.

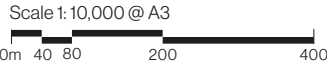
Wollongong comprises mostly of residential uses, with a strong education presence and light industrial development within walking distance of the subject site.

A significant network of creeks and connected native vegetation zones surrounds the site. Several recreation reserves and parks are located along the coast and throughout the surrounding residential areas, including the Wollongong Botanic Gardens and coastal open spaces such as Stuart Park to the south and Thomas Dalton Park to the north, both of which connect to Fairy Meadow Beach and Puckey's Beach

Four major roadways run through Wollongong—the Princes Motorway, Princes Highway, the Southern Freeway, and Memorial Drive. These roads connect the site to Greater Sydney in the north and to the wider South Coast and regional NSW. The site is also in close proximity to both North Wollongong and Fairy Meadow Train Stations, which form part of the SCO South Coast Line and link to the T4 Eastern Suburbs & Illawarra Line, enabling direct public transport access to the Sydney CBD.

The site is well supported with access to local open space, retail amenity, and community facilities.

- LEGEND
- Site Boundary
 - UOW H&WP
 - Water Body
 - Public Open Space
 - Native Vegetation
 - University of Wollongong
 - Train Line



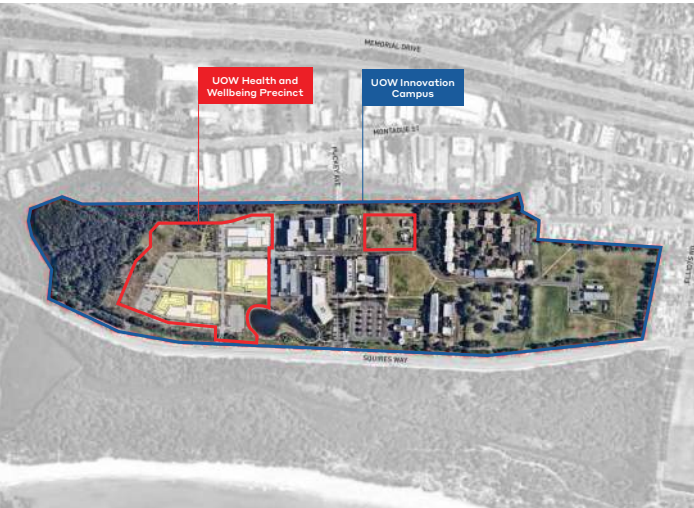
1.2 THE RCF & CCC SITE

UOW INNOVATION CAMPUS

HEALTH & WELLBEING PRECINCT

The site, forming part of the UOW Health and Wellbeing Precinct, is currently comprised of a single car park servicing the UOW Innovation Campus. The lot is approximately 8,101m² in size, with its longest interface running along the eastern boundary.

- The site sits at the southernmost edge of the UOW Innovation Campus
- It is bordered by Innovation Way to the east and an existing access road and car park to the north, which service an existing five-storey university building. (The road and verge are contained within the site boundary)
- The site itself consists of an existing surface car park with wide turfed verge areas and footpath connections
- Several large surface car parks are located directly to the east across Innovation Way
- Cabbage Tree Creek and its associated riparian zone sit directly to the west
- The industrial zone lines the western bank of Cabbage Tree Creek, immediately adjoining the site
- To the south is open, cleared land—largely infilled during significant site modification between 1961 and 1974



- Legend**
- UOW Innovation Campus
 - UOW H&WP



1.3 THE PROPOSAL

The proposed development consists of a mixed-use building with an intergenerational focus, combining residential aged care with early childhood.

8,101m²

Site Area

1,568m²



Internal Communal Open Space

1,204m²



External Communal Open Space

2,772m²

Total Communal Open Space

Required (SEPP): 1,800m². Proposal increase by 972m².

1,231m²

15.1% site area (approx)

Deep Soil

Required (SEPP): 1,212.15m². Proposal increase by 15.8m².

30M

Max Height

Proposal sits under the max. height plane.

79



Car Parking Spaces (subject to change)

9,746m²

Gross Floor Area

2,820m²

15.6m² per bed

Landscape

Required (SEPP): 2,700m². Proposal increase by 120m².



1.4 DESIGN PHILOSOPHY

Situated within the Health and Wellbeing Precinct, the building aims to provide an intergenerational bridge between the youngest and oldest members of the community. By locating both age groups on the same site, direct and indirect interaction is encouraged.

The architecture takes cues from the natural features surrounding the site, notably Cabbage Tree Creek, Djeera (Mount Keira) and Djembla (Mount Kembla). Their visual and tactile qualities have informed the material palette.

