





2.0

STRATEGIC CONTEXT

2.1 METROLOPLITAN PLANNING CONTEXT

ILLAWARRA SHOALHAVEN REGIONAL PLAN

The Illawarra Shoalhaven Regional Plan 2041 sets a 20 year vision to make the region more productive, innovative, sustainable and resilient with a focus on increasing housing diversity and affordability, creating new jobs, enhancing green spaces, and improving infrastructure.

The Illawarra Shoalhaven Regional Plan sets the strategic framework that guides a 20-year land use plan for the region, aiming to protect and enhance the region's assets and plan for a sustainable future.

The Regional Plan takes a landscape-based approach to regional planning that embraces and protects important environmental values and their contribution to economic growth, liveability and health.

The Regional Plan identifies 15 regionally significant precincts, that will drive jobs creation, housing diversity, and vibrant communities, activated through collaboration between councils, State agencies and other organisations.

Relevance to the Proposal

The 20 year land-use plan informs, council, infrastructure agencies, the private sector and the wider community of the NSW Government's approach to creating a connected, sustainable, innovative and vibrant Illawarra Shoalhaven.

The site sits within Metro Wollongong united by the Commercial Core, Sports and Entertainment Precinct, Health Precinct, as well as the foreshore, and education and innovation activity hubs. These functions work together to integrate the economic, cultural and intellectual elements of the City and propel ongoing growth and prosperity for the entire Illawarra Shoalhaven.

The site responds to key themes and strategies outlined in the regional plan ie.

A Smart Connected and Accessible Region :

Strategy 28.1

Prioritise walking and cycling in areas around schools, health services, aged care facilities, sporting, cultural and recreational facilities

A Productive and Innovative Region :

Strategy 1.4: Continue to Expand the Education

Review the endorsed Master Plan for University Of Wollongong Innovation Campus'

A Sustainable and Resilient Region

Strategy 12.1: Support locally led development of resilience and adaptation plans

Encourage sustainable and resilient building design and materials including the use of renewable energy

Promote economic diversity and prosperity, improving liveability and strengthening the health, wellbeing and social cohesion of a place

Recognise the benefits of social connectivity and social cohesion to community resilience

Strategy 12.2: Reduce exposure to bushfire and natural hazards

Consider the proximity of new development, including urban release areas, in relation to areas of high bushfire risk, flooding hazards or coastal erosion/inundation to protect the community from natural hazards

Strategy 14.1: Enhance and increase access to public spaces

Plan for urban release areas to supply a sufficient quantity and quality of new accessible open space

Develop the Illawarra Shoalhaven Green Grid and identify priority projects for enhancement

Strategy 18.2: Facilitate housing opportunities in existing urban areas, particularly within strategic centres

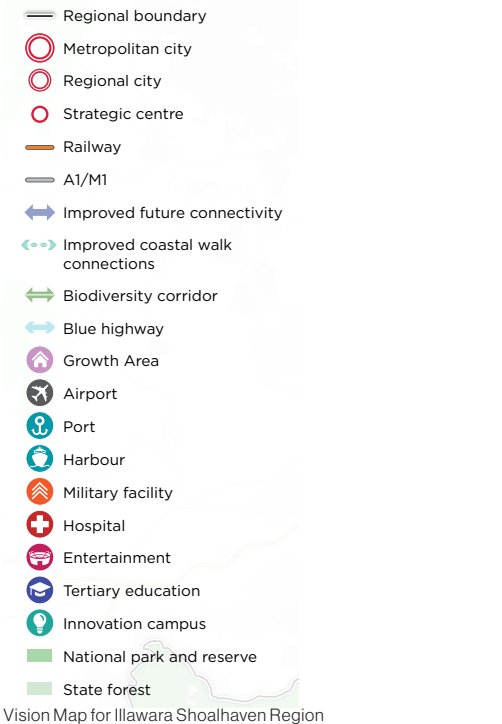
Align infrastructure and service delivery to match housing supply needs

Promote urban design outcomes to support healthy and vibrant communities

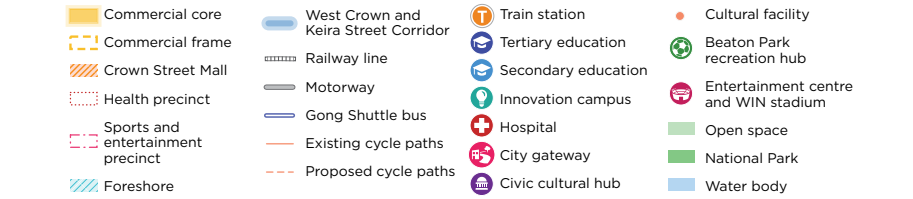
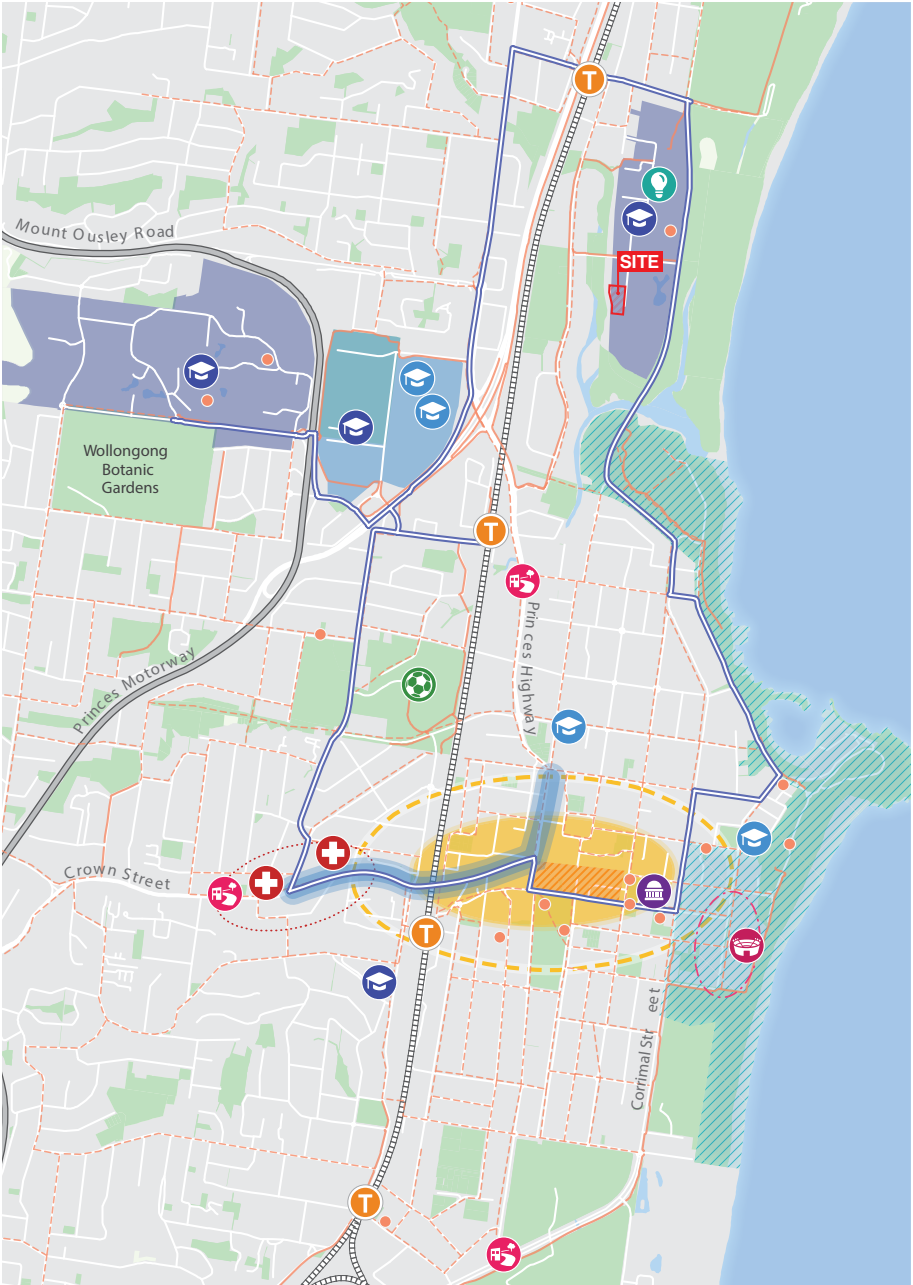
Strategy 19.1: Continue to provide for and encourage a range of housing choices

Explore innovative solutions in housing to cater for a range of community needs, including those of older people, multi-generation families, people living in group housing, people with special needs or people from different cultural backgrounds

The project provides opportunities to capitalise on strategic directions to contribute a range of community needs, including those for older people and support the creation of connected, resilient and liveable communities that support and enrich local economies.



Vision Map for Illawarra Shoalhaven Region



Metro Wollongong Map

2.2 GANSW DESIGN GUIDELINES



01/

Better Placed

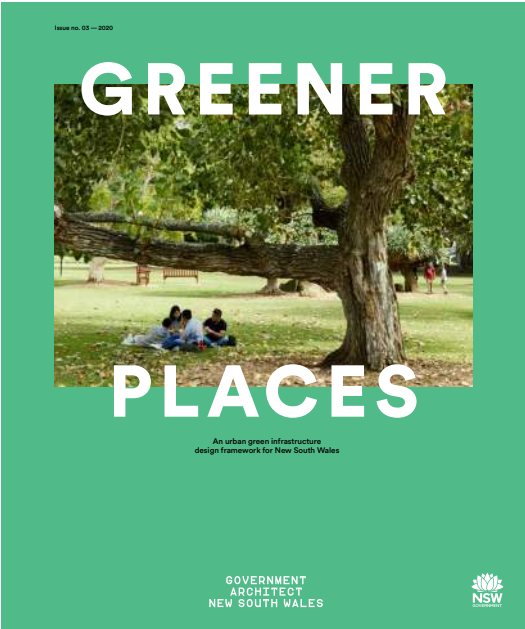
The Office of the Government Architect, NSW, 2017

The Government Architect NSW has prepared Better Placed, an integrated design policy for the built environment of NSW that establishes principles to support better design and create good places within NSW. The policy also advocates the support of design excellence of future development to create better quality places. This may utilise existing tools, such as design review panels, competitive design processes, and guidelines and manuals to encourage and support design excellence as part of future development proposals. In this document, seven objectives for the built environment are identified that can be applied to address the unique conditions in regional NSA:

- **Better Fit:** contextual, local, and of its place
- **Better Performance:** sustainable, adaptable, and durable
- **Better for Community:** inclusive, connected, and diverse
- **Better for People:** safe, comfortable, and liveable
- **Better Working:** functional, efficient, and fit for purpose
- **Better Value:** creating and adding value
- **Better Look and Feel:** engaging, inviting, and attractive

Better Placed is part of a suite of documents that the NSW Government is preparing to advocate good design.

The document also advocates Design as a process and an outcome, that is constituted of three core collaborative steps - 'Discover', 'Create', and 'Deliver'.



02/

Greener Places

The Office of the Government Architect, NSW, 2020

The Government Architect NSW has prepared Greener Places to guide the planning, design, and delivery of Green Infrastructure in urban areas across NSW. The vision for the police is to establish a network of well-planned Green Infrastructure that will make NSW more attractive, better connected, healthier, and more resilient.

The policy outlines the following principles for well-designed Green Infrastructure:

- **Integration:** combine green infrastructure with urban development and grey infrastructure
- **Connectivity:** create an interconnected network of open space
- **Multi-functionality:** deliver multiple ecosystem services simultaneously
- **Participation:** involve stakeholders in development and implementation



03/

Urban Design For Regional NSW

The Office of the Government Architect, NSW, 2020

The Government Architect Urban Design for Regional NSW was finalised in 2020. The document provides urban design guidance for guidance for everyone involved in the design, planning, and development of the built environment across regional NSW

The guide outlines seven urban design strategies for regional NSW. These include:

- **Engage with the history and culture of places**
- **Integrate with the natural environment and landscape**
- **Revitalise main streets and town centres**
- **Prioritise connectivity, walkability, and cycling opportunities**
- **Balance urban growth**
- **Increase options for diverse and healthy living**
- **Respond to climatic conditions and their impacts.**



03/

Connecting with Country

The Office of the Government Architect, NSW, 2023

The Government Architect NSW Connecting with Country framework was finalised in July 2023. The framework asks project teams, their clients, and leaders to make a clear commitment to act in ways that can deliver positive outcomes for Country and community.

Referencing the guidance provided by the GANSW Connecting with Country framework, the following approach was taken for this project, which has included the engagement of mili mili and Waters Consultancy to assist in:

- Initiating a process of consultation and collaboration between the local Aboriginal knowledge holders, relevant stakeholders, and the project team
- Working together to understand the cultural significance of the site to ensure that the interpretation and translation of design approaches to the H&WP is informed by and responds to Country
- Ensuring that the public spaces in the H&WP are inclusive and accessible to the broader First Nations community
- Reduce the impacts of natural events such as fire, drought, and flooding through sustainable ways of using land and water

Longer term aspirations for the development:

- Seek out opportunities for Aboriginal-owned businesses to partner with throughout the project, including ongoing partnerships following project completion
- Identify / provide education and employment opportunities for the local Aboriginal community (e.g. through scholarships and apprenticeships)

2.3 CITY OF WOLLONGONG LOCAL PLANNING FRAMEWORK

Wollongong City Council Local Strategic Planning Statement (Draft) , 2025

This Local Strategic Plan Strategic Plan (LSPS), Wollongong 2045, is a plan to guide land use planning in Wollongong Local Government Area (LGA) over the next 20 years. It aligns with the 10 year Community vision - Our Wollongong Our Future 2035 Community Strategic Plan (2025).

The LSPS brings together land use priorities and actions from existing strategies and plans that have been developed, exhibited, and adopted in recent years. It identifies key planning priorities that focus on protecting and retaining the many elements that make Wollongong unique, as well as embracing the future with the aim to support healthy communities in liveable places.

The LSPS gives effect to the NSW Government strategic directions for the Illawarra Shoalhaven Region outlined in the Illawarra Shoalhaven Regional Plan 2041 (NSW Department of Planning and Environment 2021).

Relevance to the Proposal

- Aligns with Community Strategic Plan and ensures land supports a diverse community
- Supports the creation of Liveable and Connected Communities growing the capacity for housing, so the community has access to diverse and high quality homes
- Encourages the design of places and buildings to respond to the natural, built and cultural context
- Support employment generating uses and provide for the needs of the community
- Identifies the needs to rehabilitate and protect natural environments and ecosystems
- Supports the provision of transport options that are safe, reliable and accessible
- Supports the provision of access to green and healthy urban open spaces and streets
- Promotes communities that are resilient to climate risks and environmental hazards



Wollongong City Council

Local Strategic
Planning Statement - Draft



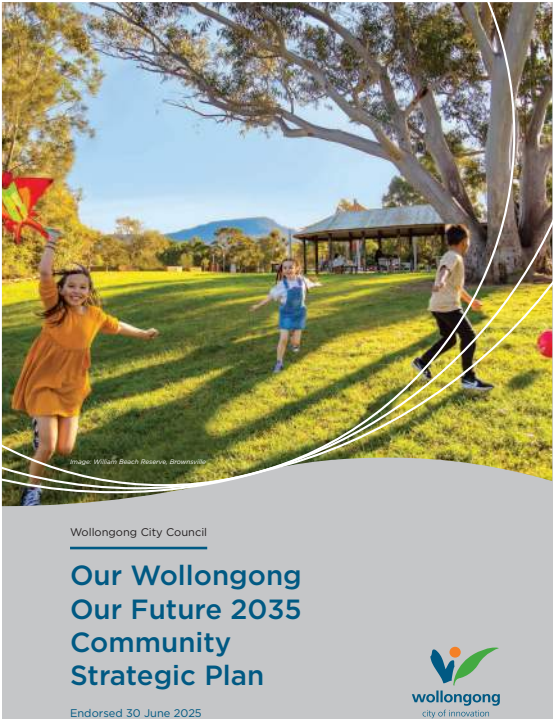
Our Wollongong Our Future 2035 Community Strategic Plan, 2025

The Community Strategic Plan has been developed using feedback from our engagement activities and representative surveys about what the community's vision and goals are for Wollongong. The Plan identifies the community's main priorities and strategies for achieving these goals. The Plan is an important reference for stakeholders, investors, businesses, community groups, and residents, ensuring all are working toward the same goals.

Relevance to the Proposal

The following goals and objectives relate specifically to the Aged Care and Community services Industry and broader social and environmental outcomes:

- Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play.
- Housing provides choice, affordability, and liveability for our diverse community
- Integrated services are provided to residents in need of urgent shelter
- Support and strengthen the local community services sector
- Community transport options for frail older people, people with disabilities, and the transport disadvantaged, are actively promoted and available.
- Accessible and appropriate health care services are available to the community
- Healthy, active ageing programs are provided and promoted in partnership with government agencies and community organisations.
- Maintain places and programs for social connection
- Provide inclusive and accessible community spaces
- Partner with Aboriginal and Torres Strait Islander communities and organisations in the way we care for the environment
- Manage and improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans.



2.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

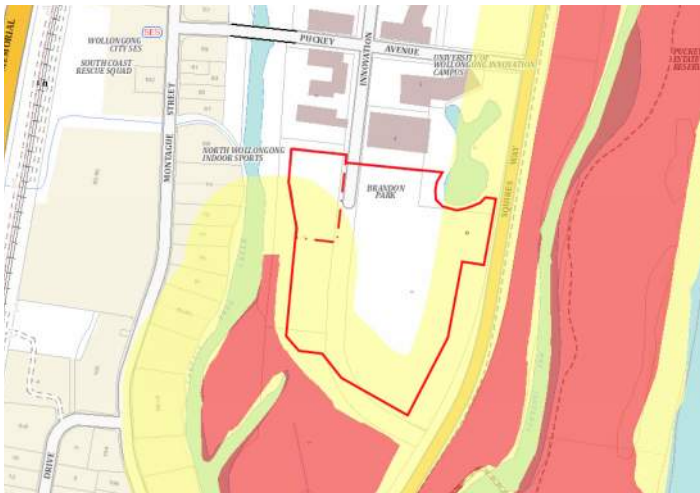
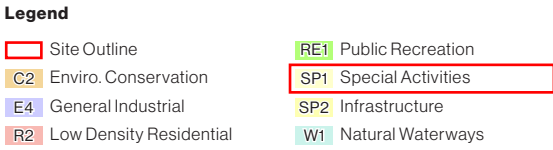
The project will take advantage of the newly gazetted Housing SEPP. Industry Specific SEARs for Seniors Housing has been issued for proposed development.

- The subject site is zoned SP1 Special Activities: Innovation Campus under the Wollongong LEP 2009
- Currently, the surrounding area primarily consists of public recreation and environmental conservation zones, with a large industrial area to the west
- No FSR controls have been assigned to the site. The surrounding context of industrial and residential zones has an FSR of 0.5:1
- The project site is within the 30m building height zone. To the north of the site the building heights can increase to 32m, whilst lots to the south and west are set at 9m
- The site sits outside of Vegetation Category 1 - considered to be the highest risk for bush fire, and is given a 100m buffer which sits within the site
- The project site is located in close vicinity to land identified as having high biodiversity value
- The project site lies within the 100m buffer zone given to the Vegetation Category 1



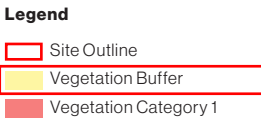
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Land Zoning



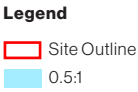
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Bushfire Prone Land



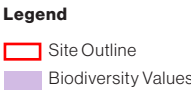
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Floor Space Ratio



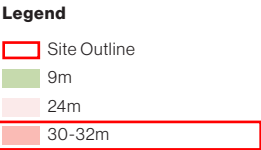
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Biodiversity Values



03/

Height of Buildings



2.5 CITY OF WOLLONGONG

DCP 2009

SITE SPECIFIC DCP



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DOCUMENT CONTROL

Rev No.	Adoption Date	In Force Date	Revision Details
1	26 August 2013	7 September 2013	Amendments to reflect Clause 21 Environmental Planning & Assessment Regulation 2000.
2	12 August 2024	19 August 2024	Amendments to reflect NSW Rural Fire Act 1997, including updated Planning for Bush Fire Protection 2019 and additional Vegetation Category 3.

01/

Chapter D14: Wollongong Innovation Campus

This chapter of the DCP sets out the precinct controls for development within the Wollongong Innovation Campus precinct. It outlines:

- Key development concepts
- Proposed land uses
- Specific planning control for setback, building character, streetscape appearance, landscape character, etc.

The objectives include ensuring the development of the site is undertaken in a manner demonstrating design of high quality with respect to the context of the site, scale, built form and density of the development, resources, energy, water efficiency, landscape, amenity, safety and security, social dimensions, and aesthetics.

02/

Chapter E1: Access for People with Disability

Developed in response to Council's commitment to make Wollongong a City that is inclusive of everyone and provides equal opportunity for people with disability to participate in all aspects of community life.

Wollongong City Council encourages developers to incorporate the principles of universal design when developing the built environment.

03/

Chapter E16: Bush Fire Management

Provides guidance and controls for all development upon land classified as being bush fire prone within the City of Wollongong LGA.

Should be read in conjunction with the *Wollongong Local Environmental Plan 2009*, the NSW Rural Fire Service document *Planning for Bush Fire Protection*, and Australian Standard AS3959 - *2018 Construction of Buildings in Bushfire-prone Areas*.

2.6 APPROVED HEALTH AND WELLBEING PRECINCT GUIDELINES

UOW INNOVATION CAMPUS



The project provides opportunities to capitalise on both Council and UOW strategic direction to create a separate Health and Wellbeing Precinct, guiding the transformation of the Innovation Campus into Australia’s first intergenerational community, fostering connections between age groups and primary community health centre, childcare, and neighborhood retail to serve residents and the broader community.

01/

Innovation Campus Health and Wellbeing Precinct Urban Design Guidelines

The Master Plan for the University of Wollongong (UOW) Innovation Campus Health & Wellbeing Precinct is the primary document determining the precinct’s design and use, which was approved as a Concept Development Application (DA) in May 2024. This Master Plan includes details on land use, open spaces, building envelopes, and urban design guidelines, and it was developed in consultation with the Southern Regional Planning Panel and Wollongong City Council.

Purpose of the Precinct:

Health and Wellbeing Hub: The precinct aims to combine the University’s strengths in health education and research with residential aged care, independent seniors living, and community facilities.

Intergenerational Living: The development promotes intergenerational living and provides community facilities, a wellness center, and a “green heart” of landscaped public space.

Research and Education: Dedicated spaces within each building will embed research and education activities, linking with the surrounding health and community facilities.

The current proposal (a more significant State Significance Development Application) is being prepared for submission to the NSW Department of Planning. It will provide more specific plans for the proposed buildings and open spaces.

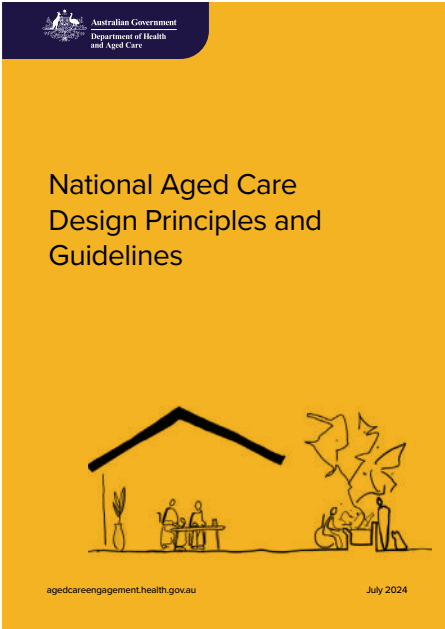
The University of Wollongong (UOW) is partnering with Keyton (Precinct development partner). Together they committed to driving innovation in healthcare research, education and delivery for a better, healthier future for all.

Precinct Features

- The new development will co-locate a Residential Care Facility and an Early Learning Centre, creating opportunities for intergenerational connection and community. It will provide 180 residential care beds and 60 early learning spaces, supported by integrated research and education to enhance learning, wellbeing, and innovation across all age groups.
- Stage 1 will include 110 Independent Living Units (ILUs), Retirement Living Facilities, a Wellness Centre and integrated research and education spaces.
- Stage 2 will include 138 Independent Living Units (ILUs), Retirement Living facilities and integrated research and education spaces.
- The precinct will feature a Pedestrian Spine linking to the Innovation Campus, an Intergenerational Plaza by the lake, and a Green Heart with lawns, seating, shade, a cultural trail, and ‘chain of ponds.’ A Viewing Mound offers views of Mt Djeera and Mt Djembla. Squires Way adds bike/pedestrian paths and a signalised crossing to Stuart Park and North Wollongong Beach, with expanded parking replacing existing.



2.7 ADDITIONAL GUIDELINES



01/

National Aged Care Design Principles and Guidelines

Australian Department of Health and Aged Care, 2024

This design guide provides a comprehensive, evidence-based resource to promote the design of aged care accommodation and support the delivery of high quality, safe, respectful, and dignified care.

The four Principles seek to address design for all people living and working in residential aged care, and facilitate stronger alignment between models of care and design.

The principles are:

- **Enable the Person:** to support people living in a place that maintains their health, wellbeing, and sense of identity
- **Cultivate a Home:** to create a familiar environment in which people have privacy, control, and feel they belong
- **Access the Outdoors:** to support people seeing, accessing, and spending time outdoors in contact with nature
- **Connect with Community:** to encourage people to connect with family, friends, and community, continuing to participate in meaningful activities



02/

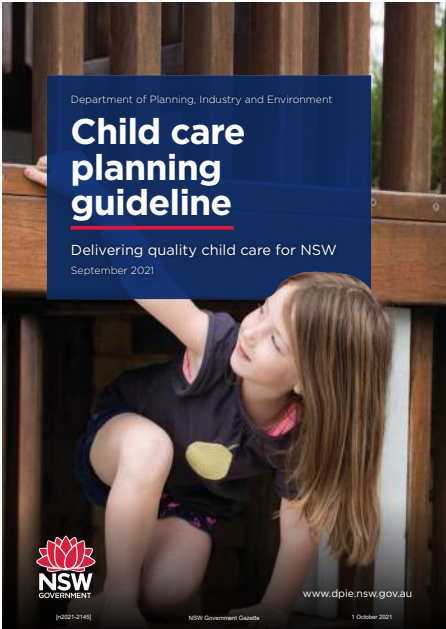
Seniors Housing Design Guide

NSW Department of Planning and Environment, 2023

This design guide highlights that seniors housing is different from other housing types because it needs to meet the physical and social challenges of ageing.

The document provides guidance on areas including:

- Designing for Country
- Care for the planet
- Site analysis - environmental / urban response
- Heritage
- Care, wellbeing and community
- Design for physical ageing and dementia



03/

Child Care Planning Guideline

NSW Department of Planning, Industry and Environment, 2021

This guideline establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based childcare facilities in NSW. This guideline informs state and local government, industry, and the community about how good design can maximise the safety, health, and overall care of young children.

The design quality principles are:

- **Context:** well-designed child care facilities respond to and enhance the qualities and identity of the area including adjacent sites, streetscapes, and neighbourhood
- **Built Form:** an appropriate built form for a site and the building's purpose, can be distinctive and unique to support innovative approaches to teaching and learning
- **Adaptive Learning Spaces:** achieve a mix of inclusive learning spaces to cater for all children and different modes of learning
- **Sustainability:** combining positive environmental, social, and economic outcomes
- **Landscape:** well-designed landscapes make outdoor spaces assets for learning
- **Amenity:** provide comfortable, diverse, and attractive spaces to learn, play, and socialise
- **Safety:** balancing safety and security with the need to create a welcoming and accessible environment

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