





4.0

DESIGN PRINCIPLES

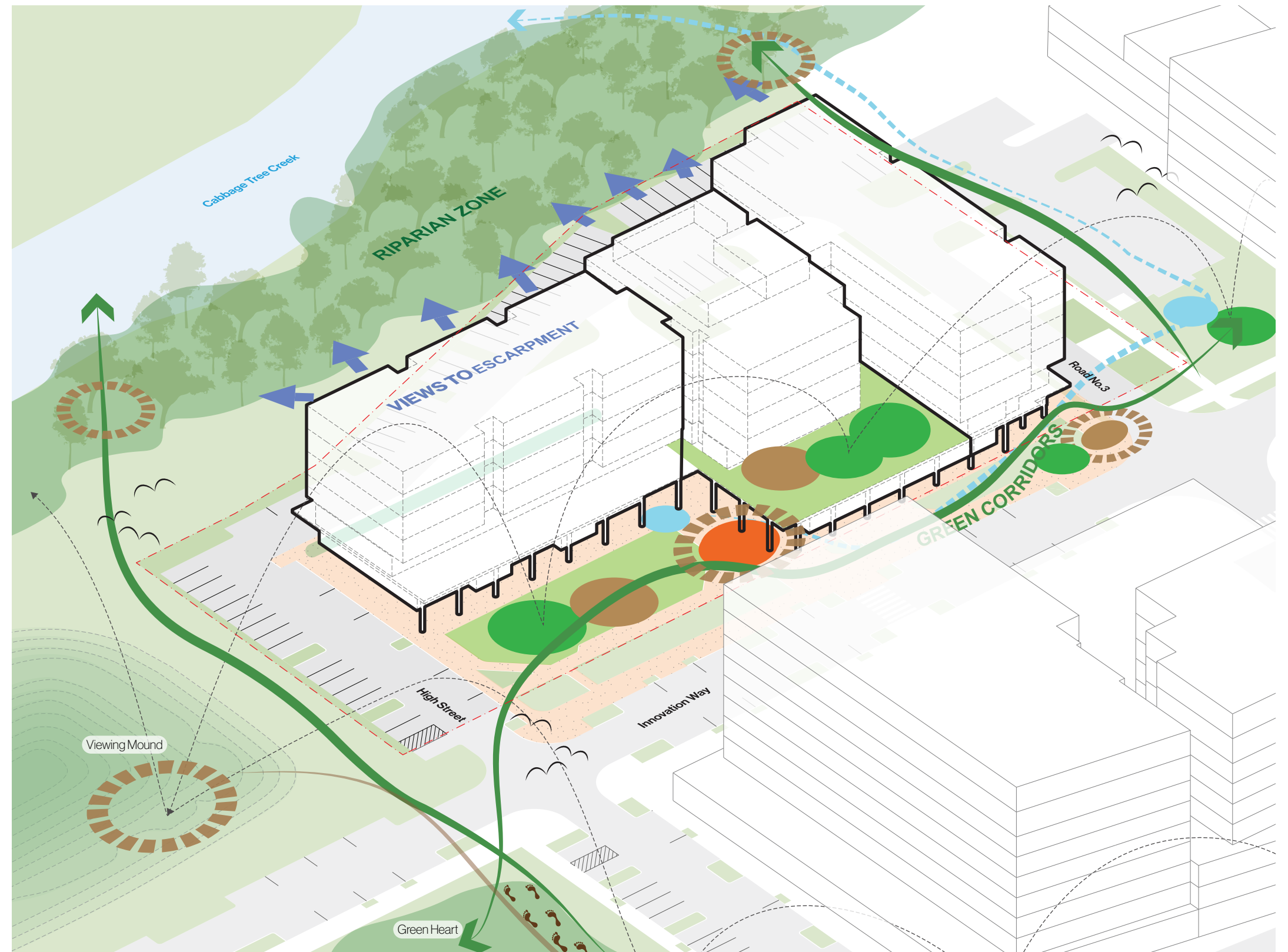
4.1 PRINCIPLE 01

CONNECTING WITH COUNTRY



Respecting Land and Water Country.

- The design responds to the aspirations of the local First Nations community and acknowledges the deep cultural relationships across Land and Water Country
- Garden areas and planted balconies maximise visual and ecological connectivity to the broader landscape, including Cabbage Tree Creek, the Escarpment, Mount Keira (Djeera), Mount Kembla (Djembla) and Brokers Nose
- Local waterways and site hydrology are respected by integrating overland flow into a site-wide WSUD strategy that supports nature play and meaningful engagement with water
- Native ecologies and habitats are protected and expanded through additional planting within the streetscape, riparian interface, and communal rooftop garden areas. A strengthened green-corridor network reinforces ecological continuity across the site
- Natural materials and a local landscape-inspired colour palette help anchor the development in place
- Opportunities to celebrate oral histories and cultural narratives are embedded through site interpretation and public art within the central intergenerational plaza and play spaces, reinforcing the cultural trail

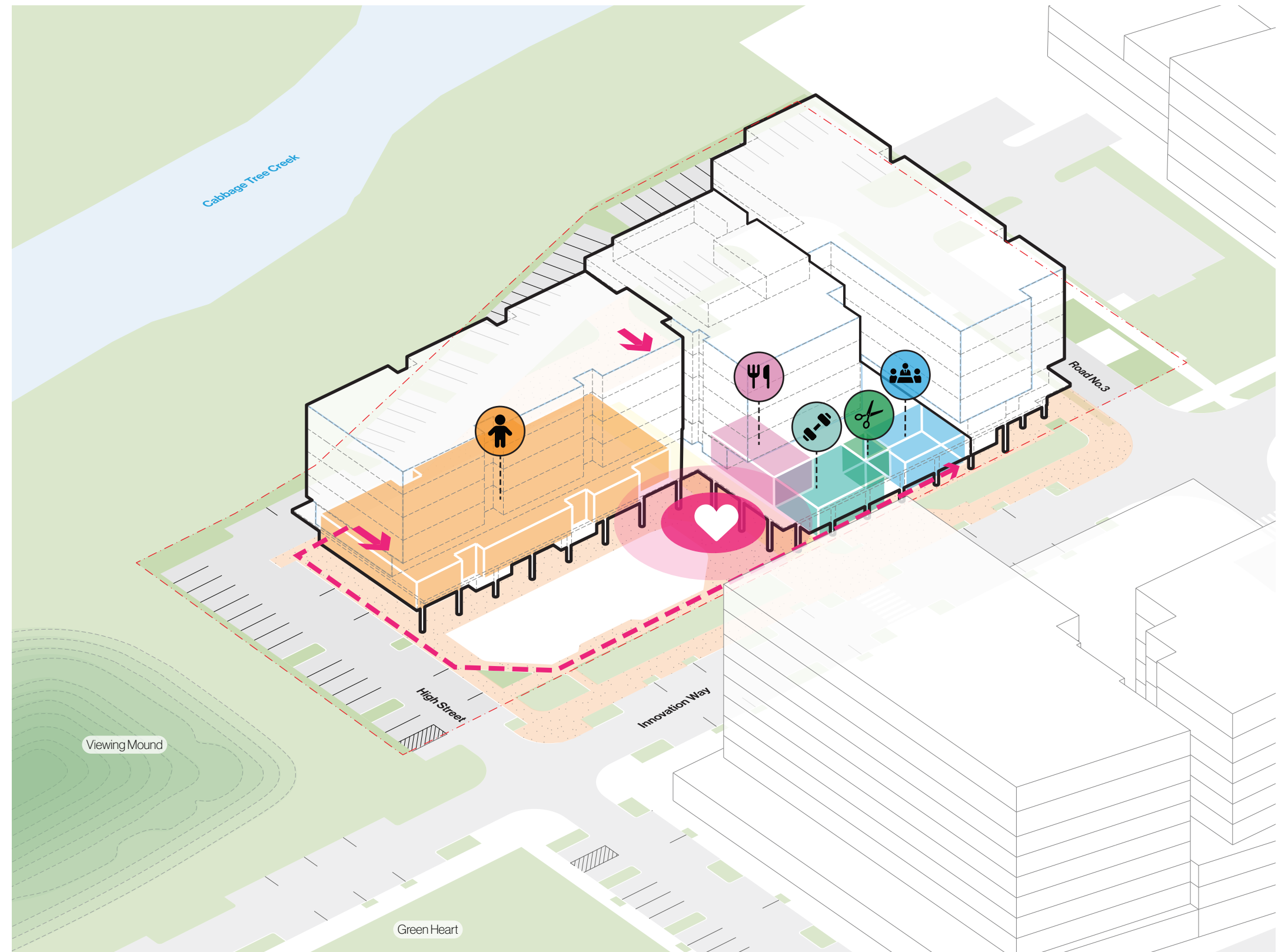


4.2 PRINCIPLE 02

A CENTRALISED INTERGENERATIONAL HUB

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

- The separation of buildings frames a clearly defined café plaza that anchors arrival and creates a shared community focus
- Visual connectivity is maintained between the aged care and childcare facilities, with framed outlooks toward the surrounding landscape and natural setting reinforcing a sense of openness and connection to Country
- A high-quality public domain ties into the broader pedestrian network, providing seamless links to campus pathways and ensuring an accessible interface for residents, families, and visitors
- The centralised outdoor dining plaza offers shade, shelter, seating, and opportunities for informal play, creating a welcoming space where residents, children, staff, and families naturally come together
- The café is strategically positioned to maintain both visual and acoustic connection with the childcare playground, supporting intergenerational engagement while keeping the space lively and animated
- Together with wellness and childcare functions, the café activates the plaza throughout the day and cultivates a vibrant, community-focused hub

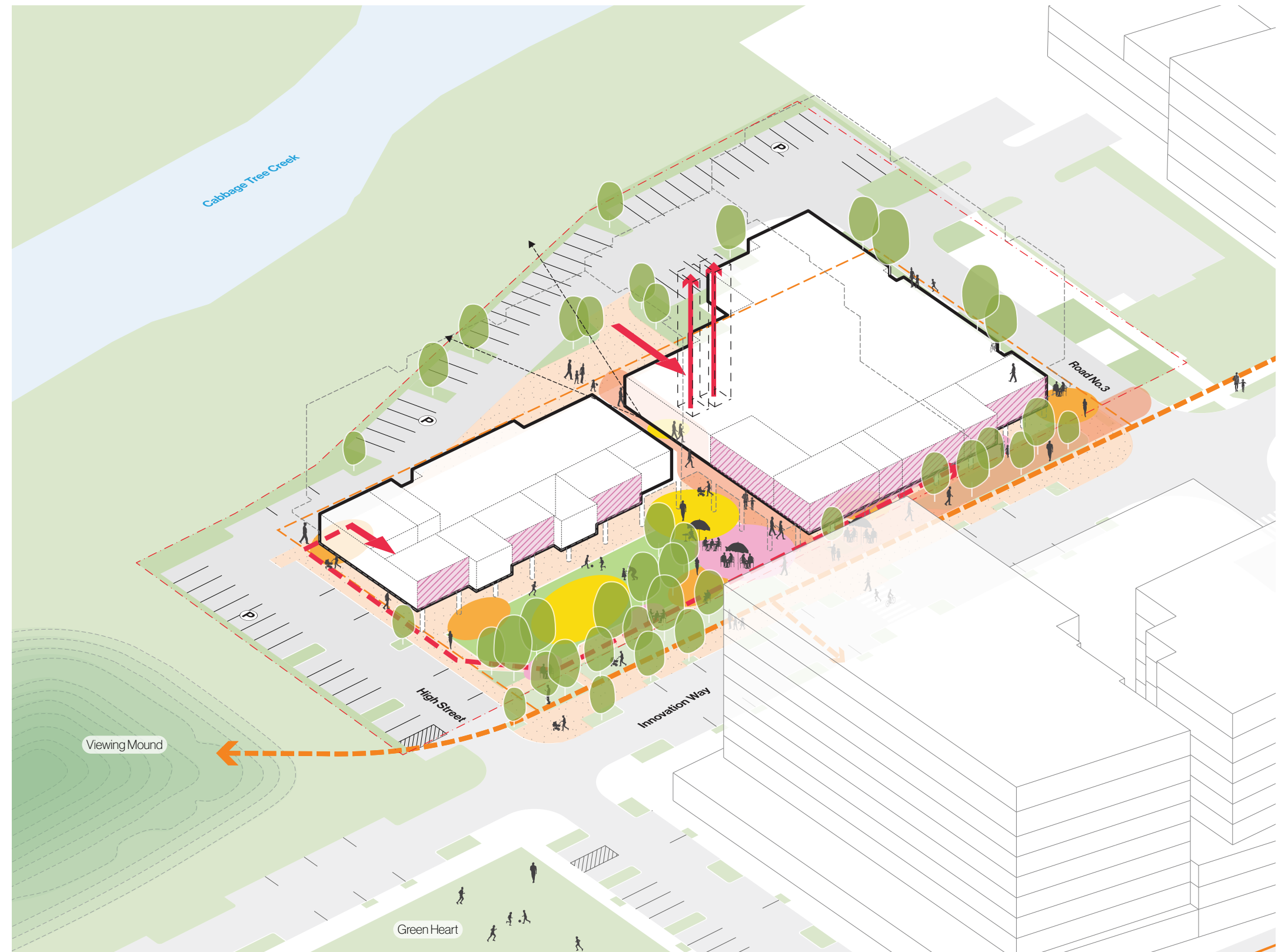


4.3 PRINCIPLE 03

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.

- Generous pathways and landscaped public realm spaces choreograph clear and intuitive movement toward the primary entry points of each facility, strengthening legibility and ease of access
- A central visual link maintains strong outlooks toward the creek corridor and escarpment beyond, anchoring the movement network within its broader landscape setting
- The main pedestrian crossing is realigned to align directly with this visual axis, reinforcing clarity, safety, and a coherent arrival sequence
- Sleeved wellness, research, and education programs contribute to an active, civic edge along Innovation Way, enhancing vibrancy
- Team Rooms located at the ground floor of both facilities, along the pedestrian spine and Innovation Way further activate the ground plane
- Setbacks are strategically employed to broaden circulation, improve comfort, and reinforce the University's "buildings in landscape" Theme—creating a softer, greener interface along Innovation Way
- A covered colonnade provides weather protection along the main entry spine and activate edges along Innovation Way
- Conflict between cars and people is minimised by directing cars away from Innovation Way and to car park at rear



4.4 PRINCIPLE 04

EQUITABLE COMMUNAL & OPEN SPACE NETWORK

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

- A generous green space along Innovation Way accommodates the Childcare Outdoor Playspace and an expanded public realm, forming a seamless extension of the Green Heart landscape
- Terrace planters and vertical greening enhance health and wellbeing while softening the built form and creating a restorative interface for residents
- A planted podium edge wraps the building at Level 1, establishing a continuous green frontage along Innovation Way and visually distinguishing the podium from the ground plane
- Communal terraces and gardens take advantage of elevated views toward the creek and escarpment, offering settings for socialisation, rest and quiet retreat
- Centrally located internal communal spaces—including lounges and dining areas—ensure equitable access and support everyday interaction between residents
- Seating areas along corridors and at corridor termini foster informal encounters, maximise daylight penetration, and enhance comfort and visual connection to the landscape
- A continuous street tree canopy provides shade, shelter and cooling, contributing to local microclimate regulation and improving pedestrian comfort along Innovation Way

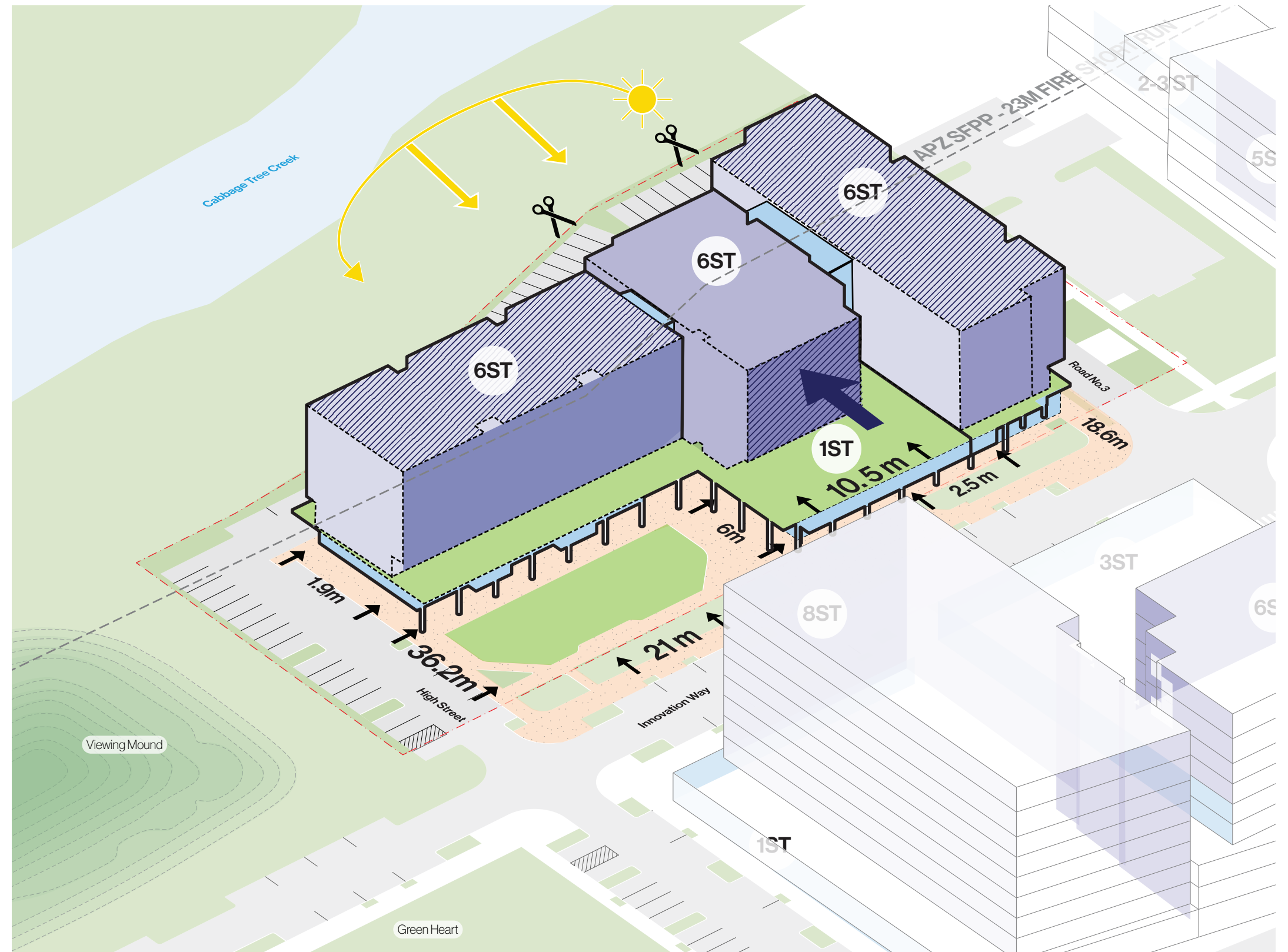


4.5 PRINCIPLE 05

CONTEXTUALLY RESPONSIVE BUILT FORM

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

- The overall massing is carefully broken into 3 distinct building volumes, each shaped by site constraints, solar access and required setbacks to reduce bulk and enhance articulation
- Clear building separation introduces breathing space between forms, softening perceived scale and establishing a more human, residential character
- Glazed linked bridges connect the buildings bringing natural daylight into the building and corridors and open up westerly views of the escarpment and Mountains beyond.
- A 1-storey podium addresses Innovation Way, responding to the podium condition of adjoining development to the east and reinforcing a consistent street interface.
- All 3 buildings are designed to a maximum height of 6 storeys, providing a transition from the approved 9-storey development to the east across Innovation Way and stepping down to existing 5-storey development to the north.
- A setback of 10.5 m has been applied to the central building from the eastern boundary to enhance spatial separation from the adjoining eastern buildings and facilitate a podium-level rooftop terrace.
- The southern wing provides a generous 36.2 m setback from the southern boundary, ensuring a sensitive interface with the adjacent open space while minimising visual impact and safeguarding public amenity.



4.6 PRINCIPLE 06

ARTICULATED FACADE & STREET ADDRESS

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

- A recessed ground floor creates the opportunity for a continuous covered walkway along the Innovation Way frontage, strengthening public realm comfort and contributing to an activated edge.
- The recessed first storey introduces a strong horizontal break, clearly distinguishing the ground plane from the upper RCF levels and enhancing overall façade articulation
- Vertical recesses further modulate the massing, breaking the building into finer-scaled elements and reinforcing a more human, approachable character
- A targeted recess at the north-east corner provides a distinctive street address and establishes a visual anchor along Innovation Way, improving legibility and wayfinding

