

University of Wollongong
Innovation Campus – Health & Wellbeing Campus
MANAGEMENT PLAN

Table of Contents:

1. PURPOSE
 - 1.1 Overarching purpose
 - 1.2 Management Plan purpose
2. KEY TERMS
3. OBJECTIVES
 - 3.1 Objectives
 - 3.2 Ground Leases
 - 3.3 Collaboration Agreements
4. RESEARCH AND EDUCATION INITIATIVES
 - 4.1 Co-location and a collaborative environment
 - 4.2 Physical space commitments
 - 4.3 Operational commitments
 - 4.4 Intergenerational integration
5. STAGING AND DELIVERY OF THE HEALTH AND WELLBEING PRECINCT
6. PARTICIPATION
7. IMPLEMENTATION, REVIEW AND ONGOING MANAGEMENT

Attachment 1:

Physical Spaces for Research and Education in the Concept DA

Table 1: ILA Stage 1

Table 2: ILA Stage 2

Table 3: RACF (co-located with Childcare)

Table 4: Childcare (co-located with RACF)

Table 5: Greenheart

Attachment 2:

Figure 1: UOW IC H&WP Master/Site Plan

Figure 2: UOW IC H&WP Staging Plan

Figure 3: UOW IC H&WP ILA Stage 1 - Ground Floor Plan

Figure 4: UOW IC H&WP ILA Stage 2 - Ground Floor Plan

Figure 5: UOW IC H&WP ILA Stage 2 - Level 1 Floor Plan

Figure 6: UOW IC H&WP ILA Stage 2 - Level 2 Floor Plan

Figure 7: UOW IC H&WP RACF / Childcare Centre Ground Floor Plan

Figure 8: UOW IC H&WP Greenheart

1.0 PURPOSE

1.1 Overarching purpose

The University of Wollongong (**UOW**), being the registered proprietor of the land known as the Wollongong Innovation Campus, holds the land subject to the *University of Wollongong Act 1989* such that it must use and develop the land for the promotion of education and research with the core object under its foundational legislation as the promotion, within the limits of the University's resources, of scholarship, research, free inquiry, the interaction of research and teaching, and academic excellence.

The Wollongong Innovation Campus has been developed by UOW to achieve and advance its object and the development of a Health & Wellbeing Precinct within the Wollongong Innovation Campus has been undertaken by UOW to further the promotion of UOW's object and principal functions by developing a precinct integrating academic research and teaching into a purpose-built space delivering healthcare and wellbeing services and activities in an operative environment.

1.2 Management Plan purpose

The purpose of this Management Plan is to:

- (1) set out the framework by which academic and research activities are to be undertaken by UOW collaboratively with Operators to ensure UOW's object and principal functions are advanced within the Health & Wellbeing Precinct;
- (2) set out the framework by which Operators and UOW will enter into contractual arrangements to advance the objectives of this Management Plan;
- (3) ensure that UOW and the primary Operators of the Health & Wellbeing Precinct, delivering the Independent Living Apartments (ILAs), the Residential Aged Care Facility (RACF) and co-located Childcare Centre, continuously engage so the Precinct delivers the intended outcomes in the advancement of knowledge and service delivery in healthcare, research, education and community engagement; and
- (4) to ensure that the core concepts or a 'living lab' and 'intergenerational interaction' are effectively implemented by the built environment and through collaborative academic activities within the Precinct.

This Management Plan will form part of the conditions of consent for any consent granted for DA2021/101, and is to apply to all subsequent detailed DAs and/or SSDAs as may be applicable for the Health & Wellbeing Precinct within the Wollongong Innovation Campus.

2.0 KEY TERMS

In this Management Plan the following terms are to have the following meaning, unless the context provides otherwise:

Collaboration Agreement – a binding agreement to be entered into by UOW and each Operator that is to be inter-conditional with the Ground Lease terms and conditions and will set out the contractual framework by which each Operator and UOW will develop and collaborate on activities aimed at the advancement of research and education within the Health & Wellbeing Precinct and at UOW.

Concept DA – means development application DA 2021/101 as lodged with the Council.

Council – means the Wollongong City Council.

Dedicated Research and Education Space – a space or room that is dedicated within a building for research and education and is utilised by UOW for such purposes during normal business hours.

EP&A Act – the *Environmental Planning and Assessment Act 1979* (NSW) and includes any amendments, re-enactments or replacements legislation of it and any statutory instrument created under it.

Governance Committee – the committee to be established by UOW in accordance with Section 7.0 of this Plan.

Ground Lease – the written terms and conditions of lease by which UOW will grant leases to Operators of premises within the Health & Wellbeing Precinct.

ILAs – Independent Living Apartments managed by the relevant Operator in accordance with the *Retirement Village Act 1999* (NSW).

Multi-use Space – a space or room that is shared within a building and is utilised by both the Operator in occupation of the building and UOW for a range of purposes, including research and education.

Operator – each person granted a Ground Lease to operate an approved business within the Health & Wellbeing Precinct, including the Operator of the ILAs, the RACF and the Childcare Centre (and may include sublessees providing such services).

Plan – means this Management Plan and includes any form of this Management Plan as may replace this document from time to time.

RACF – Residential Aged Care Facility managed by the relevant Operator.

Responsible Person – the representative from each Operator to be appointed pursuant to the terms of the Collaboration Agreements to be the main point and contact and engagement with UOW to facilitate the implementation of research, academic and education activities with UOW.

3.0 Objectives

3.1 Objectives

UOW's objectives in its development of the Innovation Campus Health and Wellbeing Precinct is to be achieved by granting Ground Leases to Operators who wish to engage with UOW and other Operators in the delivery of services to users of the Innovation Campus Health and Wellbeing Precinct and the broader community to achieve the objectives as set out in this Plan. Each of the Operators will entered into a Collaboration Agreement with UOW pursuant to which the Operators and UOW intend to achieve the following objectives:

- (1) Enable research programs which advance innovation in the areas of health and ageing, dementia, quality of life, mental health, mobility, intergenerational integration and other related fields;
- (2) Embed the concept of a 'Living Lab' which places 'users' at the centre of research and education opportunities in real life communities and settings (with the 'users' being the residents of the ILAs and RACF willing to participate in research projects and health and wellbeing initiatives, researchers, teachers, clinicians, staff and students);
- (3) Facilitate participation by residents of the ILAs and RACF and other occupants of the Innovation Campus Health and Wellbeing Precinct, with research, teaching and learning opportunities;
- (4) Engage residents, Operator personnel, UOW personnel and other users of the broader Innovation Campus to create and maintain a sense of belonging within the Innovation Campus community; and
- (5) Manage the Dedicated Research and Education Spaces and Multi-use Spaces within the Health and Wellbeing Precinct and utilise those facilities by providing access to users and residents to engage within these spaces.

3.2 Ground Leases

In order to achieve the above objectives, UOW will engage with and offer Ground Leases to Operators holding the same shared objectives for the Innovation Campus Health and Wellbeing Precinct with UOW. The Ground Leases are to contain binding terms requiring the entry into and continued compliance with the terms and conditions of a Collaboration Agreement to be entered into by the Operator and UOW. The Ground Leases and Collaboration Agreements must contain binding terms ensuring that each agreement is conditional with the other so that (and amongst other rights) UOW may terminate a Ground Lease if there are unremedied breaches by an Operator of the terms and conditions of a Collaboration Agreement.

3.3 Collaboration Agreements

The co-location of residential facilities, researchers, students, health care providers, commercial enterprise and seniors (both residents and users of services and facilities) is intended to create a collaborative environment where research and innovation in healthcare and wellbeing initiatives can flourish. In order to achieve the objectives of the Innovation Campus Health and Wellbeing Precinct, UOW will enter into a Collaboration Agreement with each Operator and where appropriate with other future tenants or licensees within the Innovation Campus Health and Wellbeing Precinct.

The Collaboration Agreements are to outline the specific activities to be undertaken by both the Operator and UOW and these activities are to be detailed in the Collaboration Agreement prior to an Operator's entry into possession of any premises the subject of a Ground Lease. The collaborative activities are to be continually developed throughout the term of a Ground Lease and a committee is to be formed of representatives UOW and Responsible Persons of the Operator to ensure the research and education objectives identified in this Plan are advanced throughout term of the Ground Leases.

Collaboration Plans are to be developed by UOW and the Operator during the term of a Ground Lease and Collaboration Agreement and these plans are to be periodically reviewed and updated to ensure research projects and collaborative activities are continually devised and implemented.

4.0 RESEARCH AND EDUCATIONAL INITIATIVES

4.1 Co-location and a collaborative environment

The Innovation Campus Health and Wellbeing Precinct has been designed by UOW to co-locate researchers, academics, students, graduates, health care providers, senior residents, and industry in order to create an environment where collaboration and multi-disciplinary research projects can flourish. The 'Living Lab' approach

for the Innovation Campus Health and Wellbeing Precinct meets a need not typically met by traditional research delivery models.

Accordingly, a core outcome of the Innovation Campus Health and Wellbeing Precinct is to foster collaborative research and development initiatives, and to demonstrate the community benefits that can result from close interaction between a major research-intensive university, industry and aging residents.

The design of the buildings and green spaces within the Health and Wellbeing Precinct are intended to create an environment in which innovation will thrive. To ensure the intended research and educational outcomes are achieved, UOW will lead collaborative engagement with Operators under the Collaboration Agreements for the ongoing implementation of research and teaching opportunities in a real world operational setting.

Research and teaching initiatives will be progressively explored throughout the operation of the Innovation Campus Health and Wellbeing Precinct and continually developed (see further the iterative evaluation process detailed in **Section 7.0** of this Plan).

To enable the built environment to achieve the intended research and education outcomes, this Management Plan notes the following commitments of all future Operators within the Innovation Campus Health and Wellbeing Precinct, detailed under the following headings below:

- 4.2 Physical Space Commitments
- 4.3 Operational Commitments
- 4.4 Intergenerational Interaction

4.2 Physical Space Commitments

The design of the buildings and surrounding environment of the Innovation Campus Health and Wellbeing Precinct is intended to be facilitative of the research and educational outcomes envisaged by UOW by:

- (1) the provision of the Dedicated Research and Education and the Multi-Use Spaces within the ILAs, RACF and Childcare, with minimum floor area commitments identified below;
- (2) the design of buildings together with the broader precinct design will facilitate the development and implementation of University-led research projects, including with use of necessary technology to facilitate or monitor projects, and industry specific education and training in a real world environment; and
- (3) shared use of outdoor spaces and the 'Greenheart' will provide for research and education purposes as well as community engagement.

The uses/building envelopes are shown on Figure 1 - Site Plan/Masterplan. The proposed physical spaces are explained in more detail in Table 1 (see **Attachment 1**) with estimated minimum gross floor areas and open space as follows:

- (1) ILA (Stage 1) –1,100 m² dedicated research and education space, 640 m² multi-use regular and 220 m² multi-use occasional spaces.
- (2) ILA (Stage 2) –1,500 m² dedicated research and education space, 100m² multi-use regular spaces.
- (3) RACF/Childcare - 65 m² dedicated research and education space, 95 m² multi-use occasional spaces. (including 50 m² outdoor space)
- (4) Greenheart – 5,950m² overall with 1,000m² for multi-use regular research and education activities.

Both the Dedicated Research and Education Spaces and Multi-use Spaces are to be included within each ILA building and the co-located RACF/Childcare buildings. These are to be designed to be used for a range of research and education purposes. For example, a Dedicated Research room or hub in ILA (stage 1) will be used

by UOW as a base for research and education within the ILA, whereas a “Multi-Use” Wellness Centre will be used by UOW and ILA for both recreational activities and research and education activities. Any additional future sub-lessees or licensees of these spaces will be required to deliver collaborative activities consistent with those set out in this Plan.

These spaces will provide for a range of research and education activities for all users, such as monitoring, observation, assessment, lectures, talks, practical demonstrations, classes and assessments.

It is further noted that the ILA buildings and co-located RACF/Childcare buildings, in their entirety and as per their full gross floor areas, are required to underpin the research and educational functions of the Innovation Campus Health and Wellbeing Precinct. In this regard, and by way of example, the building infrastructure will be the subject of research projects, such as assistive technology within apartments and energy/waste infrastructure across the buildings. The residents themselves (whether residing in independent apartments or aged care suites) will have the opportunity (and will be actively encouraged) to participate in research projects and UOW teaching and tutoring. Residing onsite enables the concept of the Living Lab to be applied to the research and education in the Precinct (as also further discussed in **Section 6.0** - Participation).

4.3 Operational Commitments

The University's objectives for the Innovation Campus Health and Wellbeing Precinct and by undertaking collaborative activities with the Operators, are intended to (amongst other outcomes):

- (1) establish facilities at the Health and Wellbeing Precinct which are designed, constructed, maintained and used in a way that:
 - (a) enhances the health and wellbeing of the community;
 - (b) provides world-class facilities and opportunities for undergraduate and postgraduate education and research; and
 - (c) enhances the University's ability to offer and deliver world-class courses for higher education generally;
- (2) improve the University's reputation with respect to teaching, training, research, graduate employability, and innovation domestically and internationally;
- (3) provide clinical placements for University students where University academics can train University students alongside Operator staff in the delivery of services relevant to the Operator to develop the skills and experience of the students;
- (4) provide work experience and employment for graduates where graduates would work alongside Operator staff to enhance the skills and experience of the graduates and contribute to the delivery of the services relevant to the Operator;
- (5) improve the ability of the University to recruit and retain academic staff by providing opportunities to research and trial new approaches to delivering healthcare and related services;
- (6) integrate the Operator and the Operator's staff with the University community and with all aspects of life at the University (including educational and social aspects); and
- (7) increase the number of world-class quality research opportunities for the University's researchers and students.

Each Operator will be required as part of their Collaboration Agreement with UOW to provide for student and graduate placements consistent with UOW student placement requirements. The student placement opportunities will be made available to students from relevant UOW health and social disciplines and, as far as practicable, from a variety of related disciplines such as education and social services. Each Operator will seek to obtain from UOW opportunities for the delivery of continuing professional development to Operator staff which may utilise expertise from UOW. The collaborative activities are intended to deliver broader outcomes for the

Illawarra region attracting students to UOW and retaining young people and local talent in the Illawarra region with graduate job opportunities.

Other outcomes intended by the Collaboration Agreements with the Operators include:

- (1) the Operators providing the University with academic advantages, such as enhanced research opportunities (where applicable and appropriate) and improved facilities for use in the University's educational programs;
- (2) developing an association between the Operator and the University's students, staff, alumni and wider University community to enhance the profile and attraction of the University; and
- (3) providing University students with work placements, paid work, paid internships and unpaid work with, and under the supervision of, the Operator, where available and appropriate.

4.4 Intergenerational Integration

The Innovation Campus Health and Wellbeing Precinct will provide for a greater generational mix within the precinct through the seniors living and residents participating in research and learning activities, together with the Childcare Centre, adding to the mix of people studying and working within the precinct. The operators are to support this intergenerational living and learning by working together to provide for both formal and informal activities and use of spaces that are shared between different generations.

The impacts of intergenerational integration in the Innovation Campus Health and Wellbeing Precinct will be measurable and form the subject of research, teaching and learning activities undertaken at the Precinct. This research is expected to produce findings that will improve healthcare services and methodology in designing the built environment for the delivery of healthcare services.

All elements of the Innovation Campus Health and Wellbeing Precinct are essential to achieving the aims that intergenerational integration may achieve. It is noted that the RACF and Childcare Centre functions will be integrated to create intergenerational integration between the youngest and the oldest members of the community within the same building and garden curtilage. The interaction of the different land uses and the intergenerational elements will be confirmed and reviewed in accordance with the iterative evaluation process detailed in **Section 7.0** of this Plan.

The co-location of the ILAs, RACF, Childcare, Dedicated Research and Education Spaces and Multi-Use Spaces (including the Wellness Centre and Greenheart) will allow UOW researchers and educators to pursue activities that would not have been possible otherwise. Some examples of these synergies include:

- (1) student placements and research projects that utilise the intergenerational opportunities;
- (2) investigation of intergenerational interactions within the Greenheart;
- (3) streamlining the setup of clinical placements and work-integrated learning between UOW, the ILAs, RACF and Childcare;
- (4) pursuing external competitive funding for exercise programs and disease prevention interventions for the RACF and ILA residents; and
- (5) co-location will facilitate timely access to clinical and social services for the ILA and RACF residents via the Dedicated Research and Education Spaces.

5.0 STAGING AND DELIVERY OF THE HEALTH AND WELLBEING PRECINCT

The Health and Wellbeing Precinct Master Plan will be physically delivered in stages, which will be subject to separate and future Development Applications made pursuant to the Concept DA, in accordance with Section 4.22(1) of the EP&A Act.

The proposed Concept DA is to communicate, and seek approval for, the overarching vision for Phase 1 of the Innovation Campus Health and Wellbeing Precinct while the detailed design and physical delivery of areas in accordance with this vision will occur across multiple years following consent being granted to the Concept DA and Stage 0 (site enabling) works.

Built form and public domain spaces will be delivered in accordance with the staging¹ as described below, subject to separate consent being granted for the detailed design, operation and construction of the relevant components of each of these stages:

- Stage 0 – site enabling works proposed under the Concept DA, comprises site preparation and civil works for a portion of the road network and building areas for ILA Stage 1 and the Greenheart;

¹ Staging relates to physical delivery and not the preparation and lodgement of detailed Development Applications. Multiple or part of physical stages may be considered under a single or separate DAs while still achieving the above progressive delivery program.

- Stage 1a – construction of ILA Stage 1 (including Dedicated Research and Education Spaces) and the Greenheart with the internal road network;
- Stage 1b – construction of the RACF/Childcare and the P5 carpark extension; and
- Stage 2 – construction of ILA Stage 2 (including Dedicated Research and Education Spaces) with balance of Greenheart.

Refer to **Figure 2** below for a visual representation of the nominated staging. With respect to the above, the following objectives are to be achieved in the staged physical delivery of the Health and Wellbeing Precinct Master Plan:

- (1) The Greenheart is to be delivered at an early stage, realising the proposed public benefits for future residents, staff, visitors, students, and researchers. A balance area to complete the Greenheart is included adjacent to ILA-stage 2 to ensure sufficient construction space for completing this stage.
- (2) The staging of the Health and Wellbeing Precinct considers the delivery of a range of uses and spaces at each stage for teaching, learning and research, and in succession, to realise the complete interrelated benefits of the Health and Wellbeing Precinct within a reasonable timeframe and to allow for research, education and training opportunities to commence as soon as Operators commence business activities in the Precinct.
- (3) The benefits of including teaching, learning and research with ILA Stage 1 and ILA Stage 2 includes realising the Health and Wellbeing Precinct objectives as early as possible, carrying out remediation works in one line, and minimising construction disruption to the Campus and future residents/occupants.
- (4) The diversity and co-location of uses is to support intergenerational connections, create active streets and precincts for social/economic benefits, and supports UOW's Innovation Campus as a lively environment.

6.0 PARTICIPATION

Participation in research and education projects will be promoted and encouraged by Operators for their residents, occupants and users of the Innovation Campus Health and Wellbeing Precinct. The projects will be centred around health and wellbeing with a focus on ageing, dementia, quality of life, mental health and other related fields that reflect UOW's research and teaching strengths and key community needs. Participation levels are expected to be high, while noting that participation will be on a voluntary basis and include an option to opt in/out as each resident sees fit. All research projects/activities will be subject to the relevant ethics approvals, as a national requirement to define research participation parameters and prioritise the safety and wellbeing of participants. UOW will work with Operators to alert occupants to programs and, if there is insufficient participation, to actively identify and implement resolutions.

UOW intends to work with the Operator of the ILA's, particularly its village management team (which is to include an on-site village manager and administrative, sales and marketing staff) to increase awareness for programs the University is pursuing, with the Responsible Person being required to communicate and promote programs to existing and future residents, and aligning activities in the ILA village that focus on health and wellness initiatives. Awareness of residents will occur through regular engagement that will form part of usual activities at the ILA village.

Each Operator of the ILA, RACF and the Childcare centre will be required to enter into a Ground Lease with UOW, and as detailed above each Ground Lease must be tied to a binding Collaboration Agreement.

7.0 IMPLEMENTATION, REVIEW AND ONGOING MANAGEMENT

UOW must establish a Governance Committee in accordance with this Section 7.0 to oversee and provide guidance on all aspects of this Plan.

Providing an implementation, monitoring and review process will increase accountability and improve opportunities for research, innovation, and education. Monitoring this Plan and its key outcomes is crucial to understanding the effectiveness of the initiatives and programs that are outlined in this Plan. This Plan is to be treated as a living document, to be measured against the objectives set out herein and regularly updated accordingly, with updates to be made available to Council upon request.

The following processes and stages will be actioned by UOW and/or in conjunction with the relevant Operator's Responsible Person:

Prior to the occupation of any building:

- (1) Terms of Reference are to be prepared by UOW for a Governance Committee consisting of University appointed (research experts), chaired by a UOW nominee (UOW Academic) which committee will oversee and report on research and education projects ('collaboration activities'), with the committee reporting to a relevant UOW Deputy Vice Chancellor;
- (2) UOW will regularly disseminate relevant project and funding opportunities to ensure ongoing engagement and collaboration with the UOW faculties and the Operators, and to continue building its leadership in health research and education; and
- (3) The terms of the Collaboration Agreement are to require that UOW and each Operator establish and maintain a Collaboration Committee with representatives of each party to oversee the implementation of collaboration activities
- (4) On and from the date that an Occupation Certificate is issued for the ILA Stage 1 buildings, the Governance Committee shall provide an annual report to Council detailing the specific nature of the research and learning functions being undertaken within ILA Stage 1, and as each other stage is completed, the annual report shall also detail the nature of the research and learning functions being undertaken in ILA Stage 2, the RACF and Childcare Centre and all reports are to include details of resident participation and involvement metrics,

Prior to the commencement of operations at each stage:

- (5) A 'Responsible Person' is to be nominated by each operator to assist in managing the collaboration activities for a specific building or space delivered under the Master Plan. The Responsible Person may be nominated for one or multiple stages, however, each building and the Greenheart must have a designated Responsible Person prior to operations commencing for that space;
- (6) Instruction and training will be provided by UOW to the Responsible Person confirming their role and responsibilities to assist and report to the Governance Committee in accordance with the terms of any relevant Collaboration Agreement; and
- (7) For the ILA buildings, the Responsible Person may chair a Resident Committee Group. The Group will focus on recruiting residents to participate in research and education projects and activities, promote available education, research, mentoring and partnership opportunities,

Prior to the occupation of the first building of the Master Plan:

- (8) The Governance Committee is to confirm a list of collaboration activities to be implemented throughout the buildings of the Health and Wellbeing Precinct (including the ILA buildings) and public spaces over the short term, medium term, and any long-term opportunities;
- (9) The Governance Committee will identify measures for success and reporting for each of the collaboration activities, and identify the roles and responsibilities of the Responsible Person in assisting or facilitating such activities;
- (10) These measures for success will address how the objectives of this Plan are to be achieved as relevant to the collaboration activity, and the resulting community benefits, being those outcomes for the seniors residents, the university students, staff and visitors, and the local and regional community; and
- (11) The Responsible Person is to be responsible for the identified processes of collecting and recording data, or any other measurements/evidence, that is necessary for the performance measures and outcomes identified by the Governance Committee,

Once in the first three (3) years following the occupation of all stages of the Master Plan, and following this - every five (5) years:

- (12) Periodic assessment of collaborative activities will occur and in doing so the Governance Committee will:
 - (a) review the available evidence, evaluate this evidence to understand trends over time, and measure against the outcomes and objectives of the collaboration activities;
 - (b) report to UOW on the success of the collaboration activities and confirm a revised list of collaboration activities, including measures for success and reporting and the roles and responsibilities of the Responsible Person in assisting or facilitating such activities; and
 - (c) identify and recommend any potential cure plans to promote participation or enforce the implementation of any collaboration activities as have been agreed within each operator's Collaboration Agreement.
- (13) Periodic updates to the Plan are to occur and Governance Committee shall be responsible to update the Plan not less than once within the first three year period following the completion of all stages of the Concept DA and thereafter not less than once every 5 years. Upon each review of the Plan, the Governance Committee must provide a copy of the current Plan to the Council.

ATTACHMENT 1

Tables: Physical Spaces for Research and Education in the Concept DA

TABLE 1: Independent Living Apartments (ILA) Stage 1

Dwg REF	Room/Space	Description	Activity	Minimum GFA (m2)	Frequency of Use
A	Dedicated Research and Education Spaces	Dedicated health care operator spaces (e.g. pharmacy, pathology, dental, muscular skeletal and allied health clinics).	These spaces will provide services to ILA and RACF residents, UOW staff, students and alumni and the general public.	1,000 m2	Dedicated
B	Research Room / Hub	A research room / hub space dedicated to research and education interactions within the Precinct. Available for: UOW research and education use during normal business hours and supported by administration areas and staff (as noted below).	Flexible multi-purpose space that provides a permanent research and learning hub within the ILA, that the Operator is to provide and to facilitate research projects with the University and residents as part of the 'Living Lab'. This space is to be available and used by UOW researchers and educators.	100 m2	Dedicated
C	Administration areas inc cafe bar/kitchen	Reception front desk and utilities rooms (staff, photocopiers, mail etc) to accommodate staff and display boards. Café/bar and kitchen facilities (excludes GFA for staff offices, facilities and circulation spaces). Staff provide point of first contact for visitors and residents, with facilities and information that supports onsite research, education/training	Administrative and functional spaces which the Operator is to provide and which will facilitate regular research projects related to both ILAs building features and residents, and to support education/training activities within the building.	190 m2	Regular
D	Other spaces for multi-use for research/learning: - Theatre Room - Library/media - Meeting room/s - Arts studio - Workshop	Other ILA spaces for regular multi-use where relevant to research projects and teaching/learning (excludes amenities and circulation spaces) including a theatre room - Cinema room (around 20 seats), Library, digital, multimedia room and workshop.	For regular rather than dedicated use e.g. lectures in theatre room, demonstrations/classes in other spaces	200 m2	Regular
E	Main resident lounge and dining area	Other ILA spaces for regular multi-use where relevant to research projects and teaching/learning.	As per the Research Room while for regular use eg demonstrations/classes.	250 m2	Regular
F	Multi-purpose Gym	A multi-purpose gym and associated spaces for occasional use (excludes amenities spaces).	Multi-use recreation space which the Operator is to provide and use to facilitate research projects	100 m2	Occasional

Dwg REF	Room/Space	Description	Activity	Minimum GFA (m2)	Frequency of Use
			<p>related to recreation, health and wellness including but not limited to injury prevention and recovery, physical and mental health outcomes of leisure/recreation.</p> <p>This space includes associated amenities and will allow the flexibility to combine or segregate sections for multiple uses concurrently, including:</p> <ul style="list-style-type: none"> - Yoga/Exercise class area - Gym equipment area incl. weights, cardio equipment etc. 		
G	Swimming Pool	Indoor swimming pool (excludes amenities spaces)	<p>Multi-use recreation space which the Operator is to provide and use to facilitate research projects as per the gym, as noted above.</p> <p>The swimming pool and associated amenities should cater for approximately 12 persons to undertake aqua aerobics in addition to the ability to swim casual laps and provide for rehabilitation/injury recovery.</p>	120 m2	Occasional

TABLE 2: Independent Living Apartments (ILA) Stage 2

Dwg REF	Room/Space	Description	Activity	Minimum GFA (m2)	Frequency of Use
A	Dedicated Research and Education Spaces	Dedicated health care operator spaces (e.g. general non-surgical procedure operators, collaboration hub, seminar and conference rooms).	Dedicated space for health care operators as well as collaboration spaces and work spaces.	1,500 m2	Dedicated
B	Café / Restaurant	Cafe and restaurant with commercial kitchen. Located in a space easily accessible to all H&WP users.	Multi-use 'food and drink premises' space which the Operator is to provide and may also use to facilitate research projects as relevant, related to nutrition and safe shared spaces, supported by activities and opportunities to bring people into the precinct, such as running a quiet hour as a safe space for people with autism, dementia etc	100 m2	Regular

TABLE 3: Residential Aged Care Facility (RACF)

Dwg REF	Room/Space	Description	Activity	Minimum GFA (m2)	Frequency of Use
A	RACF Training Research Room	Fit-out as per an actual residential room in the facility, for teaching, learning, observation and assessment in advance levels of care.	Dedicated spaces which the Operator is to provide and use to facilitate research projects related to aged care, with a focus on dementia and mental health and intergenerational learning and social inclusion activities in association with the Childcare operator, and with the benefit of colocation in the same building.	25 m2	Dedicated
B	RACF Group Consultation Research Room	Research room for flexible use for research and education.	Dedicated spaces which the Operator is to provide and use to facilitate research projects related to aged care, with a focus on dementia and mental health and intergenerational learning and social inclusion activities in association with the Childcare operator, and with the benefit of co-location in the same building.	25 m2	Dedicated
C	Gym	Separate room for research and education as per the ILA multi-purpose gym.	Multi-use recreation space which the Operator is to provide and use to facilitate research projects related to recreation, health and wellness including but not limited to injury prevention and recovery, physical and mental health outcomes of leisure/recreation/therapy.	45 m2	Occasional

TABLE 4: Childcare (co-located with RACF)

Dwg REF	Room/Space	Description	Activity	Minimum GFA (m2)	Frequency of Use
D	Childcare - Consultation play space	Internal space with space for child-sized tables and chairs, and ideally connected to an outdoor space for child's play, with room features to enable suitable monitoring and assessment in association with supervision	Dedicated spaces which the Operator is to provide and use to facilitate research projects related to children, intergenerational learning and social inclusion, working in collaboration with the aged care operator, and with the benefit of co-location in the same building	15 m2	Dedicated
E	Outdoor space	Outdoor space for both research and education. To include an observation platform located in the outdoor space + an undercover area in the outdoor space	Multi-use recreation space which Operators are to use to facilitate research projects related to recreation/play.	50 m2	Occasional

TABLE 5: Greenheart (Public Open Space)

Dwg REF	Room/Space	Description	Activity	Minimum GFA (m2)	Frequency of Use
A	Landscaped Public Open Space	Public open space for all Precinct users and community, which provides space for passive recreation/leisure and for outdoor research and education.	1,000sqm to be reserved for university Research and Education activities between 9am and 5pm Monday to Friday.	5,950 m2 Overall (1,000m2 for Research and Education activities)	Regular

ATTACHMENT 2:

Figure 1: UOW IC H&WP Master/Site Plan

Figure 2: UOW IC H&WP Staging Plan

Figure 3: UOW IC H&WP ILA Stage 1 - Ground Floor Plan

Figure 4: UOW IC H&WP ILA Stage 2 - Ground Floor Plan

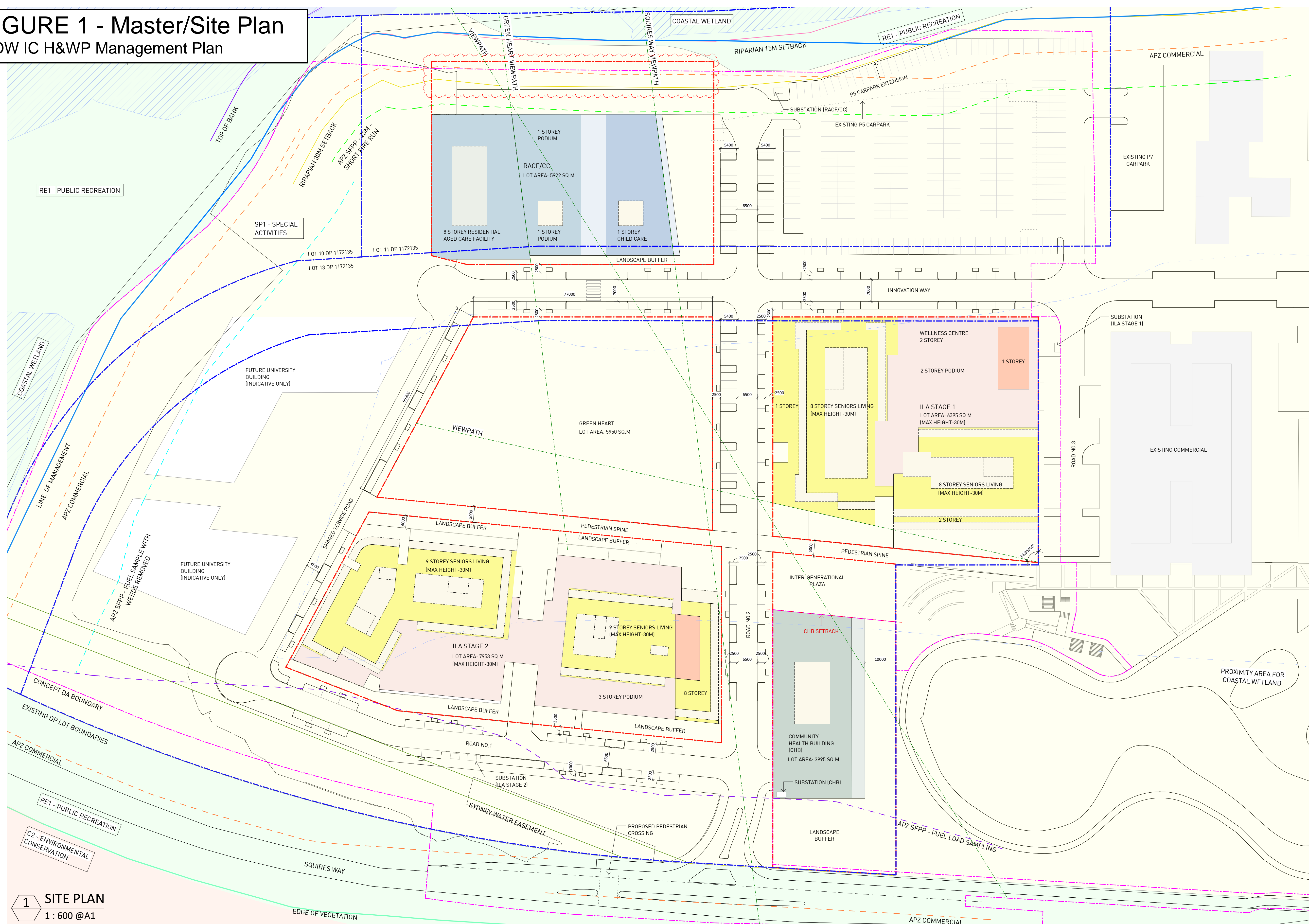
Figure 5: UOW IC H&WP ILA Stage 2 - Level 1 Floor Plan

Figure 6: UOW IC H&WP ILA Stage 2 - Level 2 Floor Plan

Figure 7: UOW IC H&WP RACF / Childcare Ground Floor Plan

Figure 8: UOW IC H&WP Greenheart

FIGURE 1 - Master/Site Plan
UOW IC H&WP Management Plan



- LEGEND**
- SITE BOUNDARY
 - FUTURE BUILDINGS (INDICATIVE ONLY)
 - EXISTING BUILDINGS
 - ILA STAGE 1 (MUH) & ILA STAGE 2 (EAST)
 - ARTICULATION ZONE
 - RACF
 - RACF ARTICULATION ZONE
 - CHILDCARE
 - CHILDCARE ARTICULATION ZONE
 - COMMUNITY/ COMMUNAL AREA
 - DEDICATED TEACHING, LEARNING AND RESEARCH
 - COMMUNAL OPEN SPACE (PODIUM)
 - COASTAL WETLAND (RESILIENCE AND HAZARDS SEPP)
 - SP1 LAND ZONE (WLEP 2009)
 - RE1 LAND ZONE (WLEP 2009)
 - C2 LAND ZONE (WLEP 2009)
 - W1 LAND ZONE (WLEP 2009)
 - CONCEPT DA BOUNDARY
 - PROPOSED LEASING BOUNDARIES
 - EXISTING DP LOT BOUNDARIES
 - VIEWPATHS
 - PROXIMITY AREA FOR COASTAL WETLAND RESILIENCE AND HAZARDS SEPP
 - APZ SFPP - 23M - SHORT FIRE RUN
 - APZ SFPP - APZ SFPP - FUEL SAMPLE WITH WEEDS REMOVED
 - APZ SFPP - FUEL LOADING SAMPLER
 - APZ COMMERCIAL
 - STONEY WATER EASEMENT
 - LINE OF MANAGEMENT
 - RIPARIAN 30M SETBACK
 - RIPARIAN 15M SETBACK
 - TOP OF BANK

NOTE:





1. THE APZ LINES HAVE BEEN DEPICTED AS PER NICHE ENVIRONMENT AND HERITAGE'S INPUT RECEIVED ON 14/12/2021.
2. THE SYDNEY WATER EASEMENT TO THE EAST OF ILA1 HAS BEEN DRAWN AS PER NORTHROP'S CIVIL ENGINEERING MASTERPLAN SKETCH (REVISION 7) RECEIVED ON 01/09/2022.
3. THE LAND ZONE BOUNDARIES (WLEP 2009), COASTAL WETLAND ZONE AND ITS PROXIMITY AREA BOUNDARY LINES HAVE BEEN DEPICTED AS PER NICHE ENVIRONMENT AND HERITAGE'S BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT [DATED 17/12/2021].

FIGURE 2 - Staging Plan
UOW IC H&WP Management Plan

UOW Innovation Campus
Health & Wellbeing Precinct

Staging Plan – Rev 7

6 November 2023

Stage	Description
Stage 1a 	<ul style="list-style-type: none"> • ILA Stage 1 • Greenheart Stage 1a • Road 2 & Innovation Way (North) • Pedestrian Spine (North) • Wellness Plaza & Landscaping adjacent existing Lake • Squires Way Works
Stage 1b 	<ul style="list-style-type: none"> • RACF / Childcare • Chain of Ponds Extension • Innovation Way (South) • P5 carpark extension
Stage 2 	<ul style="list-style-type: none"> • ILA Stage 2 • Greenheart Stage 2 • Road 1 and Shared Service Road • Pedestrian Spine (South) • Landscaped Mound / Public Viewing Platform • Vegetated Bunds
CHB under Future SSDA 	<ul style="list-style-type: none"> • Community Health, Teaching and Research Spaces • Landscape Buffer

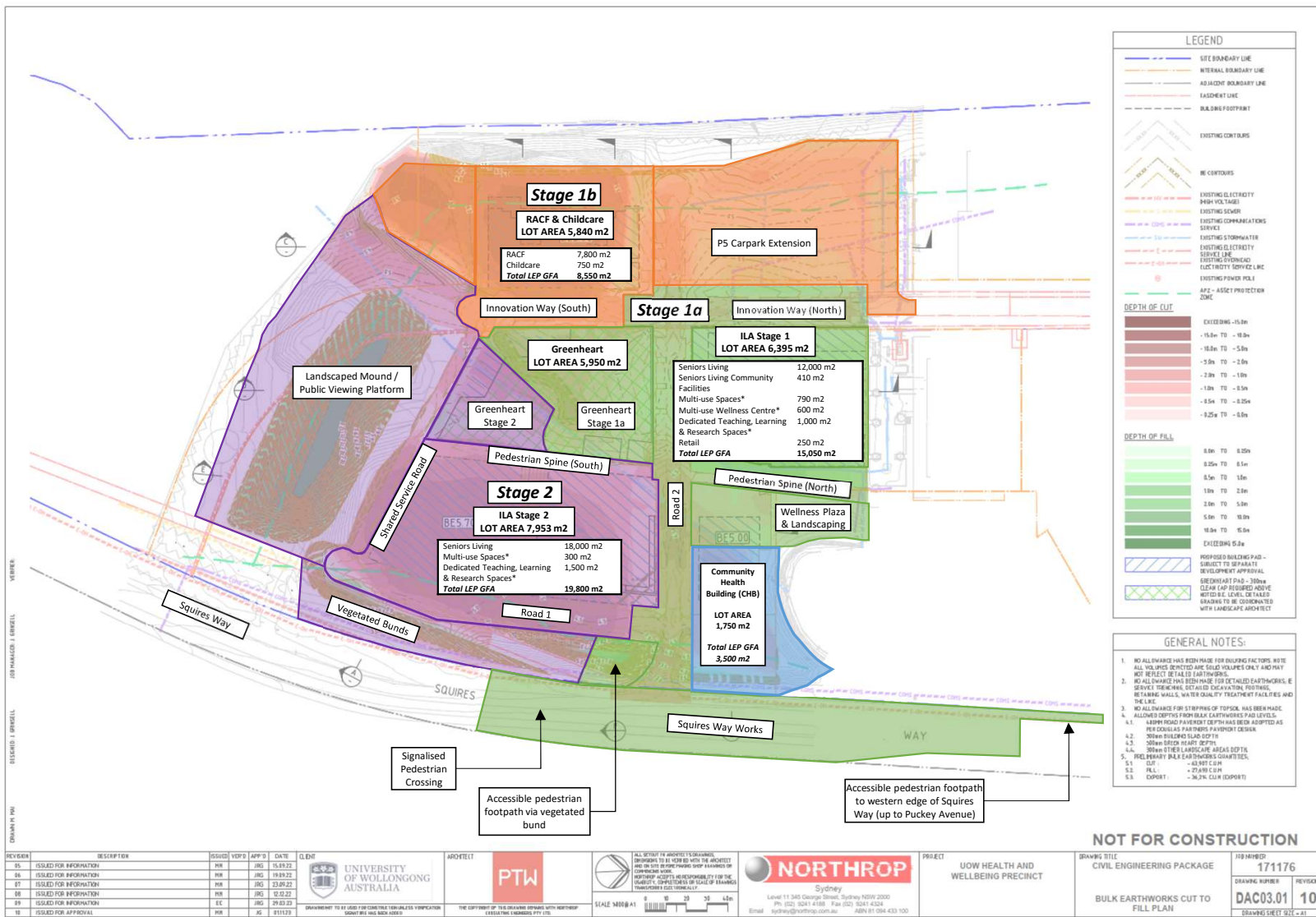
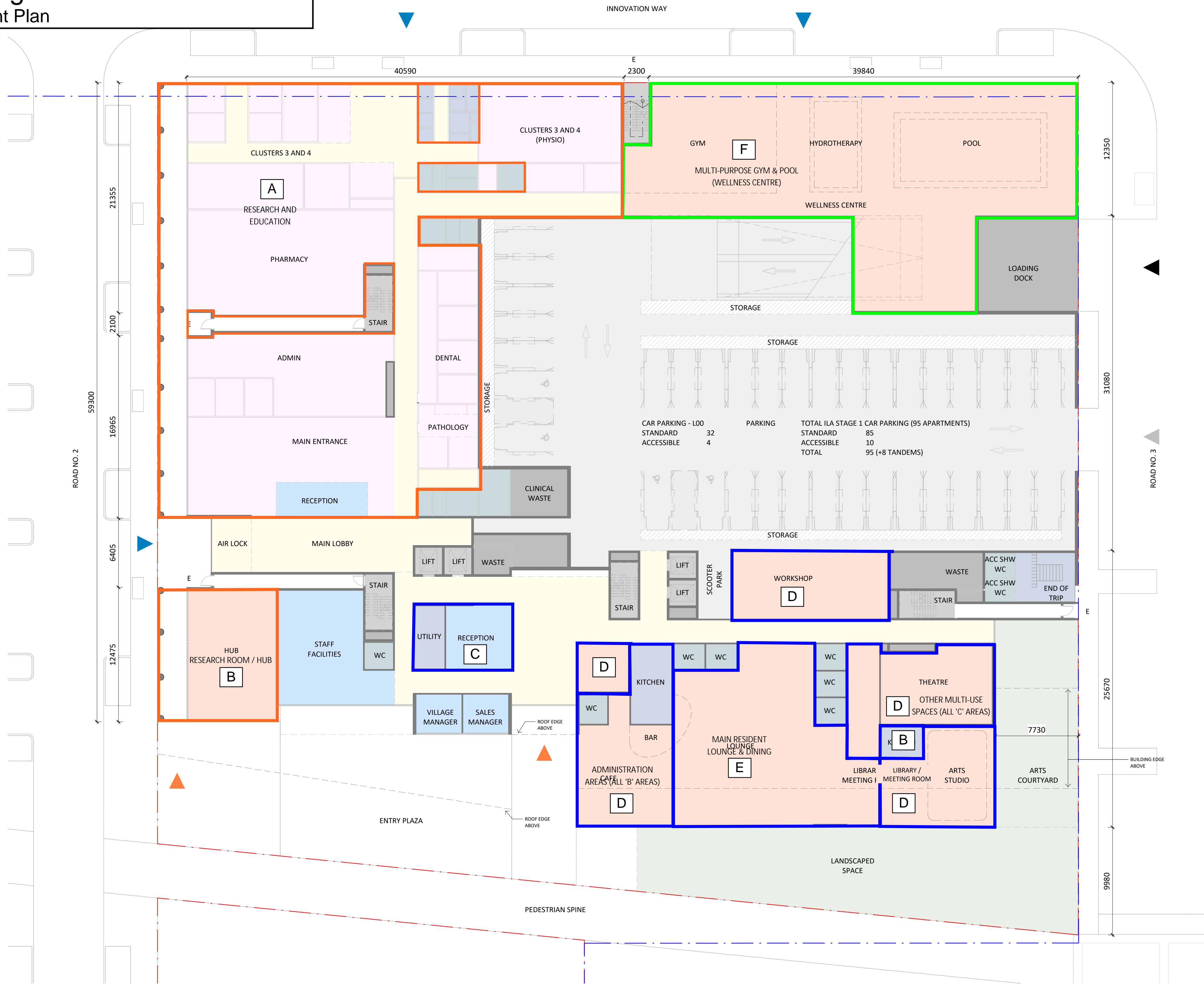
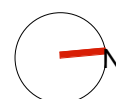


FIGURE 3 - ILA Stage 1 Ground Floor Plan
UOW IC H&WP Management Plan



1 ILA STAGE 1 - L00 - RL 6.200
1 : 200 @A1
1:400 @ A3

Key Plan:



Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects

Note
PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

Rev	Amendment	By	Chk*	Date
Z	For Information Only	FJ	DJ	28.03.24
O	For Information Only	FJ	DJ	18.10.23
N	For Information Only	FJ	DJ	04.10.23
M	For Information Only	FJ	DJ	29.09.23
L	For Information	FJ	DJ	26.09.21
K	For Information	FJ	DJ	19.09.21
J	For Information	TT	DJ	14.12.21
I	For Information	TT	DJ	21.10.21

*Registered Architect
DHJ Diane H Jones NSW Arch 4778

Consultants

Client
Keyton
Keyton | University of Wollongong

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 10 15m
As indicated @ A1
Project PA018965
UoW Independent Living
Apartments
239 Squires Way, North Wollongong NSW 2522
Status
FOR INFORMATION ONLY

Title
09-INDICATIVE BLOCK PLANS
ILA STAGE 1 - LEVEL 00 PLAN - RL 6.200
Drawing Number
ILA2-SK-09-1002
Revision
Z

FIGURE 4 - ILA Stage 2 - Ground Floor Plan
UOW IC H&WP Management Plan



1 ILA STAGE 2 - LEVEL 00 - RL 6.000

1 : 200 @A1
1:400 @ A3

Key Plan:

Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects

Note
PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

Rev	Amendment	By	Chk*	Date
Z	For Information Only	FJ	DJ	28.03.24
R	For Information Only	FJ	DJ	18.10.23
Q	For Information Only	FJ	DJ	04.10.23
P	For Information Only	FJ	DJ	29.09.23
O	For Information	FJ	DJ	27.10.22
N	For Information	FJ	DJ	06.10.22
M	For Information	FJ	DJ	26.09.21
L	For Information	FJ	DJ	19.09.21

Registered Architect		
DHJ	Diane H Jones	NSW Arch 4778

Consultants

Client
Keyton.
Keyton | University of Wollongong

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

L NSW Nominated Architects
S Parsons Architect No.609
D Jones Architect No.4778

PTV

0	1	2	5	10	15
As indicated @ A1					
Project PA018965					
UoW Independent Living Apartments					
239 Squires Way, North Wollongong NSW 2522					
Status					
FOR INFORMATION ONLY					

Title 09-INDICATIVE BLOCK PLANS ILA STAGE 2 - LEVEL 00 PLAN - RL 6.000	
Drawing Number	Revision
ILA1-SK-09-1002	Z

06/03/2024 4:20:44 PM

FIGURE 5 - ILA Stage 2 Level 1 Floor Plan
UOW IC H&WP Management Plan



1 ILA STAGE 2 - LEVEL 01 - RL 9.150
1 : 200 @A1
1:400 @ A3

Key Plan:

Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects

Note
PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

Rev	Amendment	By	Chk*	Date
Z	For Information Only	FJ	DJ	28.03.24
R	For Information Only	FJ	DJ	18.10.23
Q	For Information Only	FJ	DJ	04.10.23
P	For Information Only	FJ	DJ	29.09.23
O	For Information	FJ	DJ	27.10.22
N	For Information	FJ	DJ	06.10.22
M	For Information	FJ	DJ	26.09.21
L	For Information	FJ	DJ	19.09.21

*Registered Architect		
DHJ	Diane H Jones	NSW Arch 4778

Consultants

Client
Keyton.
Keyton | University of Wollongong

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.609
D Jones Architect No.4778

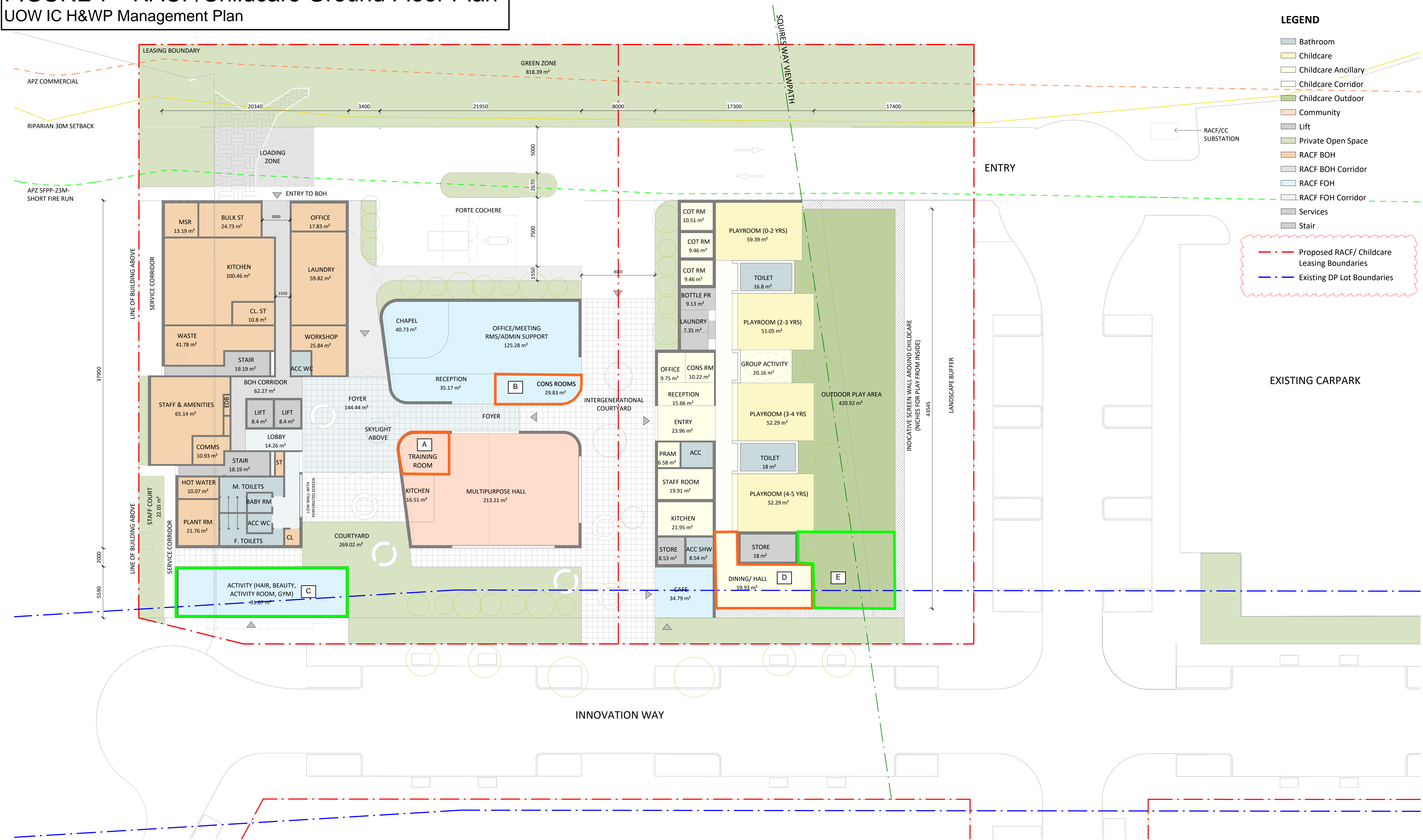
PTN

0	1	2	5	10	15
As indicated					
Project PA018965					
UoW Independent Living Apartments					
239 Squires Way, North Wollongong NSW 2522					
Status					
FOR INFORMATION ONLY					

Title 09-INDICATIVE BLOCK PLANS ILA STAGE 2 - LEVEL 01 PLAN - RL 9.150	
Drawing Number ILA1-SK-09-1003	Revision Z

8/03/2024 4:26:49 PM

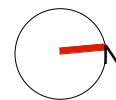
FIGURE 7 - RACF/Childcare Ground Floor Plan
UOW IC H&WP Management Plan



1 RACF AND CHILDCARE SITE PLAN

1 : 200 @A1
1: 400 @ A3

Key Plan:



Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects

Note
PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

Rev	Amendment	By	Chk*	Date
Z	For Information Only	FJ	DJ	28.03.24
H	For Information Only	FJ	DJ	23.11.23
G	For Information	PC	DJ	09.11.23
F	For Information	PC	DJ	29.09.23
E	PTW QA Process	QJ	DJ	19.02.21
D	For Information	PC	DJ	22.12.20
C	For Review	PC	DJ	01.12.20
B	For Review	PC	DJ	25.11.20

*Registered Architect
DHJ Diane H Jones NSW Arch 4778

Consultants
NOTE :
• CHB is subject to a separate future detailed SSDA.
• All buildings and Green Heart will be subject to future detailed DAS.
• 'FUTURE UNIVERSITY BUILDING' envelopes are indicative only and not for approval.

SURVEY SOURCE : DWG File No. 20539E issued on 17/04/2019 by Bee & Lethbridge Pty Ltd
RIPARIAN SETBACKS SOURCE : NICHE - DATA AND DWG File sent on 14 December 2021
APZ LINES SOURCE : DWG files sent on 11 August 2020 "APZ_SFPP-Blackash_20200810" and "APZ_Commercial_Blackash_20200810"

Client
Keyton
Keyton | University of Wollongong

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No 6098
D Jones Architect No 4778

PTW

0 1 2 5 10 15m
As Indicated
Project PA018965
UoW Independent Living
Apartments
239 Squires Way, North Wollongong NSW 2522
Status
FOR INFORMATION ONLY

Title
09-INDICATIVE BLOCK PLANS
RACF & CHILDCARE GROUND
FLOOR PLAN
Drawing Number
RACF-SK-09-1001
Revision
Z

FIGURE 8 - Greenheart
UOW IC H&WP Management Plan

