

# State Significant Site Study and Environmental Assessment of the Concept Plan

## UTS Kuring-gai Campus, Lindfield SEPP (Major Projects) Amendment and Concept Plan

Submitted to  
Department of Planning  
On behalf of University of Technology Sydney (UTS)

October 2007 ■ 07379





# Statement of Validity

## Environmental Assessment

This Environmental Assessment has been prepared and submitted under Part 3A of the *Environmental Planning and Assessment Act 1979* by:

### Project Summary

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Applicant	University of Technology Sydney (UTS)
Subject Site	UTS Kuring-gai Campus, Lindfield
Lot & DP	PT2 in DP 1043043 and PT1 & 2 in DP 523448
Address	Eton Road, Lindfield
Project	SEPP (Major Projects) Amendment and Concept Plan

## Statement of Validity

I certify that the following Environmental Assessment Report has been prepared in accordance with the requirements of Part 3A of the Act and that, to the best of my knowledge, the information contained in this report is not false or misleading.



Krystyna Lucza



Julie Bindon



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*Dated 17 July 2007*
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# Executive summary

## The Nature and Scale of the Proposal

The future of the UTS Kuring-gai campus is a key factor affecting strategic decisions concerning the future of the University, one of the State's major tertiary educational institutions. The University of Technology, Sydney (UTS) is analysing the options for the future use of its Kuring-gai site.

UTS seeks the introduction of new site specific land use zones to permit a wider range of uses, including residential, in addition to its current special purpose educational use. The introduction of residential, commercial and community uses, as well as continued educational use over all or part of the site is sought. This will provide UTS with sufficient flexibility to manage its land and building assets more effectively and achieve the most viable outcome across its campuses.

The key parameters for the future development of the site are as follows:

- Part demolition of existing campus buildings;
- Retention and adaptive reuse of the main campus building, a significant 20<sup>th</sup> century building, for continued education and commercial use, and including the existing auditorium and libraries;
- Identification of a bushfire Asset Protection Zone (APZ);
- Containment of new building generally within areas that have already been disturbed;
- New residential development on previously developed land;
- A Gross Floor Area (GFA) consisting of proposed buildings and buildings to be retained of approximately 95,471m<sup>2</sup>
- Provision of a 6,970 m<sup>2</sup> 'Village Green' open space;
- Retention of 5.25 hectares or 25% of the site (excluding 3.9 hectares of APZ) as undeveloped land.
- 440 dwellings including 10 single lot dwellings, 40 integrated dwellings or town houses and 390 apartments;
- A building height ranging from 2 storeys at the site's interface areas, through to 3 and 4 storeys adjacent to Film Australia and around the existing sports oval, and residential flat buildings of 5 storeys located closer to the main campus building in keeping with existing heights;
- Car parking spaces for 587 vehicles plus 97.5 visitor car spaces; and
- A street and pedestrian network that extends and integrates with the existing streets and footpaths.

Upon completion the site will accommodate approximately 831 residents.

The project has an estimated construction cost of approximately \$216 million. The project will contribute towards or provide a number of significant public benefits and facilities.

## Statutory approvals

The Minister for Planning has declared under Part 3A of the EP&A Act that the development is a project to which Part 3A applies. The Minister is the consent authority for all Part 3A applications.

This document constitutes the combined Study Report, addressing the Director General's Requirements for the proposed inclusion of the UTS site within Schedule 3 of the Major Projects SEPP and concurrently, the Director General's Environmental Assessment Requirements for the Environmental Assessment Report (EAR) accompanying the Concept Plan application for the site.

It has been prepared on behalf of the proponent UTS. This application is for a Concept Plan only. If it is approved further project applications under Part 3A will be required for the detailed design of all buildings and infrastructure before any construction certificates can be issued and construction commence. The public will have further opportunities to be involved in the approvals process for all subsequent applications.

## The site and locality

The UTS site is a 20.8 hectare site, located in Eton Road, Lindfield. It is known as the UTS Kuring-gai campus and is owned by the University.

The site is located on the North Shore of Sydney, approximately 1.2 km west of the Pacific Highway on the southern fringe of the suburb of Lindfield within the Kuring-gai local government area (LGA). It has access to public transport with a bus stop located at the entrance to the site in Eton Road. It is also located 20 - 25 minutes walk from the Lindfield and Roseville railway stations.

## State significance

Demand for places in the Nursing program at the UTS Kuring-gai campus has been steadily declining relative to the UTS City campus. As a consequence the future strength of the UTS program is at risk.

In Teacher Education which is only provided at the UTS Kuring-gai campus, the State Government has been encouraging UTS to shift its load away from exclusively primary teacher training towards secondary teacher training, especially in Maths and Science which have major staff shortages. Maths and Science, including Science laboratories are only located at the City campus.

In both the cases of Nursing and Teacher Education, the UTS is at serious risk of not being able to meet the State Government's needs in the medium term without investing in these two educational areas at the City campus. The State Minister for Education supports the process that UTS is currently undertaking.

The range of options available for the future use of the site is limited due to the environmentally sensitive nature of parts of the site containing threatened flora and the state heritage significance of the main campus building and its landscape setting. However, due to the size and access to infrastructure and services, broader urban planning and housing objectives, the redevelopment of the UTS site is ideally suited for higher density urban development, over a limited site foot print.

The redevelopment of the site also has the potential to be a significant contributor to the growth and success of Sydney in the Global market, by strengthening the City's knowledge precinct through the efficient delivery of education and in demonstrating local skills and excellence in urban design, planning, architecture and environmental sustainability in accordance with State planning initiatives such as SEPP 65 and BASIX.

### **New Planning Controls – Amendment to Major Projects SEPP Schedule 3**

The site is currently zoned Special Uses “A” under the Kuring-gai Planning Scheme Ordinance (KPSO). The use identified for the site is “Teachers College”. The site therefore has a restrictive number of permissible uses. It is proposed to broaden the land uses by the introduction of residential zones, consistent with the surrounding residential neighbourhood. It is also proposed to introduce a number of new site-specific development controls for the land. This will be achieved by amending Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005 which includes all the controls for State significant sites.

The draft amendment to major Projects SEPP proposes that most of the site will have a residential zone, with environmental and recreational zones proposed for natural bushland areas and the area affected by a bushfire Asset Protection Zone. The new zoning is modelled on the NSW standard LEP template, consistent with State policy for all new statutory instruments.

The following development controls are proposed:

- Building height by the number of storeys. The building height ranges from 2 storeys in the areas that interface with adjoining development, through to 3 and 4 storeys adjacent to Film Australia and around the existing sports oval and the 5 storey residential flat buildings located closer to the main campus building, in keeping with existing heights.
- FSR and dwellings per hectare. Notwithstanding the majority of dwellings will be medium density residential apartment buildings, the density proposed is 21.15 dwellings per ha And the floor space ratio (FSR) less than 0.5:1.
- Identification of the main campus building as a heritage item and provisions included so that all works involving the heritage item cannot proceed without consent.
- Parking rates consistent with those currently applying to the site under the Kuring-gai DCP 43.

The draft SEPP amendment also includes design excellence provisions.

### **Concept Plan**

The Concept Plan application submitted with this Environmental Assessment Report (EAR) seeks the Minister’s approval for the general development concept for the UTS site. Specifically, approval is sought for the following components:

- The layout of the development, including the new park and streets layout.
- Land uses across the site where specified.
- Building envelopes including floor plates and maximum heights.
- Maximum gross floor area (GFA) within each development block.
- Retention of the main campus building.
- Landscaping concept.
- Access arrangements and car parking based on the recommended rate and the assumed dwelling mix.
- Statement of Commitments.

## Public Benefits

Major projects such as that proposed for the UTS site have the potential to deliver substantial long-term economic and social benefits for the community. The public benefits of this project include the following:

- The growth and positioning of Sydney as the premier business, cultural and living centre of the Asia-Pacific region will be enhanced through the strengthening of one of Sydney's key educational institutions and precincts;
- The proposed development will result in the creation of approximately 68,304m<sup>2</sup> of GFA of residential floor space (440 dwellings) in a high quality new neighbourhood;
- The project will make a significant contribution to the supply of housing choice within the Kuring-gai LGA ;
- The new public streets and pathways will open up the site to the public. New vehicular and pedestrian links will cross the site in all directions and allow its 'seamless' integration with the neighbouring communities. The public will be able to traverse the site and gain access to surrounding bushland. This will be via a safe, accessible and high amenity public domain.
- Significant improved environmental management plans for the protection of endangered flora and fauna, asset protection from bushfire, water quality, erosion and weed infestation.
- A major new park (a 'village green' of approximately 6,970 square metres) and other, smaller areas of connecting open spaces and their integration into the broader public domain and surrounding bushland.
- The conservation of a significant item of environmental heritage.
- An ability to retain the library, auditorium and child care facilities on site.
- Accessible buildings, parks and facilities for all members of the community.

## Environmental assessment

The proposed Concept Plan is generally consistent with or able to comply with the relevant SEPPs, namely:

- SEPP 11 – Traffic Generating Development
- SEPP 19 – Urban Bushland
- SEPP 32 – Urban Consolidation
- SEPP 55 – Remediation of Land
- SEPP 65 – Design Quality of Residential Flat Development
- SEPP Building Sustainability Index 2004
- Draft SEPP 66 – Integration of Land Use and Transport.

In particular, the proposed development will provide for a high standard of residential amenity as required by SEPP 65. Buildings have been oriented to maximise solar access. The depth and floor plates of the proposed residential buildings and their separation from each other also permit designs that are capable of achieving suitable internal amenity in terms of privacy and natural ventilation.

The Concept Plan proposes a land use mix representing 72% of GFA as residential floor space and 28% commercial (non-residential) floor space. This will provide a strong diversified mix of uses with sufficient 'critical mass' for sustainable commercial and residential populations on the site.

The density of development at a floor space ratio of less than 0.46:1 is consistent with the site's size and strategic location within the broader metropolitan area and its accessibility to established services and infrastructure.

The impact of additional traffic as a result of the development of the UTS site as proposed in the Concept Plan will result in existing intersections continuing to operate with a similar level of service.

Key elements to minimising car use are:

- Provision of a mix of land uses to encourage live/work arrangements;
- Maximising walking/cycling catchments by improved pedestrian connections; and
- Direct convenient access to public transport.

The redevelopment of the UTS Kuring-gai site presents an opportunity to implement best practice techniques in ecologically sustainable design (ESD). Water and energy have the largest ecological impact on the site and are in the forefront in the community's attitude to environmental conservation and resource management.

The redevelopment involves a direct investment (for construction only) of approximately \$216 million. This investment plus the multiplier effect of 1.81, means the total value of the development, including flow on effects will be in the order of \$390 million. This will contribute to the economic growth and prosperity of the State.

The ability of the development to sustain itself socially is aided by a mix of community, recreational, educational and employment opportunities and its integration with the adjoining established communities. Social integration is encouraged by the design of the streets, parks and pedestrian connections beyond the site allowing access between the new and existing communities. Housing on the site is expected to be particularly attractive to 'empty nesters', but the variety of housing type proposed is likely to prevent the emergence of a monoculture.

## Conclusion

Overall the subject proposal would have minimal adverse environmental or other impacts and these are far outweighed by its considerable benefits including its potential to create a vibrant and dynamic community. The development of the site would, on balance have a beneficial impact on the local environment of Lindfield, and on the NSW economy. It is also consistent with all relevant state and regional planning policies and demonstrates a high level of design excellence. Accordingly it is our conclusion that the project should be approved.





## Part A: Introduction



## 1.0 Introduction

This Study and Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This is to fulfil the Requirements issued by the Director General for the inclusion of the University of Technology, Sydney (UTS) Kuring-gai campus as a State Significant Site in Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005 (the Major Projects SEPP), and to fulfil the Environmental Assessment Requirements issued by the Director General in relation to a Concept Plan application for the mixed use residential and commercial development of the site.

The report has been prepared by JBA Urban Planning Consultants Pty Ltd, for the proponent, UTS. The report relates to a Concept Plan prepared by the architects DEM. The drawings describing the Concept Plan and for which consent is sought are included in at **Volume 3**.

The Environmental Assessment Report describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements under Part 3A of the EP&A Act. It also includes (at Part B) an application to amend the Major Projects SEPP as it relates to this site. It should be read in conjunction with the information contained within and appended to this report and as listed in the Table of Contents.

## 1.1 The Site

### Site Location and Context

The subject site is located on the North Shore of Sydney, approximately 1.2 km west of the Pacific Highway on the southern fringe of the suburb of Lindfield within the of Kuring-gai LGA. The location of the site within its broader context is shown at **Figure 1**



**Figure 1** – Locality Plan

## Land Ownership and Legal Description

The site has an area of approximately 20.8 hectares. The site occupies 2 lots and is legally described as PT2 in DP 1043043 (90% of the site) and PT 1 & 2 in DP 523448, as illustrated in **Figure 2**

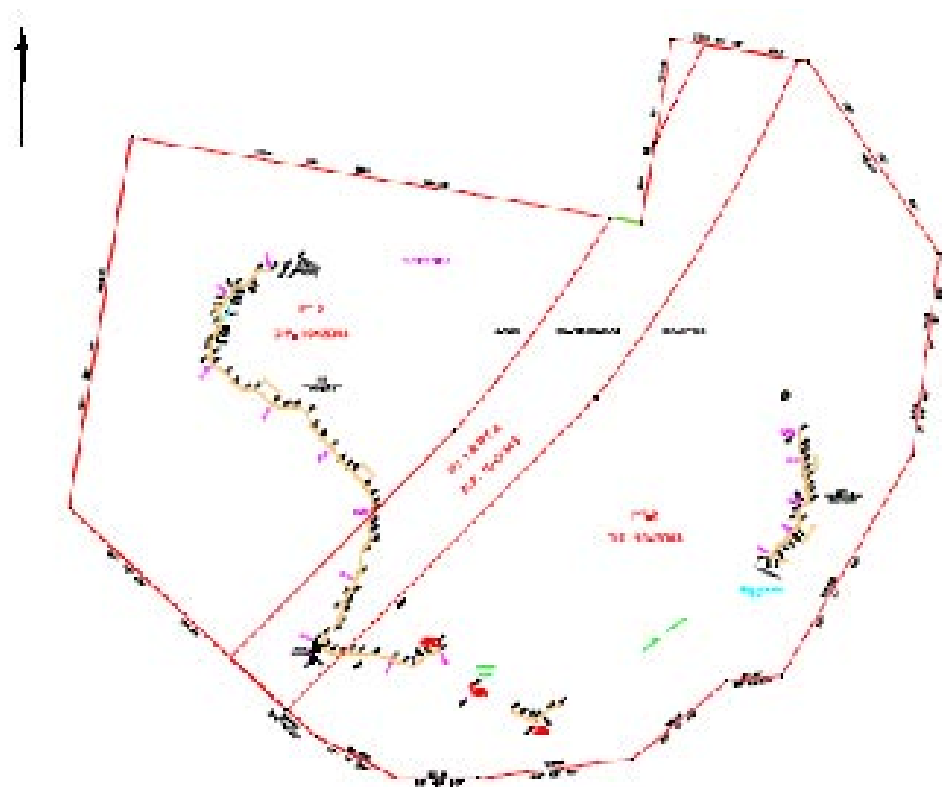


Figure 2 – Site Survey Plan

## 1.2 Background

### 1.2.1 Planning History

UTS is reviewing its options for the continuation of educational uses at the Kuring-gai campus.

A decision has not yet been made whether educational use will continue or expand on the site, or whether UTS will seek to consolidate its activities elsewhere. UTS is analysing its options in order to make a well-informed decision regarding the future of the site.

UTS seeks the introduction of new site specific land use zones to permit a wider range of uses, including residential, in addition to its special purpose educational use. The introduction of residential, commercial and community uses, as well as continued educational use over all or part of the site is sought. This will provide UTS with sufficient flexibility to manage its land and building assets more effectively and achieve the most viable educational outcome across its campuses.

The preparation of a Rezoning Submission commenced in mid 2003. A non-statutory submission for the development of 566 dwellings, including the adaptive re-use of the existing buildings was lodged with Kuring-gai Council on 2 August 2004. Council considered the UTS proposal on 28 June 2005 and resolved to not exhibit the submission.

In accordance with Section 75D of the EP&A Act, and Clauses 6 and 8 of the Major Projects SEPP, in August 2005 CRI on behalf of UTS requested that the Minister for Planning:

- consider the Kuring-gai campus as a potential State significant site under the provisions of the SEPP (Major Projects) to determine the appropriate development controls for the site;
- declare the UTS Kuring-gai project to be a Major Project subject to Part 3A of the EP&A Act;
- authorise the preparation and lodgement of a Concept Plan for the site; and
- issue environmental assessment requirements for the Concept Plan and any State Significant Site study.

### 1.2.2 State Significant Site Listing

Pursuant to Clause 8 of the Major Projects SEPP the Minister may initiate an investigation into the listing of additional sites onto Schedule 3 of the SEPP, and may require the Director General to undertake a study or to make arrangement for a study to be undertaken for the purpose of determining:

whether nomination of the site as a State significant site under SEPP (Major Projects) 2005 is justified; and

any appropriate development controls.

On 1 February 2006, the Department of Planning wrote to CRI advising that the Minister was prepared to consider the site as potentially State significant. In response to the letter from the Minister of 1 February, a study in support of listing the site as a State Significant Site in Schedule 3 of the Major Projects SEPP was submitted to the Department of Planning in June and August 2006.

The study was based on an indicative development scheme of 566 dwellings and the adaptive reuse of the existing buildings. This was also the scheme that had been submitted to Kuring-gai Council as part of the non statutory rezoning submission.

It proposed to introduce controls on development parcels, floor space ratios and building heights as part of the amendment to Schedule 3. These controls determine the scale and form of buildings and their location on the site.

The State Significant Site study that accompanies the current (October 2007) application has been amended, where appropriate, in the light of the proposed Concept Plan which provides for 440 new dwellings and the adaptive re-use of the existing buildings.

## 1.3 Environmental Assessment and Approvals Process

The Major Projects SEPP 2005 identifies development to which Part 3A of the EP&A Act applies, and for which the Minister is the consent authority.

On 1 March 2007, CRI Australia wrote to the Minister, requesting confirmation that the proposal is a Major Project subject to Part 3A of the Environmental Planning and Assessment Act and that approval be granted to the lodgement of a Concept Plan application concurrently with a State Significant Site study, seeking the inclusion of the site in Schedule 3 of the Major Project SEPP (2005).

Clause 6 of the SEPP states that development, which in the opinion of the Minister is development of a kind referred to in Schedule 1 (Classes of Development, Schedule 2 (Specified Sites) or Schedule 3 (State significant development) of the SEPP, is declared to be a project to which Part 3A applies.

On 14 June 2007 the Minister formed an opinion pursuant to clause 6 of the Major Projects SEPP that the proposal is a Major Project under Part 3A of the Environmental Planning and Assessment Act. The Minister also authorised the lodgement of a Concept Plan on that date. Copies of the relevant correspondence are included in **Appendix A**.

On 17 July 2007, in accordance with Section 75F of the EP&A Act, the Director-General of the Department of Planning issued the requirements for the preparation of an Environmental Assessment to accompany a Concept Plan for the project.

A copy of the Director General's Environmental Assessment requirements and authorisation to lodge a Concept Plan is included in **Appendix B**.

This report constitutes the Study addressing the Director General's Requirements for the proposed inclusion of the UTS site within Schedule 3 of the Major Projects SEPP and concurrently, the Environmental Assessment Report (EAR) for a Concept Plan application for the site.

Should the Concept Plan be approved, future project or development applications will be lodged for the assessment of the detailed design of the various components of the Concept Plan and will be released progressively over a number of stages.

**Figure 3** below outlines the main steps in the approval process for the Major Projects SEPP amendment and the Concept Plan application. This report and application represents to completion of step 4 in that process.

### Major Projects SEPP Amendment and Concept Plan Approval Process

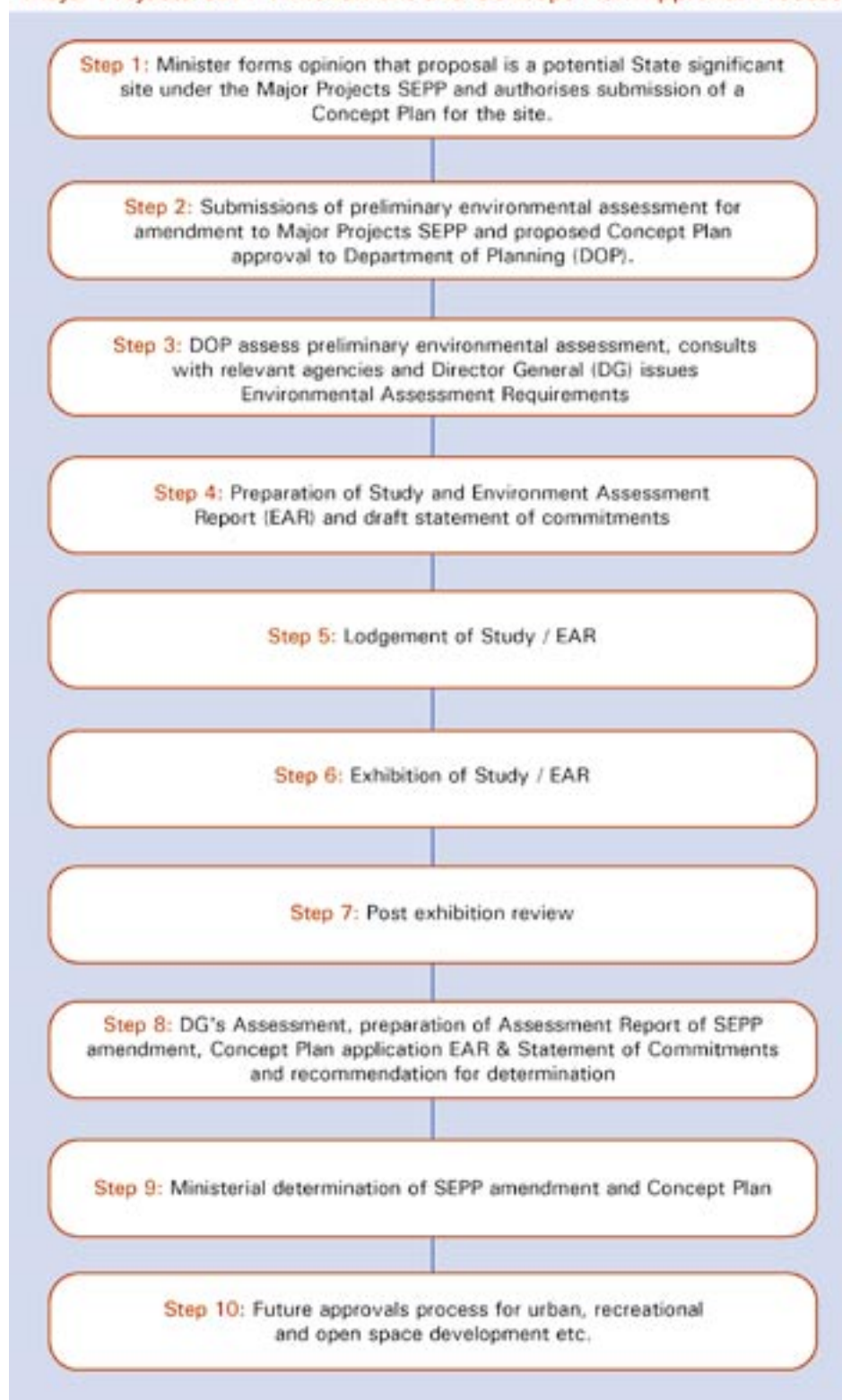


Figure 3 – Major Projects SEPP amendment and Concept Plan Approvals process

## 1.4 Project Team

An expert project team has been formed to deliver the project and includes:

<b>Proponent</b>	The University of Technology, Sydney
<b>Project/Development Manager</b>	CRI Australia Pty Ltd (CRI)
<b>Urban Planning</b>	JBA Urban Planning Consultants
<b>Architects/Landscape</b>	DEM
<b>Quantity Surveyors</b>	Page Kirkland
<b>Geology</b>	Patterson Britton & Partners
<b>Contamination</b>	WSP Environmental Pty Ltd
<b>Civil Engineering</b>	Patterson Britten & Partners
<b>Infrastructure</b>	Patterson Britten & Partners
<b>Stormwater</b>	Patterson Britten & Partners
<b>Water and Flooding Engineers</b>	Patterson Britten & Partners
<b>Sustainable Strategy Design</b>	DEM
<b>Ecology</b>	ERM Australia
<b>Tree Asset</b>	BioDesign
<b>Water Quality and Quantity</b>	Patterson Britten & Partners
<b>Traffic and Transport</b>	ARUP
<b>European Heritage</b>	Graham Brooks and Associates
<b>Indigenous Heritage</b>	Jo McDonald Indigenous Heritage Consultants Pty Ltd
<b>Bushfire Management</b>	Barry Eadie Pty Ltd
<b>Social and Community</b>	Kathy Jones and Associates
<b>Community Consultation</b>	Kathy Jones and Associates



## 1.5 Consultation

### 1.5.1 Consultation with Kuring-gai Council

The preparation of a Rezoning Submission commenced in mid 2003. The non-statutory submission for 566 dwellings and the adaptive re-use of the buildings was lodged with Kuring-gai Council on 2 August 2004. Kuring-gai Council resolved to place the Rezoning submission on preliminary (non-statutory) exhibition between 25 August 2004 and 27 September 2004. Council considered the UTS application on 28 June 2005 and resolved “to not formally exhibit the application in its present form and that Council staff work with the UTS to determine a more feasible and appropriate development opportunity for the site”.

Following the Council’s resolution and despite subsequent discussions in an attempt to arrive at a workable solution for both Council and UTS, negotiations were not able to achieve this outcome.

### 1.5.2 Informal consultation with State agencies

The consultant team undertook informal consultation with relevant state agencies in the preparation of the Indicative Development Scheme for the original rezoning application. Several meetings were held with public authorities including the NSW Heritage Office, the Rural Fire Service (RFS) and the National Parks & Wildlife Service (NPWS).

Pending further discussions with the Department of Environment and Climate Change (DECC) part of the site is proposed to be transferred to the ownership of NPWS. This land will form part of an expanded Lane Cove National Park.

Regular briefings have been held with senior staff at the Department of Planning and two meetings were held with the Minister for Planning on 18 December 2006 and 13 June 2007.

### 1.5.3 Community Consultation

UTS has engaged in an extensive consultation process with relevant stakeholders, Council and the local community in the identification and discussion of future land use options for the site.

Prior to lodgement of the original rezoning application with Kuring-gai Council, the process included two public community information sessions. At the last community information session it was resolved to form a Community Reference Group (CRG) which has subsequently met on eight occasions.

UTS has also consulted with Film Australia, which adjoins the site immediately to the north. Film Australia also participated in the original CRG.

Feedback from consultation and the involvement of stakeholders was taken into account in developing the scheme that was lodged with Kuring-gai Council, i.e. development of 566 dwellings and the adaptive reuse of the main campus building. Both the previous rezoning application with Kuring-gai Council and this Concept Plan address issues identified by authorities and the community and ensure that the design philosophies and development principles on which the campus was first based are incorporated into the design.

The Department of Planning (DOP) is now running a fresh Community Reference Group (CRG) process associated with the DOP's consideration of the State Significant Site study and Concept Plan application. The first of these CRG meetings was held on 26 July 2007. A summary of key issues raised are summarised in **Table 1** below. A second and third CRG meeting is also proposed. The second meeting will be held midway during the public exhibition period of the Study and Concept Plan and the third meeting will be held after the exhibition period.

**Table 1** - Summary of Key Issues raised at Community Reference Group

Community Reference Group Issues	Response
Heritage	Kuring-gai Councils' own heritage assessment of the site has not yet been completed. UTS is retaining the majority of the existing buildings and allowing for re-use. The UTS Project Team has involved the original designers of the site (David Don Turner and Bruce Mackenzie) in the working up of the Concept Plan. All of the key elements of the original design have been identified and carried through with the proposed redevelopment. Letters from each designer confirm their involvement with the development of the Concept Plan, and their approval in principle of the Concept Plan. David Don Turner would like to see the gymnasium retained. The project design team has differed in opinion here.
Traffic	Single road access to the site. Car parking for any redevelopment and reuse will be within the site boundaries. Modelling of the proposed redevelopment shows that traffic is not exacerbated and in some instances improved.
Flora and fauna	Threatened species on the site have been considered and appropriately protected. Significant vegetation has been identified and considered in the Concept Plan. The concept plan allows for further investigation and retention of significant tree stands.
Bushfire	50m Asset Protection Zones (APZ's) and access requirements have been confirmed and considered in the concept plan. APZ's will be managed bushland areas. Rocky outcrops in APZ's (which occur naturally all over the site) are an advantage and will assist with the management of the understorey. Tree groups must have 2m breaks between canopies which occurs naturally over the site.  Meetings with the Rural Fire Service RFS suggest access/egress to the site not an issue as any evacuation will be a managed/controlled procedure. Fire trails incorporated into the design for fire fighting access, as per RFS requirements. Cul-de-sacs have been minimised as per RFS requirements.

Community Reference Group Issues	Response
Bushland setting	Existing buildings and carparks have been sensitively located amongst significant trees, sandstone outcrops, stone walls and other existing features on the site. This methodology has been adopted in the development of the Concept Plan. Majority of proposed development will occur on already developed areas. Only one new road will be introduced onto the site (and on an existing carpark).
UTS land boundary/ NPWS	APZ's are within the UTS boundary and not on NPWS land. Propose to dedicate bushland to the NPWS. Further discussions and negotiations required.
Engineering capacity of the site	Confirmation that services are able to support the re-development of the site.
Stormwater Run-off	Stormwater will be managed within the site and not adversely impact neighbouring land; Water quality and flows at the site boundary will be improved (compared to the current situation).
Surrounding uses	Surrounding uses / neighbours are respected by this Concept Plan.
Other educational uses for the site	The University is commencing an internal process to further investigate all other educational uses of the site.
Loss of community facilities	<p>The UTS owns all facilities on the site. The UTS currently allows community use of the facilities. Our research shows:</p> <p>The childcare centre is widely used by students and staff at the UTS and some Film Australia employees. There is some community use, however as a UTS facility – preference is given to UTS students and staff. There is the potential to relocate this facility into the main building as a proposed re-use of the existing building and as a community facility. If this is achieved, it will still be available for Film Australia employee use and if UTS vacate the property, childcare places will be freed up for use by the entire community.</p> <p>It is envisaged that the gymnasium is relocated to the main building as a community facility. This will allow community members who currently use the UTS gymnasium, to continue to do so.</p> <p>It is not proposed to retain the tennis courts. Our research show that the tennis courts are under-utilised by the UTS and the local community, in preference to other local tennis courts which are flood lit for night time use.</p> <p>It is not proposed to retain the oval. Our research shows that sports teams prefer ovals with flood lighting for night time training and change rooms/ toilet facilities. The UTS oval does not provide these. Sports teams use the oval primarily during summer months. The Concept Plan proposes a formal active space that allows for ball games and activities.</p>

#### 1.5.4 Original Architects of UTS

As previously mentioned, extensive consultation has taken place with Bruce McKenzie, the original landscape architect and David Don Turner the original design architect in developing the Concept Plan.