

# Preferred Project Report and Statement of Commitments

## 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)

February 2008 ■ 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

Name	Gordon Kirkby
Qualifications	BEC Dip URP
Company	JBA Urban Planning Consultants Pty Ltd
Address	Level 7, 77 Berry Street North Sydney NSW 2060
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 Preferred Project 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.

Signature	
Name	Gordon Kirkby
Date	13 February 2008



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**K** Revised Statement of Commitments

*JBA Urban Planning Consultants*

**L** Concept Plan

*DEM*





## 1.0 Introduction

A State Significant Site Study and Environmental Assessment Report (EAR) for the Concept Plan for the University of Technology Sydney (UTS) Kuring-gai Campus, Lindfield was exhibited for 31 days from 31 October to 30 November 2007. Over 1400 submissions were received by the Department of Planning during this period.

UTS has reviewed and considered the submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979*, has responded to the issues raised.

This Preferred Project Report sets out UTS's response, revisions to the project to minimise environmental impacts, and a revised Statement of Commitments.

Key revisions to the project include:

- Reduction in the overall number of dwellings from 440 to 382, through the deletion of one apartment building, 15 integrated lots and the conversion of three apartments to 300m<sup>2</sup> of community space;
- Replacement of the "Village Green" with a full size adult soccer field that also has the potential to accommodate either two junior cricket fields or two junior soccer fields, which will be accompanied by 30 carparking spaces;
- Reduction in the number of residential carparking spaces from 685 to 590.

Other minor revisions to the proposal have also been made and are outlined in the Preferred Project Report.

Submissions received included submissions from Ku-ring-gai Council, state government agencies and authorities and the general public, and are summarised below:

- Authorities and agencies      9
- Members of the public      1408

Most of the agencies provided some qualified support for certain aspects of the proposal, and some suggested conditions upon which an approval may be based. It is assumed that the vast majority of public submissions are from residents of the Ku-ring-gai local government area.

The matters raised in the submissions were generally similar in nature and are based upon the following key issues:

- Zoning and land use controls;
- Transport and land use planning, in particular the proposed density of the development and proximity to centres;
- Building heights;
- Urban design, in particular the scale, character and layout of the development;
- Bushfire risk and management;
- Traffic generation, including access to the site and parking;

- Nature conservation – impact on flora and fauna in the Lane Cove National Park;
- Loss of community and recreation facilities, in particular the oval;
- Heritage impact;
- Housing mix and affordability; and
- Consistency with the Metropolitan Strategy for Sydney, draft North Subregional Strategy and State Plan.

UTS's response to these key issues is provided at Section 2 of this Report. Section 3 details amendments to the project, and Section 4 the revised Statement of Commitments.

A summary of issues raised is at **Appendix A**, and a response to these issues is at **Appendix B**.

## 2.0 Response to key issues

### 2.1 Consistency with relevant strategic plans

#### NSW State Plan

The proposed concept plan, including listing of the University of Sydney's Kuring-gai Campus (UTS Kuring-gai) as a state significant site and consolidation of UTS education facilities at the UTS Broadway campus, is consistent with the following objectives of the NSW State Plan, launched by the NSW Premier the Hon Morris Iemma MP in November 2006.

In particular the listing of the UTS site facilitates the delivery of:

- NSW: Open for Business
  - P1 – increased business investment
  - P4 – More people participating in education and training throughout their life
- Improved Urban Environments
  - E4 – Better environmental outcomes for native vegetation, biodiversity, land, rivers and coastal waterways
  - E5 – jobs closer to home (the site is within 30 minutes' travelling time of a strategic centre – Hornsby, Chatswood, St Leonards, Macquarie Park, and a larger number of education jobs and opportunities will be located adjacent to the Central Station transport hub)
  - E6 – Housing affordability

#### Metropolitan Strategy for Sydney

The proposed listing of UTS Kuring-gai as a state significant site is consistent with the Metropolitan Strategy for Sydney. The objectives of the Metropolitan Strategy include:

- maintaining the strong global economic corridor, which stretches from Sydney Airport to Macquarie Park, and which includes the UTS Kuring-gai site;
- containing Sydney's development footprint; and
- providing fair access to housing, jobs and services and open space.

The proposed listing meets all of these objectives.

The proposed introduction of residential, commercial and community uses within the UTS Kuring-gai campus, as well as the possibility to continue educational use over all or part of the site, will assist UTS in continuing to improve the range of facilities provided at its City campus, thus delivering quality education more effectively and enhancing the City 'knowledge precinct'.

In addition, it makes an important contribution toward the containment of residential growth within Sydney's existing urban footprint in an attractive area that is served by public transport and connected to numerous job opportunities. The Metropolitan Strategy establishes a target of 21,000 new dwellings in the

North region (comprising the local government areas of Hornsby and Ku-ring-gai), by 2031. Although this is a relatively modest target, it is essential that all new residential development provides a variety of housing types to meet demand and demonstrates a high quality of urban design.

The proposal would assist the State government in achieving the objectives and strategies included in the Sydney Metropolitan Strategy. **Table 1** summarises consistency with the strategy.

**Table 1** – Consistency with the Sydney Metropolitan Strategy

Objective	Strategy/action	Proposal
Increase densities in centres while improving liveability (Objective B2)	Strategic centres will accommodate residential development compatible with the employment capacity targets. State led planning will establish compatible housing targets in centres.	The proposed Concept Plan provides for over 60,376m <sup>2</sup> of the Gross Floor Area for residential uses. This equates to approximately 382 dwellings capable of accommodating approximately 723 people.  The Concept Plan and SEPP amendment only marginally increases densities of that permitted under the current Ku-ring-gai Planning Scheme ordinance and DCP controls.
Cluster business and knowledge based activities in strategic centres (Objective b3)	Ensure sufficient commercial office sites in strategic centres. Current estimates suggest that up to 6.8 million square metres of additional commercial floor space will be required to 2031 in Sydney.	Should the UTS vacate the Kuring-gai campus, the outcome will most likely be to consolidate to the City campus, strengthening that campus as a 'knowledge precinct', consistent with the NSW Metropolitan Strategy. Alternatively, students from the UTS Kuring-gai campus could choose Macquarie University identified as part of the Macquarie Park 'knowledge precinct' and would thus also serve the desired planning outcomes of the NSW Metropolitan Strategy.
Concentrate activities near public transport (Objective B4)	Concentrating activities in centres has substantial environmental benefits by reducing travel times, pollution, congestion and car dependence, protecting the character of existing suburbs and supporting public transport. [p104]	The proposed development is located on a bus route which connects with Roseville and Lindfield railway stations. In addition the site is within 25 minutes walking distance from the Lindfield or Roseville railway stations. The proposed development will therefore introduce additional residential population at a rate considered appropriate for this location and level of public transport services. The proposed development would also provide a greater level of support to existing public transport infrastructure.

Objective	Strategy/action	Proposal
Protect and strengthen role of economic corridors (Objective B5)	Economic activity is based around accessibility to the motorway network, to business services and distribution networks, it is vital that these economic corridors are the continuing focus for employment related development, maximising returns from public investment.	Should UTS vacate the Kuring-gai campus, the outcome will most likely be to consolidate to the City campus, strengthening that campus as a 'knowledge precinct', consistent with the NSW Metropolitan Strategy. Alternatively, students from the UTS Kuring-gai campus could choose Macquarie University identified as part of the Macquarie Park 'knowledge precinct' and would thus also serve the desired planning outcomes of the NSW Metropolitan Strategy.
Ensure adequate supply of land and sites for residential development (objective C1)	The subregional housing target for Sydney City to 2031 is 132,000. This represents an increase of 55,000 dwellings between 2004-2031.	The redevelopment of the UTS site will contribute to the supply of land for housing within the Metropolitan Area and allow for approximately 382 new dwellings. The redevelopment of this site also helps to contain the Sydney footprint.
Plan for a housing mix near jobs, transport and services (objective C2)	The "Global Sydney" arc is identified as being able to accommodate 40% of the total additional dwellings identified for location within existing urban areas up to 2031. This equates to an additional 90,000 dwellings.	By optimising the density and development potential of the UTS site, pressure on other less well suited land is diminished.
Improve the quality of new development and urban renewal (Objective C5)	The Government will guide design quality content of Development Control Plans, and Local Environmental Plans. Eliminate misalignments between DCPs and LEPs to prevent reduction of development potential in DCPs.	The SEPP amendment controls, the Concept Plan and Statement of Commitments will together deliver a high quality urban environment. Furthermore the large size of the site means that the impacts can be well contained within the site.
Influence travel choices to encourage more sustainable travel (Objective D3)	Planning Guidelines for Walking and Cycling will be implemented throughout the Metropolitan area.	The Concept Plan documents pedestrian and cycling integration within the site and to destinations outside the site, where the topography and subdivision pattern permits.
Protect Sydney's natural environment and achieve sustainable use of natural resources (Objective E2 and E3)	Protect Sydney's natural environment from impacts of growth for dual benefit; our waterways, biodiversity, clean air and heritage are protected; and development processes are streamlined with greater certainty.  Plan for growth so as to achieve sustainable use of natural resources; water, energy and waste.	The Concept Plan incorporates ESD through the location and orientation of the proposed dwellings enabling the maximisation of solar access and other ESD principles contained in SEPP 65. In addition the ESD strategy includes protection of the natural biodiversity, protecting water quality, conserving and recycling water as well as the adaptive re-use of a substantive existing building. In addition, 34,570 m <sup>2</sup> of bushland will be dedicated to the Department of Environment and Climate Change, and 19,469 m <sup>2</sup> of community open space will be dedicated to Ku-ring-gai Council, for the benefit of current and future generations.

Objective	Strategy/action	Proposal
Increase access to quality parks and public places (Objective F1)	Access to open space will need to be improved.	New streets will improve access to the surrounding Lane Cove National Park and the new public domain will be landscaped and finished to a high standard. Improved pedestrian connections will all improve access to the regional open spaces within easy walking distance of the site.
Provide a diverse mix of parks and public places (Objective F2)	The quality of open space to be improved through better design and management and better provision of facilities	There are a variety of open spaces proposed for the site including a full size adult soccer field that is capable of accommodating either two junior cricket fields or two junior soccer fields, and other landscaped links and spaces. The amount and quality of ground level publicly accessible open space is significant for a site in a developed residential area.
Improve State involvement in strategic places and projects (Objective G2)	Tailor planning and assessment regimes for State significant places and critical infrastructure under Part 3A of the Environmental Planning and Assessment Act.	The Minister has requested that a study be undertaken to determine whether the site is of State significance. The Minister has formed an opinion that pursuant to clause 6 of the Major Projects SEPP the proposal is a Major Project under Part 3A of the Act accordingly the Minister will be the consent authority.
Engage stakeholders in subregional planning (Objective G6.1)	Enable stakeholder involvement in subregional planning.	Stakeholders have been involved in the future redevelopment of the UTS site through targeted consultation and through the Community Reference Group. Further meetings will be held by the Department of Planning during the assessment phase of the UTS project

## Draft North Subregional Strategy

The listing of the UTS site is consistent with the principles and objectives of the Draft North Subregional Strategy, which was publicly exhibited for a period of 60 days from 30 October 2007. The draft strategy is the next step in translating the objectives for the entire Sydney metropolitan area into strategies for each grouping of local government areas.

In particular, the listing is consistent with the following key directions for Sydney's North:

- Better access to a variety of housing choice; and
- Enhance the region's local centres (which also facilitates ageing in place).

In addition, the listing will enable the Ku-ring-gai local government area to move closer towards its housing capacity target of an additional 10,000 dwellings over the next 25 years, which equates to an average of 778 dwellings each year.

The concept plan proposes new residential development on the site that equates to less than 50% of a single year's housing target for the Ku-ring-gai LGA, based on the capacity figures established in the draft North Subregional Strategy.

The site is located within 30 minutes' travelling time of the Chatswood, Macquarie Park, St Leonards and Hornsby strategic centres (as identified in the Metropolitan Strategy for Sydney), thus providing access to a wide variety of employment opportunities. Alternatively, new residents will have the option of working from home in a peaceful bushland setting. The North subregion has the highest rate of working from home of all Sydney's subregions, with 30% of all work in the property and business sector in this subregion being home-based<sup>1</sup>.

The proposal would assist the State government in achieving the objectives and strategies included in the draft North Subregional Strategy. **Table 2** summarises consistency with the strategy.

**Table 2** – Consistency with the Draft North Subregional Strategy

Objective	Strategy/action	Proposal
Establish a framework to support innovation across Sydney (Objective A2.1)	The NSW Government's Innovation Statement seeks to improve the innovation capacity of 5 key sectors.	Consolidating UTS's teaching and learning facilities at the Broadway campus will provide greater opportunities for students and academics to enhance their contribution towards learning.
Establish a typology of centres (Objective B1)	State agencies and councils are to incorporate the established centre typology into local plans.	The site is located a short distance from the Roseville neighbourhood centre.
Ensure adequate supply of land and sites for residential development (Objective C1)	A target of 60-70% of new housing to be accommodated in existing urban areas has been established. North subregion housing growth should be accommodated within existing areas.	The concept plan provides for new residential development on previously developed land on the UTS site.
Plan for a housing mix near jobs, transport and services (Objective C2)	New residential development should be focussed around centres and corridors with access to public transport and local services.	The site is located within the Global Economic Corridor, close to the Roseville local centre, less than 30 minutes from the Chatswood, Macquarie Park, St Leonards and Hornsby strategic centres.
Improve the design of new development and urban renewal (Objective C5)	Initiatives will be undertaken to improve the design quality of development.	The concept plan has been designed to local buildings on previously developed land that is complementary to adjacent residential and bushland areas. Designs will also meet or exceed the requirements of SEPP 65 and BASIX.

<sup>1</sup> Source: Australian Bureau of Statistics, 2008

## 2.2 Zoning and land use controls

Submissions from the Departments of Environment and Climate Change, Water and Energy, Planning and Ku-ring-gai Council made recommendations regarding the zoning regime and SEPP amendment applying to certain parts of the site. In particular, it was recommended the zones applying to land containing the *Darwinia biflora* and Red-crowned toadlet communities be amended to afford these communities greater protection.

In addition, the Department of Planning has recommended the concept plan maps showing building height, land use zones and asset protection areas be reviewed to ensure overlays are accurate.

A revised amendment to the State Environmental Planning Policy (Major Projects) 2005 is at **Appendix C**. A table summarising proposed amendments to the land use regime is at **Table 3** below.

**Table 3 – Proposed zoning changes**

Location	Zone in Exhibited Concept Plan	Zone in Revised Concept Plan
Bushland	RE2	E2
<i>D biflora</i> to the north of the site	R1	R1 with overlay
Riparian corridors	RE2	E2
All development 2 storeys or under	R1/R2	R1/R2
Integrated housing	R1	R1
APZ	E3	E2
Village Green / Soccer field	R1	RE1
National Park	RE2	E2
Remainder	R1	R1

### 2.2.1 Asset protection zone and bushland

To ensure the ecological values of the bushland part of the site are protected, (which comprises approximately 91,792 square metres or 44% of the site), a zoning regime that allows protection of those values, but facilitates public use of the land, and management of bushfire risk, is required. The zoning regime for the site seeks to address each of those objectives.

The Department of Environment and Climate Change (DECC) and Ku-ring-gai Council have recommended the consolidated areas of bushland be rezoned from RE2 – Private Recreation to E2 – Environment Conservation. This is supported, as the E2 zone is more consistent with the long term conservation management objectives of the site, including the protection, management and restoration of the bushland parts of the site, as stated in the Concept Plan. The E2 zone also ensures continued public access to the land for non-intrusive pursuits.



The E2 zone prohibits uses such as multi dwelling housing, residential flat buildings and major recreation facilities. Environment protection works are permitted.

The Department of Water and Energy has recommended the increased protection of the riparian corridor that runs along College Creek, and it should be zoned E2 Environmental Conservation, rather than RE2 Private Recreation. Management of the riparian corridors within the APZ will require the management of ground fuel and weed removal but not the removal of riparian vegetation. The undertaking of these management practices will be outlined in a bushfire management plan to be developed and submitted with the first Project (or Development) Application.

### 2.2.2 *Darwinia biflora* communities

Limited populations of the threatened plant *Darwinia biflora* are located in both the bushland and disturbed areas of the site. Due to their rarity, several of the submissions, including the Department of Environment and Climate Change have recommended these plants be afforded greater protection than is currently proposed in the Concept Plan.

The Department of Environment and Climate Change has recommended the areas within the R1 – Residential zone that contains *D biflora* communities be rezoned to E2 – environment conservation. This is not supported as it is inconsistent with the primary use of the land; rather, an overlay to identify the significance of the remnant vegetation will be introduced, as it more clearly identifies the plants and facilitates their protection in an already disturbed area. The remaining *D biflora* populations will be protected by the E2 – Environment Conservation zone.

### 2.2.3 Developed area

A number of submissions, including those from Ku-ring-gai Council, raised concerns regarding the proportion of the site that is to be developed, and its form.

As discussed in the Concept Plan, currently 56% of the site is developed. This area comprises roads, parking and hard stand areas (42%), the footprint of the existing buildings (7%) and the sports oval (7%). The remaining area is currently bushland.

It is proposed to limit the area of the proposed development to previously disturbed lands.

The exhibited concept plan proposed opportunities for active and passive recreation on the “Village Green” and the bushland (including 50-60 metre-wide Asset Protection Zones), however these opportunities will be enhanced as a full-size adult soccer field (also capable of accommodating either two junior cricket fields or two junior soccer fields) will now be provided. A network of pedestrian and vehicle links through the site, reminiscent of the current street pattern, will enhance the permeability and legibility of the site and safety for residents.

Development in the already disturbed part of the site will be further limited by ensuring standard single lots are zoned R2 – low density residential, and the remainder of the land which is to be used for residential purposes, zoned R1 – residential. Education, child care centres, community facilities and office premises development is also proposed to be permitted in the zone, which will also apply to campus buildings that will be retained. The soccer field, which replaces the “Village Green”, will be zoned as RE1 – Public Recreation.

To ensure any proposed development is compatible with the surrounding environment and promotes the heritage values of the site, additional objectives have been added to the R1 zone.

### 2.2.4 Sports oval

A number of submissions raised concerns about the possible loss of the sports oval on the site, which is managed by UTS but is also utilised by a range of community sporting groups. A “Village Green”, zoned R1 – residential, with an area of 6,970 m<sup>2</sup> was provided for in the concept plan.

The concept plan has now been revised to replace the “Village Green” with a full-size adult soccer field that also has the potential to accommodate either two junior cricket fields or two junior soccer fields. The field will be accompanied by 30 carparking spaces. The field and carparking will be zoned as RE1 – public recreation, in keeping with its use.

Ku-ring-gai Council has also stated that in the event that the soccer field was placed under their management or dedicated to Council, they would plan for the construction of change room and toilet facilities in its vicinity. Council has also stated that the hours of use will be regulated in line with other sports ovals and fields in Ku-ring-gai, including no bookings made before 8.00am on Saturdays and 9.00 am on Sundays. This will ensure that residential and public open space uses are compatible.

## 2.3 Land use planning

### Proposed density of the development

New residential development on the site is proposed to be limited to areas that have previously been utilised for university purposes. The main campus building and a substantial proportion of the oval will be retained.

Submissions from the public and agencies (including the Department of Planning and Ku-ring-gai Council) expressed concerns at the proposed number of dwellings to be accommodated on the site. The exhibited concept plan provided an overall floor space ratio of 0.46:1, with a total of 440 buildings. This was in addition to retaining the main buildings for education uses, or their adaptive reuse for commercial purposes.

As a result of refinements to the concept plan, the FSR for the site has now been reduced to 0.42:1, and the total number of dwellings proposed has been reduced by over 13%, to 382. It should be noted that the first submission made to Ku-ring-gai Council in 2004 proposed a residential density of 566 dwellings.

The proposed dwelling mix is shown in **Table 4** and revised development controls at **Table 5**, below.

**Table 4 – Revised dwelling mix**

Dwelling type	Exhibited concept plan	Revised concept plan
Single lots	10	10
Integrated small lots	40	25
Apartments	390	347
<b>TOTAL</b>	<b>440</b>	<b>382</b>

**Table 5 – Key development controls**

Key development control	Exhibited concept plan	Revised concept plan
Dwellings per hectare	21.15	18.4
GFA (residential)	68,304 m <sup>2</sup>	60,376 m <sup>2</sup>
FSR across the site	0.46:1	0.42:1
Number of carspaces (residential)	587 plus 97.5 visitor spaces	503 plus 87 visitor spaces
Number of residents when completed	831	723

The reduced density has been achieved through the provision of a full-size adult soccer field on the site, the conversion of some ground floor residential uses to community (for the purposes of a childcare centre), and the deletion of one 4-storey apartment building from the concept plan.

This reduced density will require fewer spaces for private vehicles to be provided on site, and result in reduced traffic flows in local residential streets.

## Proximity to centres

The site is located approximately 1.2 km from the Roseville neighbourhood centre, which is located on the Pacific Highway adjacent to the Roseville Railway Station. Due to the topography of the area, this equates to a 20-25 minute walk. Alternatively, buses travel between the site and Lindfield, Chatswood and Roseville railway stations, every half an hour.

Strategic Centres at Chatswood, Macquarie Park, St Leonards, Hornsby and North Sydney are all within 30 minutes' travelling time from the site; the North subregion also contains over 50 centres, ranging from neighbourhood to strategic centres. Each of these centres provides a broad range of employment, health, educational and retail opportunities for residents of the site and the Ku-ring-gai local government area generally.

## 2.4 Built Form

### 2.4.1 Building Height

A number of submissions, including those from Ku-ring-gai Council and the Department of Planning requested clarification of the proposed heights of the new buildings on the site. Council also requested that floor to ceiling heights be defined in accordance with the definition included in the standard local environmental plan, and reduced. The exhibited concept plan established a floor to ceiling height of 4.0 metres for residential flat buildings. Accordingly, a 5-storey (the highest proposed) would be 20 metres high when measured from ground level to the ceiling of the uppermost floor excluding plant rooms and lift over-runs.

Following a review of the concept plan, floor to ceiling heights have been revised to 3.5 metres, resulting in a 5-storey building being 17.5 metres high.

Nominating maximum reduced levels (RLs) in the concept plan is premature, as it requires further design of the concept plan and detailed input from civil and infrastructure consultants. In addition, specifying maximum building heights in the concept design stage may limit future flexibility of the building designs. Rather, the matter of building height is better discussed and assessed based on visual impact analysis and urban design merit. This includes examining the relationship between building height and the existing tree canopy. Despite this, the maximum number of storeys for each building will be limited to what is proposed in the building height map in the SEPP Amendment (at **Appendix C**) and Concept Plan (at **Appendix L**).

Detailed building designs will be prepared in conjunction with any future Project (or Development) Applications for the site.

### 2.4.2 Urban design

#### Scale, character and setbacks

Submissions raised concerns over the scale, character and setbacks of the proposed residential component of the development. In particular, the appropriateness of development in the form of integrated lots or multi-unit housing was raised.

The concept plan introduces a series of design principles upon which the concept plan is based. These design principles relate to the range of development proposed on the site, including single dwelling lots, integrated housing and multi unit dwellings, as well as the adaptive reuse of the main campus building which is to remain.

These principles are based upon ensuring a close relationship between the original buildings and the landscape is maintained and is examined in detail in the heritage assessment of the site, which included detailed discussions with Bruce Mackenzie, the original Landscape Architect for the site.

As well as respecting the current bushland setting and heritage character of the site, the design principles seek to concentrate new development within existing disturbed areas, to thus minimise intrusion into the existing bushland.

Setbacks are designed to achieve a balance between ensuring privacy for residents, and creating opportunities for passive surveillance of the proposed pedestrian and road network. They are also sufficient to ensure development on adjacent sites is not prejudiced.

This philosophy has been extended into the design of the new sections of the development, where the buildings will also achieve a close and immediate relationship. The entire development will utilise a consistent design philosophy, respecting and taking forward the original concept.

Urban design guidelines will be developed for single lots, integrated lots, and residential flat buildings prior to the first stage of development, to be outlined in the project staging plan to be submitted with the first project application. New residential development on the site will be subject to future Project (or Development) Applications, and assessed for compliance with urban design guidelines, local and State planning instruments, such as SEPP 65, BASIX and other complementary instruments.

In addition, objectives for the residential zone will reinforce a high quality, well-designed and diverse community, namely:

- To provide development that is compatible with the existing environment and heritage qualities of the locality;
- To maximise sustainable outcomes;
- To achieve high quality architectural and urban design outcomes; and
- To establish development controls that allow for the provision of affordable housing.

## Internal networks

Internal transport networks comprise a range of roads, pedestrian and cycle paths. The network is reminiscent of the current street pattern, will enhance the permeability and legibility of the site, and safety for residents. It will direct residents and visitors to the community facilities on the site, local transport routes and recreation areas.

The new public domain will be landscaped and finished to a high standard. Improved pedestrian connections will improve access to the regional open spaces within easy walking distance of the site.

## Impact on Film Australia

Concerns have been raised as to the impact of the proposed development on the adjoining Film Australia site.

Currently, the large, industrial-style buildings of the Film Australia site are adjacent to the open carpark in the north-west corner of the site, and the sports oval. The concept plan proposes a mixture of single dwellings, integrated housing and apartment buildings up to a maximum height of three storeys adjacent to the Film Australia site. The location and scale of these buildings seeks to deliver a legible pattern that could be replicated on adjoining sites, while ensuring any future development is not prejudiced. Building setbacks on both the UTS and Film Australia site will be managed to minimise any environmental impacts such as noise, overshadowing and loss of privacy.

Film Australia also participated in the original Community Reference Group in regards to the proposal and were represented at the most recent Community Reference Group meeting.

## 2.5 Heritage Impact

The vast majority of submissions, including the NSW Heritage Office, Ku-ring-gai Council and the National Trust of Australia, expressed concern at the impact of the proposed development on the heritage values of the UTS Kuring-gai site.

The main buildings in the UTS Kuring-gai site have been recognised for the outstanding architectural merit of the main campus building, and its landscaped setting. Further, the site as a whole is recognised on the Royal Australian Institute of Architects' Register of 20<sup>th</sup> Century Buildings of Significance. The College building was awarded an architectural merit award in 1972, and in 1978, after the completion of Stage 3 of the building, was awarded the Sulman Award. The site has also been nominated for listing on the NSW State Heritage Register.

A draft local environmental plan to list the site as a heritage item was prepared by Ku-ring-gai Council in 2004, and is awaiting gazettal by the Minister for Planning.

The SEPP amendment proposes to conserve the existing campus building and its setting by limiting new development to areas that have previously been disturbed or built upon, and requires any work to be undertaken on the main building complex (excluding the gymnasium) to be first approved by the Minister for Planning.

The proposed development will maintain the heritage significance and design integrity of the site through the adaptive reuse of the main campus building and the containment of new development on previously disturbed land. The following uses are proposed for the original campus buildings:

- The main building complex will be re-used for educational, commercial, community, retail or other sympathetic uses;
- The gymnasium (stage 3) will be replaced by new residential accommodation; and

- The vast majority of existing natural bushland around the complex will be retained.

The relationship of the new residential buildings to the existing campus buildings and local environment has been carefully considered to minimise impacts:

- no more than two storeys at the interface of the site with adjacent residential properties;
- three storeys adjoining the adjacent light industrial portion of the Film Australia site; and
- up to five storeys closest to the existing 2-5 storey campus buildings.

In addition, due to the sloping nature of the site, taller buildings will appear to have a lesser height, to maintain views to the campus building and bushland. In addition, buildings will be separated to maintain view corridors throughout the site, particularly in regards to the “citadel” nature of the campus.

## 2.6 Housing mix and affordability

Public submissions raised the need to improve housing diversity and choice in the North Subregion the vicinity of the site by providing a mix of one, two and three bedroom dwellings on the site.

The concept plan provides a mix of large dwelling lots (up to 750m<sup>2</sup>), lots that are suitable for townhouses or integrated housing (up to 400m<sup>2</sup>), and two and three bedroom apartments. This is comparable to the range of dwelling types that are available in the Ku-ring-gai local government area. Despite a proposed reduction in the density of residential development on the site, the housing mix will be unchanged.

The proposed development provides a higher percentage of smaller dwellings than the current Ku-ring-gai housing stock. However, as statistics from the 2006 Australian Census show, over one third of Ku-ring-gai residents are aged over 50, and this has increased by 25% since the 2001 census. Although this trend is typical of much of Sydney, it is heightened in the North Subregion. In addition, advice from demographic and market analysts Landsbury’s indicates that the primary homebuyers in Ku-ring-gai LGA are in their mid-thirties to mid-forties with secondary school age children

Providing a range of dwelling sizes in an attractive, landscaped setting that is close to existing community facilities and transport networks will enable Ku-ring-gai and North Shore residents who are seeking to move from their larger home, to down-size, and “age in place”.

In addition, improved affordability of housing is encouraged by providing a range of dwelling types, including those on smaller lots. This compares favourably with much of the existing housing stock in the Ku-ring-gai local government area, which is predominantly in the form of single dwellings.

Population trends indicate that this group of homebuyers will increase in number.

Young professional couples seeking to be closer to work, retail and recreation facilities are another emerging homebuyer market in the area. This group is seeking multi-unit housing and is likely to have previously grown up in Ku-ring-gai LGA and would particularly like to return to live in the area.

## 2.7 Traffic Impacts

A number of submissions, including the Department of Planning and the Roads and Traffic Authority, raised concerns regarding the impacts of the proposed development on the local traffic network.

An addendum to the Traffic Assessment prepared by Arup (at **Appendix D**) indicates that following assessment of traffic data, in relation to likely trip generation by the development, traffic flows will have minimal impact on surrounding streets, and demand for on-street carparking will be reduced when compared to the University operating at its full capacity. In relation to the operation of intersections in the vicinity of the site, particularly those at the Pacific Highway, intersections will continue to perform at existing, or acceptable levels of service.

The exhibited concept plan proposed a total of 440 dwellings with 685 carspaces, in accordance with the requirements of the Ku-ring-gai Parking DCP.

The project has been refined to reduce the number of dwellings on site to 382 dwellings, which results in fewer on-site carspaces and reduced traffic impact on local roads including peak traffic movements.

In addition, patronage of local public transport, walking and cycling networks will be encouraged through the provision of an information pack to residents, which highlights local routes and services.

## 2.8 Ecological Impacts

Submissions have raised issues as to the impact on local flora and fauna, in particular locally occurring threatened species, as a result of development proposed in the concept plan. Clarification of arrangements for the dedication of certain land to Ku-ring-gai Council and the Department of Environment and Climate Change, is also sought.

Impacts on the Lane Cove National Park and local flora, fauna and waterways will be managed by strict control of stormwater runoff, weeds, and feral and domestic animals. Further, the concept plan has been specifically designed to minimise impacts on threatened species, communities and populations including the plant *Darwinia biflora*, Red-crowned toadlet, and other avian fauna.

In relation to impacts on *D biflora*, some sections of the report, such as methodologies utilised in field surveys (in particular RCT survey methodologies), have been amended to provide additional details relating to survey methodologies, results and impact assessment. These are outlined in the revised Ecology Report prepared by ERM at **Appendix E**.



In addition, as a result of the findings of the December 2007 surveys at the site, sections of the report on *Darwinia biflora* (methods, results and impact assessments) have been amended.

Key findings have been an increase in the number of individual plants found on the site: the current population is now 115 plants, whilst in 2003 the number of plants was 69. The proposed Concept Plan / SSS Amendment (see Figure 6.1 of the ERM report at **Appendix E**) would result in removal of 47 plants from the site (out of a total of 115). This includes:

- 23 individuals located within small isolated areas of remnant bushland in the car park in the east of the site;
- 12 individuals located within small isolated areas of remnant bushland in the car park in the north west of the site; and
- 12 individuals from bushland to the south of the north western car park.

The following locations would be retained and managed for the ongoing viability of plants:

- Remnant bushland area east of the oval where 59 individuals were recorded in December 2007; and
- Western bushland accommodating nine individuals and their surrounding habitat.

This approach will result in the retention of the two largest areas of habitat for this species on the site. These areas may also contain the species in the soil seed bank.

In addition, there will be consultation with the Department of Environment and Climate Change expert ecologists prior to commencement of works to ensure the best results for the plants identified for removal is achieved. This may involve the translocation of the soil and its seedbank in addition to trialling the translocation of adult plants. Surveys carried out in late 2007 have identified an additional 45 plants on the site. This results in removal of only 41% of the known population (47 out of 115) as part of the development.

The concept plan also proposes to dedicate part of the bushland on the site to the NSW Government to afford increased protection to these species. The Department of Environment and Climate Change is prepared to progress discussions on arrangements to secure this dedication. **Figure 1** below shows the land to be dedicated to DECC and Ku-ring-gai Council. Further, management plans and funding arrangements for the maintenance of bushland on the site will be prepared. A draft outline of the contents of the management plans is at **Appendix F**. The management plans will be costed and will be registered on title. Each action within the management plan will be designated to a responsible party and appropriate times for implementation of actions will be provided.



Figure 1 – Land to be dedicated to the Department of Environment and Conservation and Ku-ring-gai Council

Separate arrangements will be made with Ku-ring-gai Council relating to the maintenance and management of the soccer field.

Any excavation across the site will be carefully managed to ensure any fill brought to the site is clean, and appropriate erosion and sediment control measures are in place to minimise runoff.

## 2.9 Bushfire risk and management

A number of submissions raised concerns about the risk to the site of bushfires. In particular, the Department of Planning and Rural Fire Service have sought clarification as to the protection of the site from bushfire.

As discussed in the Concept Plan, management of bushfire risk for the site will be carried out in accordance with the *Planning for Bushfire Protection Guidelines* 2006, prepared by the NSW Rural Fire Service. The Guidelines were prepared to implement recommendations of the Joint Parliamentary Inquiry into the 2001/2002 the Sydney bush fires. They were first released in 2001, and an updated version released on 28 June 2002. A substantially revised edition was released in 2006, which provided detailed controls to assist councils, town planners, NSW fire authorities and bush fire consultants.

Planning for Bushfire Protection considers both past and future trends in bushfire behaviour, and is designed to mitigate impacts associated with the intensity of bushfires. Current research into the effect of climate change on bushfire behaviour indicates that although there is potential for an increase in frequency in bush fires, increased bushfire intensity is not expected.

Measures proposed in the concept plan to mitigate risks associated with bushfires include:

- Ensuring buildings are constructed in accordance with the requirements of the *Planning for Bushfire Protection Guidelines 2006*;
- Providing sufficient access for fire fighting personnel, including roads, property access and sufficient electricity, gas and water supplies;
- Preparing a Bushfire Evacuation Plan, which will be submitted to the NSW Rural Fire Service for approval; and
- Ensuring Asset Protection Zones are provided in accordance with the *Planning for Bushfire Protection Guidelines 2006*.

## 2.10 Climate Change

Some submissions received recommended the impact of the development on climate change (such as carbon emissions), and the impacts of climate change on the concept plan, be addressed.

To address these matters, a high level, strategic assessment of climate change issues has been developed, based on information obtained from the CSIRO as well as the Australian Department of Climate Change, and is attached at **Appendix G**.

### 2.10.1 Impact of climate change on the development

#### Bushfire

In the past, the UTS Kuring-gai site has been exposed to bushfire events, and is identified as “bushfire prone” on the Ku-ring-gai Council’s map of Bush Fire Prone Land (as approved by the Commissioner of the NSW Rural Fire Service). The proposed concept plan is classified as “subdivision” in accordance with the *Planning for Bushfire Protection* guidelines developed by the NSW Rural Fire Service. A Bushfire Hazard Assessment for the proposed Concept Plan has been prepared by Barry Eadie Consulting, and was placed on exhibition during November 2007.

Some contemporary research has indicated that potential changes to the climate may impact on the length of the bushfire season. Accordingly, the Fire Management Plan prepared for the project will have adequate flexibility to accommodate changing needs over time.

Organisations such as CSIRO are presently researching how increased bushfire risk may be created by climate change, and how communities may prepare themselves if this occurs. The Bushfire Hazard Assessment states that if the proposed adoption measures are implemented in full, the Concept Plan will meet the objectives of the Bushfire Protection Guidelines.

The *Planning for Bushfire Protection* Guidelines do not specify how climate change impacts have been considered, however, it is understood they were prepared using contemporary research, including potential impacts of climate change. It is also assumed that these Guidelines will be regularly reviewed, and be subject to community and government consultation, and will incorporate findings as more data becomes available regarding any likely change in fire frequency or intensity.

Management plans will be prepared in conjunction with the Concept Plan that address potential risks to life and property as a result of bushfire impact. They will also be sufficiently flexible to accommodate changes as a result of new research, as it becomes available.

## Potential for Storms of Increased Severity

Climate change may also result in more frequent storm events affecting the site, particularly through strong winds or heavy rains.

Worley Parsons (incorporating Patterson Britton) have prepared an Urban Infrastructure Management Strategy (at **Appendix H**) that outlines retention measures for excessive storm-water discharge from the site, and measures for retention.

The modelling processes adopted by Worley Parsons are based on a range of assumed storm events over a 20 to 50-year horizon.

### 2.10.2 Impact of the development on climate change

City of Cities: the Metropolitan Strategy for Sydney facilitates sustainable development across Sydney, including ensuring Sydney's urban communities adapt and respond to the challenges of Climate Change. For example, infill development places less pressure on Sydney's urban fringe, thereby preserving ecological assets. It also assists in promoting the use of existing transport and community infrastructure.

The proposed Concept Plan will implement the following sustainable development initiatives, which aim to eliminate or minimise emissions of greenhouse gases:

- Incorporation of an energy rating system for newly constructed buildings within the boundaries of the Concept Plan;
- Adaptive re-use of the existing educational building, meaning a saving in embodied energy for any future retrofit;
- Compliance with the Building Sustainability Index (BASIX) for the residential component of the development;
- Incorporating a "green" rating system such as Greenstar, for future non-residential uses across the site;
- Addressing key environmental issues of the proposed development regarding climate change as part of the Statement of Commitments and future project or development applications; and

- Delivering sustainable building designs that meet the provisions of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.

## 2.11 Community and Recreation Facilities

A number of the submissions received, including those from the National Trust of Australia, Barry O'Farrell MP, member for Ku-ring-gai and Leader of the NSW Opposition and Ku-ring-gai Council, expressed concern that the closure of the UTS Kuring-gai campus would diminish available education facilities on Sydney's North Shore.

The proposal seeks to introduce residential, commercial and community uses within the UTS Kuring-gai campus, as well as the possibility to continue educational use over all or part of the site. The campus building will be retained and any educational uses that may still occur will be carried out at that location.

### Loss of education facilities

Education faculties represented at the UTS Kuring-gai campus currently include business, law, sport, leisure and tourism, nursing and education (incorporating science and art). In 2007, approximately half of the students enrolled at the Kuring-gai campus hailed from the northern Sydney region (which extends from North Sydney to Gosford). However, those same students account for less than one-third of the entire UTS student population from that region, with the remaining 68% of all UTS students enrolled at the City campus.

Despite the broad range of courses offered at the Kuring-gai campus, student numbers have been declining, and many students enroll in courses at UTS's City campus, rather than at Kuring-gai, straining the resources available at the City campus. Further, some teaching facilities, such as laboratories for high school teaching students, are of a higher standard at the City campus. They are better equipped to educate potential high school teachers who have been identified as a group that needs to be increased.

Generally, students prefer to attend university campuses located close to student facilities, work opportunities, public transport and services. Furthermore, since deregulation University Admissions Index (UAI) entry requirements have been standardised resulting in increased flexibility for students to choose their location. As a result, UTS Kuring-gai is facing declining student preference and is becoming less competitive.

**Table 6** below compares student enrolments at UTS generally (including the City campus) and at UTS Ku-ring-gai between 1997 and 2005.

Table 6 – UTS enrolments at Kuring-gai and the university as a whole

Year	UTS Student Enrolments		Kuring-gai as % of total
	Total	Kuring-gai Campus	
1997	22,650	4,159	18.4
1998	22,976	3,925	17.1
1999	23,173	3,743	16.2
2000	23,807	3,834	16.1
2001	27,820	4,069	14.6
2002	29,288	3,983	13.6
2003	30,729	3,926	12.8
2004	31,311	3,892	12.4
2005	31,602	4,083	13.0
2006	30,711	4,173	13.6
2007	32,204	4,100	12.7

**Table 6** above demonstrates the declining trend in enrolments at Ku-ring-gai, which coincides with growth in student preferences to study elsewhere. This reflects both changing student preferences and the effect of deregulation of the university sector. The absolute decline and even greater relative decline is illustrated in **Figure 2** below.

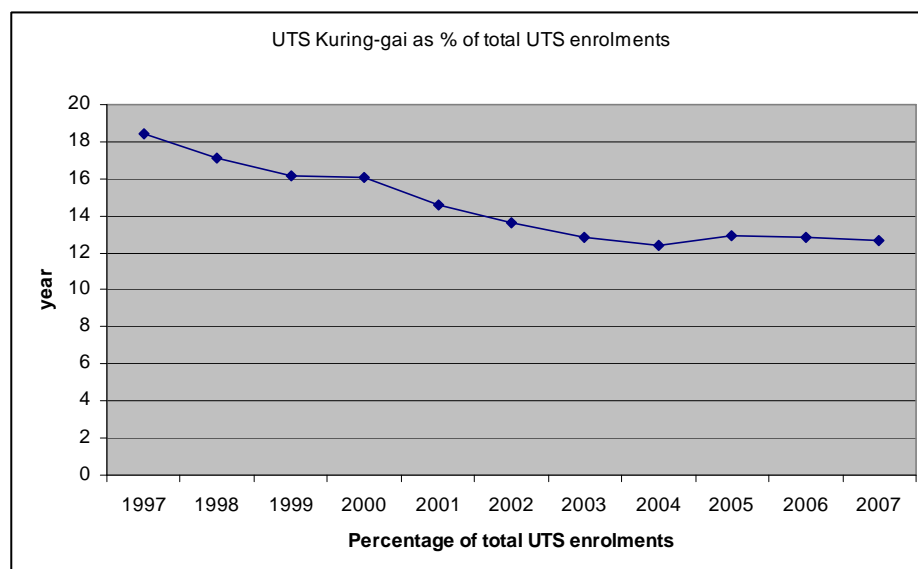


Figure 2 – UTS Student Enrolment Trends

Generally, only around 30% of students failing to gain entry to the City campus Nursing Program take up an offer of a place at Kuring-gai, despite the lower Tertiary Entry Ranking (TER) for courses at UTS Kuring-gai. These students are lost to UTS. It is also noted that, although students may enroll at UTS Kuring-gai, some attend equivalent classes at the City campus for their own convenience.

Should the UTS Kuring-gai campus decide to consolidate its teaching activities to its City campus, some educational functions may remain on site.

Students from northern Sydney could choose to attend similar courses at Macquarie University, which is only 5 km from the UTS Kuring-gai campus, and is also likely to increasingly attract students given its location in the Macquarie Park Corridor and better access to services, employment and particularly rail transport, when the new Epping to Chatswood Rail Link station is opened in late 2008.

The Australian Catholic University in the North Sydney CBD, approximately 10 km south of the site, offers comprehensive nursing studies for students who wish to study on the North Shore.

Alternatively, students have the opportunity to attend one of the universities in the Sydney CBD and North Sydney, which are well serviced by public transport including UTS Broadway, University of New South Wales (UNSW), the Australian Catholic University or the University of Sydney.

## Impact on community recreation facilities

A number of submissions, including Ku-ring-gai Council, Barry O'Farrell MP and the National Trust, expressed concerns regarding the loss of community and recreational facilities from the site.

Currently, the UTS Kuring-gai campus provides a range of community and recreational facilities which are available for use by students and staff of the campus, and the wider Ku-ring-gai community. The facilities are managed by the UTS Sports Union, and include:

- Indoor recreational facilities (gymnasium, dance studio, basketball court and squash courts);
- Sports oval and tennis courts;
- Theatre (Greenhalgh auditorium);
- Library; and
- Childcare centre.

### Indoor recreational facilities

Indoor recreational facilities at the UTS Kuring-gai campus include a gymnasium, aerobics/dance studio, basketball court and squash courts. These facilities are currently used by students, staff and alumni of the University, and are often hired by community groups from the UTS Sports Union for regular or occasional use.

A summary of existing facilities similar to those currently provided by the UTS Sports Union at the Kuring-gai campus is at **Appendix I**.

### **Sports oval**

As a result of a redesign of the site, the Village Green is to be replaced by a full-size adult soccer field that also has the potential to accommodate either two junior cricket fields or two junior soccer fields. The field will be accompanied by 30 carparking spaces.

The playing surface of the field measures 64 metres x 100 metres, with a safety area of 5 metres around the perimeter of the soccer field.

The playing field will be dedicated to Ku-ring-gai Council who will manage and maintain it in a similar fashion to other playing fields in the local government area.

### **Theatre**

The Greenhalgh Theatre is located within the main campus building at UTS Kuring-gai. This building will continue to be used for community, education uses (amongst other things), should residential development on part of the site go ahead.

A summary of existing theatre and auditorium facilities in the area is at **Appendix I**.

### **Library**

The UTS Kuring-gai library is located in the main campus building. The library primarily provides services to students and staff of the University; members of the community may pay a fee to become members of the library.

The Ku-ring-gai Council main central library is located at Gordon, with three further branches available at Turramurra, St Ives and Lindfield (on the Pacific Highway, less than 2 km from the site).

Council's Section 94 Plan 2004-2009 identifies that an upgrade of Lindfield library and the development of a new public library to serve the southern part of the LGA is proposed.

### **Childcare facilities and community centre**

The site provides a childcare centre with a licence to accommodate a maximum of 68 children. It is understood that approximately 50% of existing use is by children of UTS staff and students. The remaining 50% are children from the local community or Film Australia employees.

Following a redesign of the concept plan, it is proposed to provide 300 m<sup>2</sup> in the ground floor of one of the apartment buildings for community uses. This space can be potentially provided in the apartment building to the south of the oval and would be sufficient to accommodate a childcare centre with a capacity of 68 spaces. This community space will be dedicated to Ku-ring-gai Council.

In addition, the Ku-ring-gai Section 94 Plan (2004-2009) identifies there is demand for additional childcare centres in the Ku-ring-gai LGA, and funds are currently being collected for the purchase of a site and development of a new multi-purpose child care centre. A summary of existing childcare facilities in the area is at **Appendix I**.



## 2.12 Urban Infrastructure

Some submissions raised concerns as to the adequacy of existing infrastructure services to accommodate new residential development on the UTS Kuring-gai site.

Worley Parsons (formerly Patterson Britton) has prepared an Urban Infrastructure Management Strategy for the concept plan, which is at **Appendix H**.

The strategy proposes numerous controls to contribute to the long term improvement in receiving water quality and flow impacts in the vicinity of the site, including the adjacent bushland, and has been prepared in accordance with the Ku-ring-gai Council *Water Management Development Control Plan no 47* (2005) and Managing Urban Stormwater: Treatment Techniques (NSW EPA, 1996). This includes controls on sources of water through the provision of rainwater tanks for dwellings and bioretention swales along roadways. In addition, runoff will be treated through bioretention basis, gross pollutant traps and a detention basin. In combination, these measures will:

- Limit the number of stormwater outlets needed for the site;
- Improve stormwater quality and therefore reduce pollutant loads;
- Improve stormwater discharge and reduce peak flows;
- Ensure peak flow rates do not exceed the 5 year and 100 year ARI flow rates; and
- Reduce potable water use by 45%.

Further, the water supply is sufficient for fire fighting, through the provision of a reticulated hydrant supply and a 50,000 litre water storage reservoir will be provided.

In addition, confirmation has been received from Sydney Water, Energy Australia, Alinta and Telstra that the site is, or has the capacity to be serviced at the density proposed in the revised concept plan (382 dwellings).

## 2.13 Communications Strategy

Some submissions raised concerns as to the community receiving insufficient advice from UTS as to their proposals for the campus.

The University of Technology Sydney has been examining options for the future of its Kuring-gai campus. One option under consideration requires the rezoning of the land to permit a wider range of uses than currently occurs on the land, such as residential, community and commercial.

Since the rezoning proposal first commenced, the Department of Planning has facilitated a Community Reference Group (CRG) process. The CRG comprises ten members, including local residents, the Chatswood West Ward Progress Association, local environmental groups, Lindfield Public School, Lindfield Chamber of Commerce, and UTS Kuring-gai. In addition, Ku-ring-gai Council, Film Australia and the office of the member for Ku-ring-gai, Barry O'Farrell MP, have been appointed as observers to the CRG.

The CRG meets on a regular basis, with meetings facilitated by the Department of Planning.

In addition, UTS employed a range of methods to inform the local community about the Concept Plan and State Significant Study. These methods are detailed in the Community Information Report prepared by KJA at **Appendix J**, and included:

- Pre-lodgement briefings for local stakeholders;
- Information on the UTS website;
- Letterbox drop to approximately 500 local households;
- Display panels and brochures to supplement the Department of Planning's statutory exhibition; and
- Briefings for local media outlets.

## 2.14 Development Contributions

In accordance with Ku-ring-gai Council's Section 94 Contributions Plan 2004 - 2009 - Residential Development - Amendment No.1, a levy will be applied to all new developments which will, or are likely to, require the provision of additional or upgraded public facilities or works.

**Table 7** below outlines the Section 94 contributions required per person for proposed residents in the Lindfield area. The table shows that contributions relating to the acquisition and embellishment of recreation facilities accounts for over 95% of the required contributions.

**Table 7 – Development contributions applying to new development in Lindfield**

Ku-ring-gai Council s94 contribution per person	
Recreation - Lindfield Park Acquisition and Embellishment	\$10,301.40
Recreation - Southern Area Embellishment Works	\$385.22
Recreation - LGA wide, sportsground works and aquatic and leisure centre	\$2,113.00
<b>Total Recreation for Lindfield and Southern area park acquisition and embellishment</b>	<b>\$12,799.62</b>
Community Facilities	\$428.78
Traffic and transport	\$122.22
Administration	\$109.56
<b>Total Contribution</b>	<b>\$13,460.18</b>
Open Space as a percentage of total contribution	95.09%

**Table 8** outlines the total contributions required based on rates outlined in Council's section 94 contributions plan based on specified dwelling types. The total contribution required to meet Ku-ring-gai Council's infrastructure needs for the proposed development using these formulae is \$11,719,524.09.

**Figure 1** above shows the land to be dedicated to the Department of Environment and Climate Change and Ku-ring-gai Council.

**Table 8 – Development contributions applying to new residential development**

	Contribution rate	Number of dwellings	Contribution per dwelling type
2 bedroom dwelling	\$23,959.98	174	\$4,169,036.52
3 bedroom dwelling	\$34,459.29	173	\$5,961,457.17
4 bedroom dwelling	\$44,824.00	25	\$1,120,600.00
New lot subdivision	\$46,843.10	10	\$468,431.00
<b>Total</b>		<b>382</b>	<b>\$11,719,524.68</b>

The contributions required for open space is a significant proportion of the total and accounts for \$11,144,096.02 of the contributions required, as shown in **Table 9** below.

**Table 9 – Proportion of contribution attributed to open space**

Concept plan with full adult-sized soccer field and 382 dwellings	Community infrastructure (m <sup>2</sup> )	Percentage of Total Contribution	Proportion of Section 94 contribution	Council value
Open Space as a proportion of contributions	9,800	95.09%	\$11,144,096.02	\$12,250,000 - \$20,482,000
Community Facilities	300	3.19%	\$373,852.84	N/A
Traffic and Transport	N/A	0.91%	\$106,647.67	N/A
Administration	N/A	0.81%	\$94,928.15	N/A
<b>Total</b>		<b>100%</b>	<b>\$11,719,524.68</b>	

The Council Value figure in the table above has been determined by using the range indicated in Ku-ring-gai Council's recently exhibited draft Open Space Acquisition Strategy (ie. \$1,250 to \$2,090 per m<sup>2</sup> to acquire the open space).

Utilising the lowest figure (ie. \$1,250 per m<sup>2</sup>), the land accommodating the adult-sized soccer field (9,800 m<sup>2</sup>) could be valued at \$12,250,000. Using the higher figure (\$2,090 per m<sup>2</sup>), the same land would be valued at \$20,482,000.

This figure is consistent with independent investigations carried out by UTS.

Accordingly, there is strong evidence that the conservative value of the adult-sized soccer field of 9,800 m<sup>2</sup> exceeds the total section 94 contribution which may otherwise be levied on the development of the site, if the open space and community facilities were not provided.

Further, UTS intends to provide 300m<sup>2</sup> for use as a community facility on the site. The value of this facility is in the order of \$700,000, which comfortably exceeds the section 94 contribution for community facilities for the site, namely \$373,852.84.

Given that UTS's total contributions significantly exceed the total section 94 contributions applicable to the site of \$11,719,524.69 by at least \$2 million (based on the significant land dedications and works in kind), UTS requests any approval granted acknowledge the UTS contribution of open space and community facilities as fully offsetting the need for any further section 94 contributions.

### Dedication of recreational and community facilities and roadway

In addition, the main access route into the site from Eton Road, leading to the soccer field, will be dedicated to Council, however management arrangements for the roadway will need to be resolved prior to lodgement of a project or development application.

### Educational facilities

The Department of Education has suggested contributions be made to account for any additional demand for local education facilities as a result of the development.

To ensure the most appropriate facilities are provided, such contributions will be addressed at the project or development application stage.

## 3.0 Preferred Project

On the basis of the submissions received and consultation with the Department of Planning and other government agencies, the following amendments have been made to the project to minimise any potential environmental impacts.

Accordingly, the Environmental Assessment Report and amendment to the State Environmental Planning Policy (Major Projects) 2005 (both as exhibited), together with the amendments discussed below, comprise the Preferred Project.

The revised SEPP Amendment is at **Appendix C**, and the revised Concept Plan is at **Appendix L**.

### 3.1 Density and built form

The total number of dwellings proposed on the site will be limited to 382. This reduction will be achieved through the provision of a full-size adult soccer field, deletion of one 4-storey apartment building, and a reduction in the number of integrated housing lots to be provided on site.

Key development parameters for the concept plan are as follows:

**Table 10 – Key development parameters**

Parameter	Number	
Dwelling mix	Single lots	10
	Integrated lots	25
	2-bed apartments	174
	3-bed apartments	173
	<b>Total dwellings</b>	<b>382</b>
Dwellings per hectare	18.4	
Resident population	723	
Gross floor area	Residential	60,373
	Other uses	27,167
Floor space ratio (across site)	0.42:1	
Number of carspaces	Residential	590
	Soccer field	30
	Non-residential	341
	<b>Total</b>	<b>961</b>
Area of open space	Soccer field and curtilage	9,800 m <sup>2</sup>
	Bushland	91,792 m <sup>2</sup>
	<b>Total</b>	<b>101,592 m<sup>2</sup></b>

Maximum floor-ceiling heights will also be limited to 3.5 metres.

### 3.2 Land use zones

Land use zones for the site have been refined for the State Significant Study. A revised amendment to the Schedule 3 of the Major Projects State Environmental Planning Policy has been prepared and is consistent with amendments to the concept plan highlighted in the Preferred Project Report. The following zoning regime is proposed:

Table 11 – Land use regime

Location	Zone in Revised Concept Plan
Bushland / national park	E2
<i>D biflora</i> to the north of the site	R1 with overlay
Riparian corridors	E2
Standard single lots	R2
Integrated housing	R1
APZ	E2
Soccer field	RE1
Remainder	R1

### 3.3 Traffic impacts

Traffic impacts associated with the development will be reduced through a reduction in the number of dwellings, and on-site carparking spaces to be provided on the site.

A total of 590 car spaces (comprising 503 spaces for permanent residents and 87 carspaces for their visitors) will be provided for the residential component of the development, and 30 car spaces will be provided adjacent to the soccer field.

Traffic movements will be reduced by 28 vehicles in the morning peak, and 27 vehicles in the afternoon peak in comparison to the exhibited concept plan. In relation to the performance of key intersections in the vicinity of the site, performance will remain at the same or at acceptable levels, when compared to when the Campus was operating at full capacity.

An addendum to the Traffic Assessment has been prepared which provides revised traffic impacts to reflect the reduced dwelling numbers to 382 dwellings and adaptive re-use of the existing building. The revised impacts are outlined in the addendum at **Appendix D**.

### 3.4 Bushfire management

The proposed bushfire management regime for the site has been prepared in accordance with the NSW Rural Fire Service's Planning for Bushfire Protection Guidelines 2006. The Guidelines were prepared following much negotiation with industry, the community and government, and consider past and future trends in bushfire frequency and intensity.

The following additional management activities are proposed:

- 50,000 litre onsite water reservoir to be provided;
- Eastern APZ of 60 metres;
- Management plans for the maintenance of fire regimes to be registered on title; and
- Vegetation “islands” will be managed as part of the APZ.

### 3.5 Heritage protection

The heritage significance of the site will be further recognised through:

- Amendment of the SEPP to address heritage listing of the site;
- Investigating listing of the site NSW National Trust Register.

### 3.6 Community infrastructure

Community infrastructure will be supplemented by:

- The “Village Green” will be replaced with a full-size soccer field (that also has the potential to accommodate either two junior cricket fields or two junior soccer fields), accompanied by 30 carparking spaces. The playing surface measures 100 metres by 64 metres, with an additional safety area around the perimeter of the field.
- 300 m<sup>2</sup> (gross floor area) of community space will be provided which could accommodate a 68-place childcare centre that would be open to all local residents.

## 4.0 Statement of Commitments

A revised statement of commitments is at **Appendix K**.



## 5.0 Conclusion

The amendments proposed in this Preferred Project Report to the State Significant Site Study and Environmental Assessment Report (EAR) for the Concept Plan for the University of Technology Sydney (UTS) Kuring-gai Campus, Lindfield have occurred following the consideration of submissions from the agencies and the Ku-ring-gai community.

The key amendments proposed to the concept plan, namely reduction in dwelling numbers and the replacement of the proposed “Village Green” with a full size adult soccer field, will deliver significant community benefits.

Management of bushfire and local flora and fauna, including threatened species will be improved through a revised land use zoning regime and potential dedication of land to the NSW Department of Environment and Climate Change, and improved site and stormwater management.

This proposal will result in a number of positive local and regional outcomes including:

- Improved educational facilities and provision at UTS’ Broadway Campus, particularly in nursing and primary school teaching;
- Provision of a publicly-owned playing field;
- Provision of publicly-owned community space;
- Management of local bushland in accordance with the *Planning for Bushfire Protection* guidelines;
- Improved water quality and management;
- A quality design outcome which will incorporate ESD principles and will comply with the requirements of SEPP 65 and BASIX; and
- Provision of 382 dwellings within the existing urban framework which will optimise usage of existing urban infrastructure.

It is therefore recommended that the Minister for Planning approve the Concept Plan for the University of Technology Sydney (UTS) Kuring-gai Campus, Lindfield, as described in the Preferred Project Report.