

ATTACHMENT A – UTS KU-RING-GAI PROPOSED CAMPUS REDEVELOPMENT SUMMARY OF ISSUES RAISED

PART A – LETTERS FROM LOCAL RESIDENTS / PROPERTY OWNERS

No.	Date	Submitter	Nature	Comment	Issue Summary
1	5/11/07	Local resident	Object	<ul style="list-style-type: none"> • Objects to the loss of existing education facilities. • Education should be invested in rather than the destruction of facilities to build other uses. • The approval of the project would be detrimental to the next generation of residents. • The proposal would create traffic problems and adversely impact plants and animals. 	<ul style="list-style-type: none"> • Loss of education facilities • Traffic • Nature conservation
2	5/11/07	Local resident	Object	<ul style="list-style-type: none"> • There is an overwhelming need and public consensus for more not less investment in education. At the time UTS took possession of the site it was intended as a public education asset and it should remain so. • The site was not handed to UTS to utilise for gain as a real estate development. • Having regard to the success of Macquarie University, also an inconvenient site, The UTS argument that it is unable to attract student numbers to the UTS site should not be accepted. • The proposed use is contrary to any reasonable assessment of the site in relation to its compatibility to the surrounding infrastructure on which it must rely and to the rights of existing residents. • Access is via a single road therefore it is not possible to disperse impact of traffic volumes of the development. • This would cause safety issues and unreasonable impact on peak traffic and detriment residential amenity. • The streets parallel to Eton Road would unavoidably absorb traffic volumes from the proposed development and these roads are already at capacity due to traffic from residential suburbs to the north. • The site is in an extreme bushfire prone zone and public safety considerations would not support a development of the type proposed. • Access to the site would be extremely constricted in an emergency with residents and emergency services having to use a single entry/exit. Loss of life and property would be unavoidable. 	<ul style="list-style-type: none"> • Loss of educational facilities • Traffic • Bushfire • Access
3	5/11/07	Local resident	Object	<ul style="list-style-type: none"> • Permission should not be granted to demolish educational facilities. • Education should be invested in not destroyed to develop other uses. • Such actions will detriment future generations. • Other issues which should preclude the development include traffic problems and native plants and animals. 	<ul style="list-style-type: none"> • Loss of educational facilities • Nature conservation • Traffic
4	7/11/07	Local resident	Object	<p>The proposal will cause:</p> <ul style="list-style-type: none"> • Unsustainable traffic; • Excessive strain on infrastructure; • Extreme bushfire danger; • Degradation of native flora and fauna; • Degradation of suburban way of life. 	<ul style="list-style-type: none"> • Traffic • Infrastructure capacity • Bushfire • Nature conservation
5	7/11/07	Local resident	Object	<ul style="list-style-type: none"> • The Shirley Road / Pacific Highway junction has traffic from a pre-school and is an RTA accident black spot due to the staggered turn into Clanville Road. Grosvenor Road junction has a Primary school located on the corner with heavy traffic. • The largely increased traffic from the dwellings will lead to impossible traffic jams at both the Shirley Road and Grosvenor Road Pacific Highway junctions with increased likelihood of accidents. 	<ul style="list-style-type: none"> • Traffic
6	7/11/07	Local resident	Object	<ul style="list-style-type: none"> • Dwelling types in the immediate vicinity are essentially one or two storey single dwellings. • Higher 3 storey dwellings are located on the Pacific Highway where access is better and the impact is less likely with dwellings. There are no 5 storey dwellings in the immediate vicinity. • The bushland surrounding the site is well established and should not be disturbed. • The current UTS use of the site generates minimal non peak hour pedestrian or vehicle traffic. Peak hour traffic generated by UTS is counter main traffic flows. • Abingdon Road currently does not cope with two way traffic comprising limited bus, local traffic and parked cars. • There is no footpath at parts of Abingdon Road where traffic will increase. • The proposals' traffic assessment's conclusion that the proposal will cause minimal traffic changes is can not be believed. The residents of the UTS proposal will flow in the same direction at the same time as current residents whereas currently UTS traffic flows in the late a.m. and early p.m. • Between 2001 and 2006 the population of Roseville grew from 8,299 to 8,929 which equates to a growth rate of just over 15p.a. or 7.5% over 5 years. The proposed 440 dwellings would represent more than a 10% growth rate in 1 year which would cause unprecedented 'knock-on' effects in the area. • The environment of Roseville is one of friendly low density family living in a quiet bush environment. The proposed development is not in keeping with the surrounding environment. • The proposed medium density dwellings so far from the Pacific Highway will permanently alter local dwelling types, house prices as well as the tone and culture of the area. • The change in demography that would be created by the influx of apartment dwellers may cause tensions and divide between UTS campus dwellers and other local residents. 	<ul style="list-style-type: none"> • Urban design • Traffic • Population increase

				<ul style="list-style-type: none"> The choice of development is one that would generate the largest return for the seller rather than being composed with a view to enhance and protect the local character. Local residents have to adhere to local rules when developing to ensure the local environment is protected for others, the UTS development should be no different. 	
7	11/11/07	Local resident	Object	<ul style="list-style-type: none"> Objects to transport and access analysis stating that minimal changes to traffic and on the surrounding road network. This should be backed up by a further detailed traffic analysis to prove (or disprove) this statement. Residential development on the site will increase traffic movement times to 7 days per week. Educational use should remain on the site to cater for students in the general area. The use of the remaining educational buildings should be determined by the Educational Authority. The site needs more than one access point. Access from lady game drive should be provided. 	<ul style="list-style-type: none"> Traffic Loss of education facilities Access
8	12/11/07	Local resident	Object	<ul style="list-style-type: none"> 440 dwellings will mean an increase of probably 600-700 cars all using Eton Road, which is the only access and is not sufficiently wide. There is currently build up of traffic in the morning and evening on surrounding local roads. 	<ul style="list-style-type: none"> Traffic
9	12/11/07	Local resident	Object	<ul style="list-style-type: none"> The traffic assessment does not take into account the timing and direction of traffic flows. Congestion during peak hours on to Pacific Highway and Lady Game Drive is already substantial. UTS traffic peaks are generally 9am/3pm nature and as such sit outside the bulk of commuter traffic peaks and in the opposite direction. A second site access should be provided between UTS and lady Game Drive to supplement the Eton Road entry point. The proposal should include a fire break in the form of a road between the UTS site and Lady Game Drive. A second access point to the site would also be beneficial should an emergency arise. The proposal should utilise the opportunity to improve access to Lane Cove River Park for the locality through an access road from the UTS site to Lady Game Drive or at the very least provide pedestrian facilities on Grosvenor Road. It is not clear in the proposal if facilities will be retained for the gym, tennis courts and potentially coffee shop and newsagent. A small retail facility would be attractive to both the development itself as well as surrounding residents. The UTS sporting field is used extensively for organised community and school team sport throughout the year. Ku-ring-gai is consistently juggling its current oval and sporting facilities to meet demand. The loss of this facility from the community will have will have adverse consequences for the larger community well into the future. Consideration should be given to enhance one of the cleared areas of the Land Cove River park adjacent to Lady Game Drive to provide a replacement facility or retain the current field and tennis courts entirely. Whilst it is preferred the site be retained as is, if material change has to proceed in the interests of both the development and the surrounding community consideration should be given to the above issues. 	<ul style="list-style-type: none"> Traffic Bushfire Loss of sports ground and facilities Access to National Park
10	13/11/07	Local resident	Object	<ul style="list-style-type: none"> The area adjoining Lane Cove National Park is bushfire prone. The valley and the area surrounding UTS have been subject to bushfires consistently for decades. Single access from the site is not acceptable in terms of evacuation and emergency services access in the event of a bushfire. Heavy traffic currently operates on Eton Road and Abingdon Road during peak times into the University. The proposed development would result in both increased traffic leaving the site during the morning peak and also traffic entering the site for commercial uses. Currently access from the site and locality onto the Pacific Highway is heavily congested. Both local roads surrounding the site and the Pacific Highway can not cope with additional traffic which the proposed development will generate. Roads surrounding Lindfield Primary school are currently chaotic and unsafe for children. The university should be retained as is with some student accommodation built. 	<ul style="list-style-type: none"> Bushfire Traffic
11	13/11/07	Local resident	Object	<ul style="list-style-type: none"> The northern region needs additional sports fields. Currently sports games need to be re-scheduled to Sundays because there are not enough grounds on Saturdays to accommodate all games. The planning report does not acknowledge soccer or cricket in it's assessment, only tennis and bowls. The Ku-ring-gai soccer competition possesses approximately 3500 men on a Saturday and the grounds at Ku-ring-gai are often used for these games. This oval is one of the best used in the competition. 	<ul style="list-style-type: none"> Loss of sports ground
12	13/11/07	Local resident	Object	<ul style="list-style-type: none"> The local community use the sports ground frequently. The Ku-ring-gai District Soccer Association (KDSA) is already under pressure to scale back many soccer matches because of the rising popularity of soccer in all age groups and the shortage of grounds. The loss of the sports ground will provide a short term benefit to developers but will be a long term loss to the entire community and the quality of life the of the area. 	<ul style="list-style-type: none"> Loss of sports ground
13	13/11/07	Local resident	Object	<ul style="list-style-type: none"> There is currently a shortage of pitches for soccer and cricket grounds and facilities and many existing grounds are in need of upgrading. Where opportunity exists to retain or enhance an existing site for recreational activities it should be utilised. Whilst it is understandable higher density housing needs to be supplied in accessible areas, the development of green recreational space which is a usable asset in the community is not acceptable. 	<ul style="list-style-type: none"> Loss of sports ground
14	14/11/07	Local resident	Object	<ul style="list-style-type: none"> Traffic problems that would flow from this type of intensive development on the site would be unacceptable. 	<ul style="list-style-type: none"> Traffic

				<ul style="list-style-type: none"> The Traffic Assessment acknowledges that traffic volumes along Eton Road and Austral Avenue are above the existing the desirable maximum for a local road (2,000 vehicles per day). The proposed development will cause a total traffic increase of 10%-25% in peak hours. The Arup report only addresses weekday and peak-hour traffic conditions. At present the UTS campus and associated childcare centre generate minimal traffic on weekends, public holidays and school holidays. The proposed development will generate additional traffic every day of the year. The Arup report uses historical data from seventeen years ago (1990) to justify the traffic impact and increase when compared to current conditions. 	
15	14/11/07	Local resident	Object	<ul style="list-style-type: none"> Surrounding infrastructure is not adequate to accommodate the proposed development. Surrounding roads are in poor condition and need repair including water leaks and the sewage system is overloaded. Surrounding roads are one lane and can not accommodate increased traffic. Lady Game Drive is a bottleneck at peak hours. Once access to the site is insufficient during bushfires. Local fauna and flora will lose local habitats and threatened species such as the red crowned toadlet. The locality should not lose sporting facilities. The lack of student population at UTS is more to do with the courses offered than the campus location. 	<ul style="list-style-type: none"> Infrastructure capacity Traffic Nature Conservation Emergency access Loss of sports facilities
16	14/11/07	Local resident	Object	<ul style="list-style-type: none"> The Transport Assessment fails to acknowledge that the UTS site is also directly accessible via Westbourne Road. Westbourne Road is a local road with no pedestrian footpaths or cycle ways. Consequently, the road itself is used by pedestrians as well as vehicular transport. The report provides that forecast traffic on Abington Road will increase 246% and that traffic volumes along Eton and Astral Roads are above the desirable. The Transport Assessment does not provide any alternate transport options other than additional bus and vehicle use. Existing local roads such as Westbourne Road are highly unsuitable for and increase in traffic movements. The Transport Assessment does not take into account the additional traffic volume that will be generated by development and peak hour motorists turning right from Grosvenor into Ortona Road to access the Pacific Highway via Shirley Road. The local roads surrounding the UTS site are narrow roads not designed for massive increases in traffic movements. The Transport Assessment fails to consider that traffic flows stated for the current use of the site are biased as flows are based in the 'transient' use of students using UTS for education during semesters (30-35 weeks per year). 	<ul style="list-style-type: none"> Traffic Public Transport
17	14/11/07	Local resident	Object	<ul style="list-style-type: none"> There is only one common road in/out of the area which is insufficient during bushfires. The proposal will deprive students a place of learning. Public transport in the area is inadequate. The proposal will cause great strain on local infrastructure. 	<ul style="list-style-type: none"> Access Educational facilities Public transport Infrastructure capacity
18	14/11/07	Local resident	Object	<ul style="list-style-type: none"> There is no need to develop the existing sports oval. There is room around the site to accommodate new dwellings. Other recreation facilities on the site should not be demolished. The gym, tennis courts and other such facilities should be retained. The childcare centre and car parking areas should be retained. This would also benefit new residents on the site. The removal of parking on the site will make it difficult for another educational institution to occupy the site in the future. 	<ul style="list-style-type: none"> Loss of sports ground and other facilities
19	19/11/07	Local resident	Object	<ul style="list-style-type: none"> Sports grounds are desperately needed in the northern region of Sydney for the provision of recreation. The grounds on the site are used by local residents and can be more greatly utilised with better management. These grounds should remain available in perpetuity for sporting recreation. 	<ul style="list-style-type: none"> Loss of sports ground
20	19/11/07	Local resident	Object	<ul style="list-style-type: none"> The site is used by the football club for organised sport this year and previously, and the concept plan does not take this into account or the ongoing need for this site as a football ground. The report is wrong to state playing fields are available in Lane Cove National Park and the plan neglects this fact in what is proposed. The proponents have not consulted the clubs that use or could use this facility, which is a serious failing. West Pymble Football Club has nearly 1000 members, Lindfield football club has over 2000 and KDSA has approximately 17,000 players and is growing at 5% per year. Organised sport such as football is struggling to find sufficient grounds, which has been widely acknowledged. The UTS ground has the capacity to allow up to 400 players to play football each week; this use must be maintained. 	<ul style="list-style-type: none"> Loss of sports ground Lack of community consultation
21	19/11/07	Local resident	Object	<ul style="list-style-type: none"> Traffic in Shirley Road, especially during morning peak hour, is already a nightmare with cars constantly banked up through Shirley Road and down into Bromborough Road. Even when Shirley Road has the 'green light' there's often only space for one or two cars to enter Pacific Highway. Traffic generated would detriment the quality of life of existing residents in the locality as well as those moving into the site. Loss of bushland to accommodate the proposal is not acceptable. 	<ul style="list-style-type: none"> Traffic Nature conservation
22	20/11/07	Local resident	Object	<ul style="list-style-type: none"> A second road access to the site either by Lady Game Drive or Fullers Avenue is necessary in case of road accident or fires. The proposed development will generate vehicle numbers seven days a week far greater than the site currently generates. 	<ul style="list-style-type: none"> Traffic Infrastructure Capacity

				<p>During semester times it is currently difficult to exit from Winchester Avenue.</p> <ul style="list-style-type: none"> The locality was not design to accommodate such high density living. 	
23	22/11/07	Local resident	Object	<ul style="list-style-type: none"> There is an oversupply of higher density living and no need for residential development on the UTS site. Education facilities should be maintained to accommodate needs of the community. 	<ul style="list-style-type: none"> Education
24	22/11/07	Local resident	Object	<ul style="list-style-type: none"> Public land should not be allowed to be sold for profit. Public transport to the site is limited, thus forcing car ownership. Main access roads to the site, Grosvenor Road have a primary school and Shirley Road is a poorly maintained road and home to a childcare centre. Additional cars will further damage these roads and endanger the life of children. The local area lacks sporting fields and to lose another sporting ground would have significant social impact. We need more nurses and should not sell off a University which has the facility to educate such an important profession. The site is of architectural, academic and community significance and it's loss would have many negative repercussions. 	<ul style="list-style-type: none"> Traffic Infrastructure Loss of sporting grounds Education
25	22/11/07	Local resident	Object	<ul style="list-style-type: none"> Pro-forma 1 The UTS oval is regarded as one of the premier fields within the Ku-ring-gai district. Most fields are overused and are regarded as unsafe for sporting activities due to potential injuries. 	<ul style="list-style-type: none"> Loss of sporting grounds
26	22/11/07	Local resident	Object	<ul style="list-style-type: none"> There is sufficient area within the cleared areas of the site to place new development so that no existing bushland needs to be damaged. Existing bushland should not be partially cleared for proposed buildings or the Asset Protection Zone. Asset Protection Zones can not be considered bushland because management required means these areas can no longer support invertebrates and small birds. The Concept Plan should be modified so that no existing bushland is damaged. 	<ul style="list-style-type: none"> Nature conservation
27	26/11/07	Local resident	Object	<ul style="list-style-type: none"> There are not enough Child Care Centres; it makes no sense to demolish the existing one on the site. Tennis courts and the sports oval are community assets and should not be developed. The local roads were not built to accommodate higher densities. They are already inadequate for existing residents. 	<ul style="list-style-type: none"> Loss of community facilities Infrastructure capacity
28	27/11/07	Local resident	Object	<ul style="list-style-type: none"> One entry/exit point for the site is not acceptable. Local Roads can not accommodate the increased traffic that will be generated during morning and evening peak times. The bushfire risk to people and property that would result from the proposal is unacceptable. 	<ul style="list-style-type: none"> Traffic Bushfire
29	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The proposal has not considered the effects of the development on local community sporting facilities. There is currently a shortage of playing fields in the North Shore, as illustrated by: <ul style="list-style-type: none"> North Shore Junior Cricket Association having to cancel games due to the lack of fields. The number of teams in NSJCA competitions has risen consistently in recent seasons. This season there are 140 teams compared to 124 teams in 2006. The NSJCA runs games in both Saturday morning and Saturday afternoon in order to maximise the number of games that can be accommodated. The club is currently using 7 grounds from outside the area as there are not enough fields locally to accommodate games during the weekend. The Northern Suburbs Cricket Association (senior players, generally over 16 years old) have seen an increase in the number of teams from 51 in 2003 to 66 this season. Clubs from Ku-ring-gai District Soccer Association (KDSA) are already limiting the number of teams participating in their competitions due to ground shortage. Ku-ring-gai LGA has an existing sports field ratio of 0.96 hectares/thousand people. This is well below the metropolitan standard of 1.21 hectares/thousand people. The Concept Plan does not consider the effects of closing an existing oval on the community. No local sporting bodies were consulted and evidently the UTS records of oval bookings were not examined. The following points have not been recognised in the Concept Plan: <ul style="list-style-type: none"> Ku-ring-gai District Soccer Association use the UTS oval during winter. There is current evidence which indicates demand is increasing, and will be further exacerbated by population increases planned for Ku-ring-gai and surrounding areas. There is no evidence in the Concept Plan regarding the 'easing' demand for these facilities. NSJSA do not currently use the oval but would be eager to if possible. Two good pitches could be installed in the current oval that would provide between 4 and 6 extra games each Saturday for junior and senior cricketers. Removing the existing oval at the UTS site is unjustifiable. 	<ul style="list-style-type: none"> Loss of sporting grounds Lack of community consultation
30	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The proposal will increase traffic in suburban streets. The development will result in the destruction of native bushland on the current site. The development will preclude the use of facilities on the site, such as the library and the oval. 5 storey buildings are too high and will have a negative aesthetic impact on the locality. 	<ul style="list-style-type: none"> Traffic Nature conservation Building height
31	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The development will affect the future of a good asset (UTS Lindfield Campus) and the government should protect and maintain this asset. Education can make the nation grow stronger, good for local economy. Government should not sell off a piece of university land for short term gain where future generations will lose out. UTS attracts many students from Asia since it is well known for its excellent courses. It is a valuable asset. 	<ul style="list-style-type: none"> Loss of education facility

32	30/11/07	Local resident	Object	<ul style="list-style-type: none"> UTS Ku-ring-gai Campus and Macquarie University are the only two university institutions on the northern side of Sydney, close to the Northern railway line and many suburbs in the North-East of Sydney. The alternative UTS site at Broadway is very congested with the traffic conflicting with pedestrian movements in surrounding streets and causing air and noise pollution, whereas the Ku-ring-gai is a quiet area near to a bushland corridor removed from traffic congestion which is more conducive to learning and has greater education value. To acquire a similar sized area of land will be very expensive and the location/buildings are well suited to a university. The campus has significant architectural heritage value worthy of conservation. The campus is an alternative venue for those who wish to avoid the time-consuming ordeal of commuting to institutions on the southern side of the Harbour, thus adding to the existing congestion that occurs on the Harbour Bridge and approaching roads. Loss of UTS Ku-ring-gai for education will be a major loss for education at a time when there is a skills shortage. The campus should be retained with its open space, community and student facilities and not divided up for residential development. The development constitutes overdevelopment and is not appropriate in this location which is within a suburban area adjacent to bushland and not part of a town centre. The campus should be maintained for public use and infrastructure for education is required to service the needs of the surrounding population. Federal Govt policies give a high priority to education which includes greater support for universities. The concept plan for UTS would be a backward step for this. The development will detract substantially from the educational function of the campus. The development will have an adverse impact on the bushland environment. The development will result in the loss of sporting and community facilities. The development will result in a loss of publicly accessible open space. The development is not in the public interest and not consistent with the objectives of the EP&A Act (s5(a)(iv)-(vi)). 	<ul style="list-style-type: none"> Not in public interest Increase traffic and air pollution in city if campus is lost Loss of educational facility Loss of open space Adverse impact on environment Loss of sporting and community facilities
33	07/12/07	Local resident	Object	<ul style="list-style-type: none"> The site is not suitable for such a development. 440 units will mean 600 or more cars, and more traffic. Surrounding roads are already inadequate the development will cause more mayhem. The building is heritage listed and the development will be against the laws we all abide by. There are already numerous blocks of apartments recently built and under construction in the area including on Grosvenor Road, opposite the public school, eastern side of Pacific Highway and the area between Burleigh Street and Eton Road. This makes a total number of 590 plus apartments with the proposal which means over 1000 cars on the roads in a very small area. 	<ul style="list-style-type: none"> Traffic
34	07/12/07	Local resident	Object	<ul style="list-style-type: none"> The development will stop KDSA from using the grounds for soccer games which go well beyond providing some fun for our children and are a wonderful opportunity for children and teenagers to explore competition and resolve conflicts within clear boundaries and rules. Removing the opportunity to incorporate games into the lives of our children will have a negative influence on our teenagers growing up in the suburbs and should be taken into account when planning for the environment. The acute need for healthier lifestyles and more physical activity for children should be carefully looked into when considering such a development. The site has been a community facility for over 35 years and is a much needed resource in the locality. The development will create an educational wasteland, the largest area in Sydney without post school education. Relocating students to CBD will increase congestion and traffic in the city. 	<ul style="list-style-type: none"> Loss of sporting facility Loss of community resource Loss of educational facility Traffic in the city.
35	03/12/07	Local resident	Object	<ul style="list-style-type: none"> There is a general mistrust by locals of the UTS as it has not proven to being a committed member of the local community. UTS has failed to sign and honour its commitment to the conservation agreement for bushland on the site. The JBA Rezoning Submission alludes to extensive consultation with the community leading to its application for rezoning to Council in 2004, but its actions were carried out in such a way as to hinder community consultation and participation and attendance at information evenings. Now, Vice-Chancellor Woods states that "most development would take place on tennis courts and car parks rather than bushland" which is misleading. 55% of the oval will be used for 4-storey development which represents 20% of all the entire development. Bushland will be reduced by 30% and that includes the area set aside for the APZ. There is a problem with the notion that vulnerable species (Darwinia Biflora) can be preserved by removing 50% of them, that removing bush for an APZ is consistent with conserving the bush and the setting of the campus, that removal of only a little bit of the tall tree canopy is acceptable because there is quite a lot of it and there won't be any detrimental effect on those species (eg. Ninox Strenua) which are dependant on the tall tree canopy. The process of assessment is highly skewed in favour of the applicant as there is no intention calling for independent reports. Hence, if the applicant's report is misleading (as in the case here as it is inconsistent with the consultant's report) or misrepresentative, its content is taken as authoritative when the contrary may be the case. The JBA uses statistics to show that very few opportunities exist for medium density in Ku-ring-gai which is in stark contrast with the level of approvals by Council for medium density development. The rezoning application should be refused by DoP based on the large number of problems that pertain to the site, viz. 	<ul style="list-style-type: none"> Mistrust of the UTS Conservation issues Assessment process skewed Traffic Heritage Planning issues Urban Design Water issues and fire risk Loss of educational facility Not in public interest

				<p>outstanding environmental attributes, bushfire prone lands (Class 1), traffic and access (particularly during emergencies), heritage, inadequate fire supply (Jan 94 fires), not meeting the guidelines of SEPP 53 (not near a station, neighbourhood centre or major bus route) and not in the public interest.</p> <ul style="list-style-type: none"> • The only tertiary institution in Ku-ring-gai is likely to be removed from an area for which there is planned substantial population growth. It's removal is inconsistent with the Federal Government aim of increased and improved education. • The application is for rezoning with a concept plan attached. The concept plan envisages continued use of most of the existing campus building for educational and commercial purposes. After rezoning, any subsequent development could be quite different from the concept plan, especially as the application for rezoning includes many and varied forms of permissible uses. Thus the application is about obtaining the widest zoning possible to maximise the flexibility of future unspecified development with unspecified management regimes to ameliorate the disastrous effects of development on the environment and local community. • The rezoning is not in the public interest because: <ul style="list-style-type: none"> ○ the site is the only university site in the area ○ reducing educational opportunities is against government policy ○ the concept plan is a gross overdevelopment of the site ○ adverse impact on local public amenities, including sports field ○ destroy the relationship between the surrounds and the built form which made it worthy of the Sulman award ○ ongoing degradation of the environment ○ no overall administrative or management structure identified ○ local schooling over capacity but no attempt to solve this problem • Town planning issues: While it is acknowledged that LEP 194 does not apply to the site, the rezoning and concept plan fail to achieve the aims, objectives and controls of the LEP. The outcomes of the rezoning and concept plan would be vastly different and inferior from that which would be accepted of development in accordance with the LEP. • Environmental Report: The ecological report is weak, defective and misrepresents local ecology. It downplays the intrinsic value of the highly sensitive environment on and surrounding the site. By ignoring the observations of residents, the report fails to consider the list of over 300 species of flora and fauna on the site. The creation of the APZ will remove habitat for the existing fauna. There is no consideration of the precautionary principle! • Heritage Report/Heritage Impact Report: The significance of the UTS buildings and their relationship to the environment is downplayed. The whole site is quite unique and listed as an Indicative Place on the Register of National Estate. The report leads us to believe that the original architects agree with this proposal but this is misleading. • Fire Report: water services are inadequate. • Rezoning submission: the problem is with the management of the UTS Ku-ring-gai campus as a whole. As the plan is a concept plan there is not guarantee as to the likely outcome for any future development, let alone following recommendations of specialists. • Traffic: the report considers RTA averages which rarely exist. Given the remoteness of the development from transport, it would be expected that car ownership would be much higher than average, and reliance on cars will be equally higher. Increased traffic generation will lead to detrimental effects on local roads. It is questionable whether development on the existing car parks will leave sufficient car-parking for the main campus building which will lead to greater parking in surrounding residential streets. • Stormwater: stormwater outlets should be piped to their discharge points in the Lane Cove River so that erosion, pollutants and weed infestation do not interact with the bush. • The proposal has only one driver – dollars. 	
36	30/11/07	Local resident	Object	<ul style="list-style-type: none"> • Development proposal is short-sighted and shows little long-term vision. • Development will remove sports field and educational facility at the expense of adding more dwellings that are additional those being provided under the urban consolidation policies. • Development is unsuitable as it will greatly increase the number of people at risk to be evacuated in the event of a bush fire. • The Ku-ring-gai campus is significant in its own right and is the recipient of a prestigious environmental award. 	<ul style="list-style-type: none"> • No strategic vision • Loss of sporting field • Loss of educational facility • Increased bush-fire risk
37	22/11/07	Local resident	Object	<ul style="list-style-type: none"> • There are insufficient sporting fields available on the North Shore and as a result many children are simply unable to participate in organised sport. The govt should increase, not decrease such facilities as obesity and other health issues relating to a lack of activity are of great concern. • Playing soccer in the area provides community interaction. 	<ul style="list-style-type: none"> • Loss of sporting grounds
38	30/11/07	Local resident	Object	<ul style="list-style-type: none"> • Loss of sporting facility used by local schools, clubs and community will have a significant negative impact. • The DG's required assessment of impact on recreational users is not provided – there was no consultation with KDSA, other sporting bodies or schools that use the facilities. • The DG's required justification for the project is not provided in the proposal. • The UTS is not complying with obligations under its own Act regarding the development of property • The Concept Plan does not consider alternatives: <ul style="list-style-type: none"> ○ does not contemplate change in student mix ○ does not contemplate the sale/lease of the site to another provider ○ misleads/misquotes declining numbers 	<ul style="list-style-type: none"> • Loss of sporting facilities • Education • Lack of community consultation

39	03/12/07	Local resident	Object	<ul style="list-style-type: none"> The proposed changes in student mix are inappropriate and unnecessary, i.e moving students to the city. There is an urgent need for educational facilities in the area. The campus is not being under-used as UTS claims. There are many alternatives for the educational use of this site, including using it for the existing TAFE at Gore Hill or North Sydney. There is an urgent need for the community facilities that the campus provides, particularly the childcare centre, oval and sports facilities. Traffic is becoming a horrible nightmare and affecting the entire northern Sydney commuter route. The highway does not move at peak times and the local public school in Lindfield sits in the pathway of high pollution. This will only get worse as local traffic will increase dramatically. Other infrastructure in the area is inadequate, e.g. RNS Hospital is completely overwhelmed. The site is rated Highest Bushfire Risk, Category 1. The rural fire service wants to avoid housing developments like this as there will be increased risks associated with bushfires. The destruction of bushland and its effect on native species of flora and fauna is wanton. Hundreds of people living on the site will increase the strain on the native habitat. 	<ul style="list-style-type: none"> Loss of education facility Loss of community facilities Bushfire Traffic Conservation issues
40	29/11/07	Local resident	Object	<ul style="list-style-type: none"> The concept plan seeks to remove millions of dollars worth of assets from community use, including the childcare centre, oval and sports facilities. There is an inadequate analysis of bushfire risks on the site, including a lack of provisions to address the Coroner's findings in relation to the 1994 bushfires (such as second access road). The traffic analysis underestimates peak hour traffic reports and lack of consideration of future traffic loads given new developments already underway in the area. The Concept Plan makes no provision for additional exit routs from the UTS site, thus exacerbating already acknowledged traffic problems along nearby roads. The size and scale of the development is inappropriate for the area and will place a substantial load on local infrastructure. Fewer houses within the area will place a smaller load on the water and sewerage systems and would prevent bushland being cleared from the site. 	<ul style="list-style-type: none"> Loss of community facilities Traffic Infrastructure capacity
41	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Bushfire threat: proposed residential development will be at greater risk and no protection. Nothing has been done to date by any level of government to suppress bushfire activity in the area. If the assessment is made in favour of residential development, strict guidelines need to be addressed to cater for the single biggest threat to life and structure. A major issue is the lack of water – a single main runs from Pacific Highway to the UTS campus and the line to Winchester Avenue (7 houses lost due to fires) is simply a branch. Traffic congestion: the Concept Plan suggests introducing a level of residential accommodation exceeding planning guidelines for Lindfield and also isolates the proposed residents from the rail lines. There is also a problem with car-parking near to the stations and this will only be exacerbated. The statistics relating to traffic flow appear to be historic rather than current. Falling student numbers appear to be one of the main reasons for centralising the UTS campus but this is in direct conflict with Ed Blakely's (head of NSW Government's metropolitan strategy) vision that tertiary institutions had a responsibility tfor driving a more dynamic society and should look at decentralising their central campuses. 	<ul style="list-style-type: none"> Bushfire Traffic
42	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Traffic congestion within and around the Grosvenor Road corridor <ul style="list-style-type: none"> The concept plan relies on experts reports which acknowledge substantial existing traffic problems in the area. Yet the traffic generation from the site would most likely be higher than predicted, in that it would most likely reach 520 vehicles in the AM peak and around 600 vehicles in the PM peak. This is consistent with a population of around 830 people on the site. The average weekday two way traffic is likely to reach just under 10,000 vehicles taking into account projected increases from the newly built and proposed developments. Capacity analysis of Grosvenor Road needs to be made in the context of future traffic flow as a result of the overall development picture in the area. A key issue is how many cars from the UTS site would be trying to exit Grosvenor Road and Eton roads at the same time as existing traffic. It is likely that the level of service at this intersection will reach F (highly congested) at key peak hour times. The increases cannot be absorbed by local roads as they are already at or beyond their maximum daily limits. The traffic impacts will be felt 24/7 as it will be a residential site and the length and severity of traffic jams will impact the ability of parents to safely drop off and pick up their children from local schools. Demolition of existing oval and tennis courts and replacement of those with the proposed "Village Green" <ul style="list-style-type: none"> This will reduce the sporting areas which are currently used by the general community and UTS students and place further pressure on the existing scarce sporting space in the area. The proposed "Village Green" is less than half the size of the current UTS oval. Results in the loss of amenity and recreational opportunity to the surrounding community. Numerous families are forced to cart their children to distant ovals for weekend sport due to unavailability of local facilities which contributes to peak hour conditions, traffic congestion, pollution and precludes participation in sport. This is also a health issue. New residents on the site would also wish to use sports facilities, thus adding to the strain on the site. Demolition of current childcare facilities on the UTS site – Kids Campus <ul style="list-style-type: none"> Governments propose to increase the number of available childcare places, recognising the increased need for such facilities in order to increase workforce participation. The demolition of Kids Campus is in conflict with these goals. 	<ul style="list-style-type: none"> Traffic Loss of sporting grounds Loss of childcare centre Bushfire and water issues Access Loss of carbon sinks

				<ul style="list-style-type: none"> ○ Up to 70% of the kids come from the local community and would have difficulty finding places in other childcare centres. ○ UTS needs to demonstrate some degree of social conscience on this issue and it would be short-sighted to demolish the centre. • Inadequate bushfire provisions to support the proposed development and potential water shortages <ul style="list-style-type: none"> ○ The proposed development is located in one of the least accessible parts of Lindfield and is well surrounded by bushland. The bushfire risks in the area and specifically on the UTS site are substantial and real. ○ The water mains during the 1994 fires could not supply enough water for the fire-fighters in some of the surrounding streets and that the UTS has taken much of the available water supply. Yet the experts report does not mention the bushfire history of the site, demand on water supply, evacuation potential of the proposed development and recommendations on bushfire issues. ○ The concept plan does not adequately address bushfire risk factors and offer appropriate contingency plans. • Single access point to and from the site <ul style="list-style-type: none"> ○ The impact on traffic flow during the possible occurrence of extraordinary events, such as bushfires, population evacuations, road-works and accidents, has not been analysed. The current risk profile of UTS site is also substantially different to a site which has 24 hour residential occupancy. The proposed single access road is highly inadequate. • The erosion of urban carbon sinks in the area <ul style="list-style-type: none"> ○ The concept plan and exhibited experts reports make no mention of how much bushland clearing is needed to construct the proposed facilities and how many mature trees would be removed from the site. Environmental impacts have not been considered in detail. Clearing of bushland will result in a huge reduction of botanical material capable of consuming greenhouse gas emissions (carbon sinks) from urban areas of Sydney which will play a vital role in climate change. • Size and scale of the development <ul style="list-style-type: none"> ○ The estimated 460 dwellings and over 600 car parking spaces in addition to existing developments in the area place too great a load on the already stretched Grosvenor Road traffic corridor, local sporting facilities and water availability during emergency periods. 	
43	10/12/07	Local resident	Object	<ul style="list-style-type: none"> • There needs to be a rapid evacuation plan for fires arising at short notice. Four factors increase the probable frequency, speed and severity of such fires: <ul style="list-style-type: none"> ○ Increase in traffic in Lade Game Drive, increasing the frequency of such fires ○ Continued regrowth of major trees since closure of the rifle range (tree height has increased about 10 metres since 1994) ○ National Park has re-vegetated a wide swath of formerly grass playing field along the south side of Blue Gum Creek. A fire driven by westerly wind would move rapidly eastward along the creek, then with a wind change backing to southerly, a very wide fire front would race up the southern slopes of the Roseville Ridge. ○ The Railway Support Facility east of Lady Game Drive has an open yard at its rear southern flank, containing massive oil cooled transformers. These have high thermal conductivity metal radiator tubes on their sides, which could flash-boil the oil and explode the tubes, showering a spray of oil into the fire, accelerating its intensity and speed. • There would be no time for a locally started fire to be reported and for residents to be contacted before the hilltop is engulfed by the fire. Any evacuation would require immediate departure, with wardens to control queues of terrified motorists trying to leave by the single entrance road. • Evacuation destinations would have to be provided and pre-planned. • Water mains were unable to supply fire-fighters with adequate water quantity needed in the 1994 fires. With increased population density, more buildings and increasing fuel loads, there is an essential need for on-site major water storage tanks for fire-fighting. • The Draft Statement of Commitments proposed selective retention of hollow tress for fauna habitat. These trees are a bushfire hazard as the dry wood makes it almost impossible to extinguish. In the APZ, these hollow trees should be a priority for removal. • The Metropolitan Strategy aims to focus development in centres to take advantage of existing shops and public transport and reduce development pressures in other locations. The Inner North Draft Subregional Strategy requires Inner North Councils to plan for sufficient zoned land to accommodate housing targets which are to be located in or adjoining centres. Council can already meet these targets and there is no need to consider additional dwellings that are contrary to the Metropolitan Strategy. The METRIX tool does not identify this area as an area for significant future growth. • SEPP 32: high density development should be located in areas offering the most convenience to future residents, and the minimum disturbance to quiet low density neighbourhoods. The proposed development does not meet the aims of SEPP 32. Its density is not appropriate to the neighbourhood, the infrastructure and services and would not maximise the protection of environmentally sensitive areas. 	<ul style="list-style-type: none"> • Bushfire and water • Strategic planning issues
44	30/11/07	Local resident	Object	<ul style="list-style-type: none"> • The development will threaten many species of native flora and fauna. • The importance of trees cannot be underestimated in the fight against greenhouse gases and the inevitable felling of hundreds of the site will have a significant impacts on an already massive problem. • The campus provides tertiary education for students from the North Shore, Central Coast, Hills District and Northern Beaches who would otherwise find it far more difficult to travel to other universities. It would be short-sighted to close the UTS Ku-ring-gai campus. 	<ul style="list-style-type: none"> • Impact on flora and fauna • Education • Loss of public facilities

				<ul style="list-style-type: none"> General public who have so far taken advantage of the sporting ovals, tennis courts, child care centre, auditorium and bushland will also suffer. The natural bushland setting is unsuitable for the proposed development. There will be a lack of vehicular access in the event of emergencies such as bushfires and there would be major evacuation problems. 	
45	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Development against public interest because: <ul style="list-style-type: none"> Will lose valuable tertiary campus and with the projected increase in population, demand for tertiary education on the campus will increase significantly A second access road is not possible and the way the development is planned will strongly increase evacuation problems in the case of bushfires. Up to 50% of valuable bushland will be destroyed, including habitats of endangered species Heritage value of the site will be devalued Residents will be expected to rely heavily on cars and this will increase the major traffic problems for nearby roads. Sporting facilities will be lost. 	<ul style="list-style-type: none"> Loss of educational facility Loss of sports grounds Loss of heritage value Bushfire risks Conservation issues
46	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Closing down the Kids Campus Childcare Facility will be detrimental to young families and disrupt the lives of many children. The current political environment addresses the need of looking after our children, investing more resources in them as children are our future. Shutting down the childcare centre does not abide by today's standard of nurturing these children's development and growth. 	<ul style="list-style-type: none"> Childcare
47	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The concept plan gives no consideration to manage the additional traffic. A large number of people living there would need a car and traffic congestion in the area is already at breaking point. Access from Shirley Road and Grosvenor Road on to Pacific Highway is very difficult and it can take up to 15 minutes to move through either of those sets of lights. Leaving the area through Lady Game Drive is even worse. The traffic build up is frequently blocked from nearby roads and it can take up to 35 minutes to get onto Delhi Road. It is the same situation going in the opposite direction towards Lane Cove Road. The proposed development is also on top of a hill which is currently surrounded by bushland. This is enjoyed by the community as is the oval. To have this replaced by a multi-storey development will destroy the visual appearance of the area. The site is 1.8km from the railway and does not comply with the Metropolitan Strategy. Access to a local university campus is also appealing to children in high-school. 	<ul style="list-style-type: none"> Traffic Visual appearance Education
48	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The proposed development will exacerbate the traffic problem and have a permanent negative impact on the local community. The current traffic volume is considerably less during university holidays and on weekends, but the proposed development will mean unbearable traffic 365 days a year as the large number of new residents come and go. An increase in traffic volume is not acceptable. We are already unable to safely enter and exit our driveway in peak periods due to the large traffic volume and could envisage accidents occurring. The existing oval, gym and tennis courts are frequently used by students and the local community. It is already difficult for local clubs to find ovals to use and it would be short-minded to build over these facilities. The childcare centre is loved by parents, carers and the children and has a large outdoor area for children to play. The proposed development is too large for the area. This will result in an excessive impact and demand on the local infrastructure including roads, sewerage, water and existing bushland. Hectares of mature trees will need to be removed to accommodate such a proposal and is not necessary if substantially less dwellings were built. Existing fauna would also perish through bushland clearing. The high-density development will increase the fire risk and emergency evacuation procedures would be impossible to follow. 	<ul style="list-style-type: none"> Traffic Loss of sports grounds Loss of childcare centre Nature conservation Fire risk Infrastructure capacity
49	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Loss of highly valued education institute from Lindfield area Loss of community access to large sporting oval and gymnasium. Increased population would create even more congestion on roads and limit vehicle access Unacceptable damage to bushland, fauna, flora to provide fire safety. 	<ul style="list-style-type: none"> Education Loss of sporting grounds Increased population Traffic Fire safety
50	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The UTS campus is the habitat of the threatened native plant species, <i>Darwinia Biflora</i>. Local residents use UTS facilities on a daily basis including the oval, sporting facilities and theatre. 	<ul style="list-style-type: none"> Threatened species conservation Loss of community facilities
51	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Objects primarily on environmental concerns. The development will result in the loss of open space, which will not be compensated for. Current traffic conditions mean that pinch points are already under capacity at peak hours. The ability of the local network to cope with an additional 587 vehicles plus additional visitor cars is not substantiated for. Local buses are hindered by the build up of traffic at the intersections to Pacific Highway and this situation will be further exacerbated. The EA optimistically cites a 2-25 minute walking time to Lindfield station. Whilst this may be possible for the young and fit to Roseville, it will not be possible to the station. The information provided is misleading and may have impacted on the interpretation of other important aspects of the development. 	<ul style="list-style-type: none"> Loss of open space Traffic & road networks Public transport inadequate GHG emissions

				<ul style="list-style-type: none"> Public transport convenience is over-sold in the EA. Buses run infrequently. Local residents are highly dependant on cars and the local road network cannot support this additional burden of traffic. The development results in a net loss of open recreational/community space. The traffic arising from the development will impact negatively on the local environment and community. The Greenhouse impact of the construction of the development and the operation (include reliance on road transportation) is unacceptable. Alternatives with much lower impacts on the environment and lower carbon footprint should be considered. The site is not within a realistic walking distance to rail for commuters and is a poor choice for the development. 	
52	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Pro-forma 4 and, The community has been using the facilities for 35 years and needs it now more than ever as sporting clubs are turning away players. The required assessment of impact on recreational users is not provided. KDSA was not invited to be part of the process. The claimed research is non-existent. Justification for the project is not provided and the UTS is not complying with obligations under its own Act regarding the development of property. The UTS has not considered alternatives: change in student mix, sale/lease to another provider. Declining student numbers are misleading. The development creates an educational wasteland, largest area in Sydney without post-school education. Ku-ring-gai is unlikely to benefit from a 1\$ increase in residences but will be impacted significantly by a 3% drop in available playing fields and 100% drop in post-school education. The university generates \$24m annually and has the capacity to meet obligations without the sale of this asset. Economically centred decision is not in the best interests of the community. 	<ul style="list-style-type: none"> Education Loss of facilities Lack of community consultation
53	03/12/07	Local resident	Object	<ul style="list-style-type: none"> Association concerned with both the care of local bushland and in the nurturing of educational facilities for the training of future generations especially teachers and nurses for which there is such a need. Use of the sale money for the city campus does not benefit students travelling from the Central coast and Northern Sydney. The city campus does not have the bushland ambience of Lindfield which has a calming effect on study and is a beautiful site. Transport access is not acceptable. The buses which serve the area will be unlikely to continue with reduced usage from residential development. The proposed housing will cause bushland destruction and add to the fire risk without adding to the housing mix in the area. The oval is used by the local community and will be lost. Precious bushland is to be lost through hazard reduction work and threatens local species. The idea of moving the <i>Darwinia Biflora</i> and soil to another place is not acceptable bushland management practice. The building is cleverly built for the site and should not become a commercial one. 	<ul style="list-style-type: none"> Education Nature conservation Transport issues Loss of sporting grounds
54	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Closure of educational facility <ul style="list-style-type: none"> The Uts Ku-ring-gai campus offers a variety of courses and the facility is fully operational. It draws students from a wide area including the NSW Central coast. Schools in the area are at or above capacity and will therefore provide a stable and ongoing feed of students into the facility. As demand for university places outweighs supply and other universities turn away students, it does not make sense that UTS is losing students. Students are being forced to attend other campuses because Ku-ring-gai is removing offerings, thereby UTS claims it is 'losing' students. No consideration is given to the Federal govt education plans and facility requirements. Loss of public facilities <ul style="list-style-type: none"> The oval and tennis courts are currently used by the student body, local residents and sport clubs daily. The project proposes to replace these grounds with a 'village green' which will only be 43% of the current sports oval and will no longer be large enough to play team sports. Sports facilities in the area are already scarce. The sports oval at the Ku-ring-gai campus is well-maintained and fenced to ensure clear separation from the bushland areas. It is also crucial to remember that both Federal and state governments and other health agencies are urging the population of Australia to include sport activities in their weekly lifestyle to fight health concerns. It is important that the sports grounds are maintained for public use as part of any future development proposal. This will also ensure that the open space is retained. Traffic congestion and flow issues <ul style="list-style-type: none"> This type of intensive development will further increase the strain on the already overloaded traffic corridor of Grosvenor Road which feeds into Lady Game Drive and Pacific Highway. The roads are heavily congested with significant queues and delays backed up into nearby roads. This congestion will only increase with the increased commercial development in the Riverside and Macquarie Parks areas. The current proposal includes provision for 684 car parking spaces. This will potentially add an additional 684 cars exiting and entering the Grosvenor/Eton Roads during peak hours. 	<ul style="list-style-type: none"> Education Loss of public facilities Traffic Bushfire and water issues Urban Design Environmental impacts

				<ul style="list-style-type: none"> ○ The current traffic flow is in the opposite direction to which it would be, should the proposed re-development go ahead. The flow occurs predominantly during the week days and therefore generates minimal traffic impact on weekends, public holidays and school holidays. But the proposed development will result in significant increases in traffic flows which will adversely affect the residents in these streets and feeder roads. ○ It is also not realistic to believe residents will use public transport. The current bus timetable does not offer a frequent service and the closest stations are somewhere between 1.6km and 1.8km from the entry/exit points of the UTS site. • Bush fire risk and related water issue <ul style="list-style-type: none"> ○ The site of the proposal is located at one of the more inaccessible points of Lindfield, is surrounded substantially by bushland and is next to Lane Cove National Park. Bushfires are a real risk in the area. ○ The site has one access point to enable entry to and exit from the site. During a bushfire this would result in considerable traffic congestion and problems for evacuation procedures. ○ The current UTS buildings have survived a number of bushfires which have engulfed the site due to the construction materials that the buildings are made of. The proposed residences in the Concept Plan will not be fire retardant like the current structure adding to the bushfire hazard. ○ During the 1994 bushfires, the residents of Winchester and Lyle Avenues lost water supply due to the fact that all the water was being taken by the fire-fighting efforts at the UTS campus. There is only one water main that runs from Pacific Highway down Eton Roads to the UTS, Winchester and Lyle Avenues which feed off this main supply. ○ There does not appear to be any plans to run an additional water service down to supply to the proposed development or to ensure that the residents of Winchester and Lyle Avenue would not lose their water supply during a bush-fire emergency. • Size and scale of the development <ul style="list-style-type: none"> ○ The Concept plan provides for the development of 440 new residential dwellings, introducing medium density residential buildings into an area where these do not currently exist and at a far distance from the current town centres and services. Such medium density housing should be close to the Ku-ring-gai town centres and close to rail transport which it wont be. ○ There are also new developments under construction along the Pacific Highway and in other parts of the Ku-ring-gai area closer to town centres and rail transport which must ensure that provision of medium-density housing options are already being supplied in the area. • Environmental impact <ul style="list-style-type: none"> ○ The Concept Plan while stating it will stage the development in such a way that the height and density of the residence building will be concentrated towards the centre of the site, it does not mention what will be done to retain and maintain the current natural rock formations and layers. ○ The current proposal may result in the loss of over 28,000 square metres of bushland. This is a large reduction in botanical matter which is currently consuming greenhouse gas emissions from urban areas of Sydney. ○ Clearing will also affect Sydney's ability to deal with pollution problems. ○ The Concept plan also currently proposes that sewer works will be run through the National Park which is clearly unacceptable. 	
55	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • Project is a complete over-development of the site • The proposal is not in keeping with the area which comprises single dwelling residential homes. There is no medium density, integrated housing lots or high rise buildings. • The introduction of the proposed density could lead to increased crime in the area. • The amount of vehicular traffic generated by building 440 new dwellings is likely to cause greater traffic jams. • Sporting facilities are badly lacking in the area and should be retained. • The exit point for such a large development is not sufficient for the large number of dwellings proposed, especially during bushfires. 	<ul style="list-style-type: none"> • Traffic • Loss of sports grounds • Bushfire and access issues • Over-development
56	30/11/07	Local resident	Object	<ul style="list-style-type: none"> • Pro-forma 7 and, • The UTS campus is important to the local community, especially its sporting facilities, auditorium etc. • UTS wants to sell the campus because the State labour government cancelled the originally planned and necessary train station, but this would become even more required if the site becomes residential. • Infrastructure is a state responsibility which the government has failed. 	<ul style="list-style-type: none"> • Loss of community facilities • Infrastructure
57	28/11/07	Local resident	Object	<ul style="list-style-type: none"> • Proposed development may cause additional traffic flow through rat runs as drivers seek to avoid the congestion. • Considerable number of new residents will place an additional burden on the roads. 	<ul style="list-style-type: none"> • Traffic
58	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The UTS campus is a wonderful facility for the local community, including the sports grounds and childcare facility. • The campus is a valuable purpose built centre that works well. 	<ul style="list-style-type: none"> • Loss of facilities
59	30/11/07	Local resident	Object	<ul style="list-style-type: none"> • The UTS is bordered by Lane Cove NP on 3 sides. Any development taking place on the site will have a direct impact on the bush in Lane Cove NP. • The site consists of remnant woodland, heathland & forests on ridges and slops and forms contiguous corridor from Lane Cove NP. Such bio-diversity corridors are vital to the movement of wildlife, especially birds. Current native vegetation is relatively undisturbed. • The site contains bushland of state significance under SEPP 19. It is stated that the current Concept Plan aims to present a 	<ul style="list-style-type: none"> • Nature conservation • ESD considerations • Fire risk and access issues • Heritage

				<p>significantly improved Management Plan for protection of flora and fauna, asset protection from bushfire, water quality, erosion and weed infestation. However, development proposals will destroy what is acknowledged as good bushland and endanger the local flora and fauna.</p> <ul style="list-style-type: none"> The bushland contains <i>Darwina Biflora</i> listed as vulnerable under the EPBC Act. Planned development of sites is recognised as a potential threat to species. Habitat will be degraded and lead to local extinction of species. The site is home to endangered flora and fauna: the Red Crowned Toadlet – requires special riparian habitat with bush rocks, unpolluted water and leaf litter. Strict controls will be needed for stormwater runoff and sedimentation to preserve the required habitat for the toadlet; the Powerful Owl – requires a large home range of tall trees, small trees and shrubs understorey. The loss of cleared bushland and the modified bushland for APZ will result in no suitable habitat for prey species or roosting sites. Modification of bushland will take away the corridor link. Removal of 2.6ha of native vegetation for construction of residential buildings & infrastructure will have a direct impact on the identified species, as well as other wildlife such as birds, reptiles and lizards present on the site. This overall destruction/modification will change the whole bio-diversity for the site and adjoining bushland. With 440 residences, over 800 people and up to 600 cars, pollution and stormwater run-off of nutrients into nearby pristine bushland in the National Park will cause a significant weed problem. Weeds provide the greatest threat to natural bushland. Alternatives to the proposal of an APZ must be considered for protection of residences from bushfires. One access road into the site could spell disaster with the increased number of residents and vehicles trying to exit the site in the event of a bushfire. The Plan gives considerable consideration to retaining the heritage value of the architect's vision of the main campus building, but there is no value placed on the heritage of the bushland which is continually under threat from the increase in population, housing developments, motor vehicles, motorways and accompanying pollution problems – all contributing to climate change. The site's heritage goes back further than the built environment. Bushland should be conserved for future generations. 	
60	30/11/07	Local resident	Object	<ul style="list-style-type: none"> When accepting the campus from the Government of \$1, UTS undertook to maintain its presence on the site. The community will lose this valuable tertiary campus which served students from all over Sydney and Central coast. The development has many environmental problems. The site is rated Highest Bushfire Risk, Category 1 and has a long history of severe fires which race up and around the site. The Rural Fire Service strongly opposes housing developments on such sites especially with its access and evacuation problems. The requirements for asset protection zones, fire trails and perimeter roads around any housing on the site would result in very serious damage to the native flora and fauna and it is estimated that it will destroy 50% of the valuable urban bushland home to an outstanding collection of flora and fauna, some of which are endangered species. The campus is 1.8km from the station at Lindfield and residents would be required to walk up a steep hill. They can therefore be expected to rely on cars rather than public transport, greatly increasing the major traffic problems already existing. The loss of the oval sporting facilities, the tennis courts and gym which are heavily used would be a serious blow for many in the community. A small park in the corner cannot compensate for this loss. The heritage building will be seriously devalued by the many inappropriate usages suggested for it. 	<ul style="list-style-type: none"> Education Fire risk and access Nature conservation Loss of sporting grounds Heritage
61	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The proposed rezoning is not in the public interest. With the higher density housing approvals for the north shore area student demand will grow and the need for the Lindfield campus will increase. The residential development is of concern as the site is in a bush-fire prone area. With a single access for fire emergencies the potential risk to life and limb is material. Up to 50% of native vegetation will be destroyed or damaged by the development some of which are listed as endangered. Such a move is in direct contrast to govt flora and fauna protection policies and climate change initiatives. The campus is 1.8km from the station with steep and hilly terrain as part of the walk which does not comply with the Metropolitan Strategy. Residents would rely heavily on cars, increasing traffic in surrounding streets. The sporting grounds will be lost to the community in a time when we are exposed to issues of obesity, diabetes etc. These facilities are used by UTS students and also local schools for sport activities. 	<ul style="list-style-type: none"> Public interest Bush fires Nature conservation Loss of sporting grounds Traffic
62	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Parts of the development are proposed to be built in existing bushland. This is unacceptable. Urban bushland is an important resource and needs to be valued. Once the bushland is modified for an APZ it can no longer be considered bushland because it needs continual management as an APZ and leaf litter and shrubs can no longer support invertebrates and small birds. 	<ul style="list-style-type: none"> Nature conservation
63	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The site should remain an educational institution as it was made for this purpose. The proposal will destroy the high environmental value of the surrounding bushland and have a detrimental impact on Lance Cove NP. The threat of bushfire is concerning, especially when there has been no assessment of the impact of more intense bushfires as a result of global warming. 	<ul style="list-style-type: none"> Education Nature Conservation Bushfire
64	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The proposal to rezone the site is contrary to the undertakings given by UTS at the time they acquired the site. In addition to the issues of environmental damage, extreme fire risk, limited access, increased traffic and noise, development of the site for residential housing will deprive the community of irreplaceable facilities for meetings, social and 	<ul style="list-style-type: none"> Education Environmental damage

				<ul style="list-style-type: none"> sporting events. The Metropolitan Strategy will result in tens of thousands of new residents in the Ku-ring-gai area. This together with the large number of secondary schools in the area and the increasing costs of travel will create greater demand for tertiary education facilities north of the city. The campus also draws students from all across Sydney. Australia is suffering a skills shortage and with the govt promising to invest in education, closing the campus seems incomprehensible. Rezoning the site is short-sighted and will deprive future generations of the facility. 	
65	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The loss of bushland and converting the bushland to an APZ is unacceptable. It prevents the regeneration of canopy trees and mowing will bring more weeds in the area. An APZ cannot be considered to retain the ecological functions of an in tact bushland. It will degrade the ecosystem and destroy natural areas. The loss of an education institution is unacceptable especially when the prediction is for substantial increase in population in Northern Sydney. The removal of the playing field which is used by the local community is unacceptable, especially when there is a desperate need for more sporting facilities in the area. It is poor planning because a large medium density development at the end of Eton Road, far from the railway, will require residents to depend on private motor-vehicles. Continuing population growth and clearing of more bushland is not sustainable. Retention of the site of education and recreation is a more sustainable option. 	<ul style="list-style-type: none"> Education Loss of sporting fields Traffic
66	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The site should remain an educational campus and not sold off for maximum real estate value. For many years it has functioned successfully, and if it is no longer successful then it must be the fault of UTS not the location. As the population of the North Shore and Northern beaches grows, the Ku-ring-gai campus will be well placed to provide courses for students from these areas. If the UTS consolidates all its courses in the CBD then the site should be handed over to another non-profit education provider. The site is not suitable for housing. It has been threatened or directly affected by many severe bushfires and is rated Highest Bushfire Risk Category 1. This is the type of site on which housing is being discouraged through local govt regulations. The main matters that must be addressed are access and building setback/siting. The housing will occupy much more of the site than the existing buildings, bringing it closer to the surrounding fire-prone bushland. Also, much more control can be exerted over an institution such as evacuation procedures then can be over residential housing sites. The site contains a lot of very good quality bushland and diverse animal and bird populations. It is a natural extension of Lane Cove NP and many threatened species exist on the site. Much of the bushland will be destroyed or diminished if the land were to be rezoned. Clearing of bushland and/or understorey would be necessary to accommodate the buildings and maintain a buffer zone. This loss of bushland will impoverish not only the UTS site, but neighbouring bushland areas as well. The main buildings have won an architectural award and are heritage listed. Buildings and landscaping should be retained in their original form without surrounding development detracting from their presentation. Sporting facilities will be lost. The need for sporting grounds will become greater as the population increases. 	<ul style="list-style-type: none"> Education Bush fires Nature conservation Heritage Loss of sporting facilities
67	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The site is bush fire prone and only has 1 access road. To undertake the fire protection measures necessary to develop in such a bushfire prone zone would lead to an unacceptably large destruction of bushland and wildlife adversely affecting the amenity of the surrounding area. The development is not needed in order to provide adequate housing choices in Ku-ring-gai. The planning regime being proposed by Council for the municipality provides for sufficient and far better located development. UTS's proposal provides for a development 1.8km from the nearest railway station which means that the development will be heavily car-reliant. This will increase traffic on residential and arterial roads, worsen the poor on-street car parking situation and have negative environmental and greenhouse gas impacts. There is already a shortage of playing fields in the Ku-ring-gai area. The loss of the sporting grounds will be sorely felt by the community and the provision of a small park by UTS is not an adequate replacement. The site has a long history of educational use. With significant population growth expected for Ku-ring-gai and the Central coast, the site would be better utilised for educational purposes rather than allowing UTS to centralise its educational activities and leave a poorly located housing development at Ku-ring-gai campus. 	<ul style="list-style-type: none"> Bushfire and access Strategic planning Traffic & GHG impacts Loss of sporting grounds Education
68	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Under the metropolitan strategy there will be a significant increase in residential density. This will increase the need for tertiary and community facilities, including sporting grounds and the childcare centre. 	<ul style="list-style-type: none"> Population growth Loss of community facilities
69	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The site is set up for swift destruction in the event of a bushfire, and the risk will multiply by density of population. The 'escape' roads are entirely inadequate, narrow, winding and impossible to achieve any speed of evacuation. The new govt is placing a high priority on education and the campus as an educational facility should be preserved. The campus also provides much needed space for sporting activities. 	<ul style="list-style-type: none"> Bushfire Education Sport facilities
70	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The campus provides a valuable educational resource for the growing population. The buildings have heritage value. With 440 new dwellings there will be a massive increase in traffic levels. There is also great risk of bushfires in the area and how will all the new residents fare. The bushland area surrounding the campus has a number of rare and endangered species which will be affected by large 	<ul style="list-style-type: none"> Education Heritage Traffic Bushfire Nature conservation

				development.	
71	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The development is totally against the public interest. The campus serves students in the local area, as well as others from around Sydney and the Central Coast. Proposed residential development will lead to many problems. It will encourage the use of private motor-vehicles. The terrain is hilly, the streets winding and narrow and as such it is not really suited even to houses on large blocks let alone medium density housing and any housing that might be deemed suitable for older people. The surrounding streets are already inadequate for the volume of traffic they have to cope with. The site also sits above Lane Cove NP and is a high risk bush fire area. Thus it is hardly an ideal residential site and would compound fire service problems in the event of another bushfire. The site was carefully designed to allow for the continuance of the habitat of many native plants and animals and residential development would be very detrimental to this. Habitats should not be endangered, but rather cherished. The existing sporting facilities are a valuable community resource and their destruction would be a great loss to the whole neighbourhood. 	<ul style="list-style-type: none"> Education Traffic Nature conservation Loss of sporting facilities Bushfire
72	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The proposal lacks a current traffic volume report. Cannot use 1990 figures to say that an additional 440 dwellings now will not cause significant traffic problems. Another significant concern is the very high risk of bushfire, the inadequate water supply and the single entry to a development of 440 dwellings is suicidal. Other flaws of the proposal include loss of facilities, bushland, tertiary institution. 	<ul style="list-style-type: none"> Traffic Bushfire (access & water) Loss of facilities
73	30/11/07	Local resident	Object	<ul style="list-style-type: none"> With global warming large bushfires are likely to increase in intensity and number. How does UTS propose to alleviate this risk? 	<ul style="list-style-type: none"> Bushfire
74	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Objects to the proposal on two major grounds: Traffic flow (on Eton Road) and the case for a second access road <ul style="list-style-type: none"> It is submitted that traffic flows from the proposed development of up to 501 cars per hour are reasonable in the light of the historical peak. But even at its historical peak of 600 cars per hour on Eton Road, the peak flows generated by the UTS occur only during semester times and then only during weekdays. Traffic flows from the proposed development would occur approximately 52 weeks per year and at least 5 days per week with substantial flows also on the weekends. Given that traffic flows will increase markedly from their present level under the current proposal, a second access road should be included to minimise the load on Lady Game Drive, Eton Rd, Grosvenor Rd and Shirley Rd. Any environmental concerns associated with the approved access road to Lady Game Drive, one would assume that these concerns should be balanced against the resulting loss of quality of life of the local community. Retention of the existing UTS oval <ul style="list-style-type: none"> Under the development the existing oval will be more than halved to be replaced with medium density housing on one side and a Village Green on the other. While the open space of the Village Green is desirable it in no way replaces a fully functioning oval that is used 7 days a week by many groups in both the local and wider communities. The needs of the community would dictate that an oval suitable for a range of recreational uses would be of more benefit than simply squeezing dwellings on the site. The Ku-ring-gai area is home to the largest soccer club in Australia and yet is chronically short of playing fields to the point where games are being affected. Removing a playing field will exacerbate this situation. 	<ul style="list-style-type: none"> Traffic Loss of sporting grounds
75	30/11/07	Local resident	Object	<p>Object to project on the following grounds:</p> <ul style="list-style-type: none"> Increase in local traffic problems Damage to bushland Increase in risk of bushfires spreading Loss of oval 	<ul style="list-style-type: none"> Traffic Nature conservation Bushfires Loss of sporting grounds
76	30/11/07	Local resident	Object	<ul style="list-style-type: none"> There are obvious concerns to the development: bushfire risk, loss of flora and fauna and natural habitat, lack of necessary infrastructure including roads. As the population increases there will also be an increase in the need for a tertiary campus in the area. It is not only young people who need these facilities, but older workers who wish to retrain to stay in the workforce. 	<ul style="list-style-type: none"> Environmental concerns Infrastructure capacity Bushfire Education
77	30/11/07	Local resident	Object	<ul style="list-style-type: none"> This tertiary facility has served the community on the North Shore and beyond, including the Peninsular area and Central Coast. With moves to increase the suburban population density and the growth in student numbers that will pursue it is imperative to continue to provide such facilities. The site is a bushland setting, quite unsuitable for a development of the size and scope proposed, as it includes outstanding collection of plants, animal and birds, some of which are endangered. The UTS is taking a short-term self-serving view in this matter. 	<ul style="list-style-type: none"> Education Urban design
78	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The development plan has short and long term negative impacts on the local community and the bushland environment. UTS campus provides valuable resources and facilities for education and productive learning such as the library, oval and gym. The tranquillity of the campus also contributes to a balanced lifestyle. The development will cause great disruption to the local and wider community as the campus is located a fair distance away from Lindfield station and new residents will rely heavily on cars increasing traffic problems on nearby roads. This will also 	<ul style="list-style-type: none"> Education Nature conservation Loss of community facilities

				<p>cause noise and air pollution.</p> <ul style="list-style-type: none"> The demolition of bushland will have adverse consequences on the native wildlife. Much of the flora and fauna destroyed cannot be replaced. It is essential to: <ul style="list-style-type: none"> Retain this already established educational facility Maintain recreational facilities Preserve precious bushland 	
79	30/11/07	Local resident	Object	<ul style="list-style-type: none"> Major project development plan is against the public interest for the following reasons: <ul style="list-style-type: none"> Loss of valuable tertiary campus in Sydney: education is essential for Australia and a tertiary institution should not be removed. Increased fire evacuation problems: the site is rated "Highest Bushfire Risk, Category 1" and the Rural Fire Service strongly advises to avoid high density housing on such sites. A second access road is not possible and this increases fire evacuation problems. Damage to precious bushland: bushland and endangered species must be protected. Devalued heritage building: as a result of the inappropriate and miscellaneous usages of the site. All year round traffic problems: new residents would rely heavily on cars increasing noise and air pollution. Loss of sporting facilities 	<ul style="list-style-type: none"> Education Heritage Fire risk Nature conservation Loss of sporting grounds
80	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The Concept Plan is completely against the public interest. The major grounds for rejection of the proposal are: <ul style="list-style-type: none"> The Ku-ring-gai site should remain a university campus to provide a high standard of tertiary education for the benefit of students in the northern districts of Sydney. The claim that the campus is not viable cannot be substantiated. In fact the campus has been deliberately run down with computers and library books being moved to the city. Students come from a very wide area and enrolment figures show no decline even though many courses have been removed to the city. The history of bushfires on and around the site is such that there is a Bushfire Hazard, which is severe enough to preclude development. There very serious depredation of bushland that would result from bushfires is of concern, but also there will be APZ's to protect buildings and the destruction of bushland required for their construction as well as for perimeter roads, fire trails etc is perhaps 50%. This will jeopardise local flora and fauna, including endangered species. Water supply is an issue especially in the event of an emergency. Single access to the site is completely inadequate both in an emergency situation and on a day-to-day basis. Heritage issues have been largely ignored. The building won the Sulman Award for Architecture, the campus is currently under consideration for inclusion on the State Heritage Register, the miscellaneous uses proposed for the building would degrade it. The rezoning proposal would inevitably lead to large scale destruction of the valuable and diverse fauna and flora on the site, have severe impact on the fauna and flora on the site, have severe impact on the fauna habitats, lead to isolation and segmentation of bushland areas resulting in loss of species. Urban bushland must be conserved. Severe traffic problems could be expected on local roads and also have significant impact on the major intersections of local roads with Lady Game Drive and Pacific Highway which are already a major concern. The proposed development would severely affect the amenity of local residents in many ways, not least of which is the loss of the sports oval. The proposed development does not comply with the Metropolitan Strategy as it is well outside walking distance to the rail line (approximately 1.8km). 	<ul style="list-style-type: none"> Bushfire Education Strategic planning Nature conservation
81	30/11/07	Local resident	Object	<ul style="list-style-type: none"> The proposal is not in the best interests of the local community or on a regional scale. 440 new dwellings, regardless of the level of densities, will impact adversely on the natural environment and have detrimental social impacts. Natural Environment <ul style="list-style-type: none"> The clearing of bushland for APZ's, the loss of canopy for 2 metre breaks between canopies and the removal of the shrub layers, fragments the bushland and causes the discontinuation of corridors. The addition of pathways in the bush, opening up areas for dogs, foxes and cats to easily traverse, does not indicate sound environmental management. The proposed village green does not improve the management of bushland. Many species, including the threatened Barking Owl, use this site as part of their habitat. Social Impacts <ul style="list-style-type: none"> Traffic – the development will impact on local traffic conditions. Road networks and traffic lights are already struggling to cope with the peak hour traffic. The current bus service is inadequate, and for those who do actually walk to the train station there are no footpaths, making the walk dangerous. Sporting amenities – the loss of sporting grounds in times of obesity in both children and adults and a growing shortage of playing fields is very short-sighted. Education facilities – to loose an education facility is short-sighted and is a loss for the whole country. Bushfire danger – the site is a fire-prone area. The lack of resources and water to combat fires puts residents at risk. 	<ul style="list-style-type: none"> Environmental issues Social issues

82	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • UTS undertook to maintain its presence on the site when it accepted the campus. It is not acceptable to lose this valuable tertiary campus in this part of Sydney. The campus services students from the Central Coast, the northern beaches, the hills district etc and the UTS has let it run-down. • Many high-rise buildings are planned along the Pacific Highway so the population will increase placing a higher demand for tertiary education at Ku-ring-gai. • The campus is rated Highest Bushfire Risk, Category 1 and has a long history of severe fires which race up and around the site. The Rural Fire Service strongly advises avoiding housing development on sites such as Ku-ring-gai which is situated on top of a very steep bushland slope. A second access road to the site for fire emergencies is not possible and the development will increase evacuation problems. • The provision for housing and its protection on the site would result in very serious damage to the valuable bushland. This would occur as a result of the requirements for APZ, fire trails and perimeter roads. The bushland on the campus contains outstanding plants, animals and birds some of which are on the Endangered Species List. • The heritage value of the building on the site will be seriously devalued by the many inappropriate usages of it. • The loss of community facilities, such as oval, tennis courts and gym, is a serious blow to the local community. 	<ul style="list-style-type: none"> • Education • Bushfire • Heritage • Loss of community facilities
83	03/12/07	Local resident	Object	<p>Objects to the development on the following grounds:</p> <ul style="list-style-type: none"> ○ impact on road traffic: existing roads already under pressure, development will lead to increased traffic congestion, construction will also exacerbate traffic problems ○ impact on local school and services: local services will be put under stress. ○ natural reserve and bushland destruction: resulting in loss of trees and animals ○ local education facility: tertiary institution should be retained. 	<ul style="list-style-type: none"> • Education • Nature conservation • Traffic
84	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The UTS acquired title to the campus for \$1 on the condition that the site would continue to be used for educational purposes. The proposed redevelopment shows what little regard UTS has for this asset that has been entrusted to them. • The residential area around UTS is zoned for low density housing with very little dual occupancy. 440 new dwellings with buildings up to 5 storeys high is completely out of keeping with the surrounding area and it contrary to the State's governments strategy to limit high-rise development to the Pacific Highway corridor. • The proposed development is not within easy walking distance of either Roseville or Lindfield stations. The walk to either station is uphill. Many residents do not consider the option of walking and given that buses are infrequent, new residents will most likely drive. The traffic level will then be considerably higher and will increase the already congested peak period traffic to get on Pacific Highway and Lady Game Drive. • Increased traffic could put pedestrian safety at risk, eg. Abingdon Road has no footpaths and most people walk on the road. • The site is in a high-risk bush fire zone with only one access road. • The counter the risk of bushfires, the developer has allowed for an APZ around the development that will cut into the existing bush. Native bush and animals should be protected not destroyed. • The development will result in a loss of recreational facilities (gym) and the Kids Campus which are irreplaceable. • The main buildings at the campus have been recognised nationally and internationally. The change the use of these buildings, develop housing around them and remove any of the native bush will completely ruin the intention and beauty of the original design. • The buildings and surrounding bush are an important part of Sydney's heritage and must be protected. • Proposed changes against public interest. 	<ul style="list-style-type: none"> • Building Height • Urban Design • Bushfires (access) • Traffic • Heritage
85	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The development will result in the removal of community assets. The removal of childcare facilities will affect hundreds of local families. • The roads feeding the UTS are already insufficient (Shirley Road, Grosvenor Road and Lady Game Drive) and the proposed development will significantly multiply the flow of all-day traffic and peak times causing lengthy delays. • A separate road access from the development directly to Millwood Avenue should be reconsidered. • Insufficient road access and over-population will result in unnecessary deaths when the next bushfire occurs. • The deficient availability of sporting facilities and ovals is widely known in the area. This availability should not be decreased further. • The proposal is not sustainable on the current infrastructure. 	<ul style="list-style-type: none"> • Loss of community facilities • Traffic • Bushfire • Infrastructure capacity
86	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The site was "given" to UTS solely for the establishment of a tertiary institution. If UTS no longer find it viable another university should be "given" the site. • The facilities it provides including the gym, tennis courts and auditorium are heavily used by the community. • The heritage building and bushland surrounds need to be retained in total. • Ku-ring-gai is already being irretrievably altered under the gross medium density developments with no accompanying infrastructure. This site has no public transport and is in a serious bushfire threat zone. 	<ul style="list-style-type: none"> • Education • Loss of facilities • Infrastructure capacity • Bushfire
87	27/11/07	Local resident	Object	<p>UTS (Ku-ring-gai) Staff Alumni unanimously deplore the proposed action on the following grounds:</p> <ul style="list-style-type: none"> • Ku-ring-gai was sought by all metropolitan universities because of its success and efficiencies prior to amalgamation with UTS. • Since amalgamation UTS has used numerous excuses to argue the lack of viability of the campus, when it is clear that the principal reason for its actions is a grab for cash, • No government funds received by UTS were earmarked for development of the campus. 	<ul style="list-style-type: none"> • Academic viability

				<ul style="list-style-type: none"> • UTS has failed to attached or appoint local staff to its Ku-ring-gai campus. • Students from many courses have been forced to undertake stages of their course in the city campus. Notwithstanding the high demand demographic of the local area for tertiary education, UTS continues to insist on the shift of students and courses to its city campus. • The proposed destruction of parts of the campus for commercial development would further jeopardise the academic viability of the campus and local amenity. 	
88	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • A residential development at UTS would have many unacceptable problems: <ul style="list-style-type: none"> ○ Loss of valuable tertiary campus in Sydney. ○ Rural Fire Services advises against housing developments on sites such as this rated “Highest Bushfire Risk, Category 1” and a second access road is not possible leading to evacuation problems. ○ Bushland will be destroyed as a result of the APZ, fire trails and perimeter roads. The bushland contains an outstanding collection of plants, animals and birds of which some are endangered species. ○ Residents would be expected to rely heavily on cars and so increase the traffic problems on nearby roads. ○ The loss of the sporting facilities of the oval, tennis courts and gym would be a serious blow for many in the community. 	<ul style="list-style-type: none"> • Education • Bushfire • Loss of sporting facilities • Traffic
89	23/11/07	Local resident	Object	<ul style="list-style-type: none"> • The Concept Plan proposes a development that is totally inappropriate for the UTS site: <ul style="list-style-type: none"> ○ The proposed density is inconsistent with the surrounding neighbourhood which comprises single lot dwellings. ○ The site is not within reasonable walking distance from Pacific Highway, shops or rail transport ○ All access roads are over capacity according to RTA guidelines. ○ The site is located within a high bush fire hazard area which is inappropriate for medium density housing. ○ The proposal constitutes overdevelopment by introducing development significantly in excess of needs set out in the planning guidelines for Lindfield. ○ The concept plan proposes to fill the site with multi-level blocks of flats and destroy 2.8 ha of existing bushland. ○ There is inadequate consideration of existing traffic conditions or the true effect of the development on local roads that provide access to the site, and for the surrounding community. ○ Similarly there is no consideration of the effect of the significant increase in traffic that will result from the current construction of medium density accommodation along the Pacific Highway corridor. ○ During the 1994 bushfires, residents of Winchester and Lyle Avenues experienced a shortage of water for fire-fighting purposes and extreme congestion in the surrounding roads. The area is classified as extremely high risk from bushfires. ○ The development seeks to introduce 831 new permanent residents into the dead-end that is the UTS site and up to 2000 persons on the site, depending on the reuse of existing buildings yet it makes no reference to the enormous bushfire hazard. 	<ul style="list-style-type: none"> • Urban design • Traffic and access • Bushfire • Nature conservation
90	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • Tertiary institutions such as the UTS Ku-ring-gai campus provide a range of essential educational services and also recreational and other activities for the surrounding community. • Rezoning the site for residential purposes will remove a valuable community resource and will expose Lindfield residents to a range of additional issues such as increased traffic in already busy residential streets and the overloading of existing infrastructure such as electricity, water supply, stormwater, waste disposal and sewerage systems. • The area should also not be developed for residential use because of the high fire risk. • Once the land use for this area is changed, its potential for future educational use will be lost and it is short-sighted to remove an opportunity for the future provision of additional educational infrastructure. 	<ul style="list-style-type: none"> • Education • Loss of community facilities • Infrastructure capacity • Bushfire
91	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The land will be leaving public hands and no longer be used for education or community purposes. • The field and sports centre is currently used by both students/faculty and the local community. The proposal will remove these facilities in an area of Sydney that is struggling to provide enough sports grounds. • The Kids Campus childcare facility has a bushland setting with plenty of space for the kids to roam. The location is ideal because it is away from main roads and it would be dreadful to lose this facility. • Other concerns include: increased traffic flow and loss of native bushland. 	<ul style="list-style-type: none"> • Loss of community facilities • Traffic • Nature conservation
92	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • Sporting associations are in desperate need of quality playing fields • The UTS did not invite KDSA to be part of the process despite being a user of the ground for 35 years. • Ku-ring-gai is likely to be negatively impacted by a drop in available playing fields when such fields are in high demand all year round. 	<ul style="list-style-type: none"> • Loss of sporting fields
93	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The proposed development will result in the loss of sporting facilities, particularly the oval. This is heavily used and there is a shortage of such facilities in the area. • It will also result in the loss of the childcare centre. This also provides a great service and there is a general shortage of childcare facilities in the area. 	<ul style="list-style-type: none"> • Loss of community facilities (oval and childcare centre)
94	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The development is against the public interest for the following reasons: <ul style="list-style-type: none"> ○ World class education needs this valuable tertiary campus. ○ Fire evacuation problems and damage to precious bushland ○ Devalued heritage building ○ Traffic problems and air pollution ○ Loss of much needed sporting facilities 	<ul style="list-style-type: none"> • Education • Bushfire • Nature conservation • Traffic • Loss of sporting facilities
95	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The development is against the public interest for the following reasons: 	<ul style="list-style-type: none"> • Education

				<ul style="list-style-type: none"> o Loss of valuable tertiary campus in Sydney. o Increased fire evacuation problems and damage to precious bushland. o Devalued heritage building o All year round traffic problems and air pollution o Loss of much needed sporting facilities 	<ul style="list-style-type: none"> • Bushfire • Nature conservation • Traffic • Loss of sporting facilities
96	03/12/07	Local resident	Object	<ul style="list-style-type: none"> • The traffic report is not a document upon which a valid assessment of the traffic implications can be made. There are a number of inaccuracies and errors in the report: <ul style="list-style-type: none"> o Eton road is a local road. The fact that people can access the university campus and Film Australia does not make it a collector road as it does not fit within the definition of such. o There is no white line separating the two traffic lanes on Eton Road. o The desirable traffic volumes on Eton Road should not equate to those of a collector road. o The overall traffic generation is around 386 vehicles in peak hours (the report rounds this figure up to 400). o There is no sound basis for the conclusion that street parking generated by UTS in peak periods is around 50 cars per hour. This measure is not based on any real measurable data. o No assessment has been made of the impact of the development on the average weekday two way traffic volumes. o The significant variances in usage of the current site over a 12 month period will have a significant impact on traffic volumes which has not been taken into account. o The tendency to round figures up or down leads to misleading conclusions. o The proposal will lead to more than just a slight increase in traffic volumes (somewhere between 49% in peak periods or at best 10%). o Reference to historic levels of traffic generation is irrelevant as this has no reflection on the current usage of the site nor the impact the proposed development will have on traffic volumes. o The traffic report has not addressed the issue that traffic generation in peak hours will be consistently higher across a given year with a residential/commercial development than it will be for an educational facility. The figures do not take into account at all the impact of university holidays, exam periods etc. Clearly a residential/commercial development will have significantly higher overall traffic generation than an educational institution. o A key issue the report has not addressed is the impact of the development on Eton Road east of Austral Avenue. The report covers only four locations on the local roads. Eton Road already takes significantly more traffic than it should as a local road. The development will, of itself, generate more evening peak hour traffic on Eton Road than there is currently. The impact of this with present usage should be addressed. o The development will require 1102 car parking spaces. o The report concedes that a secondary access is likely to reduce traffic onto the local road network (Grosvenor, Eton and Abingdon Roads) but states that "as the proposed development generates less traffic than the University campus, a secondary access is not required". This is clearly false as there will be an increase in traffic generation. o The fact that the secondary access road runs through a heavily treed area is not an appropriate reason not to insist on the secondary access which has the effect of reducing the impact of the development on existing roads. o A secondary access road could also be constructed in such a way to enable it to be used in emergency circumstances. o The fact that a secondary access will not contribute to improved parking conditions is totally irrelevant when the clear intent is to reduce the impact on local roads. o The fact that a secondary access will not resolve traffic congestion at Millwood Avenue is irrelevant. The purpose of having a secondary access is not to deal with traffic congestion in other roads but to reduce the impact of the development on existing local and collector roads. 	<ul style="list-style-type: none"> • Traffic
97	28/11/07	Local resident	Object	<ul style="list-style-type: none"> • The proposal has not considered the effects of the development on local community sport. • There is a severe shortage of playing fields in the area. Games are being cancelled and team numbers limited at a time when child obesity is a growing problem and govt is encouraging children to be more active. • Govt policy on urban consolidation is seeing an increase in population density and therefore increasing demand on community infrastructure of which playing fields are an example. 	<ul style="list-style-type: none"> • Loss of sporting grounds
98	28/11/07	Local resident	Object	<ul style="list-style-type: none"> • It is ethically unsound to allow rezoning and selling of part or all of the UTS Ku-ring-gai campus for profit. • The argument that students prefer the City campus is flawed. There are evening students at Ku-ring-gai and students often site the convenience of the location as a reason for applying to UTS. • The demolition of the existing childcare centre, sports oval, tennis courts and gym in order to build residential dwellings is a depletion of common resources for the North Shore community. • The proposal has already been rejected by local council and this decision should not be overridden by DoP. • The new governments focus on education will create a better financial outcome for universities; therefore selling off this valuable campus may no longer be the most beneficial long-term outcome for Sydney's growing tertiary education needs. 	<ul style="list-style-type: none"> • Education • Loss of community facilities
99	28/11/07	Local resident	Object	<ul style="list-style-type: none"> • It does not make sense to build dwellings on an existing sports oval and other facilities as there is room around the site to accommodate new dwellings. • There is a need for more tertiary institutions. 	<ul style="list-style-type: none"> • Loss of sporting facilities • Education
100	28/11/07	Local resident	Object	<ul style="list-style-type: none"> • There is only one access road and in the event of a bushfire how will everyone get out to safety. 	<ul style="list-style-type: none"> • Nature conservation

101	28/11/07	Local resident	Object	<ul style="list-style-type: none"> The surrounding bushland is habitat of animals and should not be destroyed. Having moved many of its faculties to the city campus, the UTS claims that Ku-ring-gai does not have the number of students it used to have. If it wishes to move to the city campus it should allow the next educational facility to buy the area and used it for educational purposes. The oval of the UTS area is needed for the local and adjoining suburbs children to play competitive sports at weekends, and also to be used for practice or just enjoyment during the week. The tennis courts and gym are also used. The site is on top of steep bushland slopes above the Lane Cove NP and is rated as high bushfire risk. Any homes built around there would be in great danger if bush fires come through and people could be killed. There is only entrance to the campus and it would be a disaster for the Rural Fire Service trying to get in. If another entrance road were made to the area this would destroy the surrounding bushland which is home to many native animals. Narrow streets surround the neighbourhood and traffic will increase if the homes are built. 	<ul style="list-style-type: none"> Bushfire (access issues) Education Loss of sporting facilities Bushfire (access issues) Traffic
102	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The site is totally unsuited to major development because of the lack of transport infrastructure. It would be bad to develop the campus site without a major transport facility such as a local railway station. 	<ul style="list-style-type: none"> Infrastructure capacity
103	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The proposed development will adversely impact on the safety and well-being of local residents as follows: <ul style="list-style-type: none"> Traffic: there will be 1000+ additional traffic movements per day and children in the area will suffer the additional road risks associated with increased traffic. Access: there are no additional access roads and the new traffic will be directed to Eton Road and local streets affected by noise, pollution, delays and accident risk. Bushfire: residents will only have a single exit access in the event of a bushfire. The campus is on a bushfire prone site and the APZ does not fire proof the area. 	<ul style="list-style-type: none"> Traffic Bushfire
104	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The size and scale of the development (440 dwellings/5-storey/600 car parks) is overdevelopment. The density is inconsistent with the LEP and state government policies. The peak traffic flows to and from the site will add significantly to congestion and the traffic study based on old data. The removal of the childcare centre is inappropriate for the increase in population. There is a shortage of playing fields in the area and closing an existing oval will directly impact the community. 	<ul style="list-style-type: none"> Urban design Building height Loss of community facilities Traffic
105	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The site should be kept an educational facility. 	<ul style="list-style-type: none"> Education
106	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The location is on a steep site with one access road. Access to major roads is limited and nearby roads are heavily congested. With hundreds more cars in the area traffic conditions would become a major problem. With residential density in the North Shore set to increase, the need for tertiary education facilities will be in greater demand. These facilities should be preserved for the future. 	<ul style="list-style-type: none"> Traffic (access issues) Education
107	27/11/07	Local resident	Object	<ul style="list-style-type: none"> Loss of sporting grounds: there is currently a shortage of ovals. Players are being turned away and teams battling for time slots. It will be tragic for open spaces to become medium density housing. Loss of educational facility: the campus is a fantastic place for youth to study and the govt should not consider forcing over 4000 students to commute to the CBD. 	<ul style="list-style-type: none"> Education Loss of sporting grounds
108	29/11/07	Local resident	Object	<ul style="list-style-type: none"> The Concept Plan provides no information about the "adaptive reuse" of the main academic building and thus it is impossible to comment on the Plan. However, there are many social and environmental reasons for objecting: <ul style="list-style-type: none"> The rezoning will result in a massive loss of natural bushland in a region of increasing urban density. This will have implications for climate change. Fire hazard is of particular concern in the area. The increased traffic in the area will put a huge load on the surrounding roads which are already struggling in peak periods. Some courses are only offered at Ku-ring-gai campus and the number of applicants for 2008 has increased. 	<ul style="list-style-type: none"> Nature conservation Bushfires Traffic Education
109	27/11/07	Local resident	Object	<p>Whilst no problem with proposed residential development, it is essential to address the following:</p> <ul style="list-style-type: none"> Maintenance of community facilities: worrying trend in Sydney is the loss of shared facilities which help maintain community interaction and well-being. Lindfield is no exception. The importance of maintaining sports grounds cannot be overemphasised. Access to national park and cycle ways: there is a lack of safe bike and pedestrian access and any redevelopment should involve a solution to this safety problem. Traffic: congestion is a major problem which continues to increase. Residential development will significantly increase traffic at critical peak times which can be frustrating and a major safety issue for children going to school. 	<ul style="list-style-type: none"> Loss of community facilities Access (cycle networks) Traffic
110	27/11/07	Local resident	Object	<ul style="list-style-type: none"> Green space is being reduced but with the increase in population generally it should be protected and increased. The site is in a fire prone area with inadequate escape routes during bushfires. The loss of the gym, tennis courts and oval will be a loss to the community. 	<ul style="list-style-type: none"> Loss of community facilities Loss of open space Bushfire
111	27/11/07	Local resident	Object	<ul style="list-style-type: none"> The Lindfield campus is an extremely valuable community resource with its educational, sporting and childcare facilities, all of which are heavily patronised. The site is rated Highest Bushfire Risk, Category 1 and the Concept Plan does not even address the Coroner's findings after the 1994 bushfires. There is no provision for a second access road. 	<ul style="list-style-type: none"> Loss of community facilities Bushfire Urban design Nature conservation

				<ul style="list-style-type: none"> • Traffic overload at peak times. • Size and scale of the development threatens existing infrastructure and services and is out of proportion. • Threatens local flora and fauna. 	
112	27/11/07	Local resident	Object	<ul style="list-style-type: none"> • Pro-forma 4, and • The oval is used for recreational and sporting activities and the open space should be protected for perpetual use by the community for the health and wellbeing of citizens. 	<ul style="list-style-type: none"> • Loss of open space
113	27/11/07	Local resident	Object	<ul style="list-style-type: none"> • Community consultation has been inadequate. • The scale of the development (proposed number of dwellings and height) is out of character with the setting and surrounds. • A residential development so far from public transport will force residents to use motor-vehicles adding to congestion and pollution. • Educational facilities need to be decentralised to avoid students travelling to the city and adding to crowding and congestion on the already inadequate transport to the city. • The oval is needed as a community facility and the “Village Square” will be of no practical use. • The site is a community asset which should be preserved for community use. • UTS should not be allowed to remove trees as part of its development. • A major problem is the resulting traffic. <ul style="list-style-type: none"> ○ Traffic flows at present run in the opposite direction to peak hour traffic. But if site turned into residential development, this will add to the peak hour traffic. ○ Abingdon Road and Eton Road are hazardous and additional traffic will be dangerous on these roads. ○ Considerable congestion is already experienced by residents: regular blockages and queuing. The exits will also not cope adequately with additional vehicles. 	<ul style="list-style-type: none"> • Urban design • Building height • Education • Loss of community facilities • Traffic • Lack of community consultation
114	27/11/07	Local resident	Object	<p>Objects to the development on the following grounds:</p> <ul style="list-style-type: none"> • Downsizing the oval: oval was meant to be used for the benefit of the community. Ku-ring-gai has one of the lowest provisions of sport fields in the state. Lane Cove NP does not provide fields suitable for soccer and cricket. • Increased traffic flow and road access: the proposed plan of 440 dwellings is oversized and the increased number of cars will impact on the current traffic flow in a highly negative way. A new access road is required. Traffic at peak hour is intense and will only get worse. • Increased risk to children safety around Lindfield Public school due to increased traffic. • Bushfire risk and evacuation traffic will impede safety. 	<ul style="list-style-type: none"> • Loss of oval • Traffic • Bushfire
115	27/11/07	Local resident	Object	<ul style="list-style-type: none"> • The wider public have not been properly consulted about the proposal and on losing another educational facility. • Traffic access to the site is limited and in the event of a bushfire the potential for disaster is high. • Not all residents have been informed of the development. • The replacement value of the existing facilities has not been considered. • Loss of amenities: oval, sports centre, tennis courts, childcare centre and car parking spaces. • Impact on local schools. • Loss of native bushland in Lane Cove valley. • APZ does not appear to be sufficient in the event of snap bushfires. • Independent advice has not been sought. • The private benefits of the proposal are not disclosed. • The public benefits in the report are not benefits at all and only short-term gains of the proponent are considered. 	<ul style="list-style-type: none"> • Lack of community consultation • Traffic • Bushfire (access) • Loss of amenity
116	28/11/07	Local resident	Object	<ul style="list-style-type: none"> • If the campus is sold off for non-educational purposes, involving the destruction of some of its award-winning buildings and facilities so well fitted to its bushland setting, is out of kilter with current Australian standards. Once this is done it will be lost to future students forever. 	<ul style="list-style-type: none"> • Loss of educational facility
117	28/11/07	Local resident	Object	<ul style="list-style-type: none"> • The proposed development will result in an excessive loss of remnant bushland and should be amended so that the biodiversity values of the site are maintained. • The proposal to transfer bushland to Lane Cove NP is one aspect of the development that we support. Unfortunately this positive action is significantly undermined through the loss of between 4.1 to 6.7 ha of bushland for the APZ. 	<ul style="list-style-type: none"> • Nature conservation
118	29/11/07	Local resident	Object	<ul style="list-style-type: none"> • The site is not catered for by public transport and not on any major road with a strong bushfire risk. It is thus unsuitable for residential development. 	<ul style="list-style-type: none"> • Strategic planning issues
119	29/11/07	Local resident	Object	<ul style="list-style-type: none"> • The campus is part of a beautiful bushland site and is part of the Australian natural heritage. • The housing development will mean direct destruction of this bushland and household dogs and cars will be the downfall of the unique and endangered animal populations on this natural site. • Construction of a fire protection trial around the perimeter will mean further destruction of bushland and the spread of weeds. 	<ul style="list-style-type: none"> • Nature conservation • Heritage
120	29/11/07	Local resident	Object	<ul style="list-style-type: none"> • The existing roads are inadequate and there will be an increased need for private and public transport to service the residents. • The site is very steep and there will be water and material run-off during the building phase and after the proposed development is completely flowing into Blue Gum Creek and Lane Cove River, carrying with it increased pollution. • Loss of current tree and vegetation cover and the subsequent loss of habitat is an issue. 	<ul style="list-style-type: none"> • Infrastructure capacity • Pollution and run-off • Nature conservation • Loss of community facilities • Noise levels

				<ul style="list-style-type: none"> The site is a place of recreation for the community. Noise levels in the area will increase dramatically as the number of residents increases. 	
121	29/11/07	Local resident	Object	<ul style="list-style-type: none"> It development is not acceptable as we are in urgent need of tertiary institutions to provide wider training. Centralising the provision of educations services is contrary to the needs of the people and fails to recognise the intrinsic value of siting tertiary institutions in open spaces where the local environment create a positive learning experience. The destruction of bushland threatens the heart of Sydney. 	<ul style="list-style-type: none"> Education Nature conservation
122	29/11/07	Local resident	Object	<ul style="list-style-type: none"> Concerned over the proposed future of the heritage building. 	<ul style="list-style-type: none"> Heritage
123	29/11/07	Local resident	Object	<ul style="list-style-type: none"> The campus is a unique educational precinct (originally built as the William Balmain Teachers College, then converted to the Ku-ring-gai College of Advanced Education and now a campus of UTS). Purpose built structures, surrounding sporting facilities and infrastructure set in a carefully preserved bushland setting have won numerous awards. The Concept Plan makes no provision for the continued educational use of the campus and destroys its integrity by demolishing the childcare centre and sporting facilities. The Concept Plan does not adequately deal with changed traffic conditions. The proposal places high density dwellings on a site that has one suburban road for evacuation in the event of a bushfire. 	<ul style="list-style-type: none"> Education Loss of community facilities Traffic Bushfire
124	29/11/07	Local resident	Object	<ul style="list-style-type: none"> The development will gobble up existing infrastructure which is needed and used by the community and new residents will only put more pressure on it. Population concerns. 	<ul style="list-style-type: none"> Increased population Infrastructure capacity
125	29/11/07	Local resident	Object	<ul style="list-style-type: none"> Ku-ring-gai provides a significant tertiary site and a well laid-out facility which is equipped for the education of students. It is conveniently located near the railway line and easily accessible by students. The development will result in the loss of the natural beauty and unique nature of this part of Ku-ring-gai. The provision of housing would result in a very serious loss of amenity and the area is simply not equipped to cope with the increasing volume of traffic. Egress at a time of bushfire emergency would be virtually impossible were this to be converted into a residential area. 	<ul style="list-style-type: none"> Loss of amenity Traffic Bushfire
126	29/11/07	Local resident	Object	<ul style="list-style-type: none"> To redevelop the site would mean loosing a perfectly good facility able to provide for the current and future education requirements of the community. The site is in a serious bushfire hazard area. The site also provides for the local fauna and flora. Local infrastructure is already chocking and is not set up to cater for a housing estate. The planning of this development and its local impacts are such that the proposal fails all of the basic criteria. 	<ul style="list-style-type: none"> Education Bushfire Nature conservation Infrastructure capacity Strategic planning
127	29/11/07	Local resident	Object	<ul style="list-style-type: none"> The closure of the gym and tennis courts will be a great loss to the community which provide a means to maintain a reasonable health standard. The site is a significant asset to our environment, providing a safe haven for the sustainability of flora and fauna. Much of the value of the Heritage Building is its contribution to the site. The construction of over 440 dwellings and the associated increase in traffic will add pollution and congestion to an already overly congested area and necessitate the destruction of natural bushland. 	<ul style="list-style-type: none"> Loss of community facility Nature conservation Heritage Traffic
128	28/11/07	Local resident	Object	<ul style="list-style-type: none"> The land has always been in public hands and should remain so. The scale of the development and 5-storey buildings is inappropriate. Single road access presents high risk in the event of a bushfire. The oval should be retained for public use as there is a shortage of sporting grounds in the area. Notice should be given to public views and bureaucracy should not override such important issues. 	<ul style="list-style-type: none"> Public land Building Height Bushfire (access) Loss of oval Community consultation
129	29/11/07	Local resident	Object	<ul style="list-style-type: none"> Loss of educational facility: UTS has run down the site and now blames student numbers. The suggestion that students prefer the city campus is a lie. The survey was taken of students at Broadway and the result would be different if it focused on students already at Ku-ring-gai or those from other parts of Sydney and even the Central coast. The transport assessment and traffic volume counts are extremely dubious. The Concept Plan proposes to add 440 new households who are likely to be two car households and there is no adequate public transport service. Local roads are stretched to their capacity and several hundred more cars will make this a complete nightmare. The area is an extreme fire zone area and there is limited water supply. There is also an evacuation issue as there is only one road out for the locals and evacuation procedures would be burdened with an additional 440 more households. The loss of an extremely well utilised playing field for local sporting teams is hardly a benefit to the community. There will also be a loss of ecology and fauna. 	<ul style="list-style-type: none"> Education Traffic Infrastructure capacity Bushfire Water supply Nature conservation Loss of sporting grounds
130	29/11/07	Local resident	Object	<ul style="list-style-type: none"> Concerned over inaccuracies in the assessment and responses, general negative community impacts and inconsistencies with metropolitan planning strategies. <ul style="list-style-type: none"> UTS removed the lab sinks and gas points. The plumbing will still be there and these rooms can be reconverted to science laboratories again. The "Village Green" is not a major new park. There is a loss of public benefit in that the existing oval sized playing fields will no longer exist. The existing child care facility is to be demolished and it is likely that a new childcare centre will not have the outdoor grounds for the children. 	<ul style="list-style-type: none"> Academic viability Strategic planning issues Traffic Bushfire (access) Loss of sporting facility Loss of childcare centre Lack of community

				<ul style="list-style-type: none"> ○ The “Village Green” will be encircled by 10 residential unit buildings. It is unlikely to be a park favoured by the wider community. Sporting team will no longer have access to the Ku-ring-gai facilities they currently enjoy. ○ It is unlikely that new cycling catchments will be utilised be many as the area is very hilly. ○ The Concept Plan is inconsistent with the Metropolitan Planning Strategy to concentrate activities near public transport. It is also unlikely that the current levels of bus transport will be maintained by the bus company in the absence of a student population. ○ Lack of adequate consultation and participation with the community. ○ Film Australia was horrified by the UTS development and declined to participate in the process despite UTS claims. ○ UTS claims the original designers approve in principle the Concept Plan. However, from his speech at a public meeting on 25/8/04 David Turner clearly cannot be taken to have given “approval in principle”. ○ The scale and density of the proposal, together with the potential mix of uses is more likely to create evacuation difficulties in the event of bushfire given there is only one exit/entry road from the site. ○ The scale and density results in unacceptable impacts on traffic. It is also a future litigation risk to planning authorities. ○ The only research undertaken by UTS regarding the sporting facilities was an interview with 40 gym members. No research undertaken on the preference of floodlights. The facilities are used by the entire community. ○ After the construction of 10 residential flats it is unlikely that there will be provision for student or staff parking to enable a tertiary education facility to continue operating at the Ku-ring-gai site. ○ Since amalgamation, UTS has conveniently removed courses, staff and services that aid students and is now promoting the idea that student numbers are declining. Many courses are only run in the city and retired staff or relocated staff have not been replaced. ○ Evening students were removed from UTS in 2001/2002 leaving no choice for students but to attend city campus. ○ The number of students at Ku-ring-gai has demonstrated resilience yearly despite poor marketing and services offered by UTS at the campus suggesting that the underlying demand is strong. 	<p>consultation</p> <ul style="list-style-type: none"> • Urban design
131	29/11/07	Local resident	Object	<ul style="list-style-type: none"> • Objections weighted towards the environmental aspects of the proposal. In summary: <ul style="list-style-type: none"> ○ The permanent preservation of all the bushland on the site is a key objective. Less bushland in the College Creek area should be destroyed and some residential buildings should be relocated. ○ The stormwater proposals are based on a false scientific premise and will lead to the degradation of the bushland. Because of the large area of bush that will be lost to the APZ an alternative means of protection should be considered. ○ Sports fields and childcare centre should be maintained. ○ The proposal is unethical (bought for \$1, sold for profit). • The Lindfield site is an inappropriate place for a university. It is poorly sited for many reasons including the destruction of bushland in its construction, its intrusion into a quiet suburban area and its distance from reliable public transport. However, it having been built and in the face of doubling population every 70 years, it should remain as a university campus occupying no more than its current developed footprint. There needs to be an assessment of Sydney’s education needs prior to the decommissioning of a tertiary institution. • The proposal allows for the retention of heritage buildings for some ‘adaptive reuse’, the demolition of other buildings and construction of 440 new dwellings and associated infrastructure. An APZ of cleared bushland is also proposed. The proposed transfer of some of the bushland to Lane Cove NP is strongly recommended. This transfer has many benefits including expert management, the retention of bushland and protection of habitat and biodiversity. • The amount of bushland to be lost must be clarified. The UTS bushland is important because it adds to the viability of the whole valley bushland. • The stormwater tanks associated with the dwellings and gross pollutant taps are positive steps yet they are inadequate. They will lead to extensive degradation of bushland overtime and nutrients will promote weed growth and promote the changing of plant communities. • Bio-retention swales may be useful for slowing water flow and for growing plants but they are ineffective in preventing nutrients from entering bushland. (The solution is to pipe the stormwater directly to the river. It may be perceived that the bushland will be damaged but after a few years the ecosystem will be fully restored). • The RFS has sensible issued guidelines for asset protection in fire prone areas. The APZ will cause the loss of 3.9ha of bushland which is unacceptable. Conservation of the bushland is a key requirement. Implicit in SEPP 19 is that bushland should not be destroyed if there is an alternative course of action. Protecting buildings from fire is an engineering problem. The construction of a masonry wall at the edge of the bushland will provide similar or better protection that the proposed APZ. Such wall would protect people and assets from the heat of a bushfire and would prevent the direct spread of fire into the developed area. The visual effect will be minimal because it has bushland on one side and is downslope from the buildings. • A feature of APZ’s is that they are not properly maintained and this exposes the buildings to severe risk. • The oval is currently used by community sporting teams and should be retained. • The proposal is inconsistent with the Metropolitan Strategy (see Council submission). • The proposal does not currently protect Sydney’s natural environment or achieve sustainable use of natural resources. • \$1.7billion worth of medium density housing us under way in Ku-ring-gai so there is no need for this development. • The effect of excreta from dogs and cats together with fertilisers used on lawns is disastrous for the bushland and waterways. There should be strata controls on these issues. 	<ul style="list-style-type: none"> • Nature conservation • Bushfire • Heritage • Water issues • Education • Loss of childcare centre • Loss of sporting grounds • Environmental impacts

				<ul style="list-style-type: none">The assessments must be made over time. The effects of loss of bushland, loss of facilities, traffic are variables that are not fixed in one point in time and will increase over time.The public interest is best served by retaining the childcare facilities and sports grounds and eliminating most of the APZ within the high quality bushland.	
PRO FORMA 1	563	Object	<ul style="list-style-type: none">The proposal will have a significant social impact as it removes the current sporting facility and replaces it with a smaller passive recreation area and residences. The Concept Plan is flawed on a number of points as follows:<ul style="list-style-type: none">Demand for sporting facilities is <i>not</i> falling – The local football association has 17,000 players and has consistently grown by 5-10% a year. Local cricket has rostered competition games as ‘byes’ because of a lack of grounds and clubs are turning away players because of a lack of sporting facilities.Sports clubs <i>do already</i> use the facilities – In 2007 approximately 500 local residents used the fields over winter. This figure does not even include students and staff of the UTS.Sports clubs <i>would</i> use the facility – Additional grounds would be welcomed and full used.Lane Cove NP <i>does not</i> have sports fields – There are no fields suitable for soccer or cricket in Lane Cove NP.The LGA is <i>not</i> well endowed with sports fields – Ku-ring-gai has one of the lowest provisions of sports fields in the state. The draft Open Space Strategy for Ku-ring-gai notes that the provision of local and district sportsfields is low to the traditional standard (0.86 hectares/thousand people as compared to 1.21 hectares/thousand people in the metropolitan area).Major local sports clubs have <i>not</i> been included – The plan fails to mention Lindfield Football Club which has almost 2000 active players and is one of the largest sporting clubs in Australia. It is likely to be a significant user of the field should UTS vacate. The club’s exclusion suggests a lack of research and consultation.While urban consolidation and high density development is inevitable, it would be a travesty for this to occur on one of the few areas capable of meeting the recreational needs of those occupying new developments.	<ul style="list-style-type: none">Loss of sporting facility	
PRO-FORMA 2	219	Object	<p>This objection based on the fact that the proposal has not considered the effects of the development on local community sporting facilities.</p> <ul style="list-style-type: none">There is already a shortage of playing fields on the North Shore which is illustrated by: (a) North Shore Junior Cricket Association having to cancel games due to the lack of fields, (b) KDSA are limiting the number of teams participating in their competitions due to the lack of fields and (c) Ku-ring-gai LGA has an existing sports field ration of 0.86 hectares/thousand people which is below the metropolitan standard of 1.21 hectares/thousand people.The concept plan did not consider the effects of closing an existing oval on the community.No local sporting bodies were consulted and UTS records of oval bookings were not examined.There are major inaccuracies in the Concept Plan: (a) sport team primarily use oval in summer months – <i>KDSA use the oval extensively over the winter</i>, (b) easing demand for facilities due to population changes – <i>the proposed development will add over 800 people to the area and the Ku-ring-gai area is expected to gain 10,000 dwellings in the next 25 years</i> and (c) sport teams prefer oval with flood lighting for night training – <i>this statement made without consultation with sporting bodies</i>. <ul style="list-style-type: none">The development is not a responsible or sensible use of an essential community sports facility.	<ul style="list-style-type: none">Loss of sporting facility	
PRO-FORMA 3	136	Object	<ul style="list-style-type: none">Opposition to the development based on the following grounds. The Concept Plan:<ul style="list-style-type: none">Seeks to remove valuable assets from community use, including childcare centre, oval and sports facilities. Ku-ring-gai is short of sports ovals and childcare centres and the existing facilities are well used by local residents as well as students.Makes no provision for additional exit routes from the UTS site, thus exacerbating existing traffic problems along Eton Road, Grosvenor Road, Millwood Avenue, Lady Game Drive, Austral Avenue, Fiddens Wharf Road and surrounding areas, particularly in peak times.The accompanying experts report provides inadequate analysis of bushfire risks on the site, including a lack of provisions to address Coroner’s findings in relation to the 1994 fires such as a second access road.The traffic analysis underestimates peak hour traffic impacts, with low traffic counts, lack of consideration to the traffic flow and lacks projections of future traffic loads given new developments already under way in the area.The size and scale of the development (440 dwellings with some up to 5 storeys high and 600 car parks) is inappropriate for the area and will place a substantial load on local infrastructure. Less houses within the same area would place a smaller load on the water and sewerage systems.UTS omit to quantify the amount of bushland to be cleared or modified from the site.UTS are seeking to make a huge financial windfall by overdeveloping the site and, in the process, taking away facilities that are used by the local community such as the sports field and childcare centre. These assets need to be available for community use.Any Concept Plan ought to properly address traffic and bushfire risks and be of appropriate scale and size for the area.	<ul style="list-style-type: none">Loss of community facilities (childcare centre and sports ground)TrafficInfrastructure capacityBushfireUrban DesignBuilding Height	
PRO-FORMA 4	97	Object	<ul style="list-style-type: none">Expressed concern over the proposed redevelopment as follows:<ul style="list-style-type: none">Community has used the facility for over 35 years.Sporting clubs are turning away players.The DG’s required assessment of the impact on recreational users not provided: (a) UTS did not invite KDSA to be part of the process, (b) the claimed research is non-existent. The only research has been an interview of 40	<ul style="list-style-type: none">Loss of community facilitiesEducationDG requirements not met	

			<p>gym users and no assessment of impact, (c) the claim that sports teams use the oval primarily in the summer months is not true, (d) UTS sees assessment and research as responsibility of users and (e) UTS using old studies as opposed to recent data such as the 2000 census.</p> <ul style="list-style-type: none"> ➤ The DG's required justification for the project is not provided. ➤ UTS is not complying with obligations under its own Act regarding the development of property. ➤ UTS does not consider alternatives: (a) change of student mix, (b) the sale/lease of the site to another provider, (c) misleads/misquotes declining student numbers, (d) UTS refuses to provide student numbers and (e) TER for nursing in Lindfield is the highest in the state and rising. ➤ As a CAE the site taught much needed science and maths teachers and should do so again. ➤ The proposal creates an educational wasteland, the largest area in Sydney without post school education. ➤ Relocating 4,000 students to the CBD will increase traffic congestion in the city. ➤ Ku-ring-gai unlikely to benefit from a 1% increase in residences but will be impacted by a 3% drop in playing fields and a 100% drop in post school education opportunities. ➤ UTS generates \$24m pa and has the capacity to meet obligations without the sale of this asset. 	
PRO-FORMA 5	186	Object	<ul style="list-style-type: none"> • The proposal for rezoning the UTS Ku-ring-gai campus is against the public interest for the following reasons: <ul style="list-style-type: none"> ➤ With the projected increase in population the demand for tertiary education on the campus will increase significantly as many new residents come to Ku-ring-gai to occupy the high rise development planned along the Pacific Highway. We must not lose this valuable tertiary campus which served students from around Sydney and the Central Coast. ➤ The site is on a very steep bushland slope rated "Highest Bushfire Risk, Category 1". The Rural Fire Service strongly advises avoiding housing development on such sites. A second access road for fire emergencies is not possible and the development will increase evacuation problems. ➤ The provision for housing and its protection such as an APZ, fire trail and perimeter roads, would destroy up to 50% of the valuable bushland home to an outstanding collection of plants, animals and birds some of which are endangered species. ➤ The heritage building will be devalued by the many miscellaneous and inappropriate usages suggested for it. ➤ The campus is 1.8km from Lindfield Station and the walk is uphill. This does not comply with the Metropolitan Strategy. Residents would be expected to rely heavily on cars and so increase the major traffic problems for Pacific Highway and Lady Game Drive. ➤ The loss of the sporting facilities such as the oval, tennis courts and gym, which are heavily used by the community is a serious blow. The provision of a small park in the corner will not compensate for this loss. 	<p>Nature Conservation Traffic Loss of sporting facilities Education Bushfire risk</p>
PRO-FORMA 6	54	Object	<ul style="list-style-type: none"> • The basis for this objection is that the Concept Plan involves the demolition of the Kids Campus childcare centre. <ul style="list-style-type: none"> ➤ Kids Campus is being used by over 60 children and provides employment for around 20 staff. ➤ The residential development will bring over 830 people to the UTS site which would put further pressure on availability of childcare places in the area. ➤ The proposal should preserve this facility particularly in view of existing shortages and the projected increase in demand for such places due to population increases. ➤ The Concept Plan makes no commitment to replace the existing childcare centre with an equivalent service. 	Loss of childcare facility
PRO-FORMA 7	11	Object	<ul style="list-style-type: none"> • The proposal for rezoning and residential development is against the public interest for the following reasons: <ul style="list-style-type: none"> ➤ It is against the Rural Fire Service's recommendation for residential housing in High Bushfire Risk, Category 1 locations. A second access road to the site for fire emergencies is not possible and lives could be lost in the event of a fire emergency/evacuation. ➤ The loss of the sporting facilities such as the oval, tennis courts and gym is a loss to the entire community as there are very few recreational places within the Roseville area that are accessible to the general public. Reducing these facilities reduces the opportunity for families, now and in the future, to enjoy an outdoor Australian lifestyle. This could also lead to an increase in obesity and other health issues. ➤ The valuable bushland will be seriously damaged as up to 50% of the bush will be cut down to make way for housing, fire trails and perimeter roads. There is a beautiful collection of animals, plants and birds of which some are Endangered Species in the surrounding area. • There are several issues with the contents of the documents related to the development proposal (diagrams attached): <ul style="list-style-type: none"> ➤ The medium density housing of 4 floors proposed to be built well above the level of the entry road. ➤ The development will be easily seen from Valley View Close. It is clearly in its line of sight. • The development site will not be covered by vegetation, thus exposing many houses to the view of the proposed 4 storey development. 	<p>Bushfire risk (and access) Loss of sporting facilities Nature conservation Urban design</p>
PRO-FORMA 8	6	Object	<ul style="list-style-type: none"> • This objection based on the fact that UTS acquired the Ku-ring-gai campus for educational purposes and is now requesting approval to develop the site for its own capital gain at the expense of the country's education needs and to the detriment of local community infrastructure. • Major issues which are unacceptable are as follows: <ul style="list-style-type: none"> ➤ Demolition of a fine educational facility at a time of national emphasis on education. If UTS wants to move to the city campus, there are other educational institutions keen to utilise the facility for educational purposes. ➤ The incompatibility of a housing development, with poor access, in an area already under traffic stress and 	<p>Education Loss of sporting grounds Traffic</p>

			<p>more suited to an educational facility. 440 new dwellings means 400 to 600 additional cars wanting to leave and enter the area in peak hour. Nearby streets are already overloaded at peak hour with residential traffic and UTS plans to reverse its peak hour flow and increase it by up to 25%.</p> <ul style="list-style-type: none"> ➤ The demolition of the UTS oval is unacceptable given there is a severe shortage of sports oval in Ku-ring-gai. UTS has an obligation to retain the oval for community use. ➤ The lack of consultation with local residents. 	
Total pro forma submissions: 1272			Total public submissions: 1403	

PART B: KEY STAKEHOLDERS

No.	Date	Submitter	Nature	Comment	Issue Summary
1404	4/12/07	Department of Environment and Climate Change	Object	<ul style="list-style-type: none"> The environmental assessment (EA) report indicates a sewer main extension will be required from a sub-main within the National Park to the development site. Any works or activities within the National Park will require approval from DECC. DECC will consider the proposed dedication of a portion of land as an addition to the National Park once it has received a formal offer for the land to be transferred. DECC supports the retention and protection of native vegetation in accordance with the vegetation management plan. It is understood that approximately 3 ha of native vegetation is proposed to be cleared and while this loss is not substantive, all effort should be taken to reduce the development footprint where possible to retain the existing bushland. DECC recommends the populations of Darwinia biflora proposed to be retained be located away from asset protection zones (APZs). DECC supports the implementation of a threatened species management plan for the site and recommends that particular attention be given to the implementation of appropriate fire management regimes for the land containing these populations. With to the Red-crowned Toadlet and Powerful Owl, the protection and management of the majority of bushland on the site as a consolidated management unit will support the retention of populations of these species at the site. The Zone RE2 Private Recreation for the consolidated areas of bushland is inconsistent with the intent to protect and manage native vegetation on this land. It is recommended that this land be zoned E2 Environmental Conservation as the objectives and permitted uses within this zoning are consistent with the intentions for long term conservation management as stated in the Concept Plan. Two of the Darwinia biflora populations are located on land proposed to be zoned R1 General residential. This zoning is inconsistent with the long term retention and management of these populations. It is recommended that the land containing the populations be zoned as E2 Environmental Conservation to reflect the long term objectives and management outcomes for this land as stated in the Concept Plan. If E2 zoning is not feasible an overlay should be included to identify the significance of the remnant vegetation and the requirements for land uses to be consistent with the retention and protection of these areas. The native vegetation to be retained and protected will require long term management of fire regimes, weeds, human access and other threats, for the retention and protection. Whilst the management plans provide directions for these actions, a funding, management and monitoring framework is required to ensure the actions are effectively implemented. DECC supports the measures proposed regarding water sensitive urban design. 	<ul style="list-style-type: none"> Nature conservation Zoning Bushfire management
1405	5/12/07	National Trust of Australia	Object	<ul style="list-style-type: none"> The National Trust is considering listing of the UTS Ku-ring-gai site on the National trust Register for its architectural and nature conservation significance. The curtilage for this listing would be the entire property. The proposed housing would have a negative impact on the significance of the site and would preclude the future expansion of the campus, except into Land Cove National Park and this would be totally unacceptable. In planning for the future of Sydney all of the needs of an increasing level of population need to be taken into account. The long-standing policy of concentration of increased population around transport nodes should be consistently enforced. Unsuitable sites for development of this nature should be categorically ruled out rather than waste considerable public and government resources in opposing them. The UTS Ku-ring-gai site is a well-designed educational establishment, carefully sited within and featuring its bushland setting. The buildings are also highly suitable for withstanding the extreme bushfire conditions which will be increasing a feature of the locality and will worsen in frequency and intensity in coming years. Such sites, so well designed and integrated into high conservation bushland settings, should be retained permanently for educational purposes and not sterilised for ordinary residential development. Despite the speculative nature of addressing the impacts of the future development of either the UTS buildings or 	<ul style="list-style-type: none"> Heritage conservation Bushfire risk Loss of education facilities Proximity to rail/centres Cumulative impacts Loss of open space

				<p>the neighbouring Film Australia site, 'planning' should make some attempt to recognise and take into account the greater impacts of the three likely developments over the one now in consideration.</p> <ul style="list-style-type: none"> • The Department should have regard to the impact of climate change and the anticipated increase in the number of bushfires and their severity and the possibility of reduced rainfall and prevent inappropriate development. There does come a point when bush fire risk can not be 'managed', when that risk is simply too great and areas should not be developed. • Siting an additional 440 dwellings in this high fire danger area with limited road access indicates a very poor planning process. • The Department should have regard to the need to preserve tertiary education facilities in the northern region of Sydney. • In view of the change of national government and Labour pledge for an educational revolution it would be reasonable to believe there will be fundamental changes in the way education is funded and the current 'fiscally responsible' approach to managing assets may be modified to address the responsibilities to the broader community and take a longer term view on education. • There is in reality should be no difference between a 'Village Green' and 'oval'. The oval will be permanently lost to sport in the Ku-ring-gai Municipality as the 'Village Green' will be too small to be used as a sporting oval. • Ku-ring-gai Council's bid to buy back the sporting oval for the equivalent of what UTS paid for the entire site in 1994 should be supported by the State Government. There should be no rezoning or development of this site that could increase the value of the land before the oval is secure for future public use. 	
1406	6/12/07	Heritage Office	Object	<ul style="list-style-type: none"> • The subject site has been nominated for listing on the State Heritage Register by the Royal Australian Institute of Architects (NSW Chapter). This listing has not been finalised, however the State Heritage Register Committee of the Heritage Council has determined that the property may be of State Heritage Significance. • It is important therefore that the planning of further development take this significance into account by ensuring that the development continue to demonstrate a close visual and functional relationship between the structures and the bush landscape setting. • In the design of the proposal, discussions with original designers about their intentions and visions for the site have been particularly relevant and useful, and a full transcript of these interviews would be appreciated by the Heritage Office for its records. • The scale of residential buildings up to 5 storeys is a concern. These have the potential to intrude significantly into the integrity of the 'citadel' qualities of the distant views towards the site. • The site analysis includes several cross sections of these views but it is noted with concern that one of the most important relationships: between the existing main building and the proposed adjacent 5 storey blocks has not been described in the report. • Examination of the proposal in the context of the local topography suggests that these apartment blocks will be clearly visible in many of the distant views, particularly those across the valley and may therefore threaten the integrity of the landscape/building significance. • The reliance on the densities of existing bushland to achieve screening of the new development is also of concern. The canopy and understorey management required for bush-fire asset protection will be likely to result in considerable thinning of screening ability. A better strategy would require all new development to be significantly (c5m) lower than the existing crown height to ensure that the new development does not protrude into the skyline. • It is hoped that the educational use of the site continues into future use, as this is also a very important part of the site's heritage significance. • If the concept plan is to be supported, it is requested that the following conditions be included in any approval: <ul style="list-style-type: none"> ➢ Any new development should not be higher than 5 metres below existing canopy level; ➢ All future site maintenance must be undertaken to ensure the ongoing viability and conservation of the quality of the bushland and site landscaping. ➢ If any unidentified archaeological relics are found, the work must be stopped and the Heritage Council must be notified immediately. ➢ Recommendations 1010 inclusive from section 5.3 of the Heritage Impact Assessment and Conservation Strategy (September 2007) by Graham Brooks and Associates. 	<ul style="list-style-type: none"> • Heritage conservation
1407	6/12/07	Department of Water and Energy	Object	<ul style="list-style-type: none"> • The EA needs to clearly locate the watercourses and riparian corridor widths in relation to the proposed land use zones, development, APZ and fire trail, particularly as College Creek is located on the south west part of the site. • The proposed development should be consistent with Ku-ring-gai Council's Riparian Policy and the stream mapping of these watercourses. • The riparian corridor along College Creek should be zoned E2 Environmental Conservation rather than RE2 Private Recreation. • All new development associated with the proposal and bushfire requirements including the APZ should be located outside the riparian corridors. The riparian corridors should be fully vegetated with local native tree, shrub and groundcover species at a density that would occur naturally. • The Department seeks clarification that the proposed development and APZs are located outside the riparian 	<ul style="list-style-type: none"> • Watercourses and riparian corridors

				corridors.	
1408	3/12/07	NSW Rural Fire Service	Object	<ul style="list-style-type: none"> RFS do not support the slope assessment for the APZ to the east of the development. The applicant should provide a detailed survey to support their assessment or increase APZ to 60 metres. The APZ proposed are base don residential development and would not support any development for Special Fire Protection Purposes as described within s100B of the <i>Rural Fires Act 1997</i>. Existing 'islands' of vegetation located about the site must be managed as APZs or reduced in size to minimise potential for spotting fires close to buildings. Responsibility for the Bushfire Management Plan and general maintenance of APZs should be identified and preferably be a single entity. The potential demand for water during a bushfire event for the site may be substantial and will quite likely exceed the capacity of the current supply. The applicant should provide details of proposed mains upgrades and the location of hydrants. The Service would also encourage consideration of an onsite water reservoir of 50,000 litres located central to the primary access and maintained by the same entity responsible for the Bushfire Management Plan. The turning circle to the south west of the development linking the fire trail and the access road between the proposed buildings linking the northern point of the fire trail should be designed to support both the turning capacity of a Cat 5 tanker and a staging area to support emergency services parking and operations with obstructing the evacuation potential of adjacent residential buildings. Plans describing the access along the existing Film Australia site and adjacent to the Village Green are unclear. The current access is a split level road that would not support safe access and egress for fire-fighters. The paved width should be increased and preferably designed as a single level wide road. 	<ul style="list-style-type: none"> Bushfire assessment Bushfire risk and management Emergency access
1409	6/12/07	Department of Housing	Object	<ul style="list-style-type: none"> The proposal provides a notable opportunity to respond to housing needs in the area. The current housing market in Ku-ring-gai is one of the most expensive in Sydney both in the rental and purchase markets. Negotiations should be undertaken with the view to entering a Voluntary Planning Agreement for the provision of a reasonable percentage of affordable housing accommodation for low to moderate households. There is also a need to improve housing diversity and choice in the area by providing a mix of one, two and three bedroom dwellings. The Department of Housing recommends that the Department of Planning seek that at least 10% of new dwellings in this proposal be one bedroom and that 10-20% of new dwellings be adaptable to meet the needs of residents who are aged or mobility impaired. 	<ul style="list-style-type: none"> Affordable housing Housing mix
1410	5/12/07	Barry O'Farrell MP State Member for Ku-ring-gai	Object	<ul style="list-style-type: none"> The precinct should remain for residential purposes in line with the site's use for the past 50 years and the State and Federal Government's intentions when the site was sold to UTS. The area's fire history and the increased problems the development's residents would significantly add to existing traffic problems in the area, particularly the Grosvenor Road/Pacific Highway and Shirley Road/Pacific Highway intersections which already experience problems, particularly during the morning peak period. The alienation of bushland that would result from the development, as described in the detailed submission by STEP Inc. Failure to address stormwater/nutrient run off into surrounding bushland and the Lane Cove National Park. Loss of sports field, particularly having regard to additional medium density planned for the area in the near future and that opportunity to create passive and active recreation facilities is limited. The EA claims that medium density housing choice is limited in Ku-ring-gai and ignores built/planned developments over the past 3 years. Heritage and architecture issues raised in public submissions. 	<ul style="list-style-type: none"> Loss of education facilities Bushfire risk Traffic Nature conservation Proximity to rail/centres
1411	29/11/07	Ku-ring-gai Council	Object	<ul style="list-style-type: none"> The Site should not be listed as State significant as this is not justified by the State significant site study. The proposed concept plan should not be approved as the site is not suitable for the proposal for reasons including: <ul style="list-style-type: none"> ➤ It is inconsistent with the Metropolitan Strategy and the draft North Sub-Regional Strategy; ➤ Its scale and density outside centres; ➤ Its potential to compromise the achievement of increased residential density close to services and good public transport; ➤ Its impact on tertiary education facilities in light of projected population growth in the region; ➤ It will have a significant impact on threatened species; ➤ It involves the loss of bushland that forms part of a wide-biolinkage with the National park; ➤ There is a potential adverse impact on Lane Cove National Park from the loss of habitat an sewer extension; ➤ It will result in the loss of publicly accessible open space; ➤ Potential adverse economic impacts to the region from the loss of education facilities, skills development and employment; 	<ul style="list-style-type: none"> Zoning and land use controls Bushfire Nature conservation Loss of community and recreation facilities Urban design Heritage Traffic and parking Water management Contamination

				<ul style="list-style-type: none"> ➤ The proposal will result in the loss of opportunities to build strong relationships between skills providers and regional institutions; ➤ Potential risk to existing local residents and future residents of the site from bushfire in an evacuation event under a climate change scenario; ➤ Its impact on traffic in the area ➤ Poor consideration of alternatives to the proposal; ➤ Poor integration into the local area; ➤ The lack of specific commitments to ESD; ➤ Poor mix of housing types and loss of opportunity to provide housing for lower paid regional workers of students; ➤ Impact on heritage significance of the site as a whole. • If the Minister determines list the proposal as State significant and grant approval under Part 3A of the Act the following matters should be taken into account: <p><i>Scale and major use</i></p> <ul style="list-style-type: none"> • Reduce the scale of the development to a density and land use mix that can be accommodated successfully within the constraints of the traffic and transport network and the ability to provide for adequate parking on the site. • Retain tertiary education as the major use on site. <p><i>Further information</i></p> <ul style="list-style-type: none"> • Additional information should be provided on a number of issues identified in Council's submission letter. <p><i>Bushfire</i></p> <ul style="list-style-type: none"> • A new vehicular access/egress to the site should be provided from the perimeter road, through the area of the existing north-west car park either to Lyle or Winchester streets. This should be adequate to provide for emergency vehicles. • The statement of commitments should include: <ul style="list-style-type: none"> ➤ A requirement for any new development to be located to ensure proposed APZ in the concept plan will not require extension. ➤ Electricity transmission lines and gas lines should be installed underground, where this does not compromise ecological or landscape outcomes. ➤ All fire trails and emergency rights of way proposed should be designed in accordance with the criteria set out in the Bushfire Hazard Assessment. ➤ Augmentation of the water main at Eton Road as recommended by Sydney Water. ➤ Dedicated static water supply on top of the residential flat buildings. • The Design Principles (in the concept plan or future DCP) should state that and new development on the site is to be located to ensure that the proposed 50 metre APZ is adequate for the development. • The maintenance regime and responsibility must be designed and agreed prior to any site rezoning. <p><i>Flora and Fauna</i></p> <ul style="list-style-type: none"> • The development footprint on the site should be reduced to existing bushland. • Failing that, at a minimum, development to the south of the north-west car park and west of the existing childcare centre should be deleted from the plans, and the bushland area maintained. • Advice from the Commonwealth under the EPBC Act should be received prior to further consideration of the proposal. • The statement of commitments should include the dedication of all non-APZ bushland, that does not include the fire trail to Lane Cove National Park. • The Darwinia plants to be removed should be translocated or propagated by cutting/meristem tissue culture, instead of just translocating the soil to the 4 sites to be retained/protected. • The whole site should be managed as a single entity. • Planting material should be restricted to that grown from existing site vegetation and in accordance with existing vegetation associations where possible. • The stormwater management plan is to be fully integrated, imitate the natural drainage regime, and provide for bio-filters linked to native vegetated swales around the perimeter of the developed area. • All management plans must be fully integrated to protect threatened species on site. • A permanent weed control management plan to be implemented to prevent the transference of vegetative propagules into the bushland. • All weeding is to be carried out by hand, without using herbicides, during conditions when the Red-crowned toadlet is least or non-active. <p><i>Water management</i></p> <ul style="list-style-type: none"> • Statement of commitments should include the description of a total water cycle system for the site with stormwater measures proposed as the start of an integrated system. • A requirement should be included to meet guidelines in draft 'Managing Urban Stormwater: environmental targets'. 	
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1412	14/12/07	Ministry of Transport	Object	<ul style="list-style-type: none"> • The Ministry requests that a Transport Management Accessibility Plan (TMAP) be developed for the proposal in accordance with TMAP requirements attached to the submission. • The attention paid to sustainable transport initiatives overall is inadequate. • Other proposed initiatives are welcomed but should be further developed. • The existing on site mixed uses are limited in scope and their effect on minimising distances travelled by residents will probably be minimal. • The Ministry supports the assertion that the Broadway campus is a more suitable site for educational purposes and that minimising car trips to the university is a worthwhile aim. • Before the Ministry can support the proposal, the Concept Plan needs to justify more adequately the separate contention that the Ku-ring-gai site is suitable for 440 dwellings. 	<ul style="list-style-type: none"> • Traffic and transport