

## UTS Kuring-gai – State Significant Study and Environmental Assessment Report

### Summary of issues raised in community submissions (including proforma submissions)

Issue	Comment
<b>Loss of education facilities</b>	
<ul style="list-style-type: none"> <li>Loss of education facilities not justified</li> </ul>	<p>This is addressed in <b>section 6.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan report</i>. Undergraduate and postgraduate studies in nursing and clinical studies are also available at the Australian Catholic University Campus at North Sydney. Business and teaching programs are also available at Macquarie University. In addition, education facilities that serve the metropolitan region are more appropriately located at the City Campus.</p> <p>Further justification is provided in Preferred Project report.</p>
<ul style="list-style-type: none"> <li>Falling enrolments due to poor selection of courses offered</li> </ul>	<p>Falling enrolments at the Kuring-gai campus are not a symptom of the courses offered. Evidencing this is the Bachelor of Nursing. This course is offered at both the City and Kuring-gai campuses. Enrolments at the City campus remain strong (year-on-year). However, enrolments at the Kuring-gai campus continue to fall. It should be noted that while the programs offered at both campuses are identical, UTS offers potential students an incentive to study the Bachelor of Nursing at its Kuring-gai campus – a significant reduction in required University Index Admission (UAI) score.</p>
<ul style="list-style-type: none"> <li>City campus is very congested and this will increase with the Kuring-gai campus students</li> </ul>	<p>Improved student facilities are to be provided at the City campus. The City campus is highly accessible in terms of its proximity to a major transport hub.</p>
<ul style="list-style-type: none"> <li>Community frustration with UTS due to</li> </ul>	<p>This project has been treated as a priority at UTS, which has worked within the legislative framework requirements</p>

Issue	Comment
delays in progressing the proposal	and processes set out in the Environmental Planning and Assessment Act and Regulations and the process established and managed by the Department of Planning.
<ul style="list-style-type: none"> <li>Query accuracy of student numbers</li> </ul>	This is addressed at <b>section 2.3.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report. Demand for places in the Nursing program at the UTS Kuring-gai campus has been steadily declining relative to the UTS City campus. Applications are made via the Universities Admission Centre (NSW & ACT) Pty Ltd (UAC), an independent company which manages the applications for Commonwealth Supported Places (CSP) for universities across the state. UTS relies on UAC data in determining application numbers.
Flora and fauna	
<ul style="list-style-type: none"> <li>Loss of habitat for native flora and fauna</li> </ul>	This issue is addressed in <b>chapter 6</b> of the revised <i>Ecological Assessment</i> . A total of 2.8 ha of habitat will be affected, which represents just 0.3% of the same type of habitat available within the Lane Cove valley. No endangered communities will be affected.
<ul style="list-style-type: none"> <li>Do not clear any existing bushland</li> </ul>	The new development is primarily located on areas previously developed or disturbed.
<ul style="list-style-type: none"> <li>Destruction of 50% of <i>Darwinia biflora</i> population is not justified</li> </ul>	December 2007 surveys have identified an additional 45 plants within the site. The proposal will remove 47 plants (out of 115) which equates to 41% of the known site population. Under existing circumstances, these same plants (i.e. the 36 identified for removal) are being damaged by foot traffic. Full results and locations of plants are provided in <b>chapter 5</b> of the revised <i>Ecology Report</i> dated February 2008.
<ul style="list-style-type: none"> <li>Ecological Report does not list 300 species that are also present in the Lane Cove National Park (LCNP)</li> </ul>	The development is not occurring within the LCNP and impacts to the park are not expected.
<ul style="list-style-type: none"> <li>APZ will destroy bushland and therefore habitats</li> </ul>	Within the APZ there will be no removal of ground cover plants, no bushrock removal and limited shrub removal. The APZ management (Bushfire Management Plan) will be formulated for the protection of species in addition to a Threatened Species Management Plan. The bushland within the APZ will be managed to maintain habitats as naturally as possible. There will be no requirement for tree removal. Consequently, the APZ will not destroy habitats.
<ul style="list-style-type: none"> <li>Domestic animals will compete with and destroy native species</li> </ul>	The proposal will ensure a domestic and feral animal management plan will be designed and implemented at the Project (or Development) Application stage.

Issue	Comment
	It should be noted that currently there are no controls on local residents with domestic animals.
<b>Traffic</b>	
<ul style="list-style-type: none"> <li>Peak traffic flows inaccurate</li> </ul>	New traffic flow data was collected in August 2007 on key streets providing access to the site. The previous count data for the site access roads enables a comparison of traffic generation from the site. The levels of traffic generated by the proposed site uses have been based on standard RTA rates applied to the mix of uses anticipated. A number of different development scenarios were tested to assess a possible worst case scenario.
<ul style="list-style-type: none"> <li>Traffic data is out of date</li> </ul>	New traffic flow data was collected in August 2007 on key streets providing access to the site. This data has been compared with data collected in previous years to assess traffic trends.
<ul style="list-style-type: none"> <li>Single road access – option for Lady Game Drive, Westbourne Road or Fullers Ave</li> </ul>	Section 5.2, page 19 of the <i>Transport Assessment</i> report discusses why a second access road is not required.
<ul style="list-style-type: none"> <li>Impact of traffic on: Eton Road, Lady Game Drive, Shirley road, Grosvenor road, Pacific Highway, Abingdon Road, Ortona Road, Winchester Ave</li> </ul>	<p>Section 4.1, page 13 of the <i>Transport Assessment</i> report outlines the traffic impacts of the development on these roads.</p> <p>The highest traffic generating scenario has been tested on the road system. The largest increase is 118 vehicles per hour (23%). Due to the proposed mix of development being both an attractor and a generator of traffic in each peak period, (i.e. residential outbound and commercial inbound during the morning peak) the traffic is more balanced across the network where it intersects with the main road system. The local street system will still operate within the maximum traffic flow expected for the function of these streets. It should be noted that historic traffic generation was higher at some 600 vehicles per hour during peak periods (as compared to the estimated less than 500 vehicles per hour under the proposed development).</p> <p>Shirley Road, Abingdon Road, Ortona Road and Winchester Ave have not specifically been mentioned because they are not expected to attract development traffic due to their indirect connectivity to the site.</p>
<ul style="list-style-type: none"> <li>Already insufficient public transport servicing the area</li> </ul>	<p>The existing bus service operates every 30 minutes and connects with the railway station. Roseville Station is a 20 minute walk from UTS Kuring-gai. Discussions with the bus service provider are proposed to maintain the existing bus service which will service a mixed residential and commercial development well. The train is within walking distance.</p> <p>A transport behavioural program is recommended as part of the introduction of new residents and businesses onto</p>

Issue	Comment
	the site. This will assist with encouraging the use of alternatives to private vehicle use.
<ul style="list-style-type: none"> <li>Cumulative impacts of other recently approved developments (near Eton Road and Burleigh St)</li> </ul>	These developments are adjacent to the Pacific Highway with good access to public transport. The traffic impact generated by these developments in the peak periods will be minimal given their scale.
<b>Bush fire</b>	
<ul style="list-style-type: none"> <li>Site is fire prone</li> </ul>	The site will comply with the requirements of <i>Planning for Bush Fire Protection 2006</i> .
<ul style="list-style-type: none"> <li>Single entry/exit from site – refer Coroner’s recommendation for second access point</li> </ul>	The Coroner's findings have been taken into account in preparing the Planning for Bushfire Guidelines. The concept plan has been prepared in accordance with these guidelines and it is noted that the RFS assessment has not indicated a requirement for an additional access point into the site.
<ul style="list-style-type: none"> <li>Insufficient water services for the site</li> </ul>	On site water reservoir will be provided with a minimum 50,000 Litres.
<ul style="list-style-type: none"> <li>Global warming will lead to more frequent and intense bush fires – how will this be addressed?</li> </ul>	The issue of global warming is subject to ongoing research, and at this point in time the view is that should global warming eventuate then the potential is for an increase in frequency in bush fires and not an increase in intensity. Based on the requirements of the RFS Planning for Bush Fire Protection 2006 (which address the worst case scenario), the APZ is designed to ensure that no fire reaches the development thus protecting it from the any bush fire, regardless of frequency.
<b>Infrastructure</b>	
<ul style="list-style-type: none"> <li>Insufficient to cope with additional demand (services) - eg single water main from Pacific Highway to site, area lost water during 1994 fires</li> </ul>	Servicing capacities have been addressed by the utilities and this is discussed in <b>section 2</b> of the revised <i>Urban Infrastructure Management Strategy</i> dated February 2008.
<b>Built form</b>	
<ul style="list-style-type: none"> <li>Too dense / inappropriate scale for the neighbourhood</li> </ul>	The scale of the buildings, particularly those located within the heart of the overall site, reflects the scale and character of the educational campus, which was originally conceived as a “Hill Top Town” prominently sited above the river valley. It is important that this scale and conceptual composition be maintained for those building components associated with the main campus and its site works.

Issue	Comment
	The buildings located on more “remote” sections of the overall site, being closer to surrounding residential areas, have been designed to relate to those areas in terms of their lower scale and composition.
<ul style="list-style-type: none"> <li>▪ Not “suburban” in form or scale</li> </ul>	<p>The height and scale of the development complements the adjoining residential and Film Australia development and topography of the site. Two storey single or attached dwellings are located adjacent to existing residential dwellings, increasing to five storeys adjacent to the existing university buildings. In addition, the development seeks to retain the existing landscape setting through limiting development to disturbed lands on the site and the retention of the vast majority of existing bushland.</p> <p>The site is unique. The design approach is based on the principles that underpin the original design of the Sulman Award winning historical building and site.</p>
<ul style="list-style-type: none"> <li>▪ Do not develop the oval</li> </ul>	<p>The exhibited Concept Plan has been amended to accommodate the playing fields.</p> <p>The proposed village green has been replaced by a full-size adult soccer field that also has the potential to accommodate two junior cricket fields and two junior soccer fields. The field will be accompanied by 30 car parking spaces.</p> <p>The playing surface of the field measures 64 metres x 100 metres, with a further 5 metres safety area around the perimeter of the field.</p>
<b>Lane Cove River National Park</b>	
<ul style="list-style-type: none"> <li>▪ Improve access to the Park</li> </ul>	Pedestrian and vehicle access through the LCNP is managed by NPWS. There will be no increased access to the park and it will have limited defined access points to ensure that the contrast between the urban form and natural setting is maintained.
<b>Loss of community facilities</b>	
<ul style="list-style-type: none"> <li>▪ Gym</li> </ul>	A community space of 300m <sup>2</sup> will be provided on the ground floor of an apartment building under a s94 dedication to Ku-ring-gai Council. It is envisaged that Ku-ring-gai Council, in consultation with the local community, will determine how best to use this space. It should be noted that there are nearly 20 gymnasias servicing the Lindfield area.
<ul style="list-style-type: none"> <li>▪ Tennis court</li> </ul>	There are five outdoor tennis courts at the UTS Kuring-gai site. These are not lit. However, Ku-ring-gai Council has advised there are 71 publicly available courts in the local government area. A further 66 publicly available courts

Issue	Comment
	are located in the Willoughby local government area, which is located less than 2 km from the site.
▪ Coffee shop	A number of cafes/coffee shops are found in the suburb of Lindfield.
▪ Oval (soccer and cricket)	An adult sized soccer field that can accommodate either two junior cricket or two junior soccer fields will be provided
▪ Childcare centre	A community space of 300m <sup>2</sup> will be provided on the ground floor of an apartment building under a s94 dedication to Ku-ring-gai Council. It is envisaged that Ku-ring-gai Council, in consultation with the local community, will determine how best to use this space. The space could be utilised as a child care facility for up to 68 children. This can be provided in either of the apartment buildings to the west or south of the soccer field.
▪ Library	This is addressed at <b>section 6.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.
▪ Auditorium	<p>The Greenhalgh Theatre which will be retained is used for community activities. Approximately 50% of the bookings in 2006 and 57% in 2007 were external. The majority of the external bookings are for dance groups and schools wanting to host performances.</p> <p>There were 59 bookings from January to December 2007.</p> <ul style="list-style-type: none"> <li>▪ 28 of them were on weekends (47%)</li> <li>▪ Only 3 started post 5.00 pm (5%)</li> <li>▪ 7 finished before 5.00 pm (11%)</li> <li>▪ The majority ran all day.</li> </ul> <p>The majority of external bookings are made in the November / December period, post spring semester.</p>
▪ No consultation with community organisations over potential loss of facilities	There has been considerable consultation with community organisations over the potential loss of facilities via the NSW Department of Planning's Community Reference Group (CRG) meetings. This is addressed at <b>section 1.5.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.
▪ Already insufficient community (sporting) facilities in the area – the loss of these facilities will exacerbate the situation	<p>The exhibited Concept Plan has been amended to accommodate a soccer field.</p> <p>The village green is to be replaced by a full-size adult soccer field that also has the potential to accommodate either two junior cricket fields or two junior soccer fields. The field will be accompanied by 30 car parking spaces.</p>

Issue	Comment
<b>Heritage</b>	
<ul style="list-style-type: none"> <li>Buildings are of heritage significance including on the Indicative List for the Register of the National Estate</li> </ul>	<p>The Heritage Assessment undertaken by Graham Brooks and Associates on behalf of UTS confirms that the site has aspects of European heritage significance at a State and Local level. In terms of current Commonwealth heritage legislation, the site is not considered to have any European heritage values at a national level.</p> <p>It is likely that the whole of the UTS site at Kuring-gai, or at least the section related to the main buildings and associated site works, will be considered for heritage listing by either or both the NSW Heritage Council and Kuring-gai Council.</p> <p>The EPBC Act 1999, process effectively removed any statutory heritage management powers that had previously been associated with Commonwealth owned properties in terms of the Register of the National Estate. The possible future inclusion of the site on the Register of the National Estate will have no statutory heritage implications for the future management and/or development of the place.</p>
<ul style="list-style-type: none"> <li>Query opinion of original architects regarding demolition</li> </ul>	<p>Verbal advice from David Turner, received when the current project research work was initially undertaken for UTS indicated that he is not in favour of the potential demolition of the Gymnasium section of the main buildings. UTS respects the opinion of David Turner, one of the original architects, and appreciates that the opinions might differ from one party to the next.</p>
<b>Public interest</b>	
<ul style="list-style-type: none"> <li>Development is not in the public interest (s5(aA)(iv)-(vi) EP&amp;A Act</li> </ul>	<p>This is addressed at <b>section 2.5</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p>
<ul style="list-style-type: none"> <li>Education facilities currently serve the local community as well as Greater Sydney</li> </ul>	<p>This is addressed in <b>section 6.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p> <p>In 2007, approximately half of the students enrolled at the Kuring-gai campus hailed from the northern Sydney region (i.e. the region that extends from North Sydney to Gosford). However, those same students account for less than one-third of the entire UTS student population from that region, with the remaining 68% enrolled at the City campus.</p>
<ul style="list-style-type: none"> <li>Higher density development away from public transport</li> </ul>	<p>The site is 1.2 km from Roseville Station and the “Global Arc” economic corridor that runs from Macquarie Park to Sydney airport. It is also located well within 30 minutes’ travelling time of the Strategic Centres of Macquarie Park,</p>

Issue	Comment
	Chatswood, St Leonards and North Sydney. Existing bus links between the site, Roseville, Chatswood and Lindfield stations will be maintained
<ul style="list-style-type: none"> <li>▪ Inconsistent with State Plan</li> </ul>	<p>The development is consistent with the following objectives of the NSW State Plan:</p> <p>NSW: Open for Business</p> <ul style="list-style-type: none"> <li>▪ P1 – increased business investment</li> <li>▪ P4 – More people participating in education and training throughout their life</li> </ul> <p>Improved Urban Environments</p> <ul style="list-style-type: none"> <li>▪ E4 – Better environmental outcomes for native vegetation, biodiversity, land, rivers and coastal waterways</li> <li>▪ E5 – jobs closer to home (within 30 minutes travelling time of a strategic centre – Hornsby, Chatswood, St Leonards, Macquarie Park)</li> <li>▪ E6 – Housing affordability</li> </ul> <p>Ku-ring-gai LGA has a target of 10,000 new dwellings by 2031 under the North Subregional Strategy and Metropolitan Strategy. This is addressed at <b>section 2.3.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p>
<ul style="list-style-type: none"> <li>▪ Site was obtained for \$1, now being sold for profit</li> </ul>	<p>UTS has a portfolio of assets, one of which is its Kuring-gai Campus. Like all fiscally responsible universities, UTS manages its assets to maximise its ability to deliver quality teaching and research outcomes. Transferring the University's Kuring-gai asset – at optimal commercial value – is not only fiscally responsible but ensures the asset continues to support tertiary education.</p>
<b>Stormwater</b>	
<ul style="list-style-type: none"> <li>▪ Ensure stormwater does not cause runoff, pollution etc</li> </ul>	<p>The <i>Urban Infrastructure Management Strategy</i> addresses water quality of runoff in <b>section 5</b>.</p>
<ul style="list-style-type: none"> <li>▪ Stormwater tanks and bioswales will be insufficient to prevent ingress of pollution into Lane Cove National Park</li> </ul>	<p>The <i>Urban Infrastructure Management Strategy</i> addresses water quality of runoff in <b>section 5</b>. Water quality modelling has been carried out to ensure sufficient water quality management measures are implemented for pollution prevention.</p>
<ul style="list-style-type: none"> <li>▪ Impact from runoff during construction</li> </ul>	<p>Runoff during construction is addressed in <b>section 5.10</b> of the <i>Urban Infrastructure Management Strategy</i>. Runoff</p>



Issue	Comment
and operation	quantity and quality of the finished site is addressed in <b>sections 4 and 5</b> .
<b>Reuse of retained buildings</b>	
<ul style="list-style-type: none"> <li>Future uses of buildings to be retained not specified</li> </ul>	The zoning regime will enable some flexibility in the future uses of the site, including education, commercial, childcare and recreation uses in the campus buildings to be retained. Specific future uses will be assessed under subsequent Project (or Development) Applications.

## Summary of issues raised by key stakeholders

Issue	Comment
<b>DECC</b>	
▪ Sewer main extension will require DECC approval	Approval from DECC for a sewer main extension will be requested at the Project or Development Application stage.
▪ Will consider dedication of some land	The dedication of land to DECC may proceed with approval of the concept plan and with the approval of DECC. The dedication process will begin at the first stage of the development and will be initiated with the approval of the first Project (or Development) Application.
▪ Recommend reducing building footprint	The total number of dwellings on the site will be reduced from 440 to 382. The development footprint has decreased to cater for the increase of public open space.
▪ <i>Darwinia biflora</i> to be located away from APZ	This has been addressed in <b>section 6.10</b> of the <i>Ecology Report</i> . The location of plants is also provided in <b>chapter 5</b> and identified in figure 4.1 of the <i>Ecological Report</i> .
▪ Funding/management framework to be developed for the management of fire regimes, weeds, access etc	The management plans will be costed and registered on title. Each action within the management plan will be designated to a responsible party and appropriate times for implementation of actions will be articulated. The outline of the contents of proposed management plans is provided at Appendix M. Management Plans will be developed and submitted with the first Project (or Development) Application.
▪ Land for <i>D. biflora</i> to be zoned E2 not R1	A revised zoning map and land use table has been prepared. Where areas of <i>Darwinia</i> do not fall within E2 Environmental Conservation zones they will be protected by an overlay which identifies the location of all <i>Darwinia</i> plants evident as at December 2007 and will impose controls that ensure the <i>Darwinia</i> is protected. This will be supplemented by the Threatened Species Management Plan that will be introduced with the development of the site.
▪ Bushland to be zoned E2 not RE2	A revised zoning map and land use table has been prepared. All bushland will be changed to E2 Environmental Conservation zoning to ensure greatest protection of the bushland is achieved.
<b>National Trust</b>	

Issue	Comment
▪ Considering listing building on National Trust Register	The potential Listing of the UTS complex on the National Trust Register is acknowledged.
▪ Development should be concentrated near public transport nodes	This is addressed at <b>section 6.2</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report. The development is located on a site that is served by bus networks which link directly with the North Shore rail line.
▪ Loss of education facilities	This is addressed in <b>section 6.3</b> of the <i>State Significant Site Study and Environmental Assessment</i> report. Refer to earlier comments.
▪ Loss of community facilities	This is addressed at <b>section 6.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.
<b>Heritage Office</b>	
▪ Site has been nominated by Royal Australian Institute of Architects	The nomination of the site for State Heritage listing by the RAIA is acknowledged. The Heritage Assessment undertaken by Graham Brooks and Associates on behalf of UTS confirms that the site has aspects of European heritage significance at a State and Local level.
▪ Need to demonstrate relationship between buildings and landscape	The original concept of a close relationship between the buildings and the landscape is discussed at some length in the Heritage Assessment prepared by Graham Brooks and Associates, and was based on detailed discussions with Bruce Mackenzie, the original Landscape Architect. This philosophy has been extended into the design of the new sections of the development, where the buildings will also achieve a close and immediate relationship. By this means the entire development will utilise a consistent design philosophy, respecting and taking forward the original concept and principles.
▪ 5-storey buildings are a concern – max building height should be 5m below canopy	The preference expressed by the Heritage Office in terms of a maximum height of new buildings to be less than the surrounding tree canopy has been considered. The proposed heights of the new buildings have been carefully designed to avoid any visual competition with the original campus buildings and their conception of a prominent “Hill Top” on the ridge above the river valley. This relationship has been confirmed by a series of cross sectional and view studies prepared by DEM. The view line

Issue	Comment
	<p>analysis is indicative and was also undertaken to establish the urban design principles that underpin the Concept Plan.</p> <p>The base information for the analysis is the site survey of the UTS Campus site and its surrounds with general topographical contour information. The view line analysis is based on a floor-to-ceiling height of 3.5m for the proposed residential buildings and 4.0m for the existing building.</p> <p>The view lines have been taken from typical eye-level of 1.5m above natural ground level. This view line has then been extended past the ridge and gutter line of the houses, and beyond the tree canopy. Without detailed survey of the houses and their surrounding context, including landscaping, this exercise has been done 'by eye'.</p> <p>We note that there are gaps between the houses, however the view from the houses to the UTS site is screened by the existing vegetation. As can be seen from the photographs on page 42, the trees are higher than the ridge line of the existing houses, hence the view line would project upwards beyond the trees. The trees will not be thinned or removed as a result of the APZ.</p> <p>An accurate view line analysis would require a more accurate detailed site survey of the nominated view point (including detailed spot levels of existing building/house heights, landscape sizes and heights, road levels, topography, etc). We believe that this is not required at the current stage and it has been noted that further visual impact assessment would be required at a detailed design stage.</p> <p>In response, the revised Concept Plan has provided for a reduction of maximum building heights by 2.5m from 20m to 17.5m</p>
<ul style="list-style-type: none"> <li>▪ Ongoing maintenance must ensure quality of bushland setting</li> </ul>	<p>A number of Management Plans will be developed and implemented to ensure that the site is adequately maintained and no adverse impact occurs within the bushland. The Management Plans that will be developed for the site include:</p> <ul style="list-style-type: none"> <li>▪ Bushfire Management Plan</li> <li>▪ Bushfire Evacuation Plan</li> <li>▪ Threatened Species Management Plan]</li> <li>▪ Weed Management Plan</li> <li>▪ Feral and Domestic Animal Management Plan</li> </ul>

Issue	Comment
	<ul style="list-style-type: none"> <li>Stormwater Management Plan</li> </ul>
<ul style="list-style-type: none"> <li>Any archaeological findings to be referred to Heritage Office</li> </ul>	This is a standard and mandatory requirement of the archaeological management provisions of the NSW Heritage Act. The development will comply with all statutory requirements.
<b>Department Water and Energy</b>	
<ul style="list-style-type: none"> <li>Riparian corridors to be identified and protected</li> </ul>	This is addressed at <b>section 6.10</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.
<ul style="list-style-type: none"> <li>Zone riparian corridors E2</li> </ul>	A revised zoning map and land use table has been prepared. As E2 has been selected as the zoning for all bushland and provides a greater level of protection, all riparian corridors will be zoned E2 Environmental Conservation to ensure consistency within the site.
<ul style="list-style-type: none"> <li>Development to be located outside riparian corridors and APZ</li> </ul>	APZ will require the management of ground fuel and weed removal and not the removal of riparian vegetation. The undertaking of these management practices will be outlined in a Bush Fire Management Plan to be developed prior to the first stage of development and to be submitted with the first Project (or Development) Application.
<b>Rural Fire Service</b>	
<ul style="list-style-type: none"> <li>Does not support slope assessment – increase APZ to 60m - currently will not support development for Special Fire Protection Purposes</li> </ul>	An APZ of 60m is provided for in the eastern APZ.
<ul style="list-style-type: none"> <li>Vegetation “islands” to be managed as APZ or reduced in size</li> </ul>	Vegetation “islands” will be addressed in the Bush Fire Management Plan.
<ul style="list-style-type: none"> <li>Additional details for water supply needed, recommends 50,000 litre onsite reservoir</li> </ul>	This is addressed in section 2.1 of the <i>Urban Infrastructure Management Strategy</i> which indicates that a 50,000 litre on-site water reservoir will be located near the entrance to the site.
<ul style="list-style-type: none"> <li>Access to Film Aust site and Village Green to be clarified. Current access is a split level road and should be a single level wide road</li> </ul>	A single level, two lane road will be provided on the site. As this road is less than 200 metres in length there will be no additional requirements.

Issue	Comment
▪ Turning circle linking fire trail and access road to the S-W to accommodate Cat 5 tanker	The fire trails link into the road network therefore a turning circle is not required. See <b>section 3.6</b> , page 22 of the <i>Bushfire Hazard Assessment</i> report.
▪ Bush Fire Management Plan and general maintenance of APZ should be a single entity	The maintenance and implementation of the APZ will be addressed in a Bushfire Management Plan registered on title. Each action within the management plan will be designated to a responsible party and appropriate times for implementation of actions will be articulated.
<b>Department of Housing</b>	
▪ Enter into a VPA for the provision of affordable housing on the site	Ku-ring-gai Council's section 94 contributions plan does not require contributions for the provision of affordable housing.
▪ Provide a mix of dwelling sizes	This is addressed at <b>section 5.8</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.
▪ 10% of new dwellings to be 1-bed, 10-20% be adaptable	This will be addressed at the Project (or Development) Application Stage.
<b>Barry O'Farrell MP</b>	
▪ Loss of sporting and education facilities	This is addressed at <b>section 6.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report. Refer to earlier comments.
▪ Fire risk	This is addressed at <b>section 6.11</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.
▪ Traffic congestion	This is addressed at <b>section 6.5</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.
▪ Runoff into LC NP and alienation of bushland	This is addressed at <b>section 6.10</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.
▪ Loss of heritage	The European heritage values of the site have been carefully analysed and the proposed project design has been

Issue	Comment
	deliberately prepared to protect those values.
<ul style="list-style-type: none"> <li>Significant new developments in Ku-ring-gai LGA will address some lack in housing supply therefore fewer dwellings needed on the site</li> </ul>	<p>The concept plan has been revised to reduce the number of dwellings on the site by 58 from 440 to 382 dwellings. Ku-ring-gai LGA has a target of 10,000 new dwellings by 2031.</p>
<b>Ku-ring-gai Council</b>	
<ul style="list-style-type: none"> <li>Inconsistent with metro strategy and state plan and is not justified in state significant site study</li> </ul>	<p>Consistency is addressed at <b>section 2.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report. The development is consistent with the following objectives of the NSW State Plan:</p> <p>NSW: Open for Business</p> <ul style="list-style-type: none"> <li>P1 – increased business investment</li> <li>P4 – More people participating in education and training throughout their life</li> </ul> <p>Improved Urban Environments</p> <ul style="list-style-type: none"> <li>E4 – Better environmental outcomes for native vegetation, biodiversity, land, rivers and coastal waterways</li> <li>E5 – jobs closer to home (within 30 mins travelling time of a strategic centre – Hornsby, Chatswood, St Leonards, Macquarie Park)</li> <li>E6 – Housing affordability</li> </ul> <p>Ku-ring-gai LGA has a target of 10,000 new dwellings by 2031 under the North Subregional Strategy and Metropolitan Strategy. This is addressed at <b>section 2.3.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p>
<ul style="list-style-type: none"> <li>Lack of consideration of alternatives</li> </ul>	<p>This is addressed at <b>section 5.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p>
<ul style="list-style-type: none"> <li>Density of development is inappropriate due to distance from public transport</li> </ul>	<p>The site is located 1.2 km from Roseville station, and is served by local bus routes.</p>
<ul style="list-style-type: none"> <li>Loss of educational and sporting facilities – some education and 10,000 m2 oval and 30</li> </ul>	<p>This is addressed at <b>section 6.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p>

Issue	Comment
parking spaces should remain	Refer to earlier comments.
<ul style="list-style-type: none"> <li>Loss of heritage – incorporate protection measures into SoC and amend SEPP amendment to address KMC interim heritage listing of site</li> </ul>	<p>The critical heritage values of the site have been identified and protected by the essential nature of the proposed concept, both in terms of retaining the main buildings for new or alternative uses and incorporating new development into the existing “organisational structure” of the site.</p> <p>The potential heritage listing is likely to cover the entire site. This is appropriate as it recognises the bushland – buildings interface and the overall nature of the place. It does not preclude the on-going development of the site for new or alternative uses, as set out in the Concept Plan.</p>
<ul style="list-style-type: none"> <li>Potential economic impacts on the area from loss of education facilities</li> </ul>	<p>The zoning regime will enable some flexibility in the future uses of the site, including education, commercial, childcare and recreation uses in the campus buildings to be retained. Specific future uses will be assessed under subsequent Project (or Development) Applications.</p> <p>In addition, new residents will provide an economic injection into the area.</p>
<ul style="list-style-type: none"> <li>Detrimental impact in LC NP due to loss of habitat, esp wildlife corridors, ingress of runoff and pollution</li> </ul>	<p>This is addressed at <b>section 6.10</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p>
<ul style="list-style-type: none"> <li>Increased bush fire risk due to increased development but single escape route – new escape route on Lyle or Winchester Streets suggested for emergency vehicles</li> </ul>	<p>An additional access point is not necessary given that the Rural Fire Service did not request an additional access point.</p>
<ul style="list-style-type: none"> <li>Cost of bushfire protection will be incurred by the greater community</li> </ul>	<p>Costs related to the management of the APZ will be incurred by future owners of the site through a community title arrangement.</p>
<ul style="list-style-type: none"> <li>Adequacy of 50m APZ to be demonstrated</li> </ul>	<p><b>Table 3.1</b>, page 15 of the <i>Bushfire Hazard Assessment</i> report outlines the required APZ’s in accordance with Planning for Bush Fire protection 2006. They will be achieved within the proposed Concept Plan.</p>
<ul style="list-style-type: none"> <li>Development footprint to be reduced: development south of NW carpark and west of existing childcare centre be deleted</li> </ul>	<p>The total number of dwellings on the site will be reduced by 58 from 440 to 382. The size of the “Village Green” has been increased to accommodate a full-size adult soccer field. Accordingly, the development footprint has decreased with the increase of public open space (loss of one apartment building).</p>



Issue	Comment
<ul style="list-style-type: none"> <li>Poor urban design, lack of housing mix and poor integration with local environment. Setbacks to be increased and housing mix improved</li> </ul>	This is addressed at <b>section 5.8</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> and in Volume 3 Concept Plan.
<ul style="list-style-type: none"> <li>Increased traffic – reduce development to match road capacity (325 dwellings)</li> </ul>	This is addressed in the Transport Assessment Report. The number of dwellings on the site has been reduced from 440 to 382, which will result in fewer vehicle movements.
<ul style="list-style-type: none"> <li>Water main to be augmented</li> </ul>	This is addressed in <b>section 2.1</b> of the <i>Urban Infrastructure Management Strategy</i> .
<ul style="list-style-type: none"> <li>All non-APZ bushland and fire trails to be dedicated</li> </ul>	Included in the Statement of Commitments is a commitment relating to the dedication of bushland in the south western section of the site to DECC. The dedication process will begin at the first stage of the development and will be initiated with the approval of the first Project (or Development) Application.
<ul style="list-style-type: none"> <li><i>Darwinia biflora</i> plants proposed to be removed should be propagated or relocated</li> </ul>	The ecological specialists who will develop the Threatened Species Management Plan prior to development of the management plan will consult with DECC to achieve the best result for the plants to be removed. This may involve the translocation of the soil and its seed bank in addition to trialling the translocation of adult plants.
<ul style="list-style-type: none"> <li>Site audit statement and Stage 3 remediation action plan to be provided prior to rezoning</li> </ul>	Given that no remediation works are considered necessary prior to rezoning, a site audit statement is not required until a Project (or Development) Application is submitted. A stage 3 Action Plan would only be necessary if recommended at the completion of a Stage 2 detailed investigation.
<ul style="list-style-type: none"> <li>SEPP to be amended with objectives for zones, R2 to all development over 2 storeys, APZ to E2, oval RE1, NP E1 or E2, and remainder R1.</li> </ul>	<p>A revised zoning map and land use table has been prepared. The revisions include:</p> <ul style="list-style-type: none"> <li>Objectives for zones in SEPP Schedule 3 amendment updated</li> <li>APZ amended to E2 Environmental Conservation zone</li> <li>Soccer field given a RE1 Public Recreation zone</li> <li>Bushland amended to E2 Environmental Conservation zone</li> <li>The remainder of the site (i.e. not in an E2 Environmental Conservation, RE1 Public Recreation, or R2 Low Density Residential) is zoned R1 General Residential</li> <li>The permissible uses in R1 General Residential is amended to omit commercial premises and include office premises</li> </ul>

Issue	Comment
	The request to have a R2 Low Density Residential apply to all development with a 2 storey limit was considered contrary to the design principles of the concept plan. The concept plan proposes to introduce integrated housing lots which add to the dwelling mix on the site. A R2 Low Density Residential would not permit multi-dwelling housing which would restrict development opportunities on the integrated housing lots.
<ul style="list-style-type: none"> <li>Max floor-ceiling heights of 3.3m, building height in accordance with LEP template definition</li> </ul>	Floor to ceiling heights have been reduced from 4 metres to 3.5 metres.
<ul style="list-style-type: none"> <li>All buildings over 3 storeys should provide a view line analysis</li> </ul>	The urban design guidelines for residential development will address the issue of views into and from the site.
<b>Ministry of Transport</b>	
<ul style="list-style-type: none"> <li>TMAP to be developed</li> </ul>	The Department of Planning agrees that a TMAP is not required until Project (or Development) Application Stage. If any Project (or Development) Application is of a density that requires a TMAP, a TMAP will be provided at that stage.
<ul style="list-style-type: none"> <li>More sustainable transport initiatives required</li> </ul>	<b>Section 3.4</b> of the <i>Transport Assessment</i> report outlines the sustainable transport initiatives.
<ul style="list-style-type: none"> <li>Need to demonstrate capacity of the site and road network to support 440 dwellings</li> </ul>	The <i>Transport Assessment</i> demonstrates that the road network can accommodate the additional traffic that could be expected to be generated by the land use mix including 440 dwellings, which has now been reduced to 382 dwellings.
<ul style="list-style-type: none"> <li>Supports Broadway as a more suitable site for educational purposes and that minimising car trips to the University is a worthwhile aim</li> </ul>	Agreed.

## Summary of issues raised by Department of Planning

Issue	Comment
<b>Urban structure, land use and heritage</b>	
<ul style="list-style-type: none"> <li>Number of dwellings and built form to be consistent with state plan, metro strategy and north subregional strategy</li> </ul>	<p>The development is consistent with the following objectives of the NSW State Plan:</p> <p>NSW: Open for Business</p> <ul style="list-style-type: none"> <li>P1 – increased business investment</li> <li>P4 – More people participating in education and training throughout their life</li> </ul> <p>Improved Urban Environments</p> <ul style="list-style-type: none"> <li>E4 – Better environmental outcomes for native vegetation, biodiversity, land, rivers and coastal waterways</li> <li>E5 – jobs closer to home (within 30 mins travelling time of a strategic centre – Hornsby, Chatswood, St Leonards, Macquarie Park)</li> <li>E6 – Housing affordability</li> </ul> <p>Ku-ring-gai LGA has a target of 10,000 new dwellings by 2031 under the North Subregional Strategy and Metropolitan Strategy. This is addressed at <b>section 2.3.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p>
<ul style="list-style-type: none"> <li>Loss of community facilities to be justified</li> </ul>	<p>This is addressed at <b>section 6.3</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report.</p>
<ul style="list-style-type: none"> <li>Need to accommodate an adult soccer field on site</li> </ul>	<p>The village green is to be replaced by a full-size adult soccer field that also has the potential to accommodate either two junior cricket fields or two junior soccer fields. The field will be accompanied by 30 car parking spaces.</p> <p>The playing surface of the field measures 64 metres x 100 metres, with a further 5 metres safety area around the perimeter of the soccer field.</p>
<b>Urban design</b>	
<ul style="list-style-type: none"> <li>Building envelopes to relate to urban design principles in DEM report, and</li> </ul>	<p>This is addressed at <b>section 6.15</b> of the <i>State Significant Site Study and Environmental Assessment of the Concept Plan</i> report and in Volume 3 Concept Plan.</p>

Issue	Comment
(where appropriate) demonstrate compliance with SEPP 65, esp solar access	
▪ Composition of fill	Included in the Statement of Commitments. It is proposed to achieve a balance between cut and fill. If this cannot be achieved only clean fill will be brought in.
▪ Cross section of main campus building, development and village green (showing contours) to be provided	Additional cross sections 6 and 7 provided on page 41 of Volume 3 Concept Plan and amended cross sections to reflect the change in floor to ceiling heights.
▪ Building heights (RL-AHD) to be confirmed	To determine RL-AHDs for the site, it would require further detailed design of the concept plan, coordination between civil and infrastructure services, and architectural design of the buildings. Given that this is the concept plan for the site, locking in building RLs at this concept design stage may limit future flexibility of the building designs. The matter of building height is better discussed and assessed based on visual impact analysis and urban design merit.
<b>Urban design – detail</b>	
▪ Improve ground floor interface with communal spaces	Refer to artist impression perspectives and design principles outlined in Volume 3 Concept Plan and the revised design principles in the Concept Plan.
▪ Proposed proximity of apartment block adjacent to Film Aust site may prejudice development on that site	The residential flat building adjacent to the Film Australia boundary is three storeys with sufficient vegetative screening along the boundary to ensure that future development of the Film Australia site is not prejudiced. Any Project (or Development) Application for the residential flat building will address design constraints including setback requirements.
▪ Apartment buildings to the west of village green to better address that space	This has been achieved with the amended Concept Plan. The residential flat building adjacent to the soccer field now addresses the public open space.
<b>Bush fire</b>	
▪ Address long term climate change implications for the site's bush fire risk, and confirm it can be managed in	The issue of global warming is subject to ongoing research, and at this point in time the view is that should global warming eventuate then the potential is for an increase in frequency in bush fires and not an increase in intensity. Based on the requirements of the RFS Planning for Bush Fire Protection 2006 (which address the worst case

Issue	Comment
accordance with <i>Planning for Bush Fire Protection</i>	scenario), the APZ is designed to ensure that no fire reaches the development thus protecting it from the any bush fire, regardless of frequency.