

UTS Kuring-gai Proposal Community Information Report

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Introduction

UTS Kuring-gai is located on the south-western fringe of Lindfield, 1.2 km from the Pacific Highway and 16 km from Sydney's CBD. The 21-hectare site is bordered by the Lane Cove National Park.

The Kuring-gai campus currently provides facilities for students across three faculties:

- ❧ Nursing, midwifery and health;
- ❧ Education; and,
- ❧ Business.

Both the nursing and some of the business courses are also offered at the UTS city campus.

While the University of Technology has been proud to be part of the Kuring-gai community for the past 40 years, the needs of its students have changed significantly over this time.

Fewer and fewer students are choosing to study at the Kuring-gai campus. Students say they prefer the city campus because it is more conveniently located relative to their part-time jobs, is better for night-time study, offers greater accommodation options and a broader range of entertainment opportunities.

Even though UTS continues to try to attract students to the Kuring-gai campus by offering them a lower University Admission Index (UAI) score, many students are choosing to study elsewhere if they miss out on a place at the city campus but are offered a place at the Kuring-gai campus.

To fulfill the goal of providing its students with the best possible teaching, learning and research experiences, and thus help provide well-trained teachers and nurses, UTS is reassessing the role of the Kuring-gai campus.

This reassessment has been underway for a number of years, with UTS reviewing its long-term options for the Kuring-gai campus. UTS says the campus in its current form is not sustainable and that change on the campus is inevitable.

One option under consideration requires the rezoning of the land to permit a wider range of uses, including residential, community and commercial.

The rezoning proposal has been raised with the community previously. As a result of the previous consultation conducted (including an earlier CRG process) the original proposal has been extensively revised.

The revised proposal is being assessed by the NSW Department of Planning, which will make a recommendation to the NSW Minister for Planning, the Hon Frank Sartor. The Department of Planning has also facilitated a new Community Reference Group (CRG) process.

This report outlining the community information process has been divided into four sections:

- ❧ Introduction: provides the background to this report.
- ❧ Communication objectives: the goals of the communication activities.
- ❧ Communication activities: outlines the process and method for the consultation both prior to and during the exhibition period.
- ❧ Summary.



Communication objectives

The communication goals included:

- ⌚ to provide information to the local community and University community about the proposal.
- ⌚ to ensure the community understood the University's broader educational objectives in relation to this proposal.
- ⌚ to demonstrate UTS's commitment to achieving, wherever possible, mutually beneficial outcomes.
- ⌚ to ensure clear and consistent messages are being delivered to key stakeholders including the Ku-ring-gai and UTS communities.
- ⌚ to enable the Kuring-gai community to gain an understanding of the proposal and how it has changed as a result of the previous community consultation process.
- ⌚ to demonstrate how the Ku-ring-gai community's input will be considered by the project team.



Communication activities

Consultation framework

KJA was engaged to provide the local and University communities with information about the proposed rezoning and concept plan for the Kuring-gai campus of the University of Technology, Sydney. A range of community information methods were used to inform the local community about the project. They included:

- ⑥ briefings for local stakeholders;
- ⑥ information on the UTS website;
- ⑥ letterbox drop to approximately 500 households in the local area;
- ⑥ support for the Department of Planning's Community Reference Group process;
- ⑥ and exhibition panels and brochure distribution at exhibition locations.

Pre-lodgment briefings

In the lead-up to the lodgement of the rezoning application and concept plan, UTS held meetings with several key stakeholders.

- ⑥ Lindfield Public School – Two senior representatives of the University (Deputy Vice Chancellor and Vice President (Resources), Patrick Woods, and Manager, Planning & Design Review, Clive Gunton) met with the Principal of Lindfield Public School, Ian Jenkins. The University outlined and discussed its proposal with Mr Jenkins.
- ⑥ Childcare Centre – Two senior representatives of the University (Deputy Vice Chancellor and Vice President (Resources) Patrick Woods, and Manager, Planning & Design Review, Clive Gunton) met with representatives of the Childcare Centre located at the UTS Kuring-gai campus, and outlined and discussed its proposal.
- ⑥ Film Australia – Film Australia was represented on the Community Reference Group.
- ⑥ Kuring-gai Council – there has been ongoing contact between senior representatives of the University and Kuring-gai Council.

Web-based information

- ⑥ Pre-lodgment – In the lead-up to the lodgment of the rezoning and concept plan, UTS provided information about its proposal on its website, including a summary of the proposal and series of questions and answers. UTS also alerted its students and staff to the proposal through its internal communication processes.
- ⑥ During the exhibition period – UTS provided a link on its website to all documentation on public exhibition.



Support for the Community Reference Group process

UTS proactively participated in the Department of Planning's Community Reference Group process.

- ⑥ CRG 1 – Deputy Vice Chancellor and Vice President (Resources) Patrick Woods addressed the CRG about the UTS position and reasons for considering the rezoning option, along with outlining the features of the rezoning application and concept plan.
- ⑥ CRG 2 – A panel of UTS expert consultants was made available at the meeting to answer questions directly from members of the CRG.
- ⑥ CRG 3 – UTS presented the CRG with information about amendments to the proposal as a result of the Kuring-gai community's input into the project.

In addition, UTS provided answers to written questions from the members of the CRG via the Department of Planning throughout the process.

Materials to support the exhibition process

UTS produced large panels outlining the key features of the proposal. These were displayed at all exhibition locations (listed below) except the Department of Planning's Sydney office.

- ⑥ Department of Planning (Sydney office) – Information Centre, 23-33 Bridge Street, Sydney – 9.00am to 5.00pm, Monday to Friday.
- ⑥ University of Technology, Sydney Kuring-gai Campus – Eton Road, Lindfield – 9.00am to 5.00pm, Monday to Friday.
- ⑥ University of Technology, Sydney City Campus – No 1 Broadway, Ultimo – 9.00am to 5.00pm, Monday to Friday.
- ⑥ Kuring-gai Council Chambers – Customer Service Centre, 818 Pacific Highway, Gordon – 8.30am to 5.00pm, Monday to Friday.
- ⑥ Gordon Library – 799 Pacific Highway, Gordon – 10.00am to 9.00pm, Monday to Thursday; 10.00am to 6.00pm Friday; 10.00am to 5.00pm, Saturday and Sunday.
- ⑥ Lindfield Library – 265 Pacific Highway, Lindfield – 10.00am to 5.30pm Monday, Tuesday, Thursday and Friday; 10.00am to 1.00pm, Saturday.

Accompanying the panels was a brochure which outlined the major features of the proposal.

Letterbox drop

The letterbox drop to approximately 500 households (corresponding with the Department of Planning's notification area) occurred on Monday 5 November 2007, a short time after the proposal went on public exhibition, and consisted of:

- ⑥ a letter explaining the background to the project, letting the community know the proposal could be viewed at six exhibition locations and that the documentation was also available for viewing on the internet; and
- ⑥ a brochure summarising the major aspects of the proposal (the same as available with the exhibition panels).



Information for the local media

UTS contacted the local media and offered a briefing on the proposal. UTS also responded to media requests for information. The UTS spokesperson was Patrick Woods, Deputy Vice Chancellor and Vice President (Resources).

Summary

The Department of Planning's statutory consultation process was extensively supported by a range of communication activities conducted by UTS.

These activities were conducted both in the lead-up to the lodgment of the proposal and during the exhibition period.



Appendices

- ⌚ Pre-lodgment information sheet
- ⌚ Letter to neighbours
- ⌚ Community brochure

Kuring-gai campus of University of Technology, Sydney

Background

The University of Technology, Sydney (UTS) has both a city campus and a Kuring-gai campus.

Since 2003 UTS has been considering what changes need to take place at its Kuring-gai campus to ensure the University continues to provide all its students with the best possible teaching, learning and research experiences.

The Federal Government has made it clear that universities must develop and implement strategies to ensure long-term sustainability. Over the past decade student interest in studying at Kuring-gai has been declining. For example two-thirds of the nursing program applicants who did not secure a place at the city campus but were offered a place at the Kuring-gai campus declined the offer, opting instead to study at another suitably located University. Students today prefer a more central location where they have easy access to part-time work and accommodation.

It has become apparent that the Kuring-gai campus in its current form is not sustainable and that changes have to be made. The University is currently evaluating a range of options for the Kuring-gai campus.

Option1 – Change the educational activities on the Kuring-gai campus

UTS has embarked upon an intensive review of educational options for the Kuring-gai campus. The review process included a working party which investigated a range of alternative educational options.

Option 2 – Campus consolidation

Locating all its activities on the one campus is another option for the University. As a result UTS has been preparing a rezoning application and concept plan for the Kuring-gai campus. The plan has been developed over several years with significant community consultation. The most recent plan has been developed to specifically take into account views and comments expressed by the community.

The concept plan builds on the “hilltop” town vision of the original architects. It aims to create a harmonious balance between the built and natural environments. The plan sets out a range of residential and community uses for the campus and offers a range of housing types from traditional family homes to townhouses and apartments. Important areas of existing bushland are preserved under the proposal, as well as significant educational buildings.

Environmental considerations such as the site’s flora and fauna, water quality and bush fire protection have been key considerations in the preparation of the plan.

Should the site be sold, 100 percent of any money realised through that sale would be invested in enhancing and expanding teaching and learning facilities at UTS’s city campus where student demand is high. It would allow UTS to accommodate additional teaching, nursing and business students on the city campus.

Once all the viable options for the campus are available for consideration, the University Council will assess those options and make a decision.



5 November 2007

Dear Neighbour,

The University of Technology has been proud to be part of the Kuring-gai community for the past 40 years, but over time the needs of our students have changed significantly.

Fewer and fewer students are choosing to study at our Kuring-gai campus. Students tell us that they prefer the Broadway campus because it is more conveniently located relative to their part-time jobs, is better for night-time study, offers greater accommodation options and a broader range of entertainment opportunities.

Even though we try to attract students to the Kuring-gai Campus by offering them a lower University Admission Index (UAI) score, many students are choosing to study elsewhere if they are not offered a place at the City Campus.

To fulfill our goal of providing our students with the best possible teaching, learning and research experiences and thus help provide well-trained teachers and nurses for our schools and hospitals, we need to reassess the role of the Kuring-gai campus.

Educational, operational and financial reviews of the site have been underway since 2003 and we now know the campus in its current form is not sustainable. Change on the campus is inevitable.

As a result, one of the options being considered by the University is the rezoning of the campus to allow some of the land to be redeveloped for housing. A concept plan has been lodged with the NSW Department of Planning and is currently on public exhibition until 30 November 2007.

This plan includes the work of many experts who have carefully studied issues such as heritage, bushfire protection, flora and fauna, and traffic.

A summary of the proposal is attached to this letter and the detailed planning documents can be viewed at:

- > Ku-ring-gai Council offices
- > Lindfield Library
- > Gordon Library
- > UTS Kuring-gai Campus
- > UTS City Campus
- > NSW Department of Planning
- > Or visit www.uts.edu.au/about/executive/kuringgai

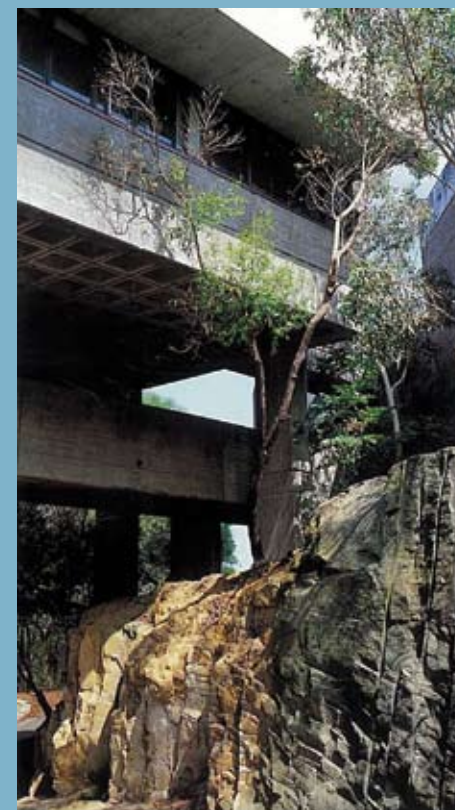
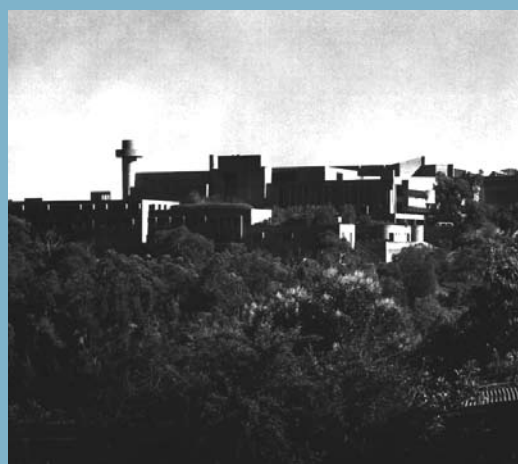
Yours sincerely

Patrick Woods
Deputy Vice Chancellor and Vice President (Resources)

UTS: KURING-GAI CAMPUS

UTS IS CREATING A NEW FUTURE FOR ITS KURING-GAI CAMPUS.

This document outlines the proposed
concept plan currently on exhibition.



Source: photographer Peter Bennetts from
New Conversations with an Old Landscape
by Catherin Bull

MAJOR CONSIDERATIONS

HERITAGE

The site's heritage is respected and the Concept Plan has been designed with consideration to the original architect's vision.

The Sulman Award winning main academic building is preserved through adaptive reuse.

The proposed planning controls will protect the ability to provide child care, gym and library facilities within the adaptive re-use of the building or elsewhere on the site.

HOUSING CHOICE

Greater housing choice is offered through a range of housing types – from traditional family homes to townhouses and apartments.

The Plan proposes a total of 440 dwellings, which is a reduction of 25% compared to the original 2004 Concept Plan.

Housing types ensure greater integration of the site with existing residential development while respecting the built form relationship with the main university building. Traditional housing types adjoin existing residential structures and a gradual transition occurs in housing types on approach to the main University building.

ENVIRONMENTALLY FRIENDLY

The plan and site layout allow key 'green building' principles such as cross ventilation and solar access to be incorporated into future homes and buildings.

Stormwater runoff is captured and treated through the use of rain water tanks, bio-retention basins and drainage swales.

The plan aims to minimise any effect on sensitive flora and fauna. The surrounding bushland will remain open to the community with defined access points and pathways to ensure bushland is not adversely affected.

New roads will be limited to the north western corner of the site, which currently is used as a large car park, and new building development will be largely contained on areas that have already been developed as part of the University.

ACCESS

The access and traffic study concludes that the traffic associated with the proposed development would cause minimal traffic changes on the surrounding road network when compared to the existing conditions.

The proposal retains the bus turning area and it is expected to improve the viability of bus services to the site and through the adjoining areas.

OPEN SPACE

The plan includes a mix of public and private open space. A Village Green (6,970m²) provides an active recreation area.

The landscaping will include a mix of native species, and although there will be a greater variety of plants, they will be consistent with the surrounding bushland character.

BUSHLAND SETTING

The natural bushland setting and existing significant building have been used as a special focus for this residential community.

The landscape and bushland elements have been integrated into the plan to ensure the development retains its bushland character.

Bushfire protection has been a key consideration. An Asset Protection Zone (APZ) has been established around the proposed development. An APZ is the buffer area between bushland and homes.

ON EXHIBITION

The detailed planning documents supporting the Concept Plan for the UTS Kuring-gai Campus can be viewed at the NSW Department of Planning (23-33 Bridge Street, Sydney) and at the Ku-ring-gai Council offices (818 Pacific Highway, Gordon).

