dem

# University of Technology Sydney
# Kuring-gai Campus

## State Significant Site Amendment
## Concept Plan Application

## Preferred Project Report

February 2008

project no. 3528.03

dem

## issue register

| Date of Issue | Date on Footer | Reason for Issue | Prepared by | Checked by | Signed |
|---|---|---|---|---|---|
| 08/02/08 | February 2008 | Submission to Dept. of Planning | AA | MC | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |







planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

# contents






planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## introduction

This report presents the site analysis, constraints and principles underpinning the State Significant Site Study under the Major Projects SEPP 2005 of the University of Technology, Sydney (UTS) Kuring-gai campus.

The Study identifies the way in which redevelopment of the site can occur in harmony with the existing physical environment and buildings and the principles that guided their design. This is crucial to ensure the unique balance between topography, bushland and built form on the site is maintained.

## purpose of the study

This document has been prepared by DEM to facilitate development of the land and adaptive reuse of the existing buildings at the UTS Kuring-gai campus. The application has been prepared on behalf of the applicant, The University of Technology, Sydney.

## objectives

The objectives of this Study are to achieve a high quality of site planning and development that:

- is of a scale and character that retains and enhances the amenity of the existing development in the locality;
- ensures the development is of a high visual standard and reflects the character and context of the area;
- ensures the active redevelopment of an under utilised site and the integration of the development with the existing built form on the site and the surrounding urban fabric; and
- provides for a range of adaptive reuse options of existing buildings.



planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au



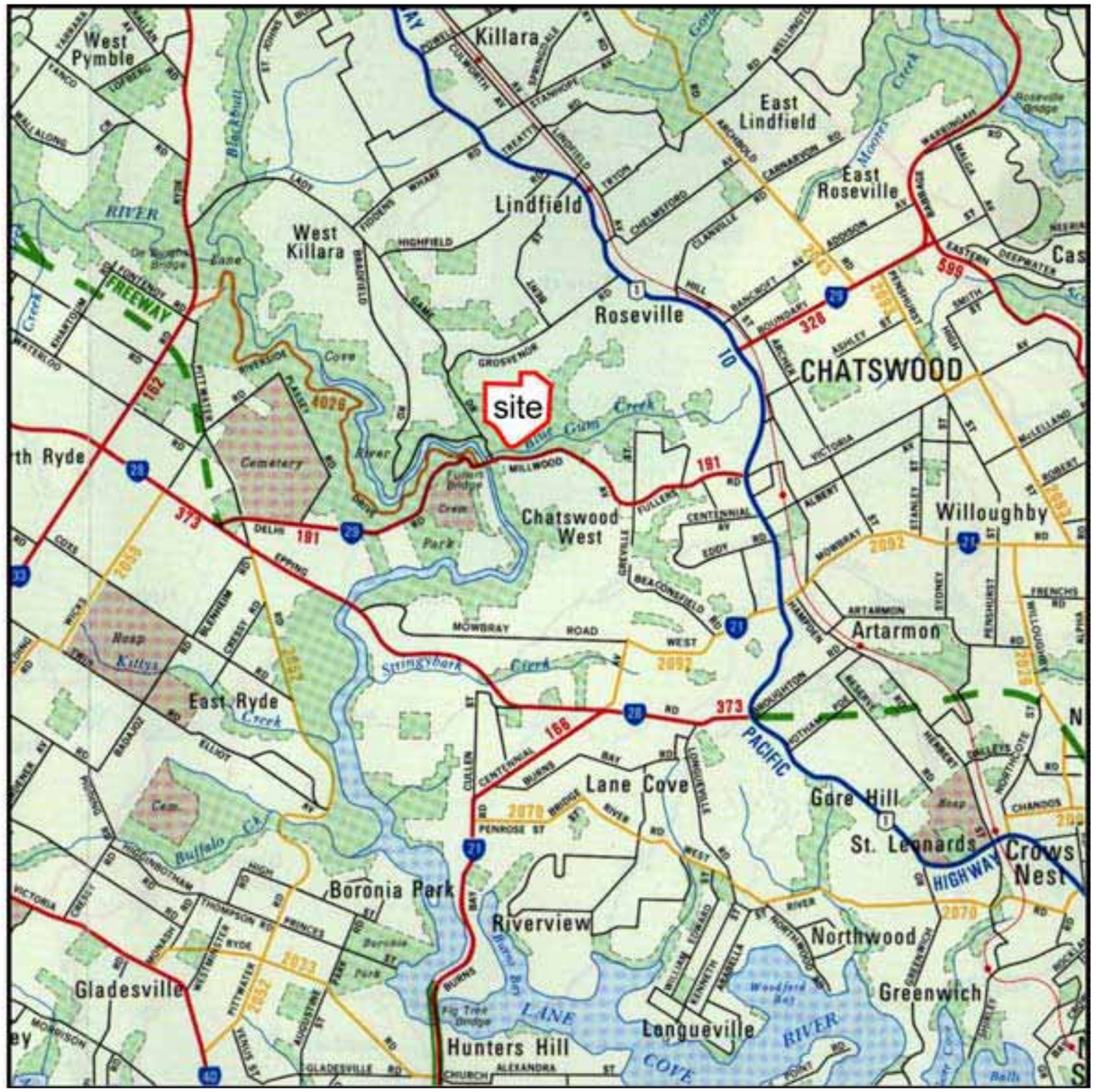
# site analysis

## site location

The UTS Kuring-gai Campus is located on the North Shore of Sydney approximately 1.2 km west of the Pacific Highway, on the southern fringe of Lindfield.

The site is approximately 20 minutes drive north of Sydney's CBD. The nearest train station is Lindfield about a 25-minute walk from the campus. Shorelink presently provides a bus service between Roseville, Chatswood and Lindfield Stations and the campus. There is also the UTS inter-campus shuttle bus service that operates between the Kuring-gai and Broadway campuses.

On the macro geographic scale the site is a transition zone between the development corridor defined by the Pacific Highway spine, and the green corridors of bushland that flank either side of this development corridor. The green bushland corridors occur where steep sandstone gullies have hindered urban development. These gullies form part of a larger catchment that ultimately drains into Port Jackson.




Source: Sydways 2000 edition




planning, urban design, architecture, landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

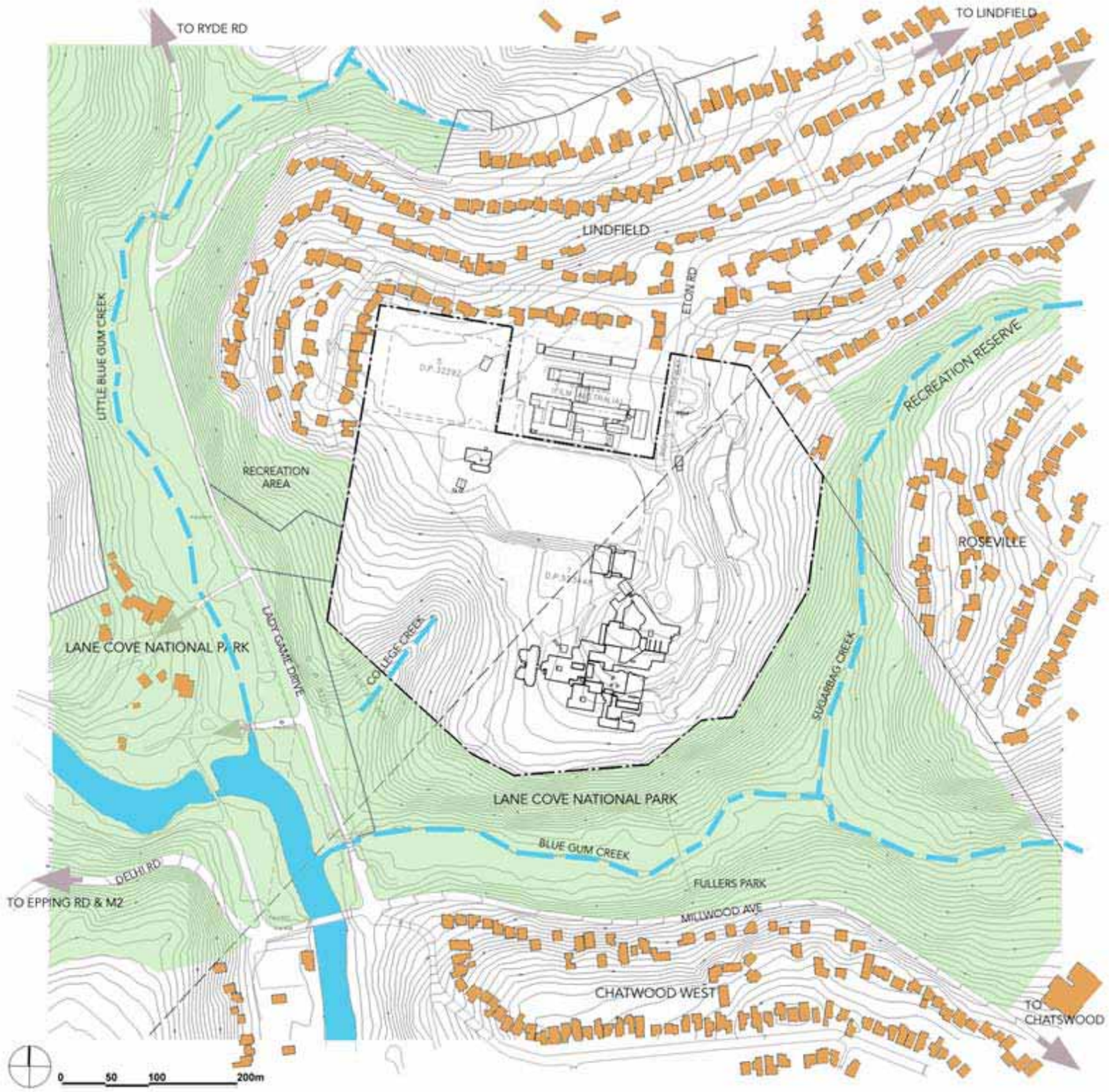
## existing context

Large single lot dwellings with extensive gardens typify the residential area to the north of the campus. To the east, south and west of the campus lies the Lane Cove National Park. The Park separates the Kuring-gai campus from the nearby suburbs of Roseville and Chatswood West to the east and south respectively, and North Ryde to the west.

The Film Australia complex sits on Commonwealth owned land and forms the majority of the northern boundary, although single lot dwellings adjoin the site in the north east and north west corners.

The original campus buildings were designed in the late 1960s and 1970s and reflect a sensitive collaboration between the Architect, David Don Turner and Landscape Architect, Bruce MacKenzie. The resulting design weaves together the bushland landscape and the built form, which is clustered around craggy sandstone outcrops.

The intention of the original design was to place functional 'Brutalist' built form within a bushland setting and to define the edges between the natural bushland and the developed areas.




# University of Technology, Sydney, Kuring-gai Campus

State Significant Site Amendment / Concept Plan Application



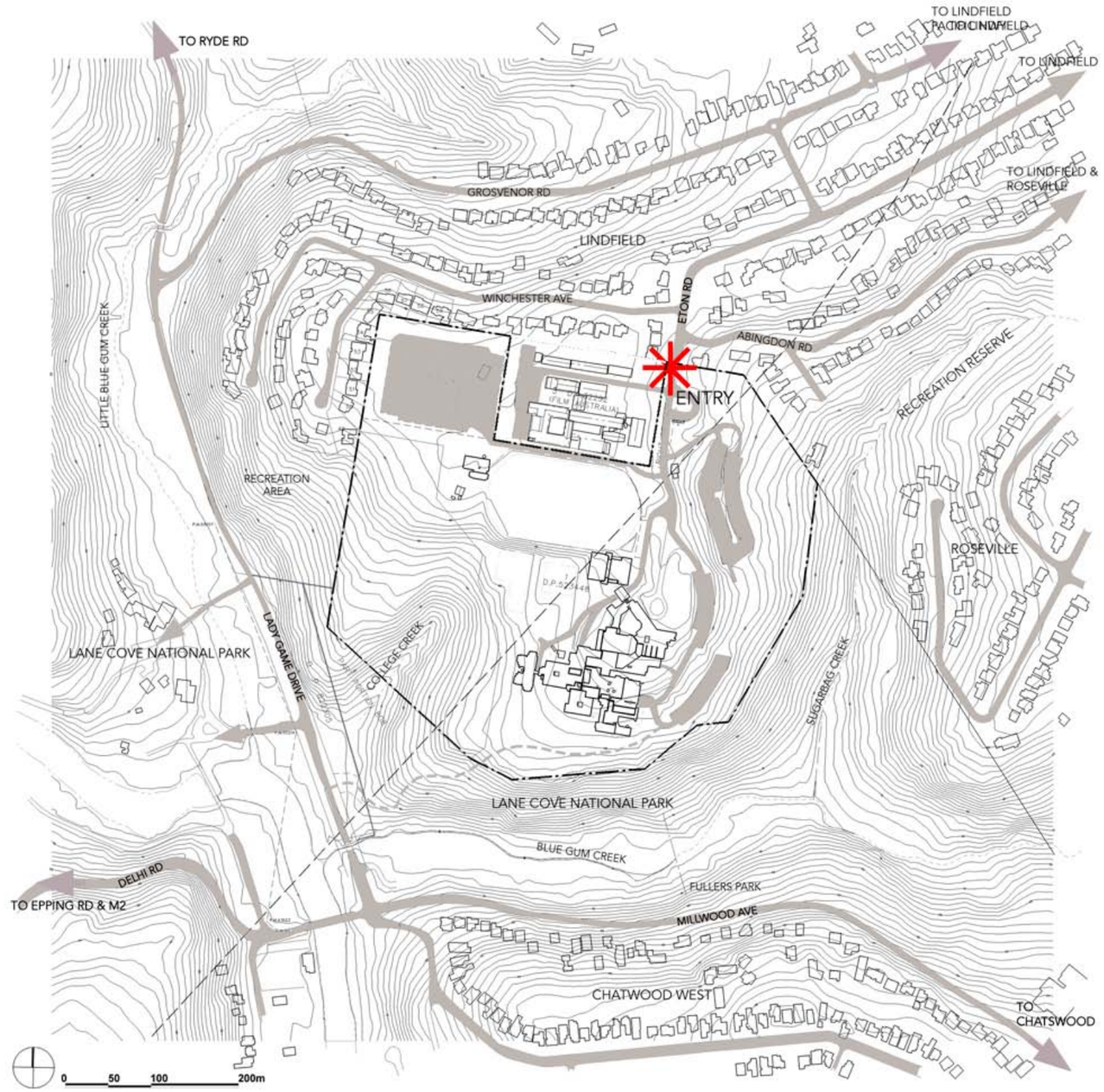
planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## existing road network

Kuring-gai Campus is accessed by Eton Road from the north. Proposals have been considered for an access road connected to Lady Game Drive and a DA was granted in 1994, that has now lapsed and is no longer relevant or applicable for this Study.

The road network to the north of the campus serves the residential community, connecting it to Lindfield and Roseville Village centres and the Pacific Highway.

Lady Game Drive provides direct connections to Ryde Road, Epping Road and the M2 via Delhi Road as well as to Chatswood.







planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## topography

The buildings of the Kuring-gai Campus are located on a plateau at the end of a spur that extends to the Pacific Highway ridgeline. The flatter levels of the plateau have generally been developed for university associated uses including carparks, roads and recreational areas.

Moderately steep to steep slopes fall away from the plateau to creeklines to the east, south and west of the campus. To the west of the campus buildings the land falls steeply to College Creek. Existing carparks in the east of the campus have been terraced into the sloping land.

The unshaded areas on the diagram on the right indicate the flatter developed areas of the campus site.





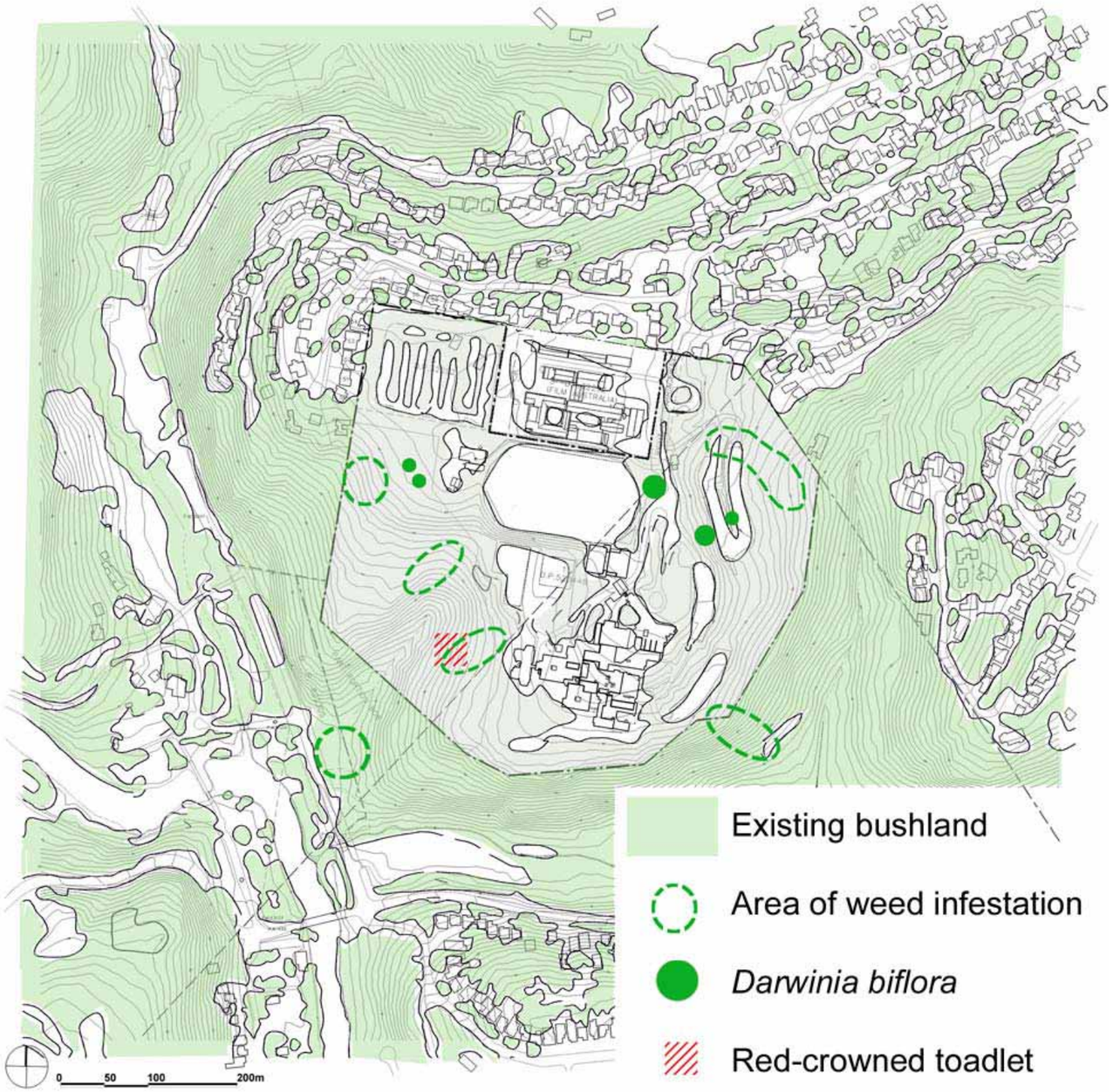
planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## vegetation

The site contains areas of both disturbed and undisturbed bushland vegetation, which at the east, west and southern boundaries are contiguous with that of the Lane Cove National Park. The campus buildings and facilities are well integrated with the bushland, although there has been clearing of native plants adjacent to the buildings, carparks and oval. The bushland areas of the site range from moderate to good condition other than areas of weed plumes located primarily in drainage lines.

The bushland supports populations of the threatened plant species *Darwinia biflora* and one known habitat of the threatened Red-crowned Toadlet. The threatened flora occurs within the upper hillside areas of the campus. The breeding creek for the Toadlet is located in the south-west of the campus within bushland which is less disturbed than other areas on the campus. The existing native vegetation in the catchment of the breeding creek requires protection to avoid impacts on the Toadlet.

Environmental Resources Management (ERM) further discuss flora and fauna constraints in a separate study.







planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## open space

Open space within the Campus is primarily comprised of existing bushland, active recreation areas and open space associated with existing buildings, roads and carparking areas.

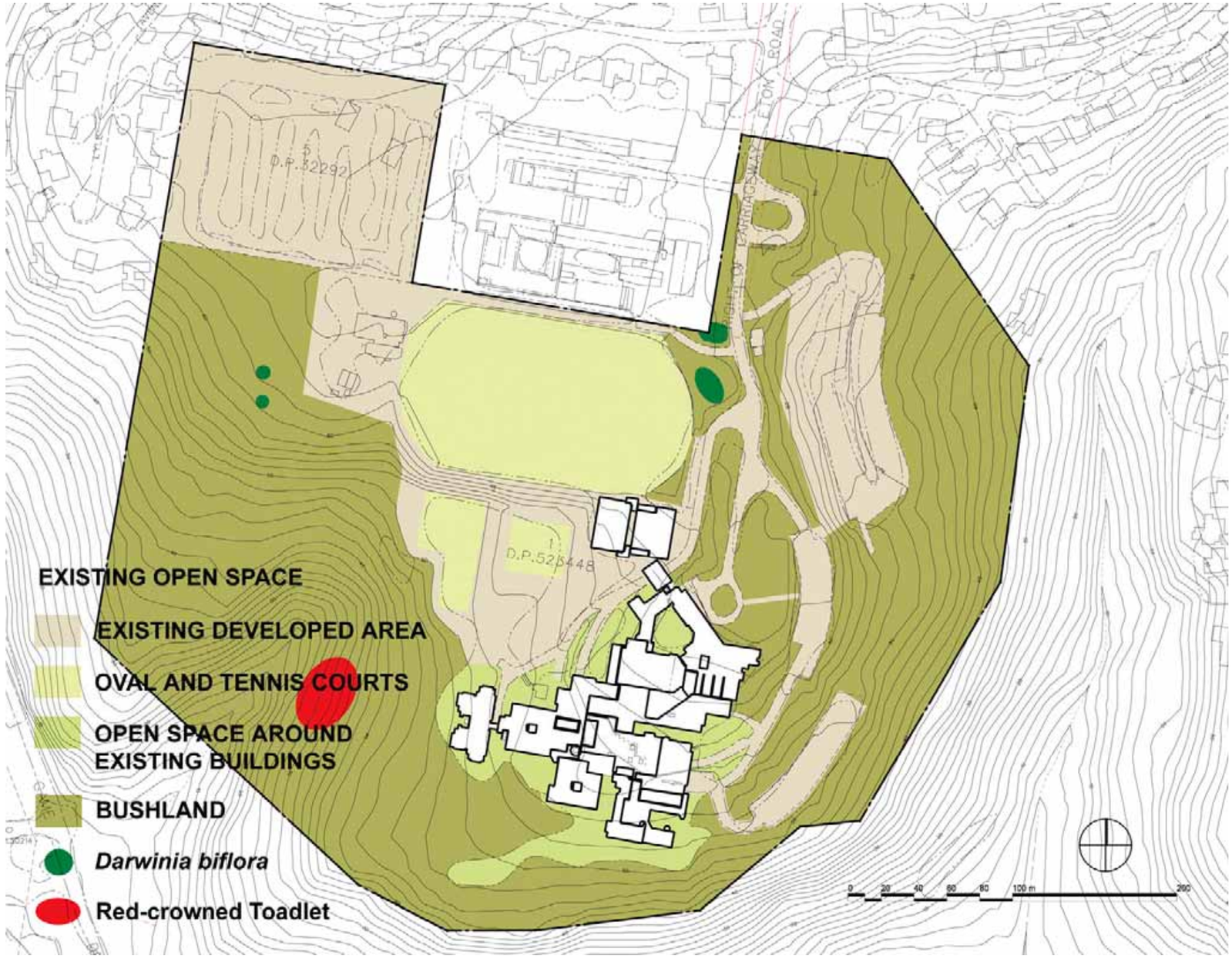
Significant areas of bushland are to be retained and incorporated into any future development. These include:

- the areas of natural bushland to the east, south and south-west of the main building complex; and
- planting along the entry road from Eton Road and the current main entry courtyard.

Development in the north-west carpark is to ensure that existing significant and mature trees are retained.

Any development is to allow for the protection of *Darwinia biflora* plants on the site and the existing native vegetation in the catchment of the breeding creek of the Red-crowned toadlet (refer to vegetation site analysis).

Additional open space will be provided with proposed buildings in accordance with statutory requirements.



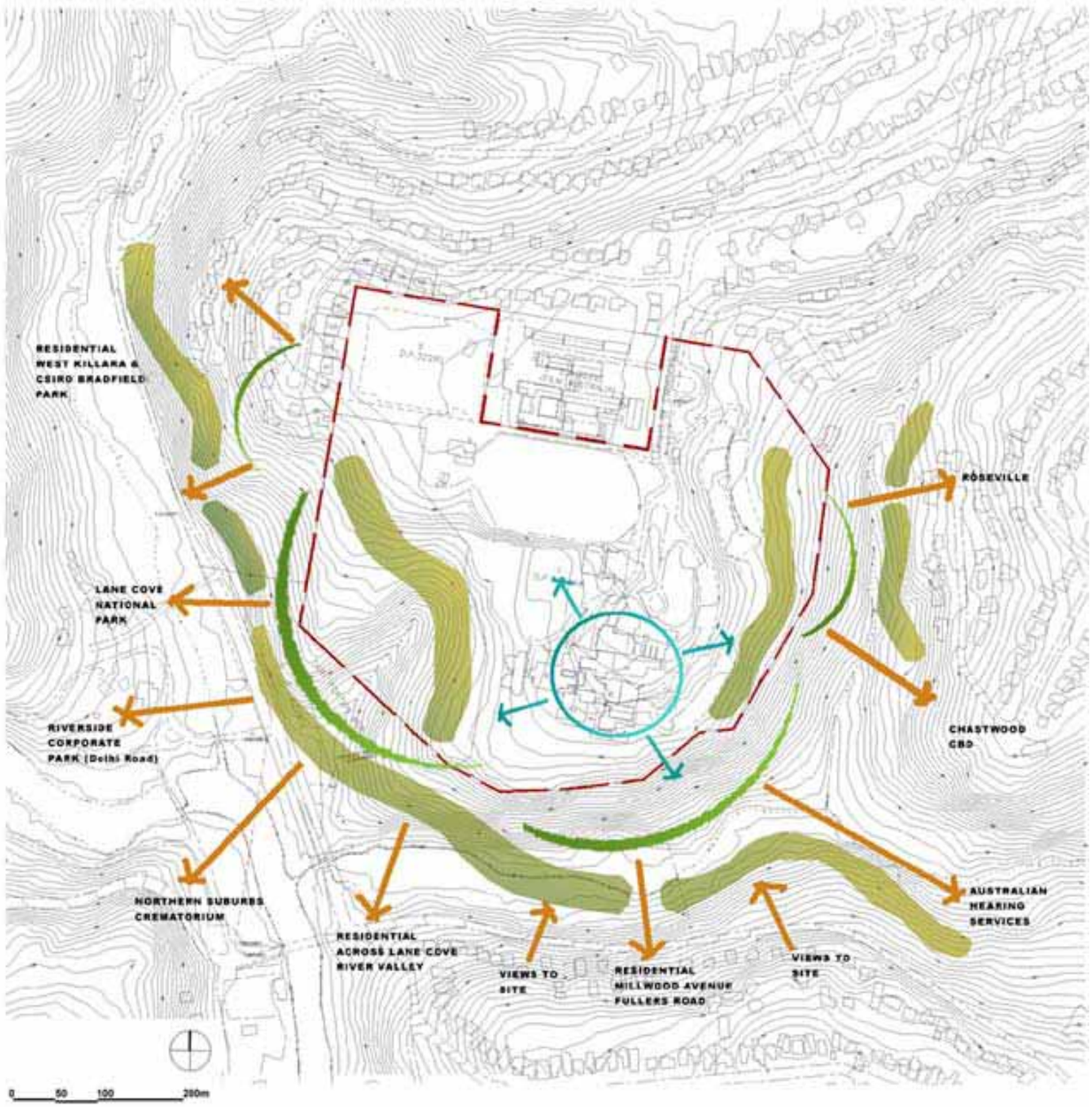




planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## views

Panoramic views are available from elevated viewing points associated with the campus buildings. There are long distance views across the Lane Cove River valley to residential areas, the Northern suburbs Crematorium, Riverside Corporate Park and CSIRO Bradfield Park as well as to Chatswood CBD. There are mid-distance views from the campus of Roseville and West Chatswood residential areas however these are partially screened by vegetation. The bushland visually dominates the campus and screens views to and from it. The bushland and landform combine to minimise visibility of the campus from Lady Game Drive. However, the form of the existing buildings are clearly visible within the bush setting in the view from the south, particularly from Millwood Avenue.




# University of Technology, Sydney, Kuring-gai Campus

State Significant Site Amendment / Concept Plan Application



planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au



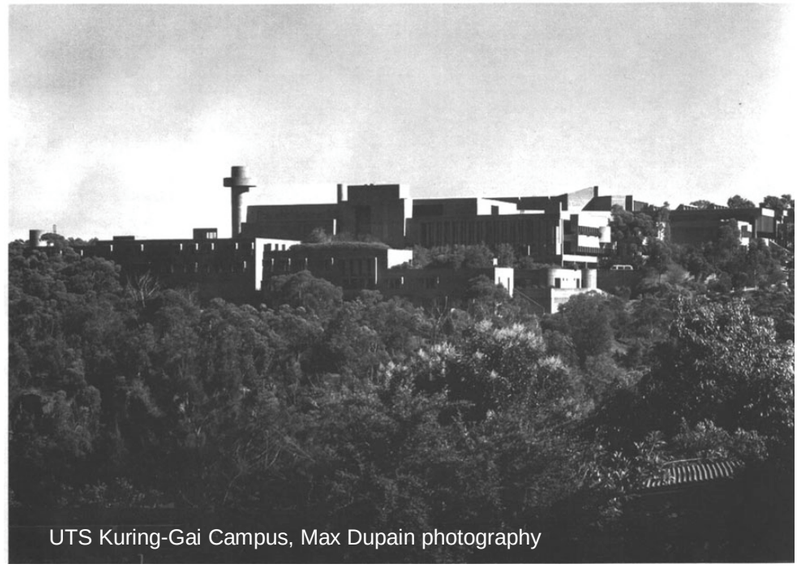
## vision

The UTS Kuring-gai campus site exists as testimony to the visionary work of Architect, David Don Turner and Landscape Architect, Bruce Mackenzie. Turner and Mackenzie's approach was to harmoniously blend the built structures and the natural environment. They purposely limited and minimised the building footprints to ensure that untouched existing bushland was clearly separated from the developed areas. This approach guaranteed that the intrinsic qualities of the site - the landform, indigenous plants and rock outcrops - were preserved and celebrated as integral components of the campus.

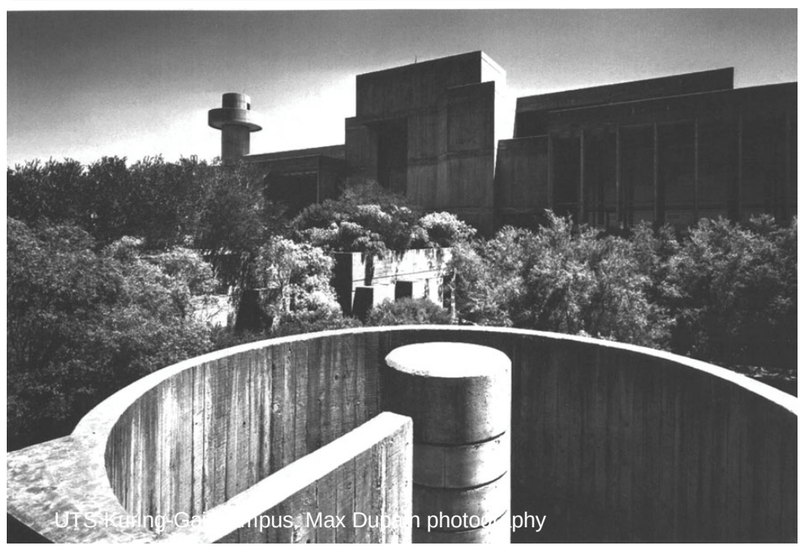
The vision of Turner and Mackenzie produced a unique Australian campus that was visually reminiscent of the hilltop town in a bushland setting, combining elements of both European 'Brutalist' architecture with the Sydney School of the late 1960's.

Redevelopment of the UTS site is to build upon the original design vision of Turner and Mackenzie. It is to be in keeping with the principle of a compact arrangement of buildings that maintains and respects the existing bushland.

It is essential that through careful and considered management of change, redevelopment of the site will embrace both the original designer's concept of the hilltop town, and the design of a safe, attractive and environmentally sustainable community.



UTS Kuring-Gai Campus, Max Dupain photography



UTS Kuring-Gai Campus, Max Dupain photography

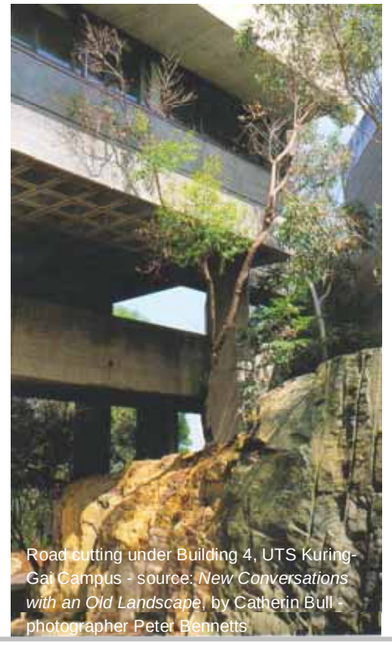



planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

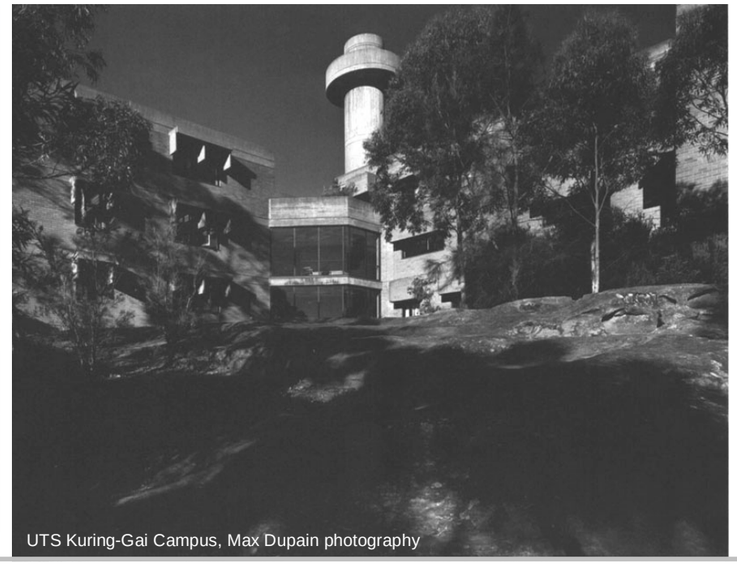
## design principles

- Ensure that the character of the development fits contextually into both its regional North Shore residential and local bushland landscapes.
- Retain the architecturally important elements of the existing built form and landscape interfaces.

- Use the bushland setting and existing significant buildings as a special focus.
- Arrange the built form in a compact manner to provide for higher quality open spaces.
- Site buildings generally within developed areas to minimise impact on the existing bushland setting.



Road cutting under Building 4, UTS Kuring-Gai Campus - source: *New Conversations with an Old Landscape*, by Catherin Bull - photographer Peter Bennetts



UTS Kuring-Gai Campus, Max Dupain photography




planning, urban design, architecture, landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## design principles (cont'd)

- Build upon the original landscape concepts of containment by providing a defined contrast between the bushland and the urban intervention.

UTS Kuring-Gai Campus, Max Dupain photography

- Establish planning controls that allow existing community facilities to be retained where appropriate eg. child minding, library, performance spaces and some recreational uses.




planning, urban design, architecture, landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## design principles (cont'd)

- Predominantly site new buildings on areas, which have previously been developed.

- Provide a compact footprint allowing for good quality open spaces.

UTS Kuring-Gai Campus, Max Dupain photographer




planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## design principles (cont'd)

- Build upon the original architectural concept of the internal street by achieving connectivity through a safe and legible street and pedestrian circulation network.

UTS Kuring-Gai Campus, Max Dupain photography

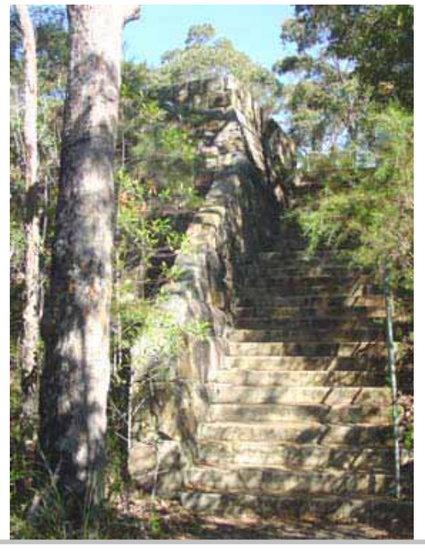
- Emphasise connectivity through the street and pedestrian circulation, the overall massing and configuration of the buildings and the public open space.
- Minimise new streets and hard landscaped areas.



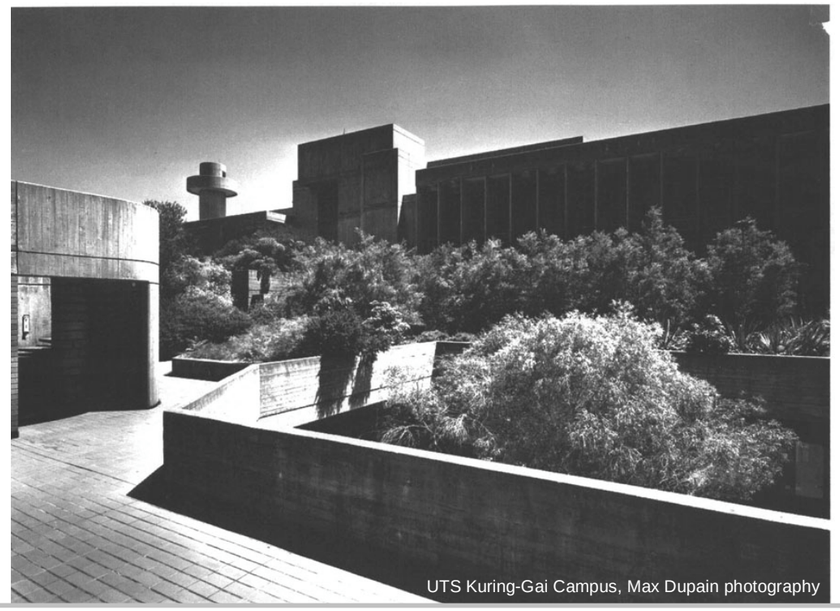

planning, urban design, architecture, landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## design principles (cont'd)

- Maintain and enhance the bushland environment throughout the streets, parks and gardens using endemic species.



- Further enhance the original vision of the hilltop town and provide a more visually appropriate roof scape. Roof gardens should be maintained on the existing buildings and encouraged as a feature of new buildings, where appropriate.



UTS Kuring-Gai Campus, Max Dupain photography




planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## the concept plan

The Concept Plan for the redevelopment of the UTS Kuring-gai Campus site builds upon the original 'hilltop town' vision of the original authors of the Campus design, and continues to create a harmonious co-existence between the built environment and the natural environment. It is a concept that draws from the intrinsic qualities of the site and the result is a unique landscape whereby both the built form and natural bushland complement and enhance each other's special qualities.

The Concept Plan promotes activity, both active and passive within the playing field, various open spaces and bushland, and the vehicle and pedestrian network results in a community focussed development that encourages accessibility and connectivity between all areas within and outside the site.

The proposed dwelling types and their location within the Concept Plan are respectful and complementary to not only the site itself but also to the surrounding context and landscape. The subdivision pattern on the north-west and north-east corners of the Concept Plan complements that of the surrounding residential areas.

The road network remains intact and the new roads on the north-west of the site build upon the original site planning concept that the man-made and the natural aspects of the site be clearly distinguished.

The Concept Plan offers choice of lifestyle, housing types, activities and promotion of a culture that already exists in the area i.e. a mutual respect for the built and natural environment.

The Concept Plan has 3 central elements. These elements and the associated floor areas are as follows:

| ***Element*** | ***GFA (M²)*** |
|---|---|
| Retention of the main campus building | 27,167 |
| Demolition of the gymnasium building | 3,874 |
| Introduction of new buildings | 60,376 |





planning, urban design, architecture, landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au

## dwelling types

A variety of dwelling types is required to provide for lifestyle choices and changing demographic realities. These range from medium density apartment living to integrated small lot housing and larger single lot dwellings.

Total number of dwellings:

Single lots – 10 nos.

Integrated small lots – 25 nos.

Apartments – 347 nos.

**Total– 382 dwellings.**


# University of Technology, Sydney, Kuring-gai Campus



State Significant Site Amendment / Concept Plan Application

planning, urban design, architecture,
landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au



 date : February 2008 project no. 3528.03

## height

The height and scale of the built form is consistent with, and no greater than the existing buildings. The design philosophy of the compact built form is continued in the new structures.

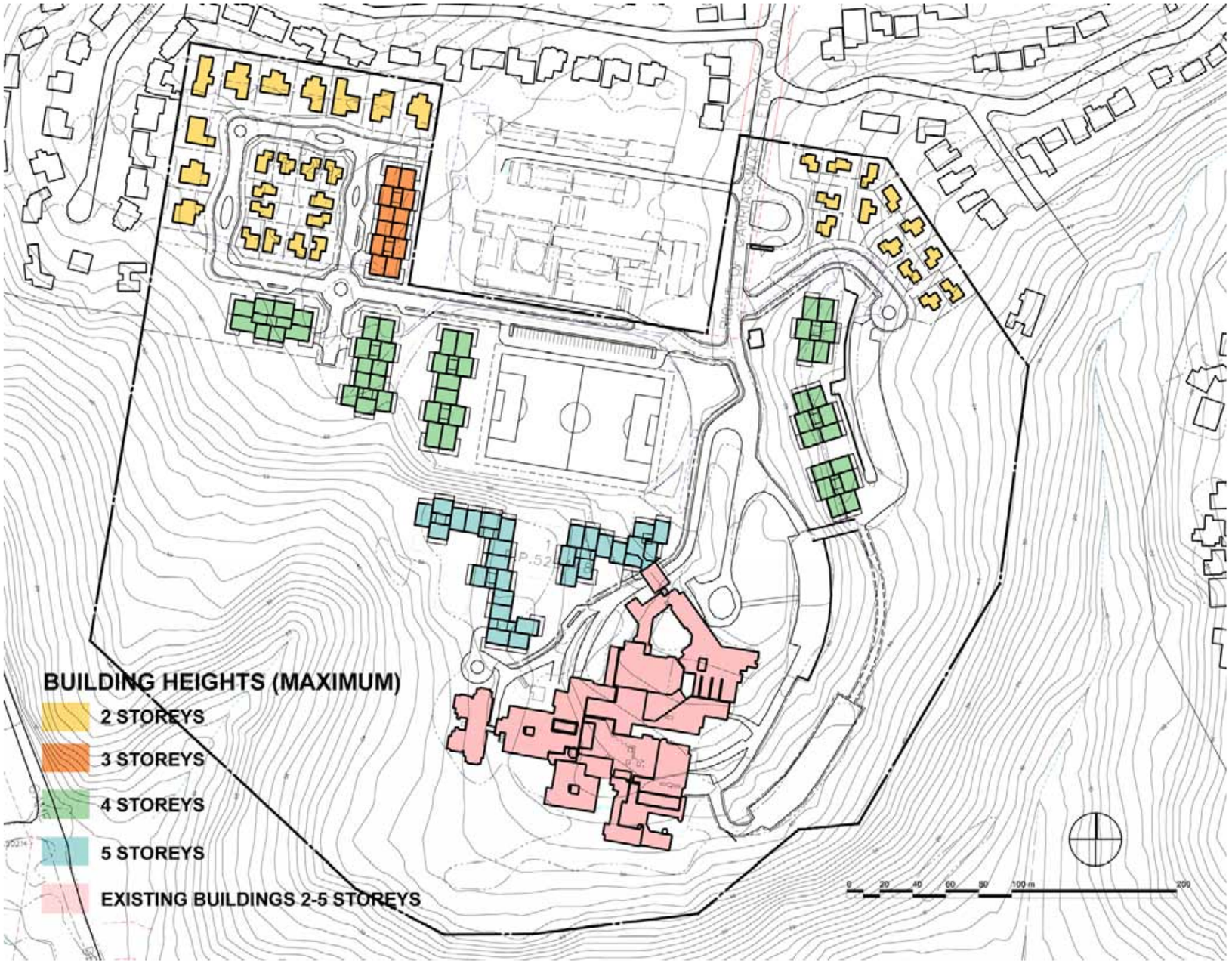
Small integrated housing lots and individual lots are located on the northern boundary of the site adjacent to existing individual block homes of West Lindfield.

Increased height and density are located towards the centre of the site.

Buildings are stepped and staggered to reduce their visual bulk.

Height is controlled by the number of storeys as depicted in the Building Heights plan. For the purposes of this Concept Plan, each storey is assumed to be 3.5m from floor to ceiling. Accordingly, a 5-storey building (the highest proposed) will be 17.5m high when measured from ground level to the ceiling of the uppermost floor excluding plant rooms and lift over-runs.

Buildings are arranged to provide a strong built edge between the residential community and the existing bushland consistent with the original architectural and landscape philosophies.







planning, urban design, architecture, landscape architecture, interior design
t: (02) 8966 6000 f: (02) 8966 6222
e: sydney@dem.com.au