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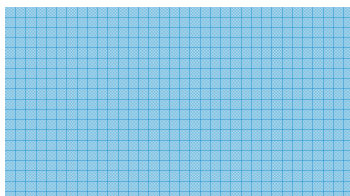
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UTS Kuring-gai

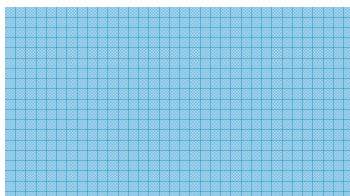
Synopsis of Concept Plan

March 2007



Background

- The University of Technology, Sydney (UTS) is currently considering its long term options for the Kuring-gai Campus.
- Despite attempts to expand the campus during the mid to late 1990's through the co-location of other educational facilities, the campus does have a critical mass to ensure its long term viability. The expansion strategy was predicated on a new railway station being established on the campus site. However, this proposed station was subsequently abandoned.
- The on-going operation of the campus is unsustainable in its current form placing UTS at a competitive disadvantage in the higher education sector.
- In the context of this background, UTS Council endorsed a strategy in July 2003 to review its options for the long term use of the Kuring-gai Campus. The options include:
 - Expand activities on site to create critical mass and in turn a sustainable Campus, or
 - Seek rezoning of the site, divestment and consolidation of activities on the City Campus.
- The major educational issues for UTS at its Kuring-gai campus revolve most significantly around its Faculties of Nursing and Teacher Education. These are also important for the NSW State Government.
- In pursuing these options, an indicative development scheme (for 566 dwellings and adaptive re-use of the existing buildings) and Rezoning Application were prepared for this site.
- As part of this process, extensive community consultation has been undertaken, including establishment of a Community Reference Group, which met on eight occasions during the development of the Master plan, and a number of public meetings.



- Consultation and briefings have been conducted with State Government Agencies including the Department of Planning, Rural Fire Service (RFS), NSW Heritage Office and Department of Environment and Conservation (DEC).
- The issues identified during the consultation process were bushfire, heritage, traffic and ecology. These were all addressed in the Rezoning Application.
- The Rezoning Application was lodged with Council on 2 August 2004 and subsequently placed on informal (non-statutory) exhibition. On 28 June 2005 Council resolved that it did not wish to proceed further with the application and place it on formal exhibition in its present form.
- Letter dated 1 February 2006 received from the Department of Planning advising that the Minister agrees to consider the UTS site as potentially significant and for inclusion within Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005.

The Site

UTS Kuring-gai is located on the south western fringe of Lindfield, approximately 1.2 km from the Pacific Highway and 16 kms from the Sydney CBD. An aerial photograph is included at Figure 1 and a location plan is included at Figure 2.

The site is bound to the south, east and west by Lane Cove National Park. It adjoins Film Australia and residential development to the north and east.



Figure 1 : Aerial Photograph

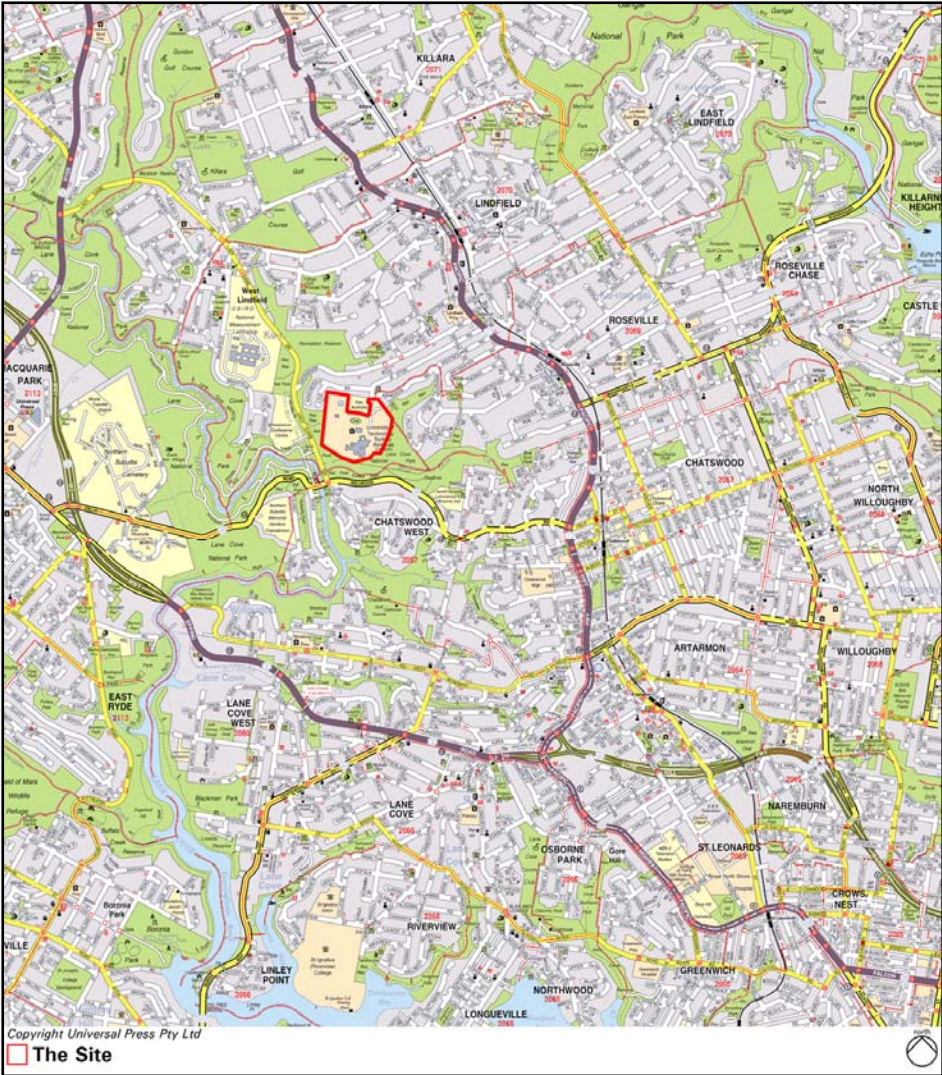
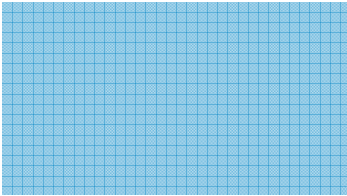
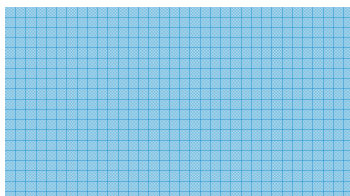


Figure 2 : Location Map



Project Vision

The vision for the site is to create:

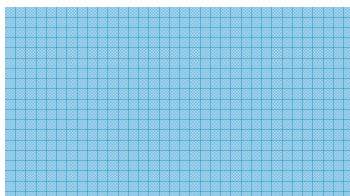
- A place which provides its people with a sense of purpose, culture, learning and opportunity
- A community which creates an ecologically sustainable development renowned for its setting, individual buildings, parks and gardens.
- A development that is contextual within the north shore environment and bushland setting and minimises visual impact beyond the boundaries of the site.
- A development which provides a mix of housing choice across a range of densities.

Design Principles

As the concept is yet to be determined there is uncertainty as to whether the existing buildings will be retained or demolished in the final concept. Accordingly the design principles have been prepared to provide flexibility to cater for a range of scenarios. These principles are outlined below.

Urban Form

1. Ensure that the character of the development fits contextually into both its regional North Shore residential and local bushland landscapes by minimising visual impact on the surrounding areas.
2. Use the bushland setting and existing buildings as a focus for new development
3. Arrange the built form in a compact manner to provide for higher quality open spaces.



4. Predominantly site new buildings on areas which have previously been developed to minimise impact on the existing bushland setting.
5. Emphasise connectivity through the street and pedestrian circulation, the overall massing and configuration of the buildings and the public open space.
6. Minimise new streets and hard landscaped areas.
7. Maintain and enhance the bushland environment throughout the streets, parks and gardens using endemic species.
8. If existing buildings are retained utilise them for educational use or commercially adapted reuse.

Site Planning

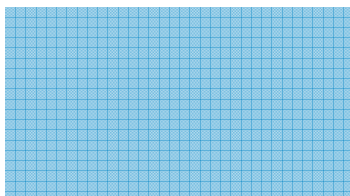
9. Development is to respond to site constraints including topography, drainage, soil type, flora and fauna, threatened species and fire risk potential.
10. Development sites are to incorporate adequate areas for access, carparking, landscaping and building separation.

Setbacks

11. Building setbacks are to reflect the scale and character of the street and existing adjoining development.
12. Setbacks are to incorporate landscaping that contributes to the landscape character of the street and complements building form.

Building Form and Scale

13. Buildings are to be articulated to provide visual interest and avoid bulky or uniform appearance. Building bulk and height needs to achieve the scale identified for the desired future character of the area.
14. Densities are to be sustainable and consistent with surrounding densities or, in precincts undergoing a transition, be consistent with the stated desired future density.



15. Ensure there is a transition of building heights across the site with low heights (1-2 storeys) at the fringes of the site increasing in height towards the central areas of the site.

Carparking

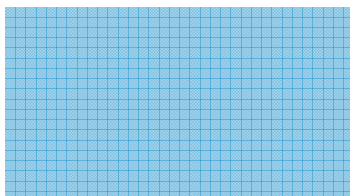
16. All carparking required by a development is to be accommodated on the development site.
17. Basement parking is encouraged for any proposed apartment buildings.

Open Space

18. Enhance the amenity of the built environment through the provision of high quality private, communal and public open space.
19. Retain existing significant trees and features that contribute to the amenity of the site.

Environmentally Sustainable Development

20. Maximise passive solar design strategies and natural ventilation.
21. Incorporate energy efficiency in the design, construction and use of buildings.
22. Work with natural drainage systems to naturally absorb and filter runoff and promote infiltration where possible.
23. If the existing building is to be retained, opportunities for the use of Greenhalgh Auditorium and the Library as community facilities should be explored.



Summary Benefits of the Proposal

The preferred scheme would provide the following benefits:

- A mix of residential density and dwelling types promoting housing choice.
- Retains the bulk of natural vegetation and bushland.
- New buildings primarily constructed on the areas of the site which have already been developed.
- Higher density residential development is concentrated centrally within the site to reinforce the existing large compact development footprint.
- Potential for continuing educational use or adaptive commercial reuse to be accommodated on site if existing buildings retained.