



Meeting notes

meeting subject	> Public meeting regarding proposed amendment to approved Concept Plan for UTS Kuring-gai
location	> UTS Kuring-gai Campus – North Shore Conference Centre
date of meeting	> Monday 30 November 2009
time	> 6.30pm – 8.00pm
attendees	> Patrick Woods, Deputy Vice Chancellor and Vice President (Resources) and other UTS staff > Technical advisors from concept plan designers DEM (Marina Chung, Partner) and planning consultants JBA (Gordon Kirkby, Partner) > Cllr Jennifer Anderson (Deputy Mayor Ku-ring-gai Council) Cllr Rakesh Duncombe (Ku-ring-gai Council) > 14 community members including local residents, neighbours, and representatives from local sporting associations > Abbie Jeffs and Rosie Turner from Straight Talk to facilitate the meeting and record the key points of discussion

Purpose of the meeting

The purpose of the meeting was to:

- > Explain, to the community, the proposal to seek an amendment to the Kuring-gai Campus Concept Plan (approved by the Minister for Planning in June 2008) which would allow for the retention of the campus gymnasium
- > Seek community views and feedback on this proposed amendment.

Plans showing the submitted and the approved Concept Plan were on display at the meeting.

Presentation from UTS

Patrick Woods described the process to date, and the decision to seek the proposed amendment:

- > UTS Kuring-gai currently provides facilities for teacher and nursing training and will continue to do so until 2014
- > Student applications to Kuring-gai campus have been declining while there has been continued increasing interest in places at UTS City campus
- > This trend led UTS to seek to have the Kuring-gai campus site rezoned
- > Income derived from the sale of the Kuring-gai asset will be reinvested into the city asset. In this way the Kuring-gai campus will continue to contribute to educating nurses and teachers
- > At time of rezoning there was a wish to have some education use on the site, subject to discussions with Department of Education and Training (DET)
- > UTS will remain at the Kuring-gai campus until at least 2014
- > The Minister for Planning approved the Concept Plan and rezoning of the site in June 2008
- > After the rezoning UTS sought Expressions of Interest (EOI) from those interested in redeveloping the site in accordance with the approved rezoning and Concept Plan – the EOI process was subsequently halted following a request from DET



- > DET has indicated that the gymnasium should be retained
- > The Minister for Planning has responsibility to determine the proposed amendment to the Concept Plan, to retain the gymnasium, but has no jurisdiction over the sale of the land
- > Approval from the Minister for Education is required to sell the site – approval has not yet been granted
- > The Concept Plan amendment application has not yet been lodged with the Department of Planning (DoP), but UTS will lodge it following the informal community consultation
- > The consultation report will form part of the submission to the DoP to seek the Concept Plan amendment
- > The Concept Plan amendment will be placed on exhibition by the DoP (as per its normal processes) and the community will have an opportunity to make formal representations to the DoP at that time.

Matters raised

Community members raised issues relating to the site in general as well as in relation to the issue of the gymnasium. These issues are described below together with the UTS response/clarification given at the meeting.

The Gymnasium

Community - The community sought clarification as to what constituted the gymnasium in the proposed amendment.

The current gymnasium is seen as a valuable community asset that should be retained. There were questions/concerns about how the gymnasium would be administered and whether it would be administered through a trustee as its revenue was unlikely to cover its costs.

At present users of the playing fields use gymnasium amenities and clarification was sought about whether this would continue.

Clarification was also sought about how retention of the gymnasium would affect car parking.

UTS - The gymnasium is the structure that includes the gym, the squash courts and the space where big formal exams are held.

It is likely that there would be a trustee to administer the gymnasium. If the site is used as a school, then the gymnasium would form part of the school and presumably the school would administer it.

UTS is unable to say whether there would be public access to the gymnasium amenities. However, a new amenities block for the playing fields is envisaged in the Concept Plan that was approved in June 2008.

There are various car parks identified in the approved Concept Plan and these would not change if the gymnasium is retained. A new car park is proposed north of the playing field. The new amenities block (see above) will be developed in association with (i.e. beneath) this car park.

Continuing use of the site for education purposes – site limitations/ constraints

Community - There was a strong view that UTS had been granted the site for educational purposes and that an educational use should remain. The move to the City campus was seen to be contrary to this original grant.

Some present indicated that they had heard that:

- > Killara High would move to the site
- > The existing Killara High site would be redeveloped and would become a junior high school (years 7-10)

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- > The campus at Kuring-gai would be a senior high school (years 11-12) for students from Killara High, Chatswood High and possibly other schools.

There was support for this, but questions were raised that if it were to remain for educational purposes then why had it been rezoned.

There was concern that the school would effectively be landlocked because of the residential development on the site. Concerns reflected the view that there would not be capacity to provide the necessary facilities, especially sporting facilities for a large senior high school.

UTS - UTS understands that there have been meetings about the Killara High and senior high school proposal with DET but no decision has as yet been made. There is also an idea that the site may be used for DET State/Regional education administration purposes.

It is assumed that NSW Treasury will be looking at the options for the site. These are decisions that DET and Minister for Education will make, not UTS. As soon as any decision is made by UTS, the University will provide information on its website.

The site had been rezoned because it was necessary to determine whether it is worth selling. It is rezoned for multi-use which does not preclude educational uses.

Approved Concept Plan- dwellings and the playing fields

Community - The community wanted details of the approved Concept Plan. Issues related to number and mix of dwellings and whether the playing fields would continue to be available for community use. Particular groups, such as UTS Soccer Club and the Kuring-gai Soccer Club that were represented at the meeting, expressed concerns that they would not have use of these facilities in the future.

There was concern that Council had had to forego S94 contributions as part of the arrangement to give the playing fields to Kuring-gai Council and that the reduced oval size had meant that the running track had been lost.

UTS – In accordance with the approved Concept Plan dwelling numbers had been reduced from 382 to 345 and some areas had been reconfigured to increase open space and retain habitat. It was noted that in accordance with the conditions outlined by the Minister for Planning:

- > The total number of bedrooms has been reduced to comply with the permissible number of 1,2 & 3 bedroom dwelling units
- > Increased set backs from playing fields have been provided.

Under the approved Concept Plan the playing fields will become a Kuring-gai Council asset. As such Council will control the playing fields and access to them. However, transfer of title of the playing fields will not occur until UTS vacates the site.

If DET do put a school on the site, it is reasonable to assume that the school would want to have first use of the playing fields. This is the same as the current arrangement where UTS has 'first use' of the playing fields.

It was suggested that questions about the playing fields could also be directed to Jane Simmonds, DET Regional Director for the area.

Other matters:

Child care facility:

Community - Concern about the future of the child care facility and whether there will be adequate notice for the

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operator if there is a need to move from existing premises.

UTS - Advised that the approved Concept Plan allowed for a community centre that could be used as a child care facility should an operator (not UTS) choose to provide such a facility.

Responsibility re decisions to sell the land:

Community - Wanted to know what is the process if UTS sells part of the land to the DET (for education purposes) and concurrently sells the balance to the private sector.

UTS - Advised that assuming DET approves a sale (of part or all of the site), then a decision to sell would need to be taken by UTS Council. Any offer by DET to buy part of the site (i.e. the existing educational structure) would also have to be considered by UTS Council.

What \$\$\$ are we talking about:

Community- Wanted to know what the likely sale price of the site would be, and when this information would be available so community groups could consider whether it could raise the necessary \$\$\$.

UTS –Advised that this is unknown at this time. The NSW Valuer General is undertaking a valuation of the site. DET will be advising UTS when it receives the Valuer General's advice. Should part of the site be sold at market, then it will also be subject to market pricing.

Making views known:

A Kuring-gai Councilor present advised community members to make their views known to the Minister and the Director General of the Department of Planning (when proposal is exhibited) and also to the DET Regional Director and not rely on one path, and keep Council 'in the loop'.

Meeting close

The meeting closed at 7:50pm.

