

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

University of Technology, Sydney, Kuring-gai Campus

State Significant Site Amendment / Concept Plan

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 is made up of 2 primary development components, and their respective associated floor areas are as follows:

Element	GFA (m ²)
Retention of the main campus building (including the gym)	31,041
Introduction of new buildings, including Large Lot Housing & Integrated Small Lot Housing	60,376



University of Technology, Sydney, Kuring-gai Campus

State Significant Site Amendment / Concept Plan

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.

The proposed apartment blocks consist of a mix of 1, 2 and 3-bedroom units. The 1-bedroom units make up in excess of 10% of the total number of apartment units.

Total number of dwellings:

Single lots – 10 nos.

Integrated small lots – 25 nos.

Apartments – 310 nos.

Total– 345 dwellings.



University of Technology, Sydney, Kuring-gai Campus

State Significant Site Amendment / Concept Plan

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 floor. Accordingly, a 5-storey building (the highest proposed) will be not more than 17.5m high when measured from ground level to the ceiling of the uppermost floor, excluding plant rooms and lift over-runs.

The 2-storey apartment block to the west of the existing Film Australia site is set back 4.5m from the common boundary between the two sites.

A separation of 25m is proposed between the play zone of the Playing Field and the 4-storey apartment block to its west, to ensure safety and privacy for its residents.

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.



University of Technology, Sydney, Kuring-gai Campus

State Significant Site Amendment / Concept Plan