

design principles / controls

Setbacks

- Building setbacks are to reflect the scale and character of the street.
- Setbacks are to incorporate landscaping that contributes to the landscape character of the street and complements building form.
- Adverse impacts on solar access and privacy of adjacent lots are to be minimised by providing adequate side and rear setbacks.
- Building setbacks are to incorporate adequate landscaping to reduce the visual impacts of apartment buildings.

Building Form and Scale

- Buildings are to be articulated with such elements as verandahs, balconies, screens, projecting windows and wall offsets to provide visual interest and avoid bulky or uniform appearance.
- Buildings are to provide access and facilities for all people including those with limited mobility.
- Buildings are to incorporate a roof type that actively contributes to the streetscape and general character of development.
- Building facades are to incorporate high quality durable finishes.
- Buildings on corner lots are to establish an address to both streets.

Streetscape

- Ensure fencing contributes to the character of the street and is located in an appropriate position.
- The front facades of buildings are to contain windows of livable rooms, which allow for surveillance of the street.
- Entry doors are to be clearly visible from the street and covered to provide weather protection.

Open Space

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

- Maintain and enhance the bushland environment throughout the streets, parks and gardens using endemic species where appropriate.
- Incorporate plant species within open space areas that will provide shade in summer, sunlight in winter and privacy.
- Use plants appropriate to the site's climate and soil and which place minimal demand upon resources such as water.
- Provide private outdoor living space directly associated with the main internal living area and which receives good solar access throughout the year.
- Minimise the use of hard, impermeable surfaces that promote stormwater runoff.
- Ensure landscaped areas can be efficiently maintained.
- Ensure pathways within open space areas are safe and secure.
- Define public, communal and private space by different planting hierarchies. Private areas to constitute a greater variety and mix of plant species to achieve personalisation of space. Public and communal areas are to comprise a broader, less detailed planting approach other than at entries and nodal points.
- Ensure that dwellings on the ground floor are appropriately screened from the communal open spaces to ensure that the privacy of these dwellings is not compromised.



Concept Plan – Village Green



Concept Plan – Bush Walk

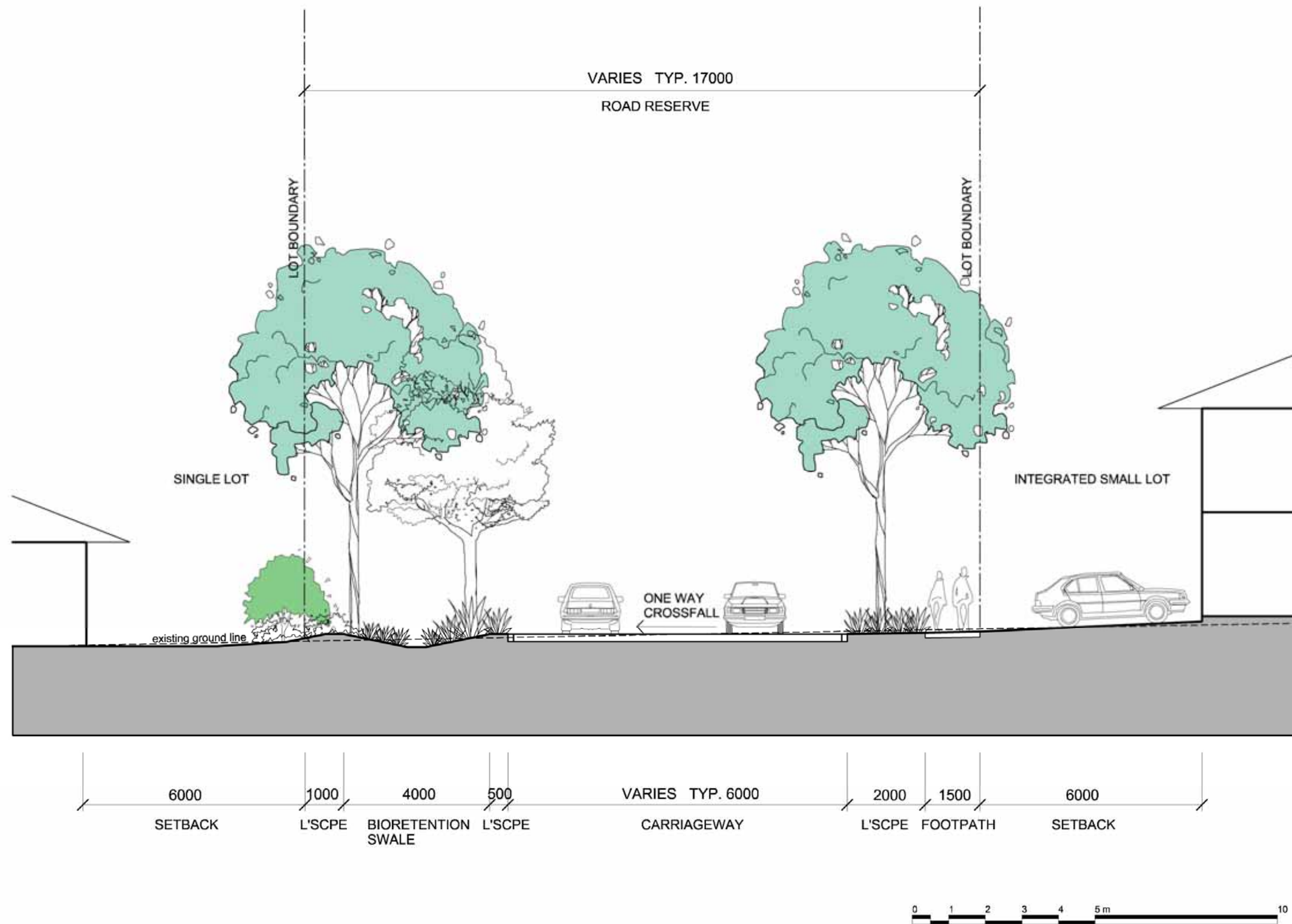


Concept Plan – Garden Courtyard

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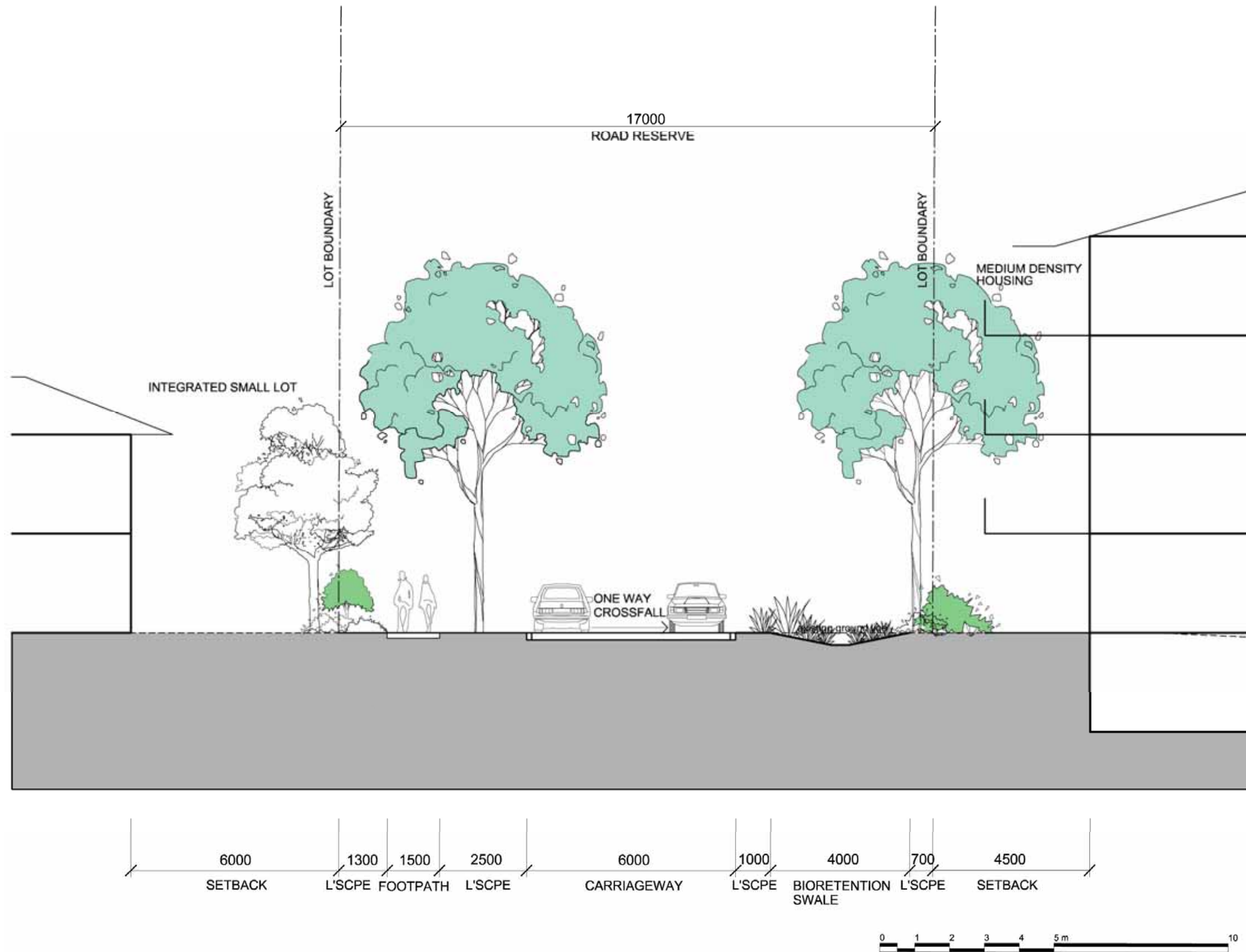
streetscape



TYPICAL STREET SECTION THROUGH ACCESS ROAD

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asset protection zone

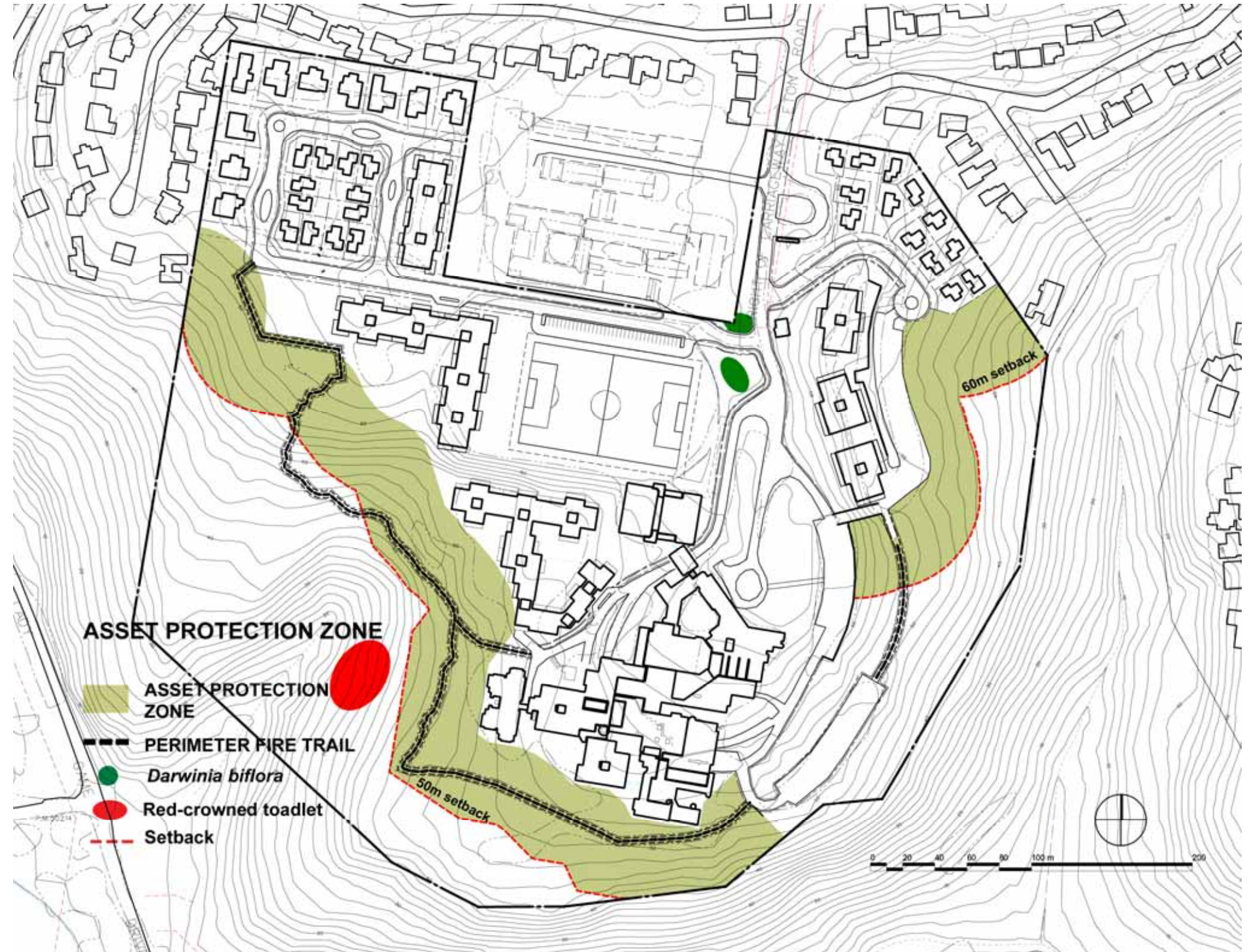
The asset protection zone is required as a buffer zone between the development and the hazard resulting from a bushfire. The primary purpose of the asset protection zone is to ensure that there is a progressive reduction of bushfire fuels between the bushfire hazard and the habitable areas of the development. This asset protection zone is to be a managed and regularly maintained area. The Bushfire Hazard Assessment by Barry Eadie Consulting Pty Ltd outlines the Inner and Outer Protection Areas and recommendations for its maintenance.

It is anticipated that the asset protection zone will become an important aspect of the community life. It would provide opportunities for organised community activity groups involved with its care on a micro scale with the establishment of new bushcare groups and the involvement of existing groups, as well as the establishment of a local community fire unit. The micro-management of the asset protection zone may change dependant on the various particular situations.

It is relevant to note the APZs were determined in a two step process by firstly, examining the maximum potential extent of the site that could be developed based on the slope of the land. Then secondly, the identified developable area was reviewed to facilitate the establishment of APZs contained within the site and situated on land of an appropriate slope to ensure that it could be effectively maintained on an ongoing basis.

In the eastern sector of the site, a significant portion of the APZ is located over existing cleared areas such as the car park. The area of bushland requiring modification to accommodate the APZ would be minimal.

The incorporation of APZs not located over cleared areas will result in the modification of a relatively small area of bushland in which much native vegetation will be retained within the APZ. The existing bushland has experienced some disturbance and the existing tree canopy is already widely spaced in many areas, particularly close to the existing developed areas, and this would largely be maintained. Much of the area within the Inner Protection Area (IPA) comprises a natural rocky substrate that would restrict and slow the rate of spread of fire. Understorey vegetation in these areas is sparse and accordingly the requirement to manage the APZ and minimise understorey fuel load is readily achievable. A higher fuel level would be maintained in the Outer Protection Area (OPA), which would maintain resources for native birds, mammals and reptiles.

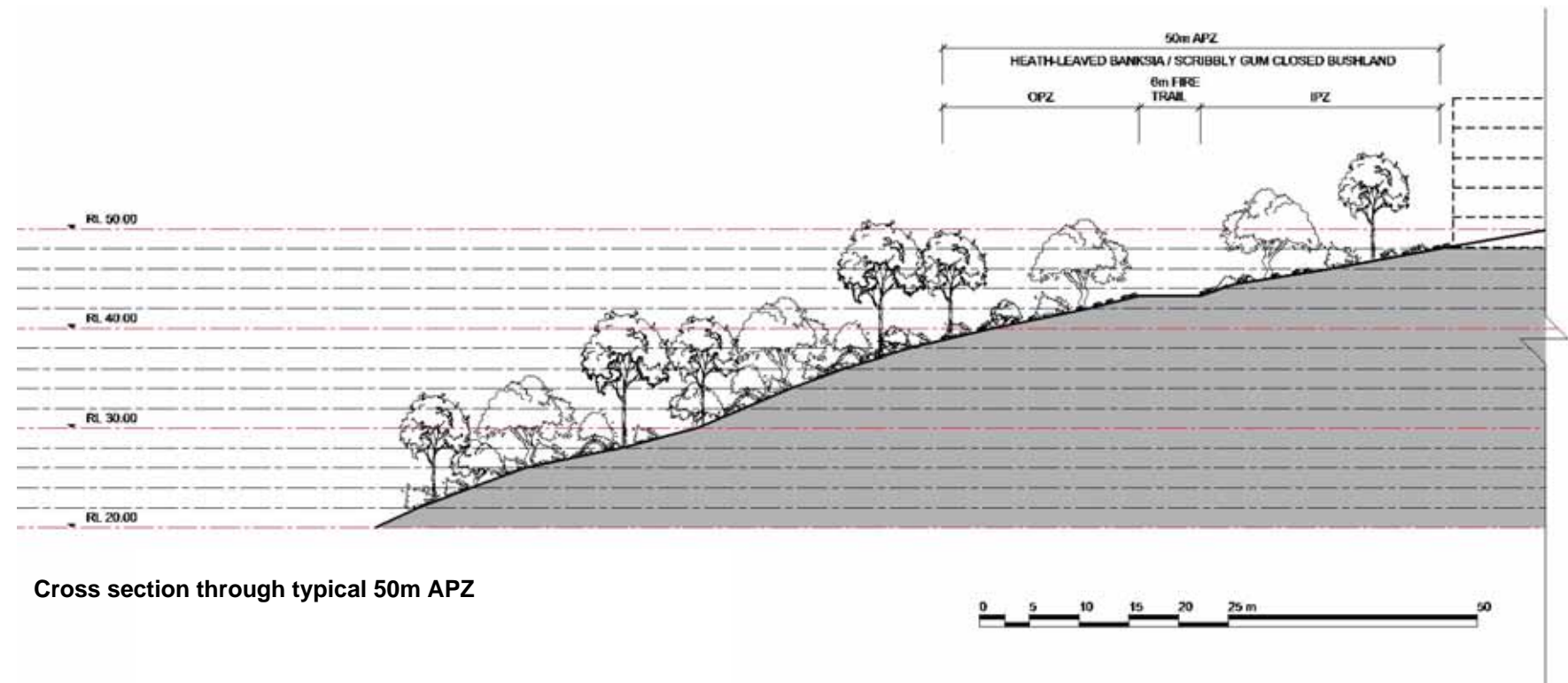


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The cross section through the APZ on the right shows the relationship between the building and the APZ. The perimeter fire trail is as recommended in 'Planning for Bushfire Protection'.

This perimeter fire trail that links back to the existing road and carpark network has the added advantage of making the bushland accessible in defined areas for passive recreation.



Cross section through typical 50m APZ



indicative vegetation within an asset protection zone

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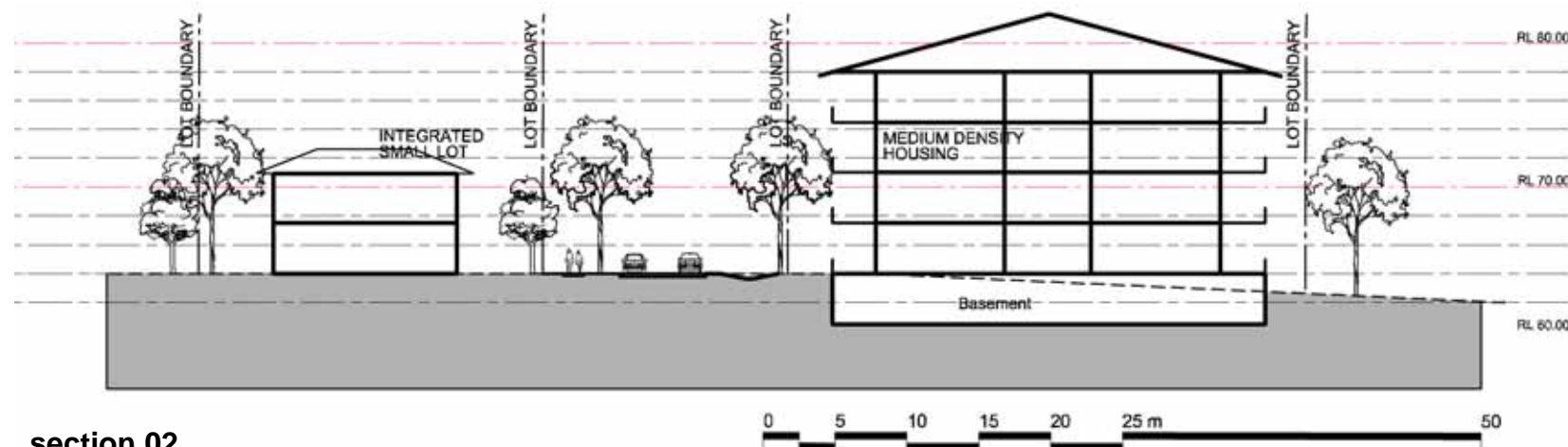


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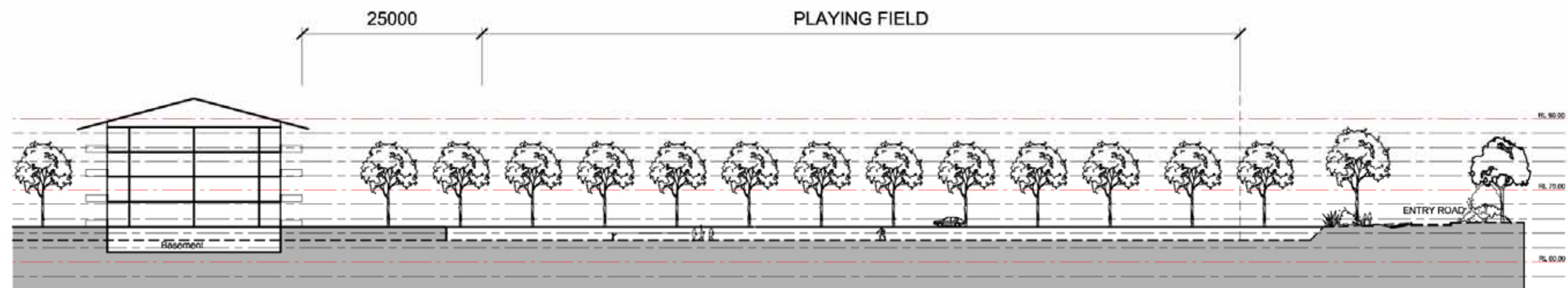
site sections



section 01



section 02



section 03

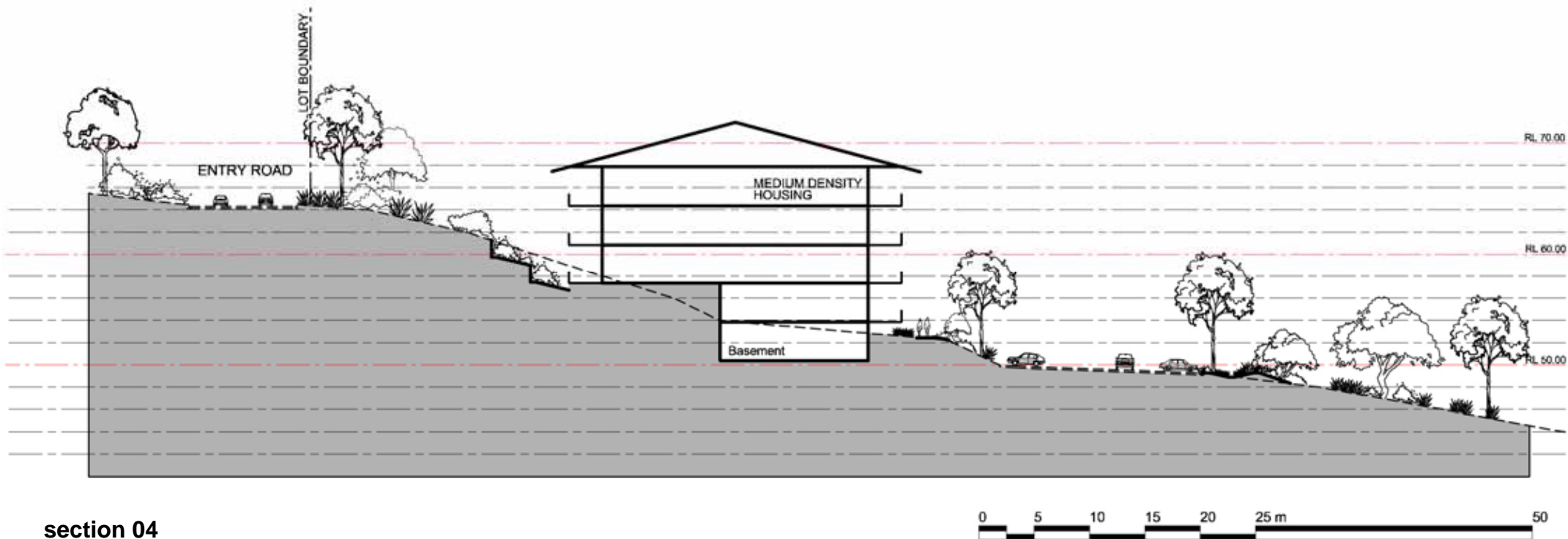


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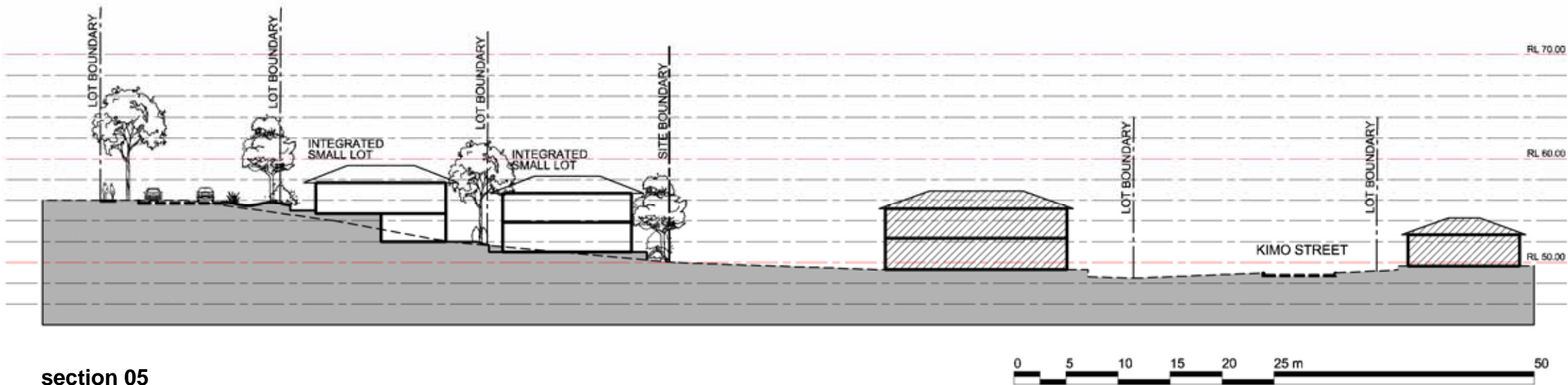
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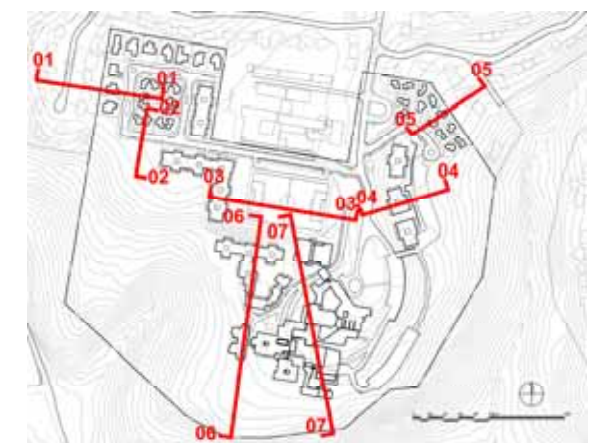
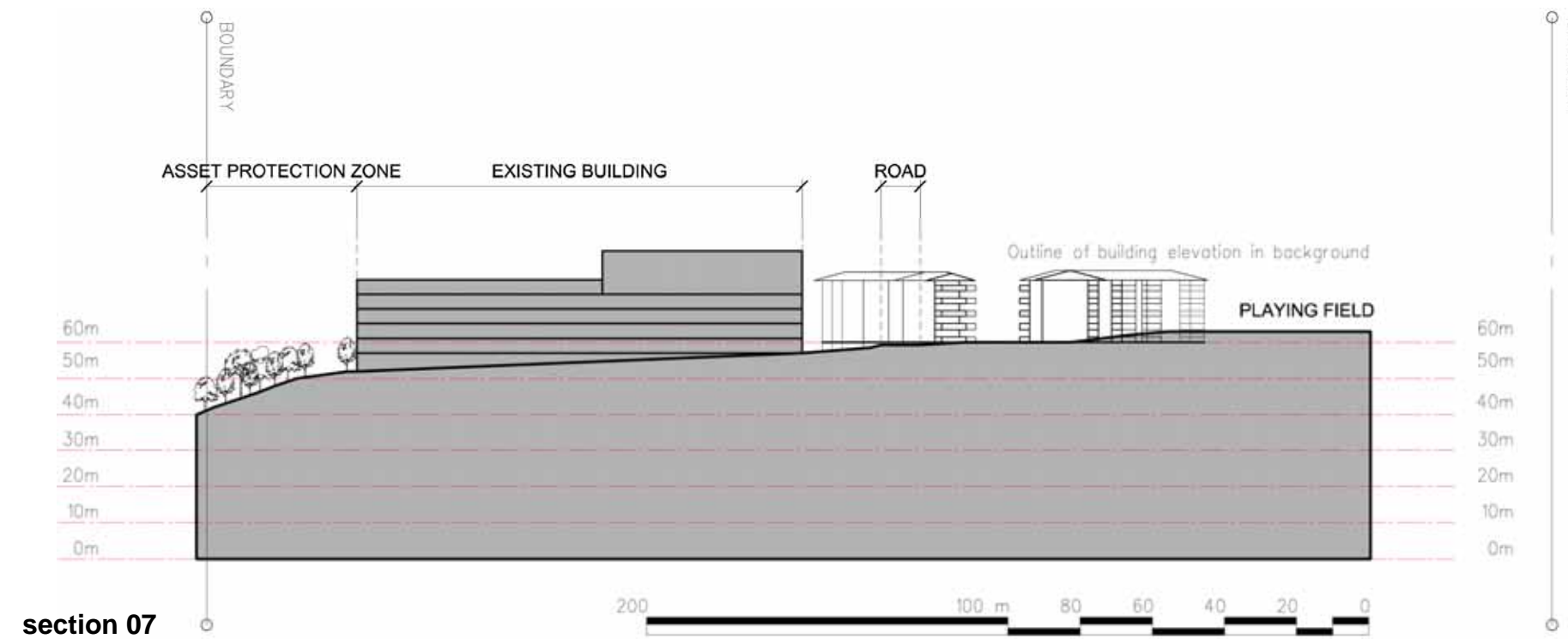
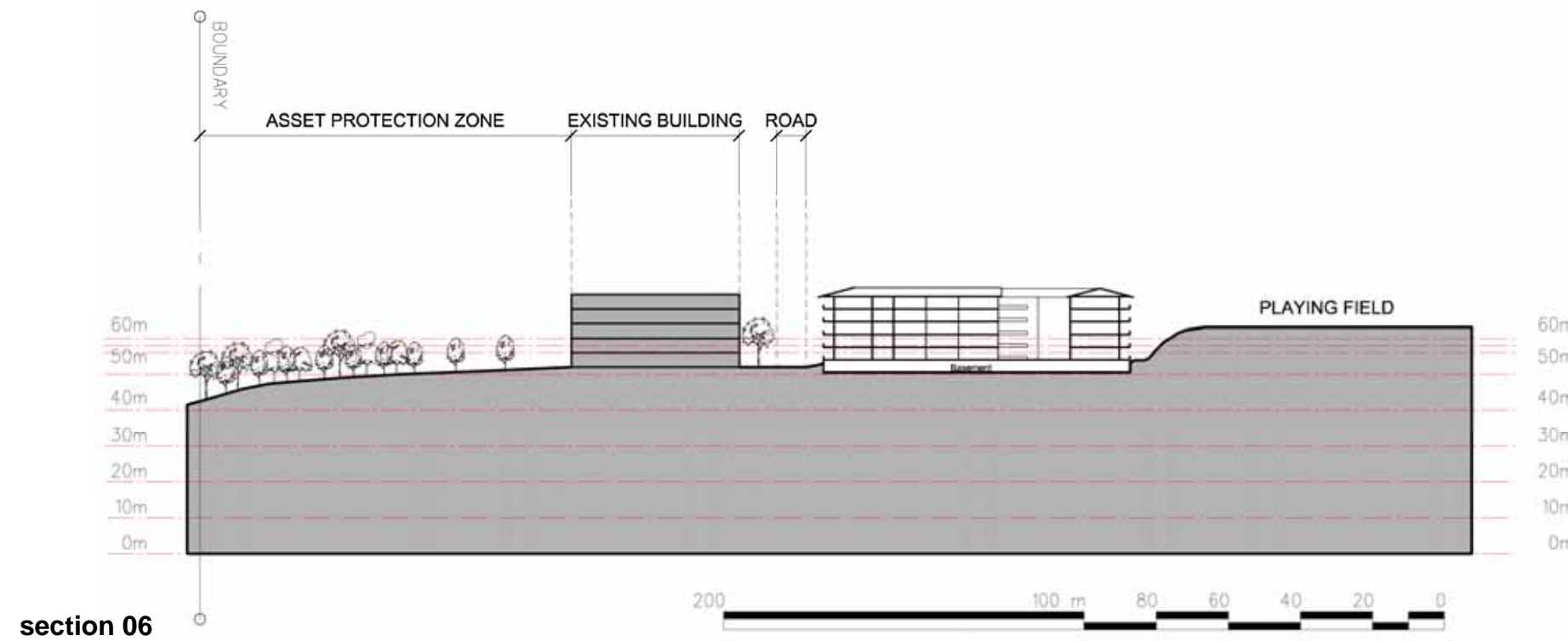
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