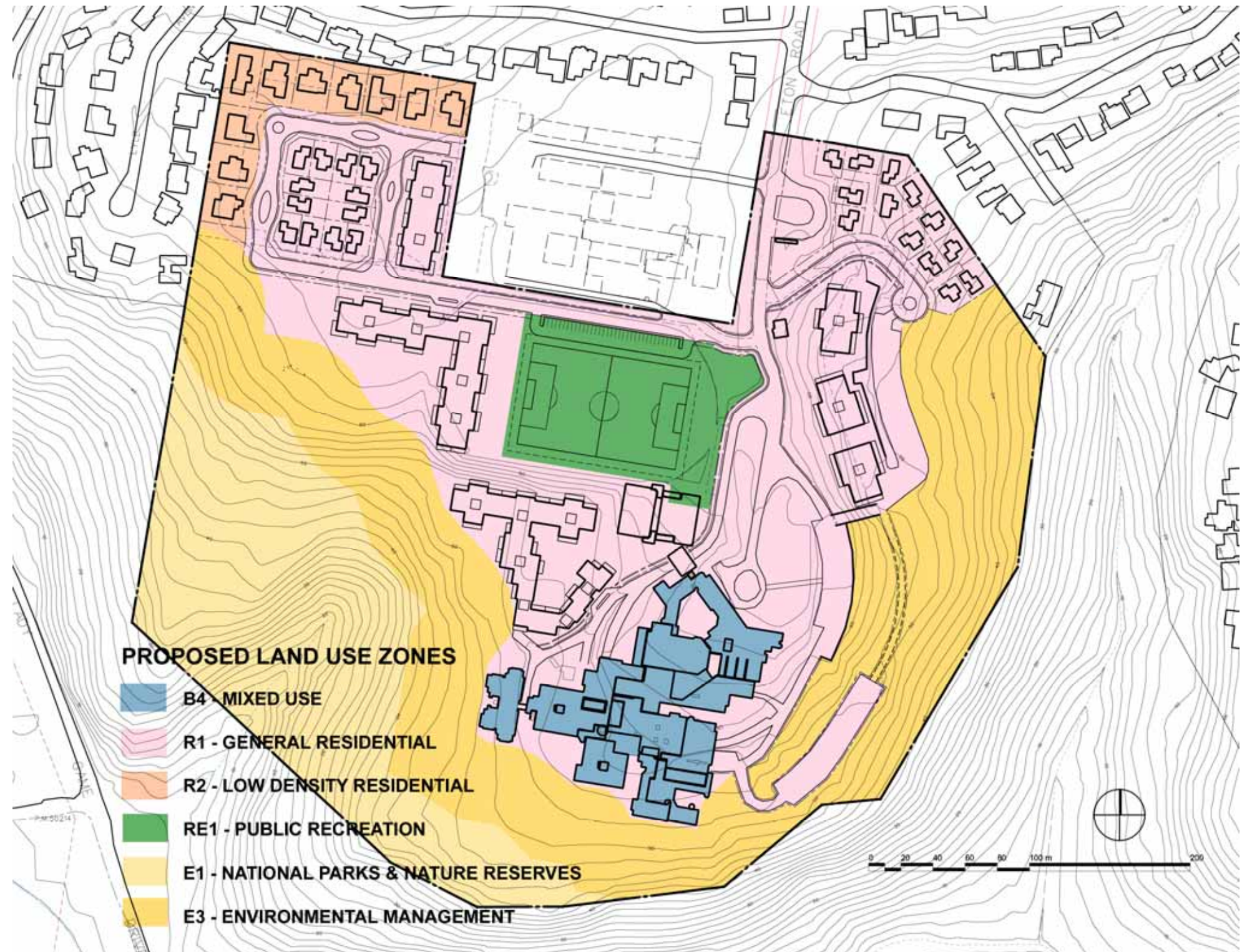


land use zones and concept plan

Development is proposed within two residential zones as shown on the Proposed Zones plan. In addition, Environmental Conservation and Public Recreation zones are also included within the site.



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conclusion

Future development of the UTS Kuring-gai site is to build upon the 'hilltop town' vision of the original authors of the Campus design, sensitively siting developed areas within the Australian bushland setting. An expanded built environment is to continue to co-exist with the natural environment and provide a vibrant community for future occupants with easy and safe accessibility to existing and new facilities both on the site and within the broader community.

Community focus and participation will be promoted with continued public access to the bushland and a playing field for organised sport within the site. The continued and adaptive reuse of the existing buildings for community focused uses will also ensure that the broader community is able to enjoy the new development.

A choice of housing types, communal activities and facilities will promote a culture that already exists in the neighbourhood through mutual respect for the built and natural environment. This will be emphasised through the preservation and enhancement of the natural environment and active and passive recreation areas.

Development is to respect and respond to the range of opportunities presented by the site and its existing context.

Principles for future development have been established through an extensive analysis of site factors and the issues enunciated by a broad range of stakeholders including the local community groups and neighbours, Council, authorities and government entities. The inputs of the local Community Reference Group, NPWS, Rural Fire Brigade and the site's original architect and landscape designer have been incorporated in the Concept Plan.

Redevelopment of the UTS Kuring-gai site is to ensure that:

- Important areas of existing bushland are preserved, as well as the current road, car parking and significant educational buildings.
- Sensitive species, both flora and fauna, that have been identified are provided for within existing habitats.
- New built form is located almost wholly on areas already developed, reflecting and complementing the design philosophies of the original designers, with a transition to the surrounding single dwelling residential areas.

- Bushfire protection zones and fire fighting access are provided in accordance with current codes and requirements.
- The expected site population will be less than current levels and local traffic generation will be reduced. The traffic assessment has concluded that there will be minimal traffic changes to the surrounding road network.
- Public transport access and accessibility is maintained.
- Stormwater quantity and quality flowing into areas of National Park will be significantly improved by the provision of biosensitive controls within the developed areas.
- Community facilities will continue to be provided in current or relocated areas within the existing buildings.
- ESD principles and Council Guidelines have been incorporated in building siting, orientation and form.
- Existing services including power, water and sewer are currently provided, and where necessary, can be augmented.

The Concept Plan delivers a development that is well integrated with its context and offers an opportunity to meet the community preference for contemporary lifestyle and housing choices within environmentally sustainable communities.

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