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12 June 2012

Scott Lee
Executive Planner Government & Special Projects
Campbelltown City Council
PO Box 57
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Dear Scott

RE: University of Western Sydney Campbelltown Development Project

We refer to Council's request for further information regarding the planned residential development on Campbelltown campus land and the provision of sufficient land for future expansion of the academic campus to accommodate student growth.

Introduction

As part of an overarching campus development strategy, UWS has prepared master plans for its six campuses, approved by the University's Board of Trustees.

The master plans identify a desired future character for each campus and provide design strategies for physical development of the campuses over the short, medium and longer term. Guiding principles for UWS campus master planning have been defined with the view that each campus:

- Supports learning, teaching, research and service, and contributes to the student experience;
- Presents a strong unified identity, built on unique characteristics and sense of place;
- Provides sufficient flexibility to allow for growth and change over time;
- Establishes a strong public domain framework and is pedestrian oriented;
- Provides appropriate circulation, access and egress;
- Promotes sustainability and environmentally responsible operations;
- Integrates with adjacent communities and future urban growth;
- Includes a dedicated student residential accommodation precinct; and
- Allows for the development of complementary commercial facilities.

The master plans inform UWS decisions in the context of availability of funding for new building & refurbishment works, academic program requirements and student demand.

Campbelltown Campus

A master plan for the academic campus was prepared in parallel with the master plan for the whole site. The master plans for both the residential development and the academic campus were developed with oversight of the University's Campus Development Committee, a standing committee of the Board of Trustees and in consultation with campus stakeholders. Council was

involved in discussions throughout this process and formally adopted the site master plan and Development Control Plan (DCP) in 2007. In adopting the site master plan and DCP, Council did not raise any concerns over the area set aside for the academic campus. While there have been some modifications of the site master plan the academic footprint is unchanged.

In 2011 there were 6,344 students (headcount) enrolled at the campus. For planning purposes UWS has adopted a 2.5% per annum student growth rate based on the existing number of students on campus.

The footprint of the academic campus is 58 hectares in size and the master plan identifies 200,000 square metres of developable gross floor area. The master plan recommends infill development of the campus core to meet growth requirements in the short to medium term with additional development outside the core in the longer term, should it be required. This approach ensures continued development of a vibrant, compact, walkable campus. Infill development within the core will allow for over double the existing number of students, with further development opportunities available within the overall campus footprint as required.

The table below provides a comparison of established University campuses, the number of students at those campuses and growth potential.

University	Comment	Size in hectares (ha)	Student Load	
UWS Parramatta	Limited but available capacity for development with heritage constraints and access issues. The area includes the north campus with the residential living accommodation.	27.8ha	15,000	Campus scaled up to 58Ha would accommodate 35,000 students
Wollongong University	Campus retains significant playing fields and student accommodation	48ha	29,000	Campus scaled up to 58Ha would accommodate 36,000 students
Macquarie University – Ryde campus	The campus is largely undeveloped with 30 Ha of green space without any use, and includes commercial ventures such as the Cochlear Institute.	90ha	31,000	Campus scaled down to 58Ha would accommodate 20,000 students
Sydney University – Main City campus	Includes RPA, Victoria Park and very significant playing field reserves	75ha	41,000	Campus scaled down to 58Ha would accommodate 32,000 students
University of NSW – Kensington campus	Includes NIDA, and is the most developed campus with very little green space	38.5ha	50,000	Campus scaled up to 58Ha would accommodate 75,000 students

It is clear from the comparisons that even taking retention of significant green spaces would still cater for 25,000 up to 35,000 students. This confirms our position that the adopted master plan for the site will cater for future growth of the University in Campbelltown as required by regional growth. That growth however will rely on funds being available and without development of surplus land those funds will not be available.

Yours sincerely



Peter Wade-Ferrell
Associate Director, Campus Development