

## MEETING MINUTES

MEETING SUMMARY	,					
Meeting Title	Without	Without prejudice meeting to discuss MQU Arts Precinct project				
Date	23 Marc	23 March, 2017				
Time	2PM-3PM					
Venue	Ryde City Council, North Ryde Office, Level 1, Building 0, Binary Centre					
	3 Richard	3				
NAME	INITIAL	REPRESENTING	CAPACITY			
Zia Ahmed	ZA	Ryde City Council (RCC)	Acting Senior Coordinator, Building & Development Advisory Service			
Paul Graham	PG	Ryde City Council (RCC)	Place Manager for Macquarie Park			
John Brown	JB	Ryde City Council (RCC)	Senior Community Manager			
Cameron Kline	СК	Macquarie University (MQU)	Senior Development Manager			
Jason Moradi	JM	Macquarie University (MQU)	Project Manager			
Frank Tong	FT	Capital Insight (CI)	Project Manager			
Raymond Hudson	RH	BNMH Architects (BNMH)	Principal (Architecture)			
Oliver Klein	ОК	RobertsDay (RD)	Senior Associate			
Stacey McMasters	SM	RobertsDay (RD)	Urban Planner			
LIST OF ABBREVIATIO	ONS					
SEARs	Secretar	y's Environmental Assessment Req	juirements			
DPE	NSW De	NSW Department of Planning and the Environment				
SSD	State Sig	State Significant Development				
DA	Develop	Development Application				
REF	Review of Environmental Factors					
MLALC	Metropolitan Local Aboriginal Land Council					
RLEP 2014	Ryde Local Environmental Plan 2014					



ME	MEETING MINUTES					
#	ТОРІС	ACTION	DATE			
1	WELCOME AND INTRODUCTIONS					
	OK confirmed meeting purpose: to provide a project briefing to Council ahead of lodgement of SEARs request to DPE for new MQU Arts Precinct.	Note	-			
2	MQU ARTS PRECINCT – PROJECT OBJECTIVES/ BACKGROUND					
	JM/RH provided a project overview for the MQU Arts Precinct:	Note	-			
	<ul> <li>Site is located within Precinct A (Academic Core) and accommodates two 1960s buildings (W6A &amp; W6B);</li> </ul>					
	<ul> <li>Proposal forms part of MQU's program of lifecycle upgrade and renewal of aging building assets;</li> </ul>		-			
	Proposal also provides opportunity to	Note	-			
	<ul> <li>Meet the needs of the Arts Faculty into the future;</li> </ul>	Note				
	<ul> <li>Progress the redevelopment of Precinct A in accordance with the MQU Concept Plan Approval;</li> </ul>					
	<ul> <li>Capitalise on MQU's growing international recognition in Arts and Humanities generally including their strong archaeological profile and to better accommodate its valuable archaeological and Modern Australian History collections.</li> </ul>					
3	MQU ARTS PRECINCT – DESIGN OVERVIEW					
	RH highlighted challenges for existing facilities:	Note	-			
	<ul> <li>Although existing internal courtyard has good amenity, it is visually disconnected from the balance of the campus and known only to existing users;</li> </ul>					
	<ul> <li>W6B provides no visual or physical connection to MQU's principal pedestrian spine, Wally's Walk;</li> </ul>					
	<ul> <li>W6B does not present a clearly identifiable 'address' and users enter via an anonymous corner entrance;</li> </ul>					
	<ul> <li>W6A provides minimal floor-to-floor clearances (2.6 m), that prevent the use of AC and generally provide poor amenity;</li> </ul>					
	<ul> <li>W6A provides minimal façade openings that limit the visual interactivity that is part of a modern educational environment and poor amenity;</li> </ul>					
	<ul> <li>W6A suffers from a dilapidated vertical circulation core as well as uninviting 'hotel-like' corridors.</li> </ul>	Note				
	RH presented concept drawings incorporating design solutions to the resolve/ alleviate existing challenges:		-			



	•	W6A and W6B to be internally refurbished to provide superior amenity and spaces consistent with requirements of contemporary best practice for academic teaching/ learning;		
	•	W6B to be opened to Wally's Walk via partial demolition (ground level only) to provide legible entrance and visual connection;		
	•	W6A's aged core to be replaced with a new core that will also serve as the vertical circulation hub facilitating interdepartmental and student /academic meetings & joint work area to reverse the current academic silo character of the existing tower		
	•	W6A's facades are completely replaced with the existing brickwork removed and new transparent twin wall glazed and integrally solar shaded facades which also accommodate the necessary services runs installed		
	•	New purpose-built museum building to be erected in place of berm to the south of W6A to accommodate:		
		<ul> <li>MQU's archaeology collection;</li> </ul>		
		<ul> <li>Archaeological field lab;</li> </ul>		
		<ul> <li>Function/ exhibition space;</li> </ul>		
		<ul> <li>Academic uses; and</li> </ul>		
		• Academic uses.		
	•	Covered atrium space to be created between W6A and the new museum building to connect the new and existing refurbished built structures and to thereby create a unified 'Arts Precinct'		
	•	North-south visual connection between Wally's Walk and new east-west pedestrian connection to the south of the precinct will assist orientation for visitors and users of the buildings.		
4	MQU A	RTS PRECINCT – APPROVAL PATHWAY		
		OK provided overview of relevant planning controls including Concept Plan Approval and Design Excellence Strategy & Urban Design Guidelines.		-
	CC noted development within Academic Core (Precinct A) remains well below the additional 61,200 sqm GFA permitted under the Concept Plan Approval			-
	OK explained anticipated approval pathway:		Note	-
	•			
	• DA to RCC for early works <b>(TBC)</b> ; and			
	•	REF for decanting of existing users to other locations within the MQU campus and tree removal.		
	OK prov	ided a preliminary list of anticipated documentation (attachment)	Note	-



	ZA noted a stormwater management plan is also required.	MQU	ТВС
	OK provided brief comment other planning-related matters:	Note	-
	<ul> <li>Consent not required for tree removal within MQU campus;</li> </ul>		
	• Site has no bushfire affectation;		
	<ul> <li>MQU campus is identified on RLEP 2014 heritage map, however, listing applies only to the Macquarie University Ruins under Schedule 5 of RLEP 2014;</li> </ul>		
	• Aboriginal heritage is addressed by due diligence assessment completed in 2012.		
	CC noted MQU has an Aboriginal Heritage Management Strategy in place that ensures appropriate consultation with the MLALC.	Note	-
5	DISCUSSION		
	JB recommended proposal address potential traffic management issues arising from heavy rail closures during Sydney Metro construction	MQU	твс
	PG recommended proposal address potential traffic management issues arising from concurrent construction of proposed Arts Precinct and construction of approved AMP shopping centre redevelopment	MQU	твс
	JM noted MQU has engaged a Programme Manager to address these matters	Note	-
	ZA noted Council's principal concerns include compliance with Concept Plan Approval and design excellence	MQU	твс
	PG noted MQU museums as a point of difference for MQU and an asset to the City. PG asked whether public access is proposed.	Note	-
	RH clarified that, although it is envisioned that school groups and other interested parties will be provided access, it is not proposed that the museum operate in the same way as a traditional museum that is open to the general public with ticketed entry etc.	Note	-
6	NEXT STEPS		
	Issue of meeting minutes	RD	Complete
	Lodgement of SEARs request	MQU	твс
	Response to notification of SEARs request	RCC	BTC



## ATTACHMENT

## SSD DA Supporting Documentation

At this preliminary stage, documentation anticipated to be required to accompany a SSD DA for the proposed MQU Arts Precinct is as follows:

- Environmental Impact Statement
- Survey
- Quantity Survey
- Architectural Drawings + Design Report
- Concept Landscape Drawings + Landscape Statement
- Stormwater Management Plan (as recommended by RCC)
- Geotechnical Assessment
- Environmental Site Assessment, if needed
- Traffic Impact Assessment
- BCA Assessment Report
- Access Report
- Acoustic Assessment
- Services Statements (electricity, water, ICT etc)
- Environmentally Sustainable Design Report
- Flood Impact Study
- Heritage Impact Statement