

# Minutes

City of Ryde

Environment & Planning

**Meeting** Macquarie Park Landowners Forum

**Date:** 7 February 2008  
4.00pm – 6.00pm

**Venue:** Graduate School of Management, Macquarie University, Talavera Road, Macquarie Park

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## **Attendees:**

Michael Whittaker, General Manager, City of Ryde (Chair)  
Linda Hobson, Development Manager, Investa  
Peter Hunt, Project Director, AMP Capital Shopping Centres  
James White, Development Director, TIDC  
Colin Rockliff, National Manager Planning & Architecture, Goodman International  
Angus Nardi, Policy Manager, Property Council  
Anthony Otto, CEO, Winten  
Peter Morley, National Manager – Development, Commercial & Industrial, Stockland  
Robert Kelly, Director Office of Facilities Management, Macquarie University  
Adrian Briggs, Property Trust Portfolio, Macquarie University  
Nick Chapman, Place Manager Major Centres, City of Ryde  
Paul William-Smith, Economic Development Manager, City of Ryde

## **Apologies:**

Barry Stephenson, Divisional Development Manager, AMP Capital Investment  
Roger Mackay, Director Industrial Development, ING  
Matthew Kuhn, Development Manager, Australand  
Tony Gulliver, Head of Development & Building Services, DB RREEF

## **1. Welcome/introductions**

Mike Whittaker welcomed the group and the newest Forum member, Macquarie University. Mike thanked Robert Kelly for hosting today's Forum at a University venue.

## **2. Minutes of last meeting on 6 December 2007**

### **2.1 Energy**

At past meetings Forum members have expressed an interest in energy supply issues. There are concerns that there is insufficient bulk energy supply for Macquarie Park. Mike suggested that one issue for consideration is the availability of land for new substations.

**It was agreed** to invite Energy Australia to the next meeting to discuss these concerns

## 2.2 TIDC site visit

At the December meeting TIDC's James White offered to take Forum members on a tour of one of the new stations. James suggested the April meeting would be an appropriate time, as by then the station works will be virtually complete, thereby avoiding the need for visitors to wear full protective equipment.

**It was agreed** to have a site visit of Macquarie University Station in April and combine it with a walk/bus trip around the University precinct.

## 3. Forum Updates

### 3.1 Branding & Marketing Working Group

Paul outlined the outcomes of the Working Group meeting on 24 January, as summarised in the attached briefing note. Various comments were made in the discussion which followed:-

- KJA were on the University's consulting team for the Campus Development Plan.
- The Corridor branding / marketing exercise gives clear recognition that the area is a major employment node for Sydney, supported by the NSW State Government through the Metro Strategy and its \$2.2 billion investment in the Epping to Chatswood Rail Link.
- Ryde is a busy area in terms of development. In the 6 months to December 2007, DA's with a value of \$1.85 billion have been lodged with Council for assessment (***is this verifiable? – the value of DA's lodged and/or approved by CoR for Macq Park in last 12 months is \$685m***).
- There was general support for the Working Group to continue to develop its branding and marketing work, including the establishment of discussion groups and/or one on one interviews with Forum members and other local or regional stakeholders soon.

### 3.2 Macquarie Park Business Investment District Discussion Paper

Nick provided a brief update as follows:-

- At the November Forum meeting the Property Council and Prof Daley outlined a proposal to investigate the merits of establishing a Macquarie Park BID to "drive" the implementation of public works and related facilities to support Macquarie Park's anticipated growth over the next 25 years. Establishment of a Macquarie Park BID has been flagged in the State Government's Metropolitan Strategy.
- The Forum endorsed the proposal and CoR offered to commission Prof Daly to develop a BID Discussion Paper to inform consultations with the State Government and other stakeholders.
- On the 13 December a workshop was held involving Prof Daly and the CoR Executive team to scope the Discussion Paper . A number of issues were discussed, including:-
  - The merits of a Macquarie Park BID
  - Overseas examples of BID's (there's only one in Australia in the ACT)
  - Financing a BID
  - Possible structure and membership of a BID
  - Liability and risk issues
- In February/March CoR intends developing a proposal for Prof Day outlining the scope and timing of the BID Discussion Paper.
- Hopefully a draft Discussion Paper will be available for consideration by the Forum in April/May

### 3.3 Exhibition of draft Macquarie Park DCP

Nick provided a brief progress report and circulated the attached update. Various questions and/or issues were raised in discussion, summarised as follows:-

- CoR is in the process of briefing various sections in the Department of Planning about the draft DCP, revised LEP etc. There would be some value in Forum members also discussing with DoP the challenges being addressed through the review of the planning documents and issues arising.
- Some additional residential development can be expected in the vicinity of Herring Road in the areas currently zoned residential. There's a possibility of additional residential in proximity to the North Ryde Station eg on some of the land currently owned by TIDC and subject to a state government sponsored master planning process. Affordable housing is also a consideration.
- There was some additional discussion about the relationship between the draft DCP and the preliminary draft LEP plans which have been made available to assist people in making submissions on the DCP.
- Other issues discussed included parking and the timing of the LEP exhibition process.

### 3.4 Integrated Traffic & Movement Study

Nick provided a brief progress report and circulated the attached update. The importance of this Study was acknowledged by the Forum. Further updates will be provided by CoR.

## 4. Macquarie University

Robert Kelly spoke to a short power point presentation about the 'Campus Development Plan 2004' (*a copy may be available from Robert?*), including:-

- History of campus development over the decades;
- 2004 Campus Development Plan structure;
- Land use, access issues and development staging;
- Development of 2007 Concept Master Plan for station precinct and adjoining areas;
- Station Precinct Plan lodged with DoP on 3/11 for assessment as a State Significant Site
- Station Precinct Plan incorporates indicative public domain concepts, building footprints (several options) and indicative built form and height controls for the Precinct.

Adrian Briggs then provided an update re: the Cochlear development which has recently been the subject of a Heads of Agreement with the University. The development would be staged with underground parking to be provided, eventually, in lieu of current on-grade parking. The University is encouraging Cochlear to develop a Master Plan outlining the staged development of their site over the next 15 years.

Various points were made in the discussion which followed eg

- The exhibition period for the University Concept Plan may well coincide with the exhibition period for the draft Macquarie Park planning documents.
- There is value in developing a joint University / CoR public statement outlining the relationship between the two plans. The University and CoR can emphasise their intention to work together on the development of a consistent and holistic approach to the urban design and public domain treatments for the Station Precinct on both sides of Herring Road.

## **5. Other business**

Angus Nardi tabled a recent Property Council media release showing the growth of the North Ryde Office market. This information is timely in the context of the public exhibition of both the draft DCP and University Concept Plan.

## **6. Next meeting**

Thursday 6 March, 2008 - 4.00pm – 6.00pm

Venue tbc

Colin Rockliff to investigate options for holding the meeting in a Goodman building

It was agreed to combine a site visit to the Macquarie University Station with a walk/bus trip around the University Concept Plan Precinct.