

# Statement of Available Pressure and Flow

David Buckle & Associates (NSW) Pty Ltd  
 Suite 8, 38 Rowe Street  
 Eastwood, 2122

Attention: Len Hutton

Date: 13/03/2015

Pressure & Flow Application Number: 9057740  
 Your Pressure Inquiry Dated: Fri March 13 2015  
 Property Address: 94-116 Culloden Rd Marsfield 2122

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

## ASSUMED CONNECTION DETAILS

Street Name: Balaclava Rd	Side of Street: South
Distance & Direction from Nearest Cross Street	175 metres East from Epping Rd
Approximate Ground Level (AHD):	76 metres
Nominal Size of Water Main (DN):	300 mm

## EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	66 metre head
Minimum Pressure	36 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	36
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	5	37
	10	36
	20	36
	25	35
	30	34
	40	32
	50	30
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	60	27
	5	36
	10	35
	20	34
	25	33
	30	33
	40	31
	50	28
	60	26
Maximum Permissible Flow	81	19

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :  
[connections@sydneywater.com.au](mailto:connections@sydneywater.com.au)

# Statement of Available Pressure and Flow

**David Buckle & Associates**  
Suite 8 / 38 Rowe Street  
Eastwood, 2122

WMS No: **84466**  
Contact No: 8849 3531  
Fax No: 8849 3111

Attention: David Buckle

Date: 01/07/2010

Pressure & Flow Application Number: 2910055  
Your Pressure Inquiry Dated: Wed June 30 2010  
Property Address: Lot 114 Culloden Rd North Ryde 2113



The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

### ASSUMED CONNECTION DETAILS

Street Name: Culloden Road	Side of Street: East
Distance & Direction from Nearest Cross Street	25 metres South from Waterloo Road
Approximate Ground Level (AHD):	78 metres
Nominal Size of Water Main (DN):	150 mm

### EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	64 metre head
Minimum Pressure	36 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	36
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	5	37
	10	36
	15	36
	25	34
	26	34
	35	32
	45	29
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the watermain)	55	26
	5	35
	10	35
	15	34
	25	32
Maximum Permissible Flow	26	32
	35	30
	45	27
	55	24
	67	19

(Please refer to reverse side for Notes)

*for*   
**Robert Wickham**  
Team Leader  
Asset Planning

# Statement of Available Pressure and Flow

**David Buckle & Associates**  
**Suite 8 /No. 38 Rowe Street**  
**Eastwood, 2122**

**WMS No: 163748**  
**Contact No: 88493531**  
**Fax No: 88493113**

**Attention: David Buckle**

**Date: 24/10/2011**

**Pressure & Flow Application Number: 3300371**  
**Your Pressure Inquiry Dated: Wed October 19 2011**  
**Property Address: 94-116 Culloden Rd Marsfield 2122**

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

**ASSUMED CONNECTION DETAILS**

Street Name: Culloden Road	Side of Street: East
Distance & Direction from Nearest Cross Street	400 metres South from Waterloo Road
Approximate Ground Level (AHD):	77 metres
Nominal Size of Water Main (DN):	150 mm

**EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT**

Normal Supply Conditions	
Maximum Pressure	65 metre head
Minimum Pressure	35 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	35
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	5	36
	10	36
	20	34
	25	33
	30	32
	40	29
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	50	26
	5	34
	10	33
	20	31
	25	30
	30	28
	40	25
	50	20
Maximum Permissible Flow	67	10

**(Please refer to reverse side for Notes)**

*Jean Williams*

**FOR Robert Wickham**  
**Team Leader**  
**Asset Planning**

## General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.
2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.
3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.
4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.
5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are lodged through Quick Check Agents (List available on Sydney Water Website - [www.sydneywater.com.au](http://www.sydneywater.com.au)). Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.
6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

## Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.
2. Regular updates of the models are conducted to account for issues such as urban consolidation, demand management or zone change.
3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.
4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.
5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.
6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.
7. Modern pipes have quality assured, factory applied, concrete lining. Some older pipes are, however, designated CICLIS (cast iron concrete lined in-situ). In this situation, results are obtained using conservative modelling techniques to account for the uncertain quality of the lining. However, it is recommended that the applicant obtains verification of any results by field-testing. Appropriate notification to Sydney Water by the accredited service provider shall be given before testing is undertaken (conditions may apply).

# Statement of Available Pressure and Flow

David Buckle & Associates (NSW) Pty Ltd  
 Suite 8, 38 Rowe Street  
 Eastwood, 2122

Attention: Len Hutton

Date: 13/03/2015

Pressure & Flow Application Number: 9016407  
 Your Pressure Inquiry Dated: Thu January 29 2015  
 Property Address: 94-116 Culloden Rd Marsfield 2122

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

## ASSUMED CONNECTION DETAILS

Street Name: Culloden Rd	Side of Street: East
Distance & Direction from Nearest Cross Street	Corner with Waterloo Rd
Approximate Ground Level (AHD):	75 metres
Nominal Size of Water Main (DN):	150 mm

## EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

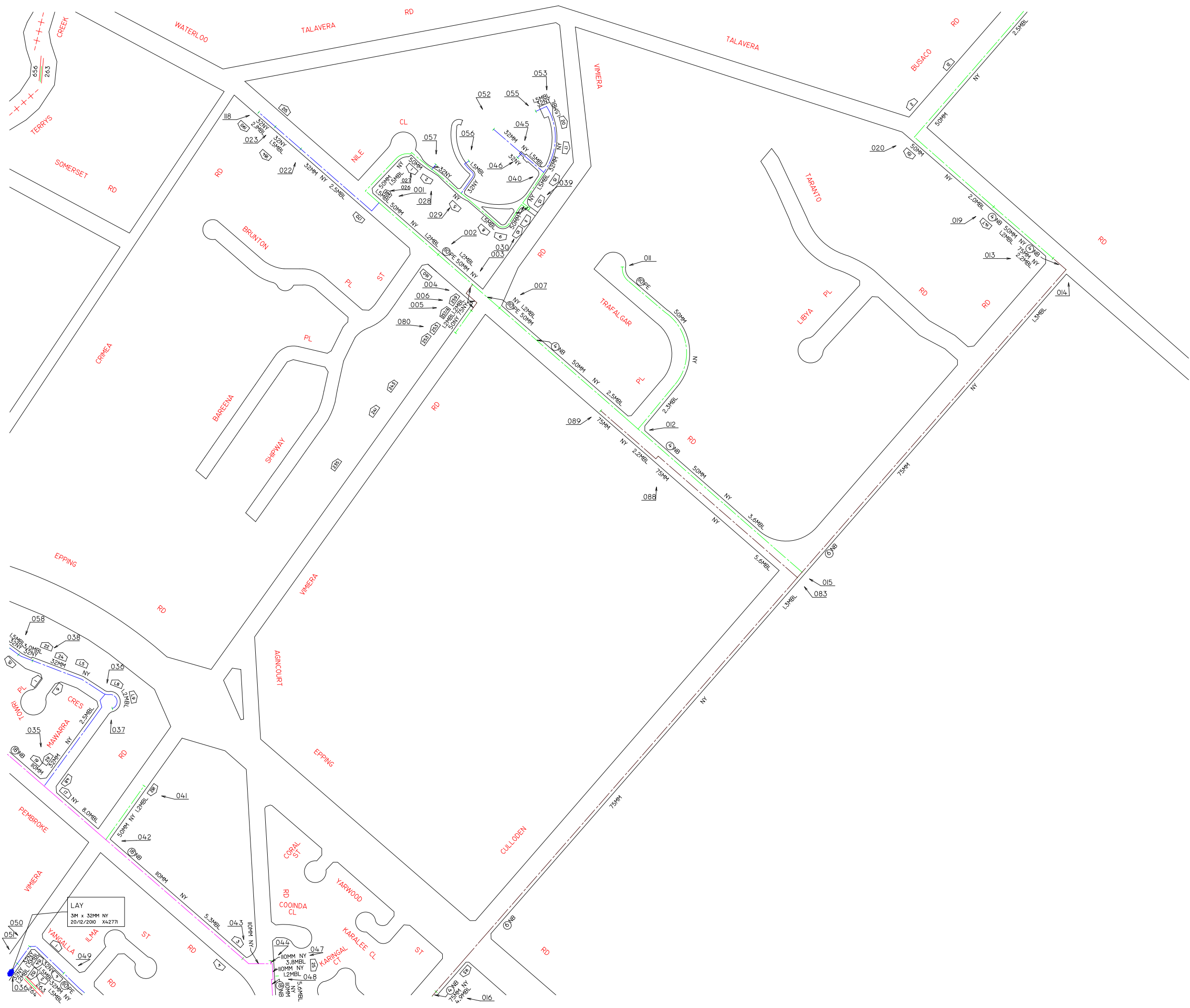
Normal Supply Conditions	
Maximum Pressure	67 metre head
Minimum Pressure	38 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	38
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	5	39
	10	38
	20	38
	25	37
	30	36
	40	35
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	50	33
	5	37
	10	37
	20	36
	25	36
	30	35
	40	33
	50	31
	Maximum Permissible Flow	67

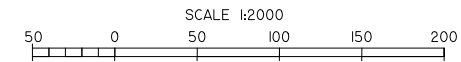
(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

[connections@sydneywater.com.au](mailto:connections@sydneywater.com.au)



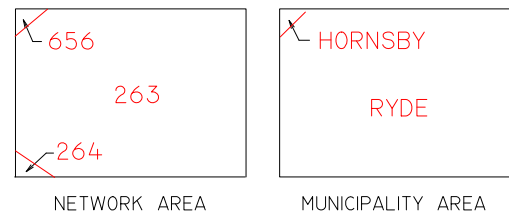
# PYMBLE 7A



THIS MAP UPDATED ON 20/12/10  
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES  
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.  
 DATE ALTERED:..... BY:.....

E6D	PY4C	PY4D
E9B	PY7A	PY7B
E9D	PY7C	PY7D

ADJOINING MAPS



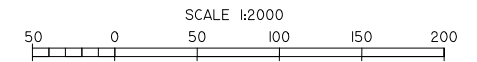
# Jemena

## KEY

MAX ALLOWABLE OPERATING PRESSURE

- T — TRUNK MAIN 7000 kPa
- P — PRIMARY MAIN 3500 kPa
- S — SECONDARY MAIN 1050 kPa
- - - 300 kPa
- - - 210 kPa
- - - 7 kPa
- - - 400 400 kPa
- - - 100 100 kPa
- - - 2 kPa
- - - PROPOSED MAINS
- PR II-2 3 STEEL MAIN PROJECT NUMBER
- PRESSURE MONITORING STATION
- VALVE
- SYSTEM PRESSURE REGULATOR
- SIPHON
- NETWORK NODES
- ITEM DETAIL SKETCH AVAILABLE
- VALVE NUMBER (OLD NUMBERING)
- 6 INCH CAST IRON MAIN
- 150MM STEEL MAIN
- 110MM POLYETHYLENE/NYLON MAIN
- 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN
- 1.2MBL DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)
- 1957 YEAR LAID
- + + - + - MUNICIPALITY BOUNDARY
- - - - - NETWORK BOUNDARY
- HOUSE NUMBER

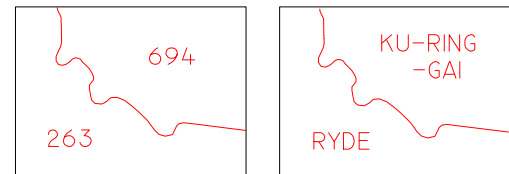
# PYMBLE 7B



THIS MAP UPDATED ON 06/12/10  
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES  
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.  
 DATE ALTERED:..... BY:.....

PY4C	PY4D	PY5C
PY7A	PY7B	PY8A
PY7C	PY7D	PY8C

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

# Jemena

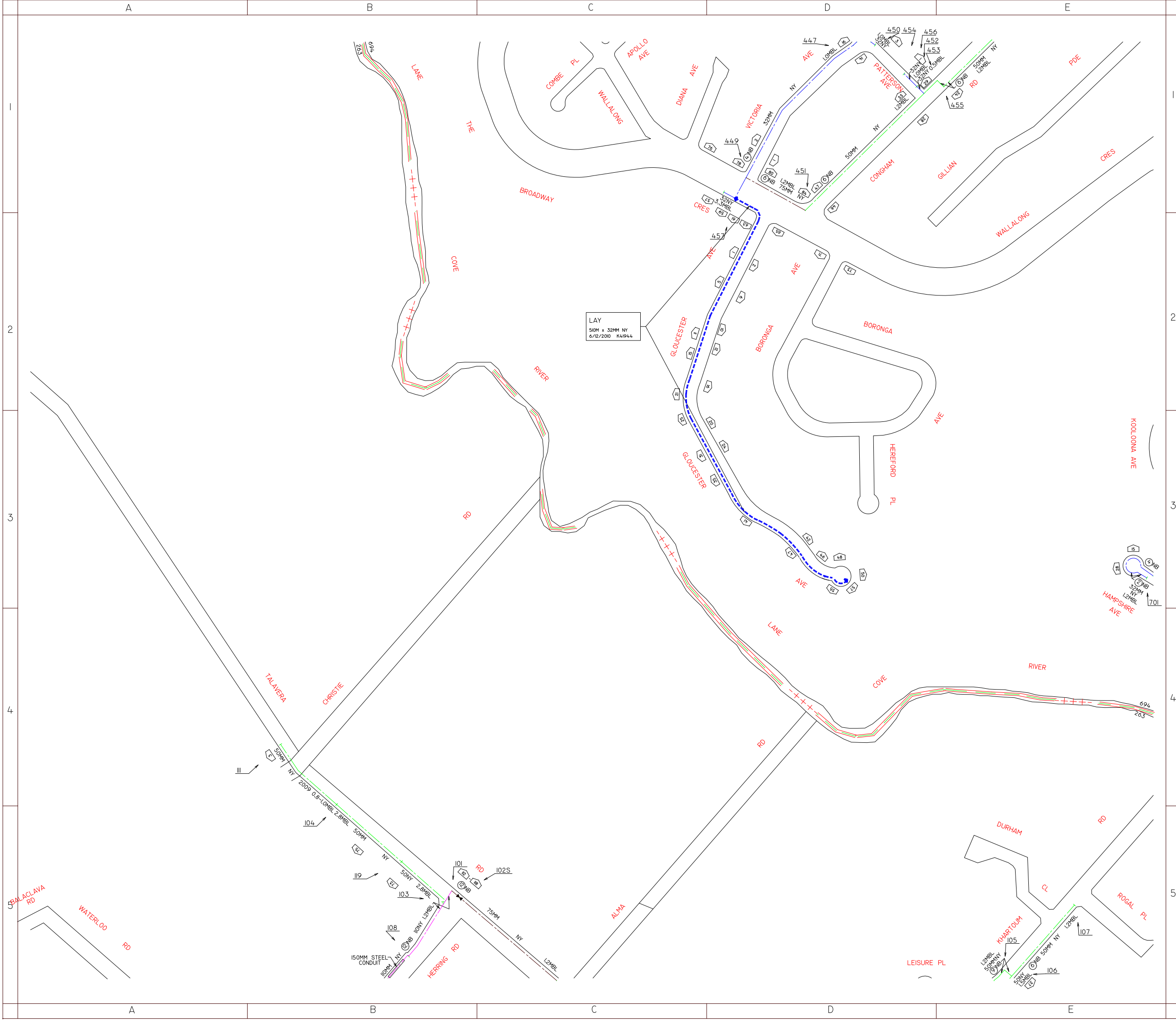
## KEY

MAX ALLOWABLE OPERATING PRESSURE

T	TRUNK MAIN	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
		300 kPa
		210 kPa
		7 kPa
400		400 kPa
100		100 kPa
← - - - - - →	PROPOSED MAINS	2 kPa

- PR II-2 3 STEEL MAIN PROJECT NUMBER
- △ PRESSURE MONITORING STATION
- ▽ VALVE
- SYSTEM PRESSURE REGULATOR
- SIPHON
- 123 NETWORK NODES
- 123S ITEM DETAIL SKETCH AVAILABLE
- 6NB 6 INCH CAST IRON MAIN
- 150MM 150MM STEEL MAIN
- 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN
- ⊙NB 50MM NY 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN
- 1.2MBL DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)
- 1957 YEAR LAID
- + + + - MUNICIPALITY BOUNDARY
- == NETWORK BOUNDARY
- 123 HOUSE NUMBER

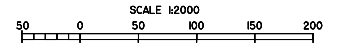
PYMBLE 7B



LAY  
 510M x 32MM NY  
 6/12/2010 K41944



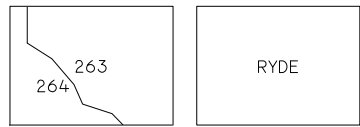
# PYMBLE 7C



THIS MAP UPDATED ON 25/10/10  
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES  
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.  
 DATE ALTERED:..... BY:.....

E9B	PY7A	PY7B
E9D	PY7C	PY7D
P3B	GIA	GIB

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

# Jemena

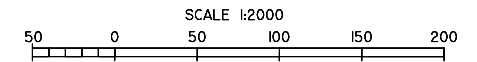
## KEY

MAX ALLOWABLE OPERATING PRESSURE

— T —	TRUNK MAIN	7000 kPa
— P —	PRIMARY MAIN	3500 kPa
— S —	SECONDARY MAIN	1050 kPa
---		300 kPa
---		210 kPa
---		7 kPa
---		400 kPa
---		100 kPa
---		2 kPa

- ←---→ PROPOSED MAINS
- PR E-3 3 STEEL MAIN PROJECT NUMBER
- △ PRESSURE MONITORING STATION
- ▽ VALVE
- SYSTEM PRESSURE REGULATOR
- SIPHON
- NETWORK NODES
- 838 ITEM DETAIL SKETCH AVAILABLE
- 848 VALVE NUMBER (OLD NUMBERING)
- 6NB 6 INCH CAST IRON MAIN
- 150MM 150MM STEEL MAIN
- 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN
- 50MM NY 50MM NYLON INSERTED INTO
- 6NB MAIN CAST IRON MAIN
- 1.2MBL DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)
- 1957 YEAR LAID
- + + + - MUNICIPALITY BOUNDARY
- NETWORK BOUNDARY
- 82 HOUSE NUMBER

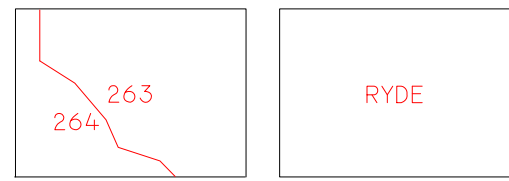
# PYMBLE 7C



THIS MAP UPDATED ON 10/06/2015  
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES  
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.  
 DATE ALTERED:..... BY:.....

E9B	PY7A	PY7B
E9D	PY7C	PY7D
P3B	GIA	GIB

ADJOINING MAPS



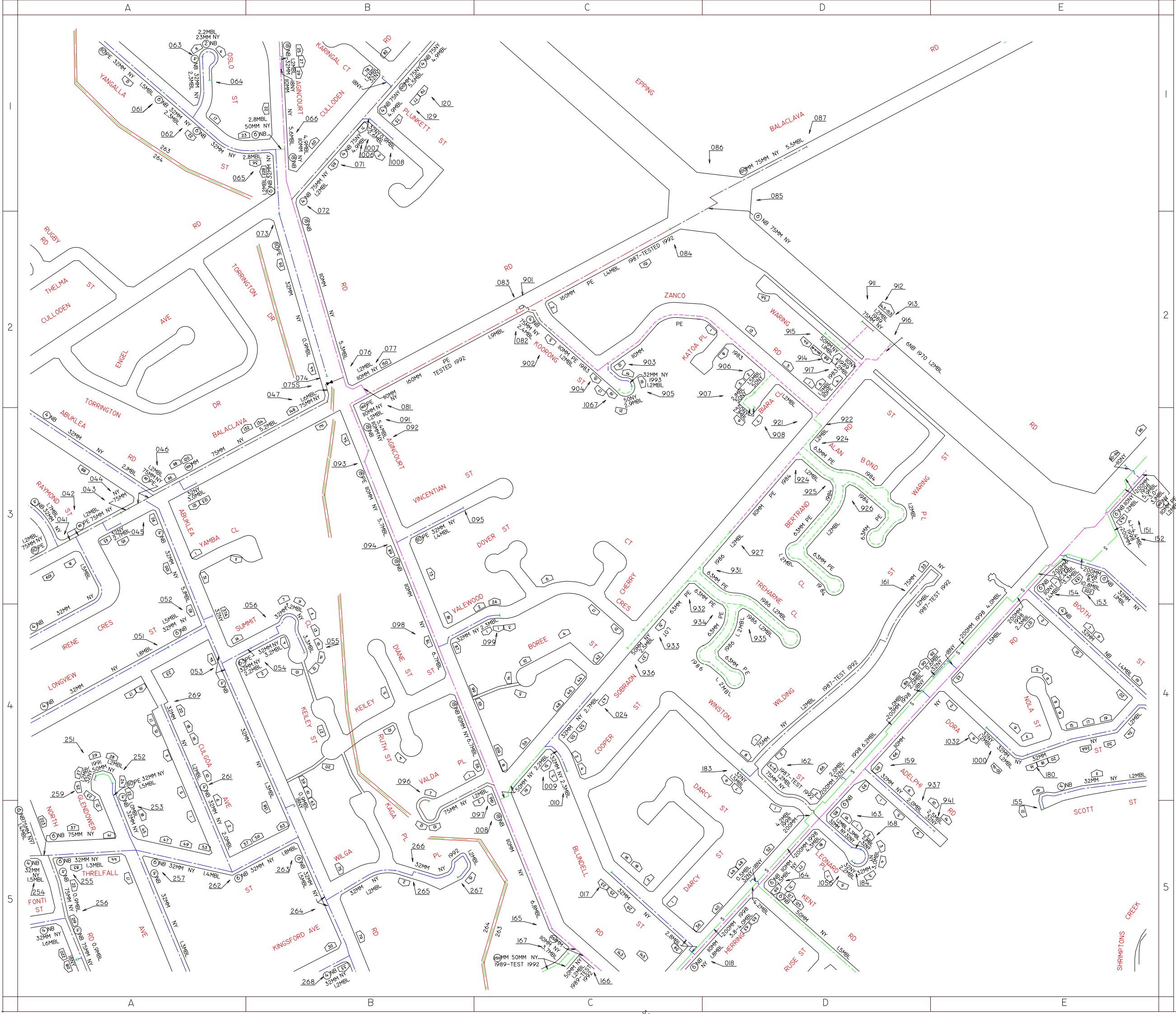
NETWORK AREA MUNICIPALITY AREA

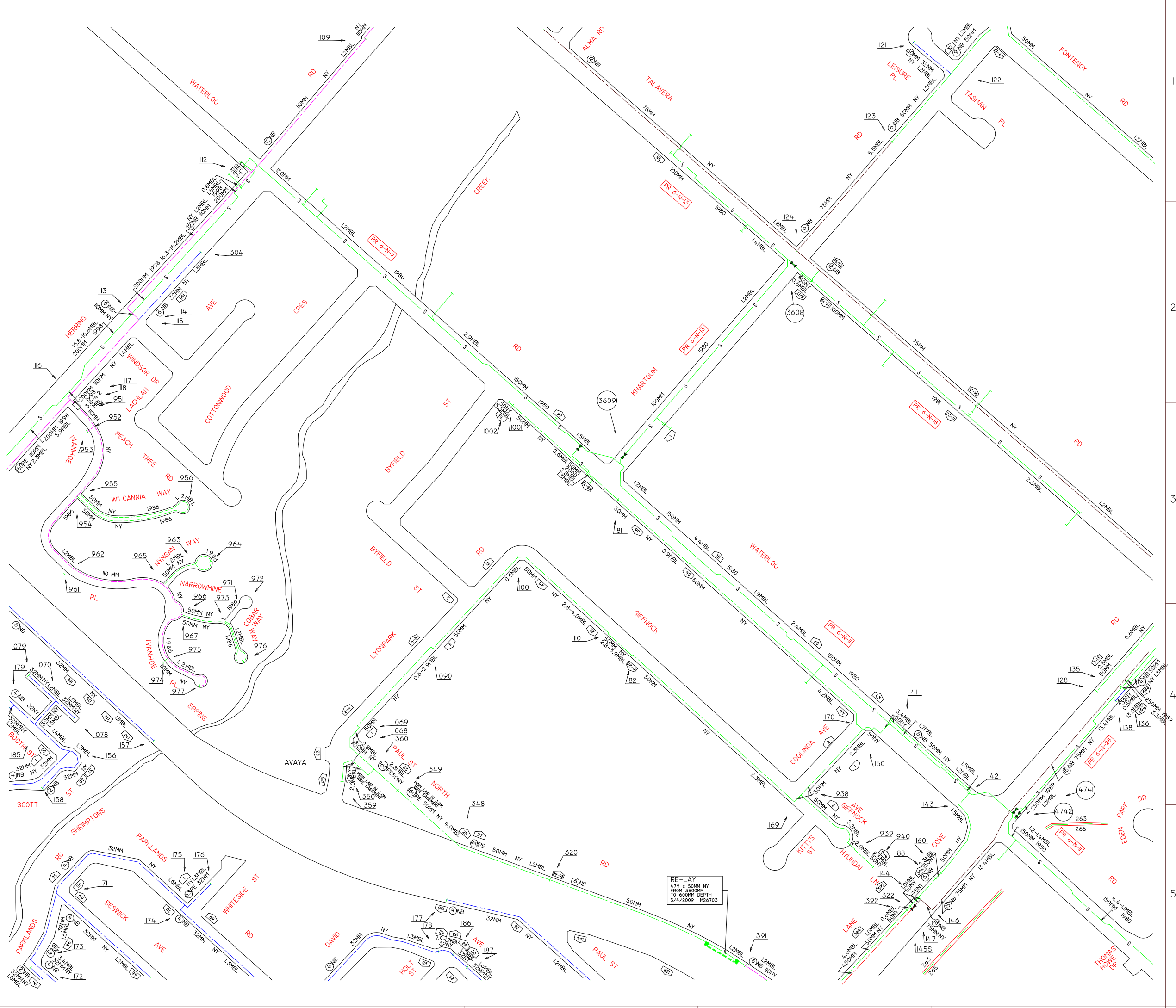
# Jemena

## KEY

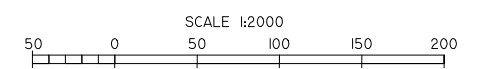
- |  | MAX ALLOWABLE OPERATING PRESSURE               |
|--|--|
|  | TRUNK PIPELINE 7000 kPa                        |
|  | PRIMARY MAIN 3500 kPa                          |
|  | SECONDARY MAIN 1050 kPa                        |
|  | NETWORK MAIN 400 kPa                           |
|  | NETWORK MAIN 300 kPa                           |
|  | NETWORK MAIN 210 kPa                           |
|  | NETWORK MAIN 100 kPa                           |
|  | NETWORK MAIN 30 kPa                            |
|  | NETWORK MAIN 7 kPa                             |
|  | NETWORK MAIN 2 kPa                             |
|  | PROPOSED MAINS                                 |
|  | STEEL MAIN PROJECT NUMBER                      |
|  | PRESSURE MONITORING STATION                    |
|  | VALVE  |
|  | SYSTEM PRESSURE REGULATOR                      |
|  | SIPHON   |
|  | NETWORK NODE                                   |
|  | NETWORK VALVE NODE                             |
|  | VALVE NUMBER                                   |
|  | 6 INCH CAST IRON MAIN                          |
|  | 150MM STEEL MAIN                               |
|  | 110MM POLYETHYLENE/NYLON MAIN                  |
|  | 50MM NYLON INSERTED INTO 6 INCH CAST IRON MAIN |
|  | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE  |
|  | YEAR LAID                                      |
|  | MUNICIPALITY BOUNDARY                          |
|  | NETWORK BOUNDARY                               |
|  | HOUSE NUMBER                                   |

PYMBLE 7C





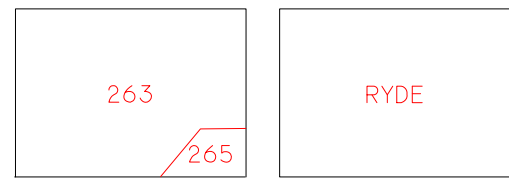
# PYMBLE 7D



THIS MAP UPDATED ON 04/01/2011  
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES  
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.  
 DATE ALTERED:..... BY:.....

PY7A	PY7B	PY8A
PY7C	PY7D	PY8C
GIA	GIB	G2A

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

# Jemena

## KEY

MAX ALLOWABLE OPERATING PRESSURE

- T — TRUNK MAIN 7000 kPa
- P — PRIMARY MAIN 3500 kPa
- S — SECONDARY MAIN 1050 kPa
- 300 kPa
- 210 kPa
- 7 kPa
- 400 kPa
- 100 kPa
- 2 kPa
- > PROPOSED MAINS
- PR II-2-3 STEEL MAIN PROJECT NUMBER
- PRESSURE MONITORING STATION
- VALVE
- SYSTEM PRESSURE REGULATOR
- SIPHON
- NETWORK NODES
- ITEM DETAIL SKETCH AVAILABLE
- VALVE NUMBER (OLD NUMBERING)
- 6NB 6 INCH CAST IRON MAIN
- 150MM 150MM STEEL MAIN
- 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN
- 50MM NY 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN
- 1.2MBL DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)
- 1957 YEAR LAID
- + - + - MUNICIPALITY BOUNDARY
- - - - - NETWORK BOUNDARY
- HOUSE NUMBER

PYMBLE 7D



**MACQUARIE UNIVERSITY**  
**RYDE CAMPUS MASTER PLAN**  
**SEWERAGE RETICULATION**

**EXISTING SEWERAGE SYSTEM**

The main Campus is serviced by two sewer carriers known as the Mars Creek Carrier and the Balaclava Road Carrier, both of which are Sydney Water assets. The accompanying plan shows the location of these sewers and their respective catchments.

In addition there is a Sydney Water sewerage system that services the University's housing villages on the north-western side of Culloden Road.

Apart from the Sydney Water sewers shown on the plan, the Campus is serviced by a network of sewerage reticulation lines owned and maintained by the University.

**MASTER PLAN PROPOSALS**

**1. Commercial Development Sites**

In accordance with Sydney Water's servicing policies, individual points of connection to a sewer main will be required for each leasehold parcel of land excised by subdivision. To comply with these policies, it will be necessary to extend Sydney Water's sewer system to provide a connection point within the boundaries of each parcel.

**2. Impacts on Sydney Water's Infrastructure**

a) In early 2008 discussions were held with Sydney Water regarding the proposed expansion of Gross Floor Areas (GFA) within precincts Station South and Epping Road West. At that time it was estimated that expansion would proceed in keeping with the following timeframes:

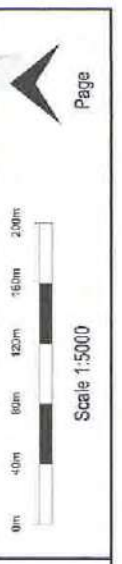
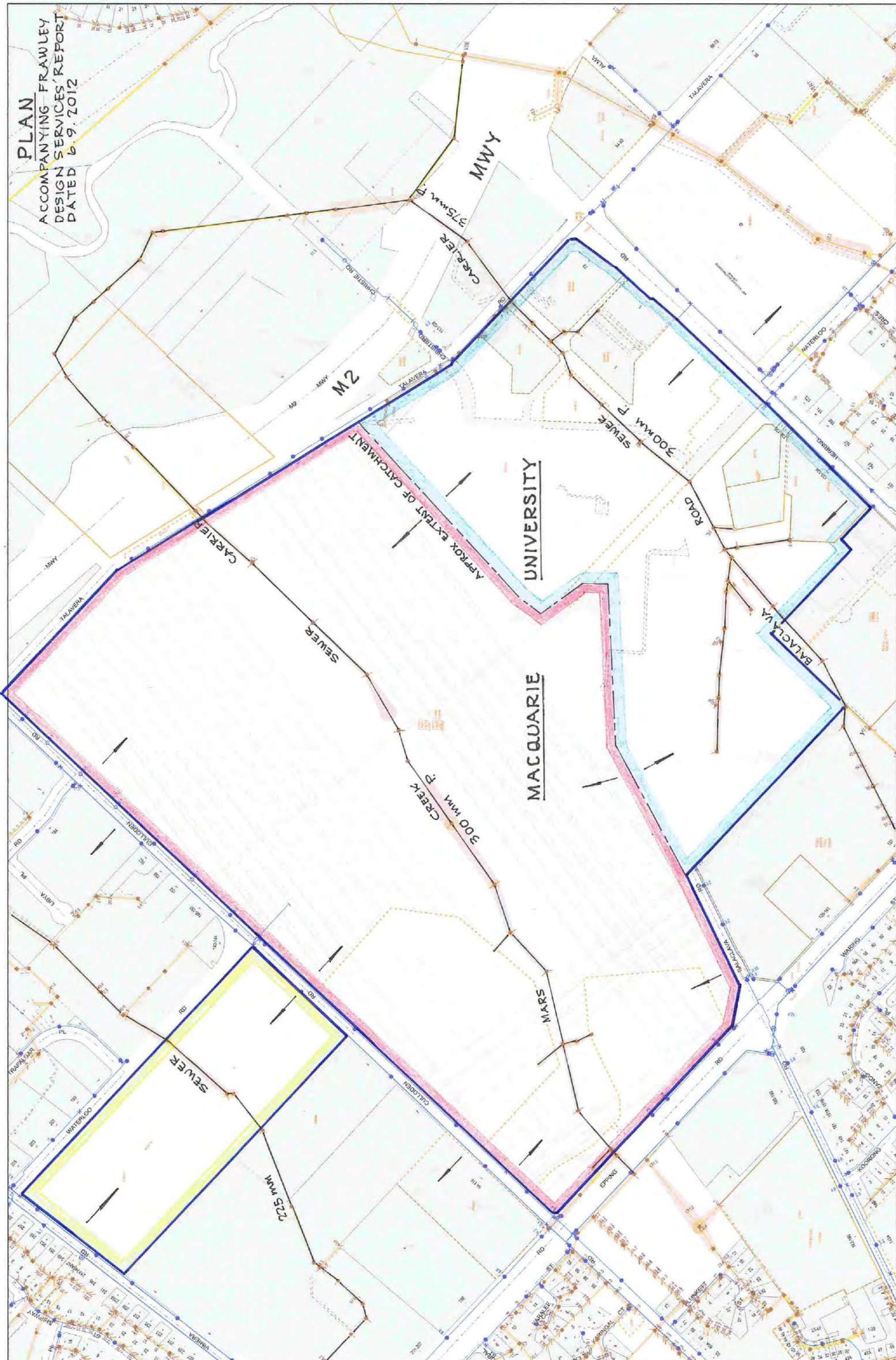
- 2007-2012: - 75,000m<sup>2</sup> GFA
- 2012-2017: - another 75,000m<sup>2</sup> GFA
- 2017-2031: - a further 200, 000m<sup>2</sup> GFA

In response, Sydney Water determined that the existing sewer system had sufficient capacity for the proposed developments of 2007-2012 and 2012-2017. However the development planned for 2017-2031 would require amplification of the Balaclava Road Carrier beneath the M2 Motorway.

b) The extent of mains augmentation based upon the current Master Plan cannot be determined accurately without further study. All the same, a preliminary examination clearly indicates that there will be no spare capacity in either sewer Carrier beyond 2017 and as a consequence, upsizing will be necessary.

**Brian Frawley**  
**MIS Aust**

**PLAN**  
 ACCOMPANYING FRAWLEY  
 DESIGN SERVICES' REPORT  
 DATED 6.9.2012



Map:173 Grid:N16 Edition:Sydney UBD Edition 41

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 Date of Production: 31/08/2012



# Meeting Notes

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**MEETING SUBJECT:** Macquarie University, Design Excellence Strategy and Urban Design Guidelines

**LOCATION:** Department of Planning and Environment

**DATE:** 18 March 2015

**ATTENDEES:**

Simon Bennett (SB) – Department of Planning and Environment

Mark Broomfield (MB) – Macquarie University

Cameron Kline (CK) – Macquarie University

John Richardson (JR) – Cox Richardson

Ian Connolly (IC) – Cox Richardson

Kim Vandenberg (KV) – Cox Richardson

Kate Tudehope (KT) - JBA

**PROJECT NO:** 11230

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- MB provided background on the Guidelines and the Campus Masterplan, with the Masterplan being prepared to guide development on the Campus for the next 50 years.
- IC explained the approach to the Guidelines, and the desire to create Guidelines for the remainder of the Campus (with the exception of the Precinct E, and part of Precinct D which forms part of the UAP), rather than continuing on a precinct-by-precinct basis.
- IC explained the proposed content and approach to the Guidelines, and that the Guidelines for the remainder of the Campus are intended to be less detailed than the previously approved Precinct E Guidelines.
- SB noted that DPE would be flexible about the level of detail that goes into the Guidelines, noting that a lesser level of detail than what was included for Precinct E would be appropriate.
- KT noted that there are some discrepancies between the Concept Plan approved precinct boundaries, and the boundary alignments under the proposed Guidelines. It was also noted that Precinct C has been included in the Guidelines to enable future redevelopment of sporting facilities in this precinct.
- SB said that the Department would consider this, and whether a modification to the Concept Plan was required.
- IC noted that the Guidelines are predicated on Macquarie Drive being pedestrianised.
- MB noted that there is already 60% modal split for public transport within the Campus.
- IC acknowledged that there will be some height sensitivity in Precinct B, where it has interfaces with residential properties.
- MB confirmed the intention to consult with Ryde Council, noting the Concept Plan conditions do not require Council to formally approve the Guidelines.
- SB noted that DPE would provide MQU with comment on the Guidelines.



# Meeting Notes

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**MEETING SUBJECT:** Macquarie University, Design Excellence Strategy and Urban Design Guidelines

**LOCATION:** City of Ryde Council

**DATE:** 16 April 2015

**ATTENDEES:**

Dominic Johnson (DJ) – City of Ryde Council  
Lexie Macdonald (LM) – City of Ryde Council  
Meryl Bishop (MBi) – City of Ryde Council  
Mark Broomfield (MBr) – Macquarie University  
Cameron Kline (CK) – Macquarie University  
John Richardson (JR) – Cox Richardson  
Kim Vandenberg (KV) – Cox Richardson  
Kate Tudehope (KT) - JBA

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- LM said that Council appreciated the energy and rigour that MQU and Cox had put into developing Guidelines for its own Campus.
- MBr questioned the progress on the gazettal of the UAP.
- DJ noted that the UAP is now being considered more rigorously given the issues being experienced at the North Ryde Station site.
- DJ questioned the implications of the heritage item on the site, and noted that this was being addressed by the Vice Chancellor's committee on the State-wide basis.
- MBr provided background on the Guidelines and the Campus Masterplan. MBr also noted that the University is now developing its own land, and the reduced level of detail in the proposed Guidelines reflects this. It was noted that the Guidelines cover the whole of the Campus (with the exception of Precinct E, and the part of Precinct D which is within the UAP). These areas would be incorporated into the Guidelines when the UAP is gazetted.
- LM noted that this provides Council with greater comfort about the absence of controls for Precinct E, which presents some interface concerns.
- DJ questioned whether the University intends the Guidelines to override Council's DCP, particularly in the context of the Draft DCP which has recently gone on public exhibition.
- KT noted that this was the case – the Guidelines are required by the Part 3A Concept Plan, and so override any local LEP or DCP. Further, any SSD DA would not need to consider Council's DCP.
- Council questioned how this would work in practice, and what Council officers would assess future development applications against.
- MBr noted that the Guidelines will provide DCP-level controls for development within the Campus, and that MQU is happy to work with Council to provide the necessary level of detail.

Notwithstanding this, if Council continue to enforce the DCP over the Campus, it will not hold any statutory weight.

- LM questioned regional cycling and pedestrian navigation.
- IR noted that the Guidelines have been designed to improve navigability into the Macquarie Centre and Macquarie Park.
- MBI noted that the Draft DCP seeks to reduce residential parking rates.
- KT noted that parking rates are determined by the Concept Plan, and that this was not a concern of MQU.
- IR noted that the intention of the Masterplan and Guidelines is to move parking to the extremities, and pedestrianise internal parts of the Campus.
- MBr noted that the University's intention is to move towards street addresses.
- LM noted that Council's key concerns were:
  - Built interfaces at all campus boundaries.
  - Pedestrian and vehicular access.
  - Street setbacks.
  - WSUD.
- MBI noted that Council does not want to surrender the DCP in areas with interfaces, for example where the B4 zone adjoins the R2 zone, where there are steps down in scale etc.
- JR said that more detailed controls could be developed for the Campus interfaces.
- MBr noted that Macquarie Drive was being converted into Macquarie Walk.
- DJ questioned the University's upcoming development plans, and the impetus for completing the Guidelines.
- CK noted that a DA will soon be lodged for Buildings E7A and E7B, which has triggered the requirements for the Guidelines. Council has confirmed that no Urban Design review is required for this DA.
- DJ confirmed that the DA could be lodged ahead of the Guidelines being finalised, however said finalisation of the Guidelines would likely be subject to conditions.
- MBI questioned whether MQU would be making a submission on the Draft DCP, and requested that the submission address key issues with the Draft DCP, and discrepancies between the Draft DCP and proposed Guidelines.
- KT confirmed that MQU will be making a submission on the Draft DCP, and that key issues and discrepancies will be identified.



# Meeting Notes

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**MEETING SUBJECT:** Macquarie University, Design Excellence Strategy and Urban Design Guidelines

**LOCATION:** City of Ryde Council

**DATE:** 29 May 2015

**ATTENDEES:**

Lexie Macdonald (LM) – City of Ryde Council

Meryl Bishop (MB) – City of Ryde Council

Cameron Kline (CK) – Macquarie University

Ian Connolly (IC) – Cox Richardson

Kate Tudehope (KT) - JBA

**PROJECT NO:** 11230

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- Following receipt of MQU's submission on the Draft DCP, LM noted Council's intention to take MQU out of the DCP. LM noted that this view had to be confirmed with Dominic Johnson.
- Council was comfortable that Guidelines for Precincts E and D will be detailed after gazettal of the UAP, and noted that a detailed response would be required at this interface.
- LM was very pleased with the level of detail, and the vision / principles which support the Guidelines around pedestrianisation, moving vehicles and bikes to the edge etc.
- LM noted that Council has concerns about accessibility between the student housing precinct and Macquarie Square.
- IC noted that the University is very cognisant of student safety, and this is a key priority. However, the intention of the pedestrian network is to bring people into the centre of the Campus, and not to provide a direct route to the shops.
- LM liked the approach to the public domain, noting that it completed Council's public domain requirements.
- LM noted that there are no clear controls about setbacks, asking how a planner would assess a proposed development against the Guidelines.
- LM suggested that a new section be added before the lot controls to address setbacks and active frontages (similar to the Gladesville DCP).
- LM questioned how the varying setbacks eg. along Wally's Walk, align with CPTED principles.
- LM noted that 'active frontages' means more than just retail spaces. This can include entries, retail, windows etc. and said that the Guidelines might benefit from a broader definition of 'active frontages'.
- LM requested that the Guidelines nominate a minimum quantum of open space to be maintained. LM added that the increased densities associated with the UAP were dependent on MQU retaining open space.

- CK noted that the open space on the MQU is privately owned. Whilst MQU is happy for the public to use the space, it should not form part of Council's open space calculations for the Herring Road precinct.
- MB agreed with this position, and said it was unreasonable to require a certain amount of open space to be retained. However, MB said that it would be good for the Guidelines to contain text about the intention / principle to retaining open space on the Campus.
- MB noted that last year, OEH undertook additional vegetation mapping which affect the site.
- CK noted that MQU does not do any tree removal without offsets.
- IC noted that there is a commitment to retaining the significant vegetation on the site, and developing consistent with the guiding principles for the Campus, including the grid structure and areas of significant vegetation and open space.
- LM was supportive of the overshadowing controls.
- LM / MB noted that there should be scope / flexibility to vary the Guidelines, and that MQU should be able to do this as the landowner. This process for updating the Guidelines should be documented as part of the Guidelines.
- LM / MB also suggested that the hierarchy of documents (including the DCP's position below the Concept Plan approval and Urban Design Guidelines) should be documented in the Guidelines.
- LM / MB noted that there is a need for more detailed controls at all of the Campus' interfaces, with Council requiring greater comfort around how these interfaces will work, and any amenity impacts.