

MEETING SUMMARY

AUSTRALIAN TECHNOLOGY PARK COMMUNITY LIAISON GROUP

MEETING	Number 16
DATE	Monday, 7 May 2018
TIME	6:00 – 7:00pm
VENUE	Mirvac ATP Office, Locomotive Workshop – Bay 8 – Mirvac Suite 7001, Ground floor, 2 Locomotive St, Eveleigh

MEETING ATTENDANCE LIST

Chair:	Cassandra Nail	Senior Asset Manager, Mirvac
Members and guests:	Jennifer Finucane	Executive Manager - Workplace Change, Group Property & Security, Commonwealth Bank of Australia
	Margaret Brodie	Treasurer of the Watertown Strata Committee, Member of Redfern Station Community Group
	Geoff Turnbull	Spokesperson, REDWatch
	Matthew Verdich	Administration Manager, DST Group, Sydney
ATP Representatives:	Will Walker	Project Director, Mirvac
	Warren Henderson	Senior Site Manager, Construction, Mirvac
	Kim Elliott	ATP Communications and Engagement Manager, Mirvac
	Connie Samwan	HSE, Mirvac
	Stephen Simpson	Senior Project Design Manager, Mirvac
	Chris Callahan	Project Manager, Construction, Mirvac
	Caitlin Brookes	Principal – Engagement, Ethos Urban
	Fay Edwards	Urbanist – Engagement, Ethos Urban
Apologies:	Julie Parsons	University of Sydney
	Bianca Nuku Atkinson	Alexandria Child Care Centre
	Darren Jenkins	President, Friends of Erskineville
	Anna Bacik	Owners Corporation 30-44 Garden Street
	Joy Brookes	Resident
	Mark Magnifico	Strategy Advisor, CBA
	Octavia Maddox	Secretary for the Strata Scheme, 49 Henderson Rd Residents
	Darren Jenkins	President, Friends of Erskineville
	Megan Davis	Facilities Manager, Carriageworks
	Sarah Glennan	Senior Development Manager, UrbanGrowth

ITEM	ACTIONS
1. Welcome and Introductions	
<p>The Chair began by acknowledging the Gadigal people of the Eora Nation, the traditional custodians of the land, and paid his respects to the Elders both past and present.</p> <p>The Chair then welcomed members to the sixteenth meeting of ATP's Community Liaison Group. The Chair briefly touched on the agenda for the meeting before all attendees introduced themselves.</p>	

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<ul style="list-style-type: none"> • MB – the renewal of the 40,000 years mural has commenced. Thank you to Mirvac for their support. 	
<p>2. Previous Meeting Actions</p>	
<p>The Chair reviewed action items from Meeting 15 and updated members on their progress.</p> <ul style="list-style-type: none"> • Meeting 3 – 3: Mirvac to update members when further information about retail spaces in ATP precinct becomes available. Ongoing. • Meeting 3 – 6: Members requested to be updated on progress regarding upgrade to Redfern Station. Ongoing. Update provided in Meeting 11, 13 November 2017. • Meeting 4 – 7: Mirvac will update members about the brand once it has been confirmed. Ongoing. WW updated CLG members in Meeting 5, 15 and 16. • Meeting 4 – 8: Mirvac will advertise community BBQ's on the ATP website and next newsletter, as well as through CLG networks. Ongoing. • Meeting 5 – 5: Mirvac to keep members updated on the Retail Strategy. Ongoing. • Meeting 7 – 6: Mirvac to provide a report on the previous program of refurbishing the heritage equipment. Complete. Refer to the Heritage Asset Management Strategy found on the website. • Meeting 15 – 2: WW to send a formal letter to key stakeholders about the new name for ATP. In progress. Under review by legal team. • Meeting 15 – 2: Mirvac to speak to CBA representatives (Jenifer and Mark) about the new brand. Complete. • Meeting 15 – 6: JF to put KE in touch with Andrew from Optus. Complete. • Meeting 15 – 8: Meeting presentation to be circulated to members. Complete. 04/04/2018 • Meeting 15 – 8: Meeting summary to be circulated to members for comment. Complete. 12/04/2018 • Meeting 15 – 8: Members are encouraged to circulate final meeting summary to their networks. Complete. 12/04/2018 <p>Member feedback:</p> <ul style="list-style-type: none"> • GT –There was a maintenance program for heritage equipment – this isn't included in the Heritage Asset Management Strategy. 	<p>Mirvac to investigate the maintenance program for heritage equipment further.</p>
<p>3. Community Enquiries & Complaints</p>	
<p>Mirvac provided a summary of all complaints and enquiries that had been received between Meeting 15 (Monday, 26 March) and CLG Meeting 16 (Monday, 7 May). In total, there were 22 enquiries and 6 complaints.</p> <p>Enquiries</p> <ul style="list-style-type: none"> • Use of facilities: BBQs, filming, meeting rooms, parking passes, tennis courts, cricket pitch and event spaces. • Lost property. • Future childcare options. • History of the site. 	

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<ul style="list-style-type: none"> Heritage tour. <p>Complaints</p> <ul style="list-style-type: none"> Noise from Stage 2 works. Out-of-hours truck movement. Concern about worker safety. Concern about damage to buildings at ATP from construction. <p>Member Feedback</p> <ul style="list-style-type: none"> GT – How will you respond to the complaint about building damage? KE – Prior to construction we completed dilapidation reports. In response to this complaint, we're completing new ones to see if there has been any damage from our works. 	
<p>4. Construction Update</p>	
<p>Mirvac provided construction updates on completed and upcoming construction activities including: Building 1, 2, and 3 and the Public Domain.</p> <p><u>Building 1</u></p> <ul style="list-style-type: none"> Services rough-in to all floors; Install structural steel and roofing to L8 plantroom; Complete external façade installation; Install internal passenger and goods lifts; Continue with internal fit-out works; Removal of second Tower Crane; and Commence external works to Henderson Road. <p><u>Building 2</u></p> <ul style="list-style-type: none"> Services rough-in to all floors; Install structural steel and roofing to L8 plantroom; Complete external façade installation; Install internal passenger and goods lifts; Continue with internal fitout works; North Central Avenue continues to be closed to all traffic except for that for construction vehicles; Removal of second Tower Crane; and Commence external works to Henderson Road. <p><u>Building 3</u></p> <ul style="list-style-type: none"> Commence structural steel erection, suspended concrete works and installation of perimeter edge protection systems; and Installation of pre-cast concrete panels to lift and stair cores. <p><u>Public Domain Works - Stage 1</u></p> <ul style="list-style-type: none"> Formwork, reinforcement and concrete installation works; Regrading, drainage works; Installation of new services; Installation of Lift to Entry Garden; and 	

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<ul style="list-style-type: none"> Establishment of landscaping and planter beds. <p><u>Public Domain Works - Stage 2</u></p> <ul style="list-style-type: none"> Stage 2 of public domain works to commence this month; The last of the curbs were poured on Saturday for Central Avenue; The skatepark will start being installed soon; Formwork, reinforcement and concrete installation works; New kerb and gutter, paving and tree pits to Central Ave; Regrading, drainage works; Installation of new services; Commence Building 1 Henderson Rd external works; and Establishment of landscaping and planter beds. <p>Member feedback</p> <ul style="list-style-type: none"> MB - people overlooking the site from the Water Tower apartments will be pleased when the work on Innovation Plaza is done. MB - could you provide me with some information about works being done to the heritage Water Tower before next Monday? 	<p>Mirvac to provide MB with information about works being done to the heritage Water Tower.</p>
<p>5. ATP Project Update</p>	
<p>Will Walker provided an ATP Project Update:</p> <ul style="list-style-type: none"> The new ATP brand has been confirmed – we will now be referred to as South Eveleigh. It will take time to make the conversion. The Public Art selection process has commenced. At the next CLG we'll be able to provide an update on the public art concepts. GT - what modifications have you lodged? WW – there have been minor changes to the design that relate to wayfinding, embellishments, and retail. 	<p>Mirvac to provide an update on public art concepts at the next meeting.</p>
<p>6. Locomotive Workshop Response to Submissions (RtS)</p>	
<p>Stephen Simpson provided an update on the Response to Submissions (RtS) for the Locomotive Workshop.</p> <ul style="list-style-type: none"> Mirvac have been preparing and compiling our Response to Submissions reports over the past few months. Construction certificates will be sought at each stage of the 6-stage works program (Demolition; foundations, in-ground works and services; structure; services; façade; public domain). The City of Sydney (CoS) and Heritage Council have supported us in the development of the Stage 2 Heritage Interpretation Strategy and Fit-out Guidelines. <p><u>Loading dock</u></p> <ul style="list-style-type: none"> The design for the loading dock has been amended slightly to improve the interface between Davy Furnace and Davy Press. This has been achieved by glazing the portion of the loading dock wall within Bay 1 to provide maximum vision from the Davy Press through to Davy Furnace. 	

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<ul style="list-style-type: none"> • Segments of the loading dock wall will be used to showcase heritage equipment. • The majority of the wall within Bay 2 will have a solid back to conceal the back of house facilities and will be clad in mesh to enhance the gritty and industrial feel of Bays 1 and 2. It will also be utilised as a backdrop to display moveable heritage tools. • When there are no trucks, there will be no evidence of the loading dock in Bay 1. <p><u>Revised concept for the Bay 2/3 wall</u></p> <ul style="list-style-type: none"> • We have designed for greater apertures - glazed openings to let viewers see down to the North of the Bays. • Within the EIS, the proposed development sought to simply enlarge the existing internal opening between Bays 2 and 3. Whilst this enlargement is still proposed, the revised proposal also seeks to remove portions of the existing modern blockwork wall between the northern part of Bays 2 and 3 at both ground floor and Level 1 and in-fill them with large glazed windows to enhance the sightlines between the Bays and glimpses of the heritage equipment and tools in Bay 2 from Bay 3 • The proposal to punch through the existing modern blockwork walls whilst allowing key views to and from Bays 1 and 2 through to Bays 3-4a, it will also encourage site users to move between all of the Bays, and provide new opportunities for regular site users to engage with the interpretation zones within Bays 1 and 2. <p><u>Public accessibility to the Mezzanine Level in Bays 1 & 2 and Level 1 in Bays 3 to 4a</u></p> <ul style="list-style-type: none"> • Hoops define a tunnel in the interface between Bays 2 and 3. • The new design will allow for more opportunities for heritage interpretation. • The lift and stair access to the Mezzanine Level in Bays 1 & 2 and Level 1 in Bays 3 to 4a is now co-located • The revised design provides a new 'feature' stair and access lift within Bay 3, adjacent to the wall between Bays 2 and 3. Both the stair and lift are accessed directly from the central spine in Bay 3 and will be clearly visible on approach from either direction. • The proposed stair and the walkway at both Ground Floor and Level 1 in Bay 3 is also proposed to become a heritage interpretation zone, that includes a tunnel-like structure that draws its inspiration from the arched windows and doors throughout the building and echo's the form of a train <p>Member feedback</p> <ul style="list-style-type: none"> • GT – Will the pathway between Bays 2 and 3 remain open? • SS - At the moment there is an air lock - we're looking at introducing a sliding door to prevent noise and vapour transferring through to the rest of the Bays. • SS - Buchan Group have a fresh view about how to integrate retail with heritage. They have prepared concepts, or 'test fits' to help visualise how to integrate retail and heritage. We have introduced a viewing platform to allow visitors to overlook the Blacksmiths Workshop. 	

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<ul style="list-style-type: none"> • SS – The mezzanine will be a tenanted space, with an adjacent area to be conserved as a heritage interpretation zone. This zone will look down at the Bays. • SS – We have designed for the furniture to be loose fit so that we can get close to the machinery. We're now looking at how to interpret stories into the furniture. • SS – We're hoping to lodge both RtS reports within a week. • GT - Once you've lodged the reports you should host some community information sessions to go over the proposal. This will help the community to understand the justification for design changes. This is your challenge leading up to the PAC. 	<p>Mirvac to consider hosting community information sessions to provide information about the Response to Submissions.</p>
<p>7. ATP Precinct Update</p>	
<p>Kim Elliott provided an update on the ATP Precinct, including:</p> <p><u>Community Grant – Playgroups in the Park</u></p> <ul style="list-style-type: none"> • We supported this event in April run by local group Counterpoint Community Services. The day was well attended with approx. 750 people. It brought together families and community services, as well as kids entertainment activities. Mirvac host a stand with children painting train stencils for our Mitchell Way hoarding project. <p><u>Community Grant – 40,000 Years Mural</u></p> <ul style="list-style-type: none"> • A grant was awarded to the Redfern Station Community Group to assist in funding the mural at Redfern station. In 1983 a team of artists collaborated with the local community to create a mural to recognise the importance of Redfern as a living and meeting place for Aboriginal and Torres Strait Islander people. The refurbishment was needed to ensure it is conserved for the future. <p>Member feedback</p> <ul style="list-style-type: none"> • MB – It is difficult for groups to know exactly how much money they will need, but it was fantastic to have such a quick response from Mirvac regarding the grant applications. • MB - This is a comment, not a criticism: There has been an upswell of unhappy people on the opposite side of Henderson Road about the lack of parking. They are going to Council to ask for more rangers and inspections. • WW - When we finish work on Building 2 and the Locomotive Workshop, we'll have about 150 spaces that visitors can use. • MB - I suspect a lot of parking spots are being taken by Channel 7 employees. • GT - It was raised at the last Police meeting, where there was a run-in between a local and a worker. Someone was using a disability permit. • WW - Most construction workers come by train. • GT - Can we get an update on Redfern Station? • WW – It is all up in the air. Mirvac's USP was knocked back. The Government are going to take the site to market. The sale will include either North Eveleigh and the Redfern Station separately or together. 	

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<ul style="list-style-type: none"> • WW - A reasonable timeframe for Redfern Station upgrades would be 2022. • GT - What was Mirvac's proposal? • WW – We made a proposal that included both ends of Eveleigh, as well as Redfern Station. Had we have been successful, we would have had certainty that it would have been developed in a consistent, coherent way. • GT - Where did the EOI fit into this? • WW - The Government has always maintained that it would run concurrent processes – a USP and EOI. They thought we had a compelling offer, but they thought there were a lot of other developers who could have a similarly good offer. • GT - Did your USP include a cross-railway connection? • WW - We have always thought that a cross-rail connection would be our favoured result. • GT - The concerning thing is that Sydney Trains are saying they'll close down two tracks - this won't actually happen until 2024. Were Mirvac pushing for lift arrangements? • WW - We have now got endorsement to do a temporary upgrade to the connection between ATP and Redfern Station. We're now undertaking due diligence. We hope to start construction early next year, and want to have it complete by April 2019. 	
<p>8. Next Steps</p>	
<p>The Chair confirmed with members that Meeting 17 would take place on Monday, 4 June 2018.</p> <p>MB noted that she would be unable to attend.</p> <p>Meeting 16 summary to be circulated to members for comment within two weeks.</p>	<p>Meeting presentation to be circulated to members.</p> <p>Meeting summary to be circulated to members for comment.</p> <p>Members are encouraged to circulate final Meeting Summary to their networks.</p>