

# Have your say: New vision for Herring Road Macquarie Park



Planning &  
Environment

## Frequently Asked Questions

June 2014

### WHERE IS THE HERRING ROAD URBAN ACTIVATION PRECINCT?

- The Herring Road precinct is within the City of Ryde and next to Macquarie Business Park, which is home to many national and multi-national businesses.
- It is within Macquarie Park, next to Macquarie University and near the M2.
- Herring Road is the main connector road between Epping Road and Macquarie Shopping Centre.

### WHY WAS HERRING ROAD SELECTED AS AN URBAN ACTIVATION PRECINCT?

- In July 2012, the City of Ryde nominated the precinct as an area for growth. In November 2012, the NSW Government endorsed Council's nomination.
- The precinct includes Macquarie University, Macquarie Shopping Centre, Macquarie University Station and the Macquarie Centre Bus Interchange and existing residential areas, all within walking distance of the growing local jobs market at Macquarie Business Park.
- The precinct has excellent transport services, including buses to Epping, North Sydney and the city, and trains on the Epping to Chatswood Rail Line, which will connect with the future North West Rail Link.
- It has excellent access to jobs, shopping, education and transport, as well as good open spaces and walking connections and can help Macquarie Park respond to the increasing demand for housing near the train station.

### WHAT IS PROPOSED IN THE URBAN ACTIVATION PRECINCT?

- The vision prepared for the precinct illustrates how the area could evolve over the next 10 to 20 years. Changes to the land use zonings, building heights and densities are proposed that will encourage new investment and development of housing, commercial, retail, education and recreation areas.
- The precinct has the potential to increase local housing supply and deliver up to 2,400 new homes by 2021 and up to 5,400 by 2031.
- To deliver the vision, amendments to the local planning controls have been prepared for the precinct, which propose tallest buildings and highest densities located with good access to public transport, Macquarie University and shopping at Macquarie Centre.
- New connecting streets, footpaths and cycleways are also proposed, which aim to make it easier for people to move around the area.
- New and improved parks, creek corridors and public spaces that improve the amenity of the precinct
- Herring Road would ultimately be transformed into a vibrant, landscaped main street and high-use pedestrian area.

# Have your say: New vision for Herring Road Macquarie Park



Planning &  
Environment

## Frequently Asked Questions

### HOW HIGH WILL THE BUILDINGS BE?

- The tallest buildings will be located close to the train station, university and shopping centre where they can benefit from public transport.
- Taller buildings will be located on the key activity streets and entry points to create an interesting, vibrant precinct.
- A range of building heights from 14 storeys (45m) to 37 storeys (120m) are proposed across the precinct.

### WILL THERE BE OVERSHADOWING?

- A 3D model has been developed to illustrate the possible development outcomes and benefits for the precinct.
- The 3D model has been used to assess the shadows cast by taller buildings and they are located to limit the amount of overshadowing on public open space within the precinct.

### WILL THERE BE ANY TRAFFIC IMPROVEMENTS?

- The M2 widening and upgrades improve traffic access to the precinct. Local traffic improvements will also be delivered as part of the expansion of Macquarie University.
- Local traffic improvements within the precinct could include new signalised intersections on Herring Road to replace roundabouts and new connecting streets to the business park.
- The infrastructure schedule in the planning report includes a summary of the proposed key traffic improvements.

### WILL IMPROVEMENTS ALSO BE MADE TO PUBLIC TRANSPORT?

- The Herring Road precinct is well serviced by public transport through the Macquarie University Train Station on the Epping to Chatswood Rail Line and the Macquarie Centre Bus Interchange.
- The North West Rail Link will integrate with the existing rail network to increase public transport to Macquarie Park and the Herring Road precinct and has the capacity to:
  - Reduce travel times between the north-west and key employment destinations such as Macquarie Park by up to 30 per cent
  - Run 12 trains per hour in each direction during peak periods (one train every five minutes) and six trains per hour in each direction during the off peak (one train every ten minutes).
- Bus services will continue to play a major role in providing public transport to the precinct. In the future, the existing bus interchange at Macquarie Shopping Centre may need to be upgraded and could provide an opportunity to provide capacity for more bus services, improved pedestrian connections between the shopping centre, railway station and university.

# Have your say: New vision for Herring Road Macquarie Park



Planning &  
Environment

## Frequently Asked Questions

### WHAT PROVISION WILL BE MADE FOR PARKING?

- It is recommended that one car parking space on average be provided for each residential apartment. Given the close proximity of the precinct to public transport and employment, less private car parking will be needed in new developments.
- The popularity of car share schemes is growing. These schemes allow residents to reserve vehicles and pay only for the time the car is used and the distance driven.

### HOW MUCH MONEY WILL BE SPENT ON IMPROVING HERRING ROAD NOW?

- Up to \$5 million is available from the NSW Government through the Precinct Support Scheme to fund local infrastructure upgrades within the precinct. Section 94 contributions will also be collected by Council to fund local infrastructure.
- Possible projects that could be funded include:
  - Improving pedestrian and cycleway access and amenity throughout the precinct
  - Enhancing the amenity of Shrimptons Creek and Kikkiya Creek corridors
  - Providing new local parks and improving existing parks and playgrounds
  - Opportunities for new and improved community facilities and events.
- These upgrades and improvements would occur through an agreement with Council, who would deliver the work. The work would start once the rezoning is finalised.
- During the public exhibition period, you can have a say on the type of improvements you'd like to see at Herring Road by writing a submission.

### HOW MUCH OPEN SPACE IS AVAILABLE?

- Macquarie Park and the Herring Road precinct already benefit from a number of significant parks and open space area located nearby.
- Over 200 hectares of open space is available with 800 metres of the precinct including Lane Cove National Park and sports fields at Marsfield Park, Waterloo Park, Macquarie University, Christie Park and ELS Hall Park.
- There are opportunities to enhance the existing local open spaces, such as Wilga Park and Elouera Reserve, with new facilities and to improve the environmental qualities of the existing creek corridors.

### WHAT IS THE FUTURE OF THE IVANHOE ESTATE?

- The Ivanhoe Estate at the corner of Herring and Epping Roads is owned by NSW Land and Housing Corporation.
- NSW Planning and Environment has briefed the residents from the Ivanhoe Estate on how future planning controls may affect the area.
- The Government has made a commitment to manage public housing assets in NSW in a responsible way. NSW Land and Housing Corporation has advised that a decision has not been taken on the Ivanhoe Estate.

# Have your say: New vision for Herring Road Macquarie Park



Planning &  
Environment

## Frequently Asked Questions

### WHEN WILL THE URBAN ACTIVATION PRECINCT BE FULLY DEVELOPED?

- The Herring Road precinct is a long-term renewal strategy that will be delivered in stages over the next 20 years.

### WHAT PLANS ARE THERE FOR NEW SCHOOLS IN THE PRECINCT?

- The Department of Education and Communities (DEC) is undertaking a detailed analysis of the impacts of the new development on the provision of school places in North Ryde.
- Whilst local schools can cope with demand in the interim, a short, medium and long term plan is being prepared by DEC to ensure that the provision of schools can meet the increase in population brought about by new development in North Ryde.

### HOW CAN THE COMMUNITY COMMENT ON THE PROPOSAL?

- All information is available online at [www.planning.nsw.gov.au/herringroad](http://www.planning.nsw.gov.au/herringroad) or in hard copy at:
  - NSW Planning & Environment, Information Centre - 23-33 Bridge Street, Sydney
  - City of Ryde Library, 1 Pope Street, Ryde NSW 2112 (within Top Ryde City shopping centre)
  - Ryde Planning and Business Centre, 1 Pope Street, Ryde NSW 2112 (within Top Ryde City shopping centre and below Ryde Library)
  - North Ryde Library, 201 Coxs Rd, North Ryde NSW 2112
- You can also attend a drop-in information session at Stamford Grand, North Ryde:
  - Wednesday 23 July, 5.30 pm to 8.30 pm; or
  - Saturday 26 July, 10:00 am to 1:00 pm.
- You can lodge a submission until **Sunday 10 August 2014**, complete a short survey online at [www.planning.nsw.gov.au/herringroad](http://www.planning.nsw.gov.au/herringroad) or send your submission by mail to Director, Urban Renewal, GPO Box 39 Sydney NSW 2001
- Submissions will be made public in line with the Department of Planning & Environment's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission.
- Before making a submission, please read our privacy policy at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy)
- For further information contact the Information Centre on 1300 305 695.