



planning consultants

8 August 2014
Our Ref: 5759C.2ER_UAP submission

The Secretary
Department of Planning and Environment
33 Bridge Street
Sydney NSW 2000

Attention: Shivesh Singh

Dear Shivesh

Submission in relation to Herring Road Urban Activation Precinct on behalf of Morling College – 120-126 Herring Road Macquarie Park

DFP Planning Consultants is assisting Morling College in relation to the ongoing development and expansion of educational facilities at their theological college at 120 Herring Road, Macquarie Park.

As you may be aware, Morling College has operated a theological college from this site for more than 60 years and the College intends to continue providing services and training for people in relation to chaplaincy services, clinical counselling, high school teaching and youth and children's work for many more years from its Macquarie Park campus.

As part of their ongoing commitment as a provider of quality theological education, a development application for the provision of new student accommodation in the form of a 7 storey multi-purpose building was recently lodged with Ryde Council. In addition to this building, re-routing of the internal accessway in the vicinity of the new student accommodation building is also proposed to provide an additional access point to the College from Saunders Close.

Morling College is located within the Herring Road Urban Activation Precinct (UAP). We have reviewed the exhibition documentation in relation to the UAP and members of Morling College also attended the community drop-in information session at the Stamford Hotel on 23 July 2014.

Whilst generally supportive of the proposed uplift in density and height controls proposed under the UAP, there are a number of matters which require further clarification. These matters are discussed below.

1.0 Proposed Road Pattern

1.1 Proposed north west road from Herring Road/Ivanhoe Place intersection

Figure 38 in Volume 1 of the UAP Planning Report identifies new streets and intersection treatments throughout the UAP. In relation to the Morling College site, the proposed road pattern comprises a new road linking with Herring Road and then traversing in a north west direction through the Morling College site. This road then continues through the BaptistCare property (to the north west of the Morling site). In addition, a new road is proposed to link the road from Herring Road with Saunders Close.

The location of the north west road from Herring Road may restrict any development plans Morling College is currently considering for its site. These plans do not provide for the delivery and realisation of this road.



The plans for development on the site do not allow for the continuation of the proposed road as noted on Figure 38 of the Planning Report. Specifically, the route of the proposed road impacts on existing residential accommodation which is to be retained by Morling College and is fundamental to the continued operation of the College campus. This is demonstrated in **Figure 1** which is an overlay of the proposed road pattern and an aerial photograph of the Morling site. Therefore, although that part of the road near Herring Road could be provided, its provision beyond that point would not be required for Morling's purposes and its provision would impact on the way in which the site operates.

In this regard, the College is a highly pedestrianized site and the introduction of a through road which will be a public thoroughfare will present a hazard and significantly alter the way in which the College currently operates. A public road in this location will divide the campus whereas at present it operates as one entity. For these reasons it is unlikely that provision of this road as a through road will ever be realised and its provision is opposed by Morling College.

Notwithstanding, it is considered that the provision of a 20m wide road reservation for a 'local street' is excessive and unnecessary. The diagram at Figure 46 of the Planning Report indicates that a local street will have two traffic lanes and two parking lanes (i.e. – effectively a 4 lane roadway), together with street tree planting and footpath verges within the reserve. The need for two full lanes for parking is questioned. Morling College is concerned that the provision of such a wide carriageway and road reservation could result in the road becoming a 'rat run', particularly if the intersection of Herring Road/Ivanhoe Place and the new road is signalised.

In addition, if a 20m road reserve is provided, one of the parcels of Morling land with frontage to Herring Road would not be able to be developed for residential mixed use purposes once setbacks and building separations are factored in.

If this proposed road is to be retained, consideration of a reduced road reserve of 13m is requested. A 13m wide road reserve, with widening at intervals to provide parking bays, would ensure the parcels of land with frontage to Herring Road are suitable for mixed use/residential purposes and a narrower road reserve would discourage use of the road as short cut and be a more 'user friendly' option in terms of the operation of the College campus.

If the proposed road is to be retained, Morling College requires assurance that as part of any redevelopment of their site, Morling College will not be required to provide this road where provision of that road will impact on any existing buildings to be retained and on the way in which the site currently operates.

We understand that BaptistCare (who own the site to the north west of the Morling College site) do not support this road through the Morling College either. In any event, alternative access to the western portion of the BaptistCare site could be gained via the proposed road located on the boundary of the adjoining properties at 116-118 and 110-114 Herring Road.

Notwithstanding, based on Morling College's plans for its site, it is unlikely that the proposed road on the Morling College site will be provided and therefore it is recommended that an alternative road pattern for this part of the UAP be adopted..

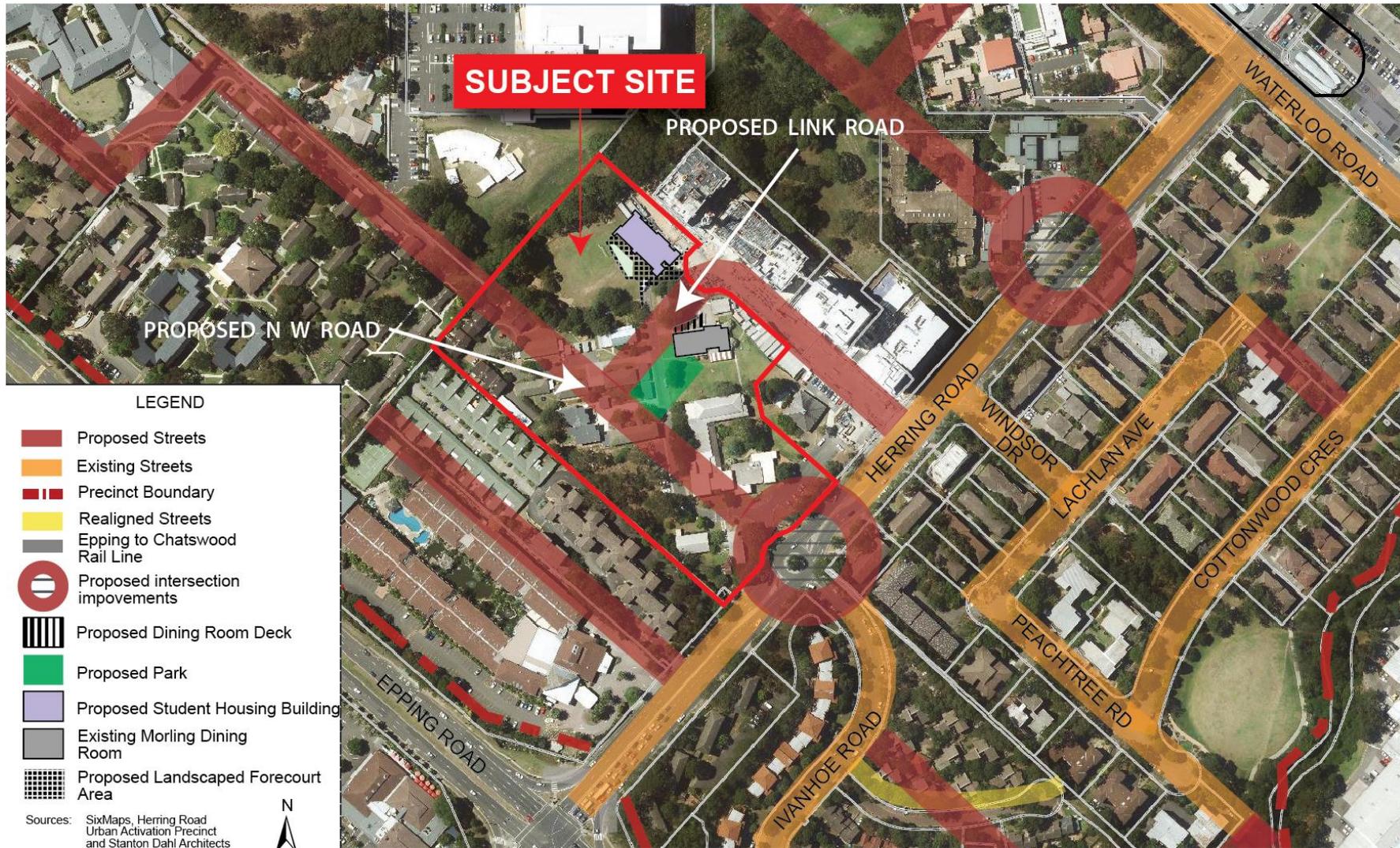


Figure 1 Overlay of proposed road pattern on aerial photograph



1.2 Proposed link road

As discussed above, Morling College has submitted an application to Ryde Council for the development of a 7 storey student accommodation building on the north west corner of their site. As part of that development, re-routing of the existing access road and continuation of that access to link with Saunders Close (once constructed) is proposed. Although the location of the accessway where it intersects with Saunders Close is generally consistent with the intersection of the proposed road and Saunders Close, the remainder of the route of the proposed road does not equate to that of the proposed accessway. Further, the accessway is only proposed to be 7.9m wide. This is significantly less than the width of the proposed road which is proposed to have a reservation of 20m (according to Figure 46 of the Planning Report).

The provision of this road as proposed will impact on Morling's plans for the development of the site given the width of the road reserve. In particular, as part of the student housing development a large landscaped forecourt area is proposed to be provided to link the building with the rest of the College. As part of this link, a new deck area is proposed to be provided to the north of the existing dining room building (identified on **Figure 1**).

Not only will the link road impact on the proposed forecourt and deck areas, it will also introduce a public thoroughfare in an area of the site which will experience high volumes of pedestrian traffic in the future. In addition, provision of this road will break the nexus between the student accommodation and the remainder of the campus, whereas the current proposal provides for a seamless connection between the various uses.

We understand that since the Toga development, Council recognises that provision of this link road as a public road is no longer required.

In view of the above, it is requested that the proposed link road be deleted as a proposed public road.

If this proposed road is to be retained, it is requested that a reduced road width of 13m also be considered for this local street and, as with the proposed north west road, Morling College is seeking assurance from the Department that provision of the link road will not be required as part of any future development proposals by Morling College.

2.0 Proposed Park

The public space framework for the UAP identifies a proposed park on the eastern corner of the intersection of the two proposed roads – Figure 42 of the Planning Report – on the Morling College site. As demonstrated in **Figure 1**, provision of this park will impact on the existing dining room which is to be retained.

In view of this, it is unlikely that the park will ever be realised. To avoid providing any misleading impression that there will be a park provided it is requested that this 'green space' be deleted from any plans.

Whilst the provision of open space opportunities for future residents of the UAP area is recognised, it is considered that Morling College's obligations in this regard will be met by the riparian area provided adjacent to Kikkiya Creek.

On behalf of Morling College, we request that the provision of a park be deleted from any plans as they relate to the Morling College site. If the Department sees fit to retain the park, Morling College requires assurance from the Department that provision of this park will not be required as a result of any future development of the site by Morling College.



3.0 Infrastructure Provision

The exhibition documentation does not provide any detail as to the framework for the provision and improvement of infrastructure within the precinct. The Infrastructure Summary at Section 6 of the Planning Report makes reference to a Precinct Support Scheme however no detail as to how this scheme might function has been provided.

In this regard, the Morling College development would not require signalisation of the intersection of Herring Road/Ivanhoe Place/the proposed road. Therefore it would be appreciated if you could advise what the 'trigger' for the upgrade of Herring Road and the intersection of Herring Road/Ivanhoe Place/the proposed road might be and what proportion (if any) Morling College might be required to contribute towards any upgrades.

In addition, it would be appreciated if you could advise if any development undertaken by Morling College in conjunction with the use of the site as a theological college campus would attract a special infrastructure contribution (SIC) and if so, what that contribution might be.

4.0 Conclusion

We look forward to hearing from you in relation to the requested variation in FSR and the assurances sought by Morling College to enable the College to proceed with its future development plans for the site. We would appreciate the opportunity to meet with you to discuss this submission. Please contact Ellen Robertshaw of DFP Planning Consultants on 9473 4903 to discuss a convenient time to meet.

Yours faithfully

DFP PLANNING PTY LTD

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**ELLEN ROBERTSHAW
PARTNER**

A handwritten signature in black ink, appearing to read 'W. Gosling', written over a light blue grid background.

Reviewed: _____