

8th August 2014

Comments submission for the Herring Road Urban Activation Precinct Proposal

From – The Owners Corporation, Marsfield Gardens, 94-116 Culloden Road Marsfield NSW 2122

Marsfield Gardens is a residential complex of approximately 130 Units and Townhouses, located on the corner of Epping Road and Culloden Road, Marsfield.

As per the current proposal, Marsfield Gardens is located on the opposite side of the Herring Road Urban Activation Precinct Proposal boundary line along Culloden Road.

On behalf of the Owners Corporation, we would like to submit the following comments for review and consideration in relation to the proposed Herring Road Urban Activation Precinct Proposal.

These comments relate not just to the Herring Road Urban Activation Precinct Proposal plan, but also include other key areas not mentioned in any communication relating to the Herring Road Urban Activation Precinct Proposal plan, such as but not limited to:

- 1) **Macquarie University** - The much talked about and anticipated “development” of Macquarie University land (which is inside the Herring Road Urban Activation Precinct Proposal plan area) including additional University student housing accommodation and the comprehensive plans for Commercial buildings along Culloden Road between Epping Road and Talavera Road – while there are Commercial building images included in the NSW Government’s Planning and Environment video, there is NO mention of any such development in the public exhibition information. We have been made aware that there is a Master Plan or (one being developed) for Macquarie University. The development of this area will put enormous strain on the existing roads, parking and transport systems, which are already clogged and congested.

Why is there no mention of Macquarie University’s plans?

What is the timeframe for the expansion of Macquarie University?

How many buildings will there be?

What height will these buildings be?

How many extra people will this bring to the area?

How will roads cope?

Where will people park?

What impact will there be on noise, congestion, pollution etc?

- 2) **The North Ryde Station Urban Activation Precinct**, containing up to **3000** new residences – this is another development in the immediate vicinity of the Herring Road Urban Activation Precinct Proposal, yet no mention was made of this additional local development at the public exhibition.

- 3) **The new development currently under construction on the corner of Epping Road and Lane Cove Road** - this is another development in the immediate vicinity of the Herring Road Urban Activation Precinct Proposal, yet no mention was made of this additional local development at the public exhibition. How many new residences will there be for this development?
- 4) **The new proposed development at Epping Road and Whiteside Street with 157 new residences** - this is another development in the immediate vicinity of the Herring Road Urban Activation Precinct Proposal, yet no mention was made of this additional local development at the public exhibition.
- 5) **The upcoming redevelopment proposal for Eastwood Town Centre**, with potentially several thousand new residences to be approved.
- 6) **Ryde Council's active push to encourage Granny Flats in the local area.**
- 7) **Additionally, there is the Epping Town Centre Precinct**, containing up to **3750** new residences. Even though this is in the Hornsby and Parramatta Council area, the location of this development will have a direct impact on the Marsfield and Macquarie Park area.
- 8) **Other surrounding large scale developments** include the old Shell service station site on Epping Road with at least **440** apartments planned, the multiple new apartment developments along Mowbray Road in the Mowbray Road Precinct containing up to **1200** new residences, new multiple new apartment developments along Carlingford Road at Carlingford and several other developments within the area.

Comments for review and consideration with reference to the above:

The Owners Corporation have questions and concerns which we believe have not been appropriately addressed in the current information supplied to the local community:

Parking – parking is already in major short supply in the Macquarie Park area. With thousands of new residences, more University students and countless new employment opportunities, how is parking to be managed? Our residents and visitors already often cannot park outside the vicinity of our residential complex and surrounding streets are overloaded. **What will genuinely be done re this issue?**

Roads – in the current Herring Road Urban Activation Precinct Proposal, there are no major plans to significantly upgrade traffic ingress and egress into and out of the precinct onto already heavily congested major arterial roads such as Epping Road and the M2. **What will genuinely be done re this issue?**

Road crossings and traffic controls in busy areas – Culloden Road accommodates thousands of residents, University employees and students, yet there are no traffic lights, no pedestrian crossing facilities and no real effective traffic controls at MAJOR intersections of Epping and Culloden Roads or at Culloden and Waterloo Roads. **What will genuinely be done re this issue?**

Additional transport links, frequent mini bus services, etc – what plans are there to help people move around in and close to the Herring Road Urban Activation Precinct area? Local traffic is already heavily congested. **What will genuinely be done re this issue?**

There is already major traffic congestion in and around the Macquarie Park Precinct – Epping Road from North Ryde to Epping is gridlocked East bound nearly every morning and West bound nearly every afternoon, the same is evident for Lane Cove Road, the M2 and other arterial roads within the area. **What will genuinely be done re this issue?**

Schools – in previous years school facilities have been reduced in the area, with closures including but not limited to Ryde High School, Peter Board High School etc. Local schools are already at capacity and many have substandard facilities. **What will genuinely be done re this issue?**

Early Child Care – It is already extremely difficult to get pre-school aged children into day care in the area, especially affordable day care. **What will genuinely be done re this issue?**

Hospitals and Medical facilities – Macquarie University Hospital is within the Precinct but does not have an Emergency Department open to the public, Royal North Shore Hospital offers excellent facilities but is surrounded by other suburbs already sustaining large growth, Ryde Hospital is instrumental in offering critical services to the local community but is very old and not designed to cope efficiently with the current population let alone with an increase of the proposed development numbers. **What will genuinely be done re this issue?**

Community Facilities – Will there be sufficient new Community related facilities to service the large increase in population? **What will genuinely be done re this issue?**

Aged Care – what will happen to the residents and availability of retirement village style accommodation if the existing facilities are to be demolished to make way for new high rise development? Where will current and future aged residents go? **What will genuinely be done re this issue?**

Parks and recreation – The areas proposed as open space and parks will be dwarfed compared to current facilities if all of the development (and more) mentioned above is to proceed. Are there really enough facilities in the proposed changes for parks, cycle tracks, walking tracks, community facilities, playgrounds etc? **What will genuinely be done re this issue?**

Construction - How, once the Herring Road Urban Activation Precinct Proposal has been finalised, will construction related issues be managed including but not limited to things such as:

Noise

Extra heavy machinery and trucks coming into and out of the area

Traffic disruptions

Services disruptions

Pollution such as dust and dirt containment

What planning is in place to provide the existing as well as the new dwellings with adequate and appropriate services including but not limited to:

Electricity

Water

Sewerage

Stormwater drainage

Waste services

What is really being done to address each of the above issues and more?

We thank you for your consideration of the above and await your acknowledgement and reply.

Sincerely,

For the Owners Corporation,

Marsfield Gardens