

**Submission to the Department of
Planning and Environment
Herring Road (Macquarie Park)
Urban Activation Precinct**



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Council of Social Service of NSW (NCOSS)

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About NCOSS

The Council of Social Service of NSW (NCOSS) is the peak body for the not-for-profit community services sector in New South Wales. NCOSS provides independent and informed policy advice, and plays a key coordination and leadership role for the sector. We work on behalf of disadvantaged people and communities towards achieving social justice in NSW.

Herring Road UAP

With the exception of the Ivanhoe public housing estate, there are good grounds for considering higher density development in the Herring Road precinct. As the exhibition material notes, the precinct includes Macquarie University, Macquarie Shopping Centre and Macquarie University Railway Station.

In particular the completion of the Chatswood to Epping Rail Link has improved access to the area, and has stimulated additional commercial development. The area will further benefit from the completion of the North West Rail Link, which will extend rail access to the precinct from as far afield as Rouse Hill.

The Ivanhoe public housing estate

NCOSS is strongly opposed to the sale or redevelopment of the Ivanhoe public housing estate as part of the plan for the precinct. In this regard we would note:

- That the 260 housing units on the estate are in good condition and have in no way reached the end of their economic life,
- The residents have strongly indicated their desire to continue living there,
- There has been no indication that the estate is experiencing serious crime or antisocial behaviour or high tenant turnover,
- The estate is located in an area that has a critical shortage of both social and affordable housing,
- The estate is well located in relation to public transport, retail, educational and employment opportunities,
- The redevelopment plans are not accompanied by a social impact assessment detailing the likely impact of redevelopment or sale of the estate on public housing tenants and their families, and
- The plans breach previous undertakings that there would be no loss of social housing in the area, and any social housing dwellings subject to redevelopment would be replaced by the same number of social housing homes¹.

NCOSS recommends that the area of the Ivanhoe public housing estate be removed from the Herring Road UAP.

¹ 'What will happen to social housing in the area?' Macquarie Park Task Force fact sheet, Land and Housing Corporation, May 2012 p.1.

Affordable housing

NCOSS notes that the redevelopment of Herring Road precinct is underwritten by substantial public infrastructure investment in the form of the Chatswood to Epping Rail Link, which will connect with the North West Rail Link, Sydney's most expensive public transport project. This combined investment provides large commercial landowners in the precinct with unearned substantial increases in the value of their property holdings.

Given this, **NCOSS recommends** that any developers of higher density residential or commercial development in the precinct should be required to contribute financially to the roll out of an affordable rental housing plan within the precinct.

Planning for community facilities and services

It will be important to ensure that new high density residential development in the precinct is accompanied by the timely provision of additional community facilities and services, including a school. Plans for this should be developed in conjunction with Ryde Council.

Further information

If you require any further information on the matters raised in this submission please do not hesitate to contact:

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