

19 June 2026

TfNSW Reference: SYD25-01053/04
DPHI Reference: SSD-80675497-Mod-2



Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Liam Frayne

**MODIFICATION APPLICATION FOR AMENDING DA FOR RESIDENTIAL FLAT BUILDING (BUILDING A)
3 HALIFAX ST MACQUARIE PARK**

Dear Ms Fishburn,

Thank you for referring the modification application (**Mod**) for the abovementioned State Significant Development Application (**SSDA**) to Transport for NSW (**TfNSW**) for review and comment.

TfNSW notes that the Mod seeks consent for:

- Separate carpark entry to Building A
- Changes to the approved basement and ramp, including one additional basement level (from 7 to 8)
- Façade and RL changes
- Rearrangement of 3 bed apartment
- Expansion of plant and storage space with the upper ground level.

TfNSW has reviewed the submitted information and advises that the recommended conditions in the TfNSW submission dated 9 February 2026 (**APPENDIX A**) on the original SSDA (SSD-80675497) remain applicable for this Mod, noting the suggested amendments to the wording of recommended conditions 2b, 3b and 6a as detailed in APPENDIX A.

Should you have any further inquiries in relation to this matter, please contact Shengxi Lin, Development Assessment Officer, via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "RDavis".

Rachel Davis
Senior Land Use Planner
Transport Planning Branch
Planning, Integration and Passenger

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Transport for NSW

9 February 2026

TfNSW Reference: SYD254-01053/02
Your Reference: SSD-80675497



Ms. Kiersten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2150

Attention: Liam Frayne

AMENDING DA FOR BUILDING A (PROPOSED RESIDENTIAL FLAT BUILDING) – RESPONSE TO SUBMISSIONS - 3 HALIFAX STREET, MACQUARIE PARK

Dear Ms Fishburn,

Thank you for referring the Response to Submissions (**RtS**) for the abovementioned State Significant Development Application (**SSDA**) to Transport for NSW (**TfNSW**) for review and comment.

TfNSW has reviewed the information and provides advisory comments and recommended conditions in **TAB A** for the consideration of the Department of Planning, Housing and Infrastructure (**DPHI**).

Should you have any further inquiries in relation to this matter, please contact Andrew Lissenden, Development Assessment Officer, on 0418 962 703 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "RDavis".

Rachel Davis
Senior Land Use Planner
Transport Planning Branch
Planning, Integration and Passenger

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TAB A – TfNSW advisory comments and recommended conditions for SSD-80675497

Advisory Comments

TfNSW notes:

- The closest state classified road is the M2 Motorway to which the development site shares a common boundary. The M2 Motorway is a Declared Tollway by notification in Government Gazette No. 72 of 30 June 1993; Folio 3337. Access is denied across this boundary.
- The SSDA seeks to utilise the increase in height and floor space ratio (FSR) controls that now apply to the land. As such the application is seeking to increase the number of residential floor levels to 46 storeys, an increase of 21 storeys and provide 207 additional apartments and two additional basement levels (from 5 to 7) to that approved on the site under LDA2024/0066.
- SSD 80675497 is an Amending DA and will operate concurrently with LDA2024/0066.
- DPHI should be satisfied that the development is able to comply with provisions contained in Section 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* specifically in relation to measures to ensure the required noise levels are not exceeded when the building is ready to be occupied, as the annual average daily traffic volume along the adjacent section of the M2 Motorway is more than 20,000 vehicles.

Recommended conditions

1. Site Boundaries:

a. Comment:

To ensure all works do not encroach into the adjoining M2 Motorway corridor, the following requirement is recommended.

b. Recommended Condition:

The following condition is recommended to be included in any consent issued by DPHI:

- i) All buildings and structures, together with any improvements integral to the future use of the site, are to be wholly within the freehold property, unlimited in height or depth along the M2 Motorway/eastern boundary of the development site.

2. Excavation Adjacent to State Road

a. Comment:

The proposed development includes excavation works that have the potential to adversely impact the M2 motorway road reserve.

b. Recommended Condition:

The following condition is recommended to be included in any consent issued by DPHI:

- i) Design drawings and documents relating to the excavation of the site and support structures shall be submitted to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

The developer shall submit all documentation prior to the issue of the Construction Certificate ~~for the development approved under SSD-80675497~~ or at least six (6) weeks prior to commencement of construction, whichever comes first. The developer is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.nsw.gov.au.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

3. Utility Adjustment:

a. Comment:

The Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work, and as required by the various public utility authorities and/or their agents.

b. Recommended Condition:

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The following requirement is recommended to be included in any consent issued by DPHI:

- i) Any proposed public utility adjustment/relocation works on the state road network (i.e. M2 Motorway) will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the issue of the Construction Certificate ~~for the development approved under SSD-80675497~~ or prior to commencement of works, whichever comes first.

The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.

4. Works Authorisation Deed (WAD):

a. Comment:

TfNSW requires the developer to enter into a WAD to ensure that the quality of the work meets TfNSW standards and the impacts to TfNSW assets as well as road users and the community are minimised during construction.

b. Recommended Condition:

The following requirements are recommended to be included in any consent issued by DPHI:

- i) The developer is required to enter a Works Authorisation Deed (WAD) with TfNSW, or other suitable arrangement as agreed to by TfNSW, for the works described under Conditions 2b and 3b that impact on the M2 Motorway.
- ii) Prior to the issue of an Occupation Certificate, Conditions 2b and 3b must be completed to the satisfaction of TfNSW.

5. Stormwater:

a. Comment:

While the applicant has stated in the RtS that no stormwater will enter TfNSW land during or post-construction, the condition below reinforces the requirement, as drainage plans will evolve as part of the detailed design.

b. Recommended Condition:

The following requirement is recommended to be included in any consent issued by DPHI:

- i) Stormwater runoff from the subject property shall not be directed and discharged to the M2 Motorway/road reserve.

6. Boundary Fencing:

a. Recommended Condition:

The following requirement is recommended to be included in any consent issued by DPHI:

- i) Detailed design plans of any boundary fence replacement along the common boundary with the M2 Motorway are to be submitted to TfNSW for review and endorsement, prior to the issue of a Construction Certificate ~~for the development approved under SSD-80675497~~ and commencement of any fence replacement works. Please send all documentation to development.sydney@transport.nsw.gov.au.

7. Road Occupancy License

a. Comment

A Road Occupancy License (ROL) should be obtained from TfNSW for any works that may impact on traffic flows on the classified road network (i.e. M2 motorway) during construction activities.

b. Recommended Condition

The following requirement is recommended to be included in any consent issued by DPHI:

- i) A Road Occupancy Licence (ROL) shall be obtained from the Transport Management Centre for any works that may impact on traffic flows on M2 motorway during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

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