

20 March 2024

Our Ref: 23-003

Director, State Significant Acceleration  
Department of Planning, Housing, and Infrastructure  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

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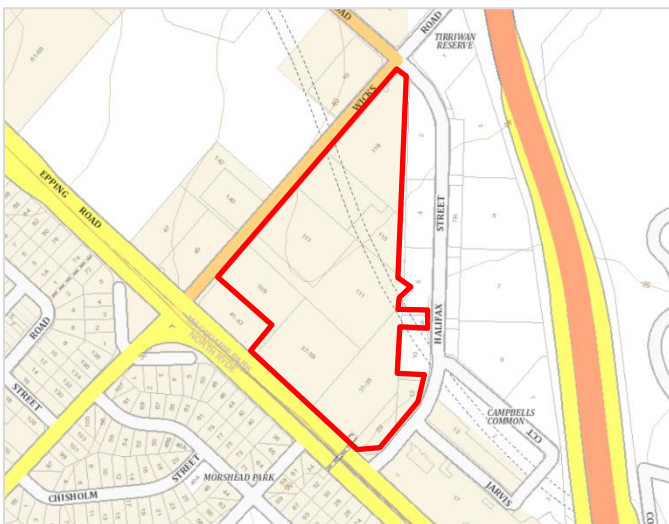
## Town Planning Submission

6 Halifax Street, Macquarie Park – SSD-65931214

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### 1. Introduction

This submission has been prepared by Knight Frank Town Planning for Harvey Norman and Charter Hall on behalf of the Wicks Road Landowner Group (hereinafter referred to as “The Landowners Group”) in response to the exhibition of SSD-65931214 at 6 Halifax Street, Macquarie Park. The Landowners Group consists of the owners of properties in North Ryde defined by Wicks Road, Epping Road, and Halifax Street (see **Figure 1** below). These landholdings are collectively referred to as the Wicks Road South and has a total area of circa 5.7 hectares.



**Figure 1** – Wicks Road South (outlined in red). Source: SIX Maps.

Wicks Road South is intended to deliver a transit-oriented precinct which combines high-density living with diverse amenities and strong transport connections—being within walking distance of not only one, but two Metro stations. Located less than 600m from Macquarie Park Metro Station, it is captured within the Macquarie Park accelerated precinct as part of the Transport Oriented Development Program.

### 2. Key Matters

The SSD consists of an affordable housing development consisting of two buildings which deliver a total of 135 units. The buildings measure 14 storeys, inclusive of community rooftop gardens, and has a maximum building height of 52.76m, including lift over run above. There are two basement levels which will provide 39 car parking spaces, 10 motorbike spaces along with various waste, servicing, and storage functions. With a site area of 2,507m<sup>2</sup> and a Gross Floor Area (GFA) of 9,931m<sup>2</sup>, the proposal achieves a floor space ratio of 3.96:1. The development is accompanied by a clause 4.6 variation, which seeks a 30% increase for floor space ratio from the maximum permitted FSR of 3:1 in the Ryde Local Environmental Plan 2014.

The additional floor space is justified through:

1. Consent for the concept approval, which approved a maximum FSR of 4.1:1.
2. Recent changes to the *State Environmental Planning Policy (Housing) 2021*, which enables additional floor space due affordable housing delivery.

Generally, we support an increase in density and providing affordable housing in Lachlans Line and the surrounding locality. The area benefits from exceptional public transport connections, anchored by two Metro stations and frequent bus services along Epping Road. Thus, the area poses significant potential for a “super-TOD” precinct supported by high-density residential living and mixed-use amenities.

However, we note that the location of the development is adjacent to a public park proposed as part of the Wicks Road South development. While the justification of a higher density at the subject site is supported, we recommend further consideration of any overshadowing impacts to Wicks Road South precinct including the future public park. Consideration should also be given to the proposed interface of the affordable housing development with the adjoining future park to ensure it contributes to the activation of the park and does not detract from the visual amenity of the parklands.



**Figure 2** – Draft Masterplan for Wicks Road South (outlined in red dash) and 6 Halifax St (outlined in yellow). Source: Hatch Roberts Day.

Yours sincerely,



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