

D K O

14 GIFFNOCK AVENUE AND
95-99 EPPING ROAD
MACQUARIE PARK

10TH JULY 2026



INTRODUCTION

KEY DEVELOPMENT METRICS

High rise mixed use up to 130m height
Retail/commercial uses at ground level
Maximum FSR 3.3:1
Approx 28-30 tower + 37-39 tower
Consistent with draft planning controls and design guide.
Consistent with the HDA submission

SUBJECT SITE

Key Changes

Zone: E3 → MU1

FSR: 1.0 → 3.3

Height: 22m → 130m

WB9B Site Area
14,562 sqm

Maximum GFA:
48,054.6 sqm



Refer to DPIE EIE November 2023 and
Urban Design Framework November 2024



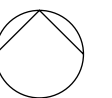




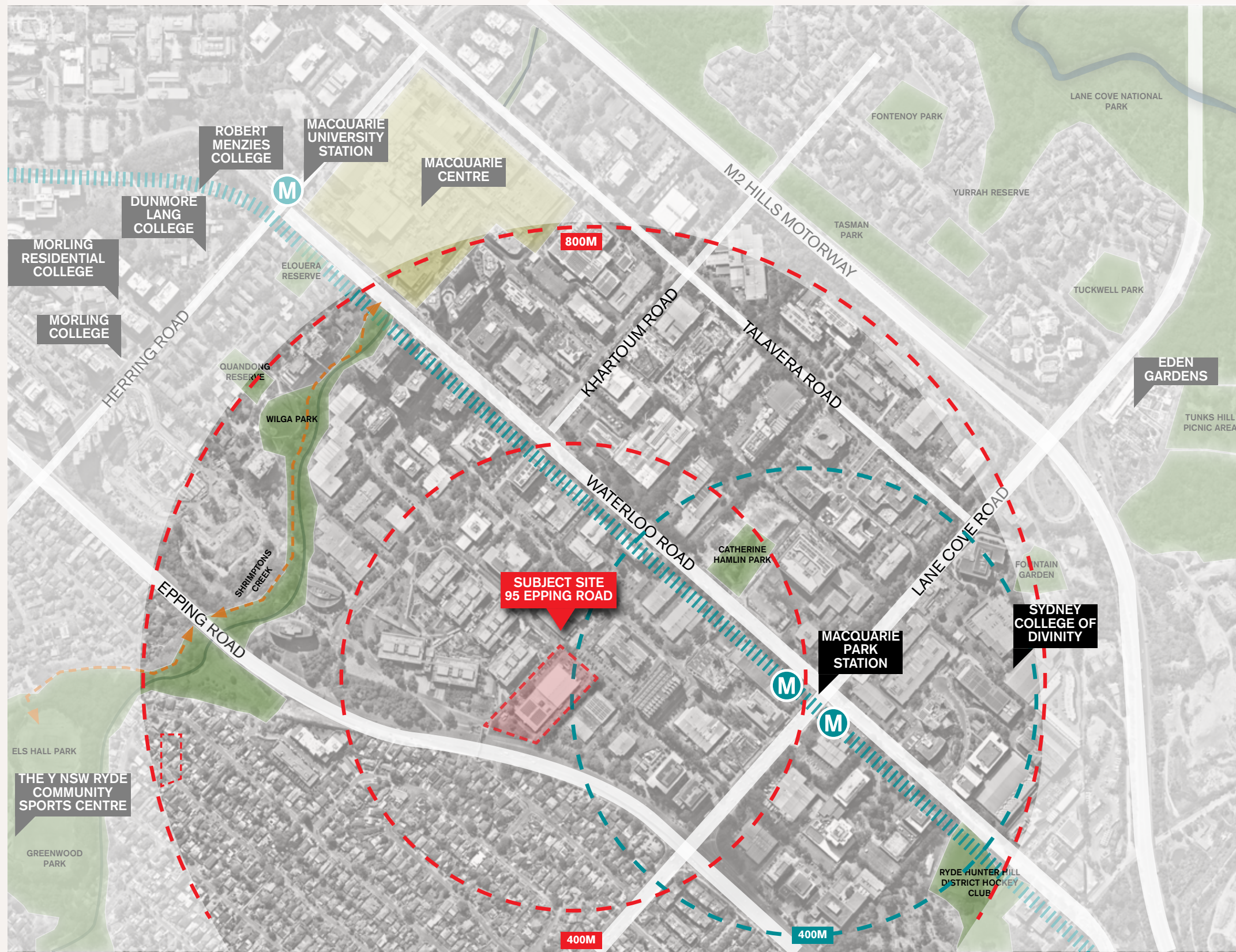


SITE CONTEXT AND ANALYSIS

SITE LOCATION



SITE CONTEXT

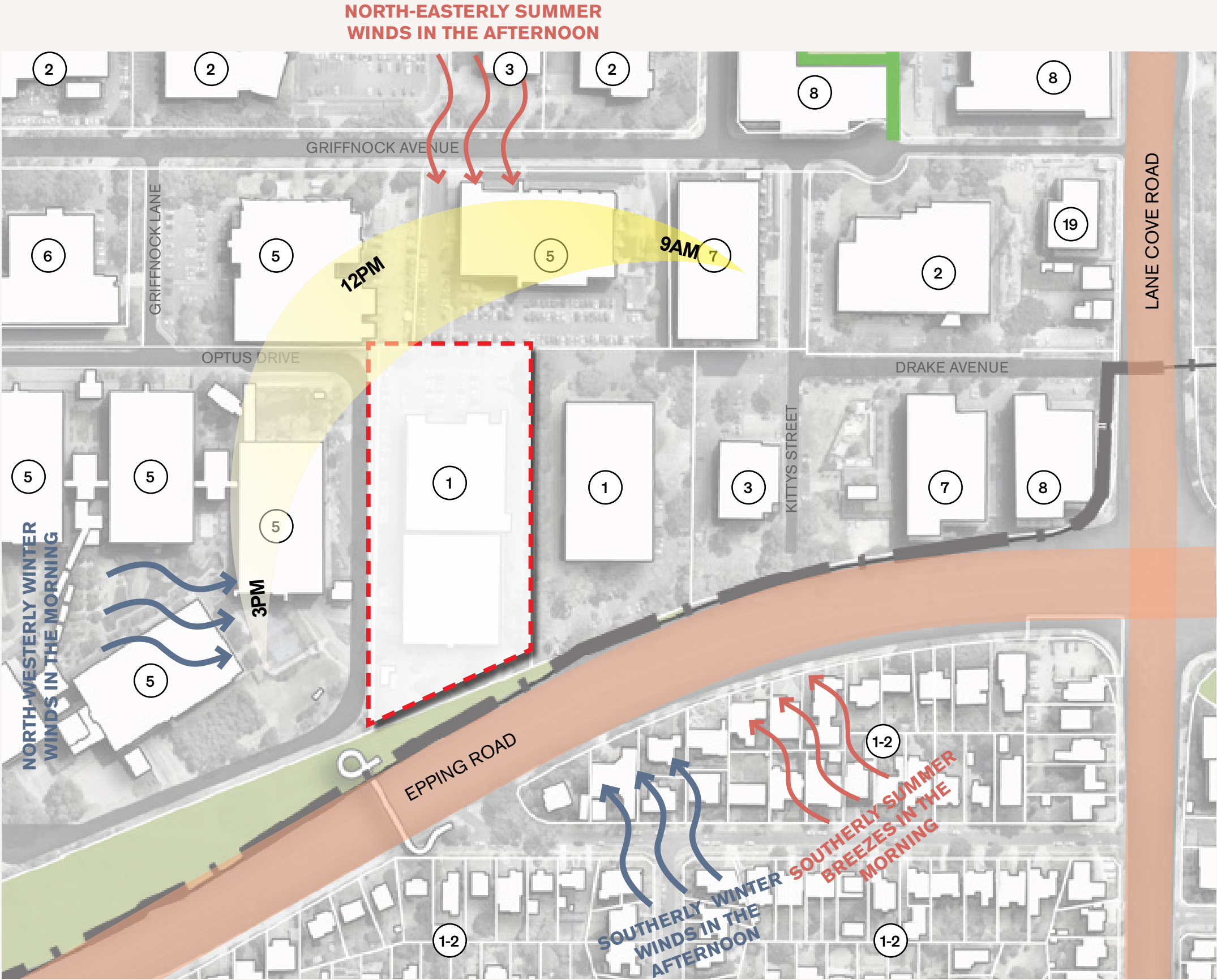


KEY

Walking Radius	---
Metro Line (Underground)	
Walking Connections	←--→
Public Open Space	■
Site	■



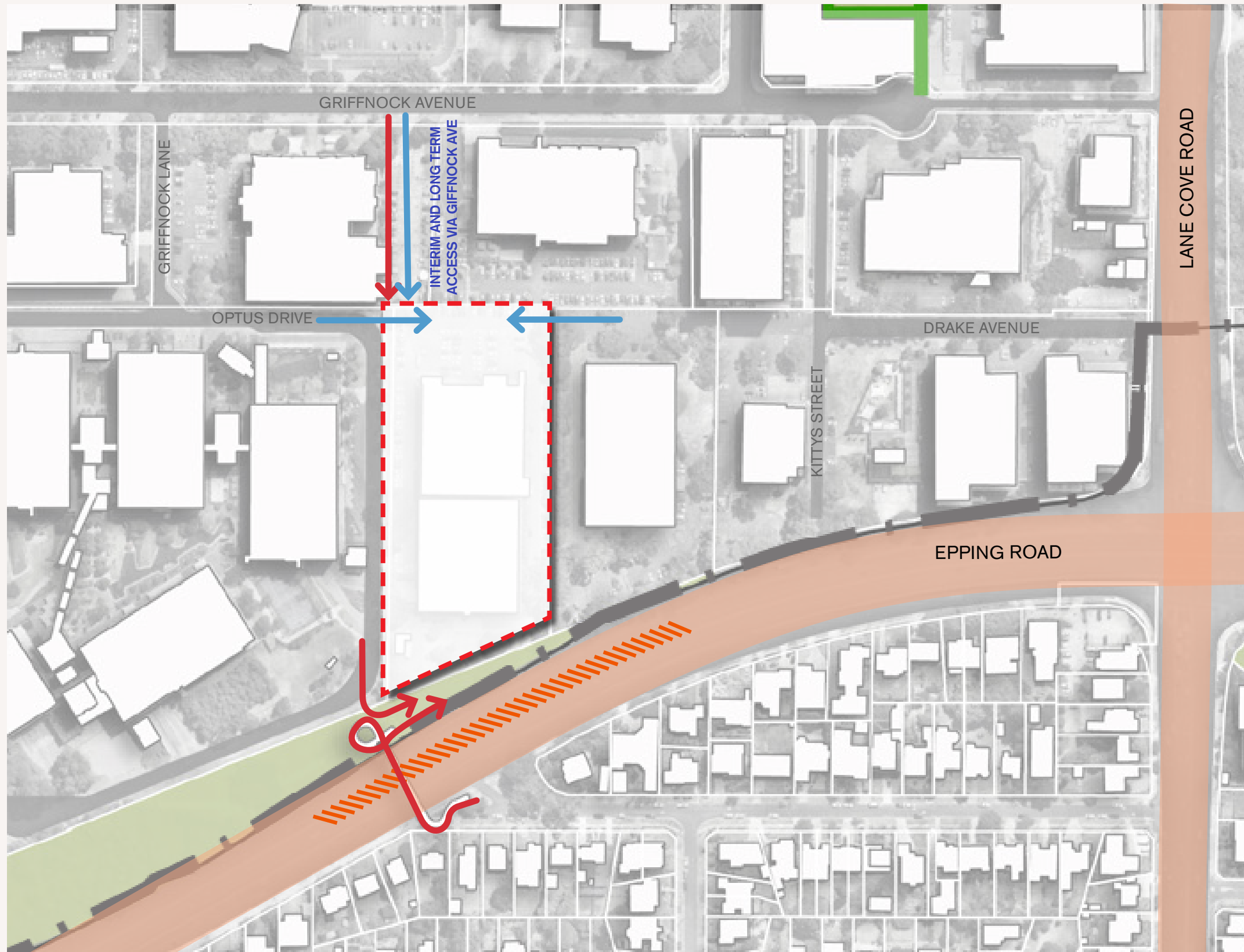
SITE ANALYSIS



KEY	
Winter Winds	
Summer Breeze	
Major Roads	
Site	



SITE ACCESS AND LOADING



KEY

Pedestrian Access



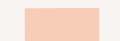
Vehicle Access



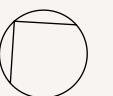
Traffic Noise Pollution



Major Roads



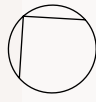
Site



SITE OPPORTUNITIES



KEY	
View Opportunity	
Vehicle Access	
Site	





PROPOSED BUILT FORM

MAXIMUM PERMISSIBLE AREA



- Total Site Area: 14,562 sqm
- WB9A Site Area: 0 sqm (FSR 2:1)
- WB9B Site Area: 14,562 sqm (FSR 3.3:1)
- Maximum permissible GFA: 48,054 sqm (Total Site Area x Incentive FSR)
- Equivalent to two 750sqm GFA towers approx 32 storeys each (excluding podium).

Assumptions
Site is split due to land acquisition.

* Potential for future road. Discussion with council TBC

The site area has been inferred from the Urban Design Framework. However, while the framework outlines road acquisition and dedication areas, these are inconsistent with the Precinct Design Guide and the measured site boundaries.

KEY	
Indicative Recreation Space	
Road Acquisition	
Potential Future Road	
Site	
Loading and Access Options	

PROPOSED SITE PLAN

SITE AREA 14,562 M2
HOB 130M
FSR 3.3:1
MAX GFA 48,054 M2

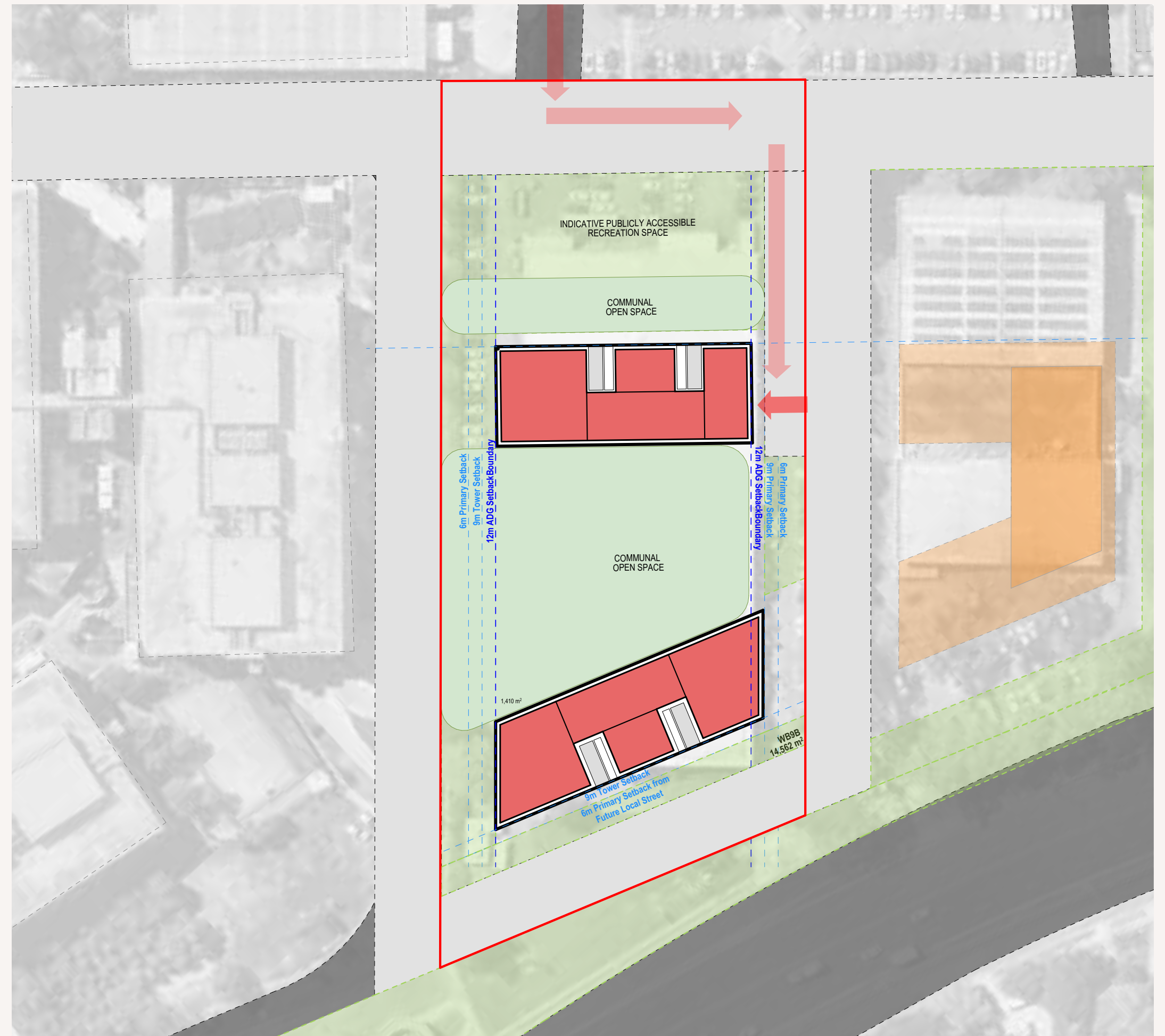
NOTE:
BEA = BUILT ENVELOPE AREA



3D ANALYSIS - HEIGHT

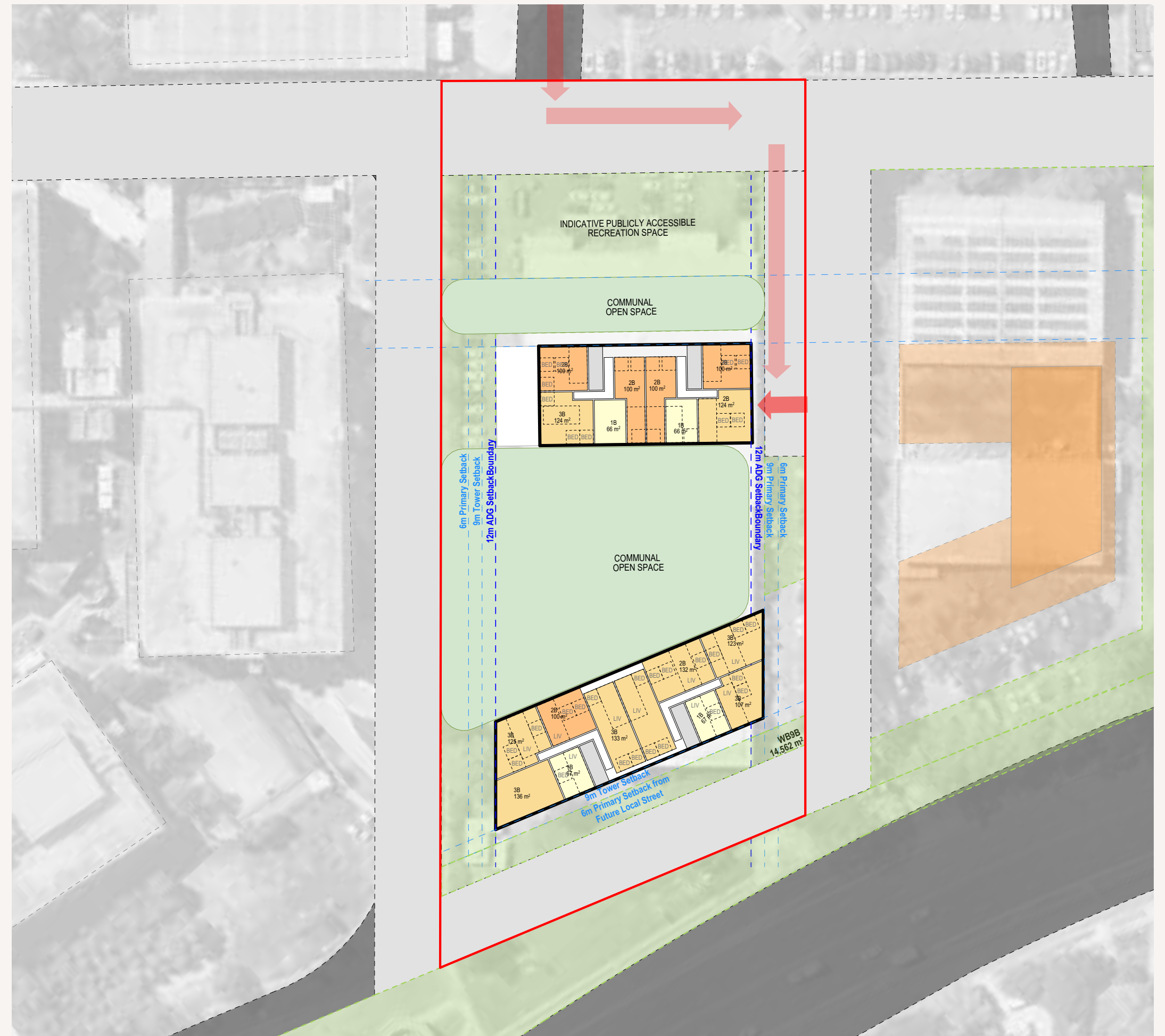


PREFERRED OPTION GROUND FLOOR



PREFERRED OPTION

TYPICAL PLATE



DEVELOPMENT SUMMARY

SITE AREA 14,562 M2
MAX GFA 48,054 M2

HOB 130M
FSR 3.3:1

APPROX 514 APARTMENTS*

*Yield Based On Approx Built Envelope Area
*All Areas Subject To Further Design Development

95 Epping Road, Macquarie Park
12/03/2026

Controls		
Site Area	WB16A	14562 m2
FSR		3.3 :1
Target GFA		48054.6 m2
Indicative Non Resi		2184 m2
Indicative Resi		45870 m2
Proposed		
Proposed GFA		48052 m2
Proposed FSR		3.30 :1
Non-Resi	0.03	500 m2
Resi		47552 m2
Difference		-3 m2
affordable housing	5%	2403 m2

Assumptions		
Commercial		
BEA to GBA	90%	90%
GBA to GFA	80%	85%
GFA to NSA/NLA	76%	85%
Average Apt Size Private Market	70	m2
Average Apt Size Affordable	65	m2
Average Apt size BTR	65	m2

Building Height	Building 01						Building Height	Building 02						TOTAL	GBA	GFA Non-res	GFA Res	NSA
	BEA	GBA	GFA Non-res	GFA Res	NSA	Units		BEA	GBA	GFA Non-res	GFA Res	NSA	Units					

BTS								BTS											
Level 01	4.5	1400	1260	250	50			4.5	1260	1243	250	50	0		0	2503	500	100	
Level 02	3.2	1400	1260	0	850	646	9	3.2	1000	900	0	728	553	8	17	2160	0		
Level 03	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0		
Level 04	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0		
Level 05	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0		
Level 06	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0		
Level 07	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 08	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 09	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 10	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 11	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 12	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 13	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 14	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 15	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 16	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 17	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 18	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 19	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 20	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	8	18	1962	0	1578	1199
Level 21	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	4	14	1962	0	1578	1199
Level 22	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	4	14	1962	0	1578	1199
Level 23	3.2	1180	1062	0	850	646	10	3.2	1000	900	0	728	553	5	15	1962	0	1578	1199
Level 24	3.2	1180	1062	0	850	646	10	4						10	1062	0	850	646	
Level 25	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 26	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 27	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 28	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 29	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 30	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 31	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 32	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 33	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 34	3.2	1180	1062	0	850	646	10							10	1062	0	850	646	
Level 35	3.2	1180	1062	0	850	646	6							6	1062	0	850	646	
Level 36	3.2	1180	1062	0	850	646	6							6	1062	0	850	646	
Level 37	3.2	1180	1062	0	850	646	4							4	1062	0	850	646	
Level 38	3.2	1180	1062	0	850	646	4							4	1062	0	850	646	
Level 39	3.2													0	0	0	0	0	
Level 40	4													0	0	0	0	0	

Subtotal	130	45280	40752	250	31486	23891	349	79	23260	21043	250	16066	12172	165	514	61795	500	39663	30068
----------	-----	-------	-------	-----	-------	-------	-----	----	-------	-------	-----	-------	-------	-----	-----	-------	-----	-------	-------

Target Mix Per building	1B 2B 3B				1B 2B 3B			
	87	227	35	349	41	107	17	165
	25%	65%	10%	100%	25%	65%	10%	100%

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.

This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.

This design has been prepared without structural or services engineering input hence is subject to change once advice is received.

The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation.

Recipients must make their own investigations to satisfy themselves in all aspects.

The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture (NSW) P/L.



APPENDIX - STRATEGIC CONTEXT

KEY DOCUMENTS - STRATEGIC FRAMEWORK



1. Connecting with Country

This Connection to Country report forms the foundation of guidance and knowledge to help architects design appropriately when considering Country, with the aim to influence and inform design making decisions.



2. Design Guide

The purpose of the Design Guide is to supplement the provisions of the City of Ryde Local Environmental Plan 2014 (RLEP2014) as well as the City of Ryde Development Control Plan 2014 (RDCP2014) by providing detailed provisions to guide development in the MPIP Stage 1 Neighbourhoods.



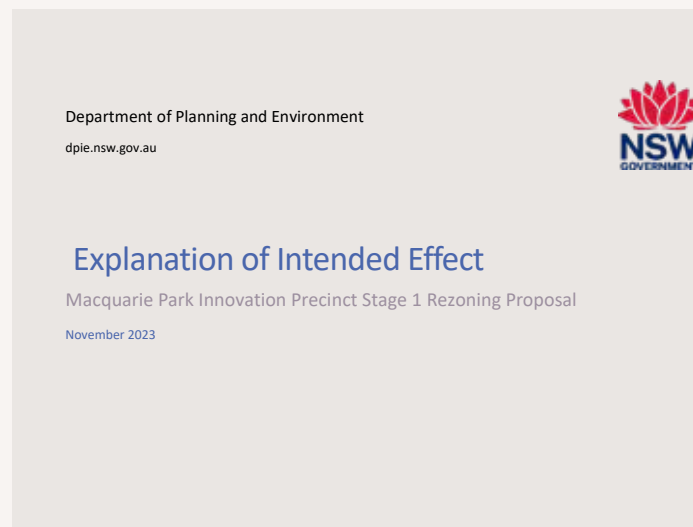
3. Urban Design Framework

This Urban Design Framework outlines the vision to deliver the Stage 1 Neighbourhoods of the Macquarie Park Innovation Precinct Place Strategy



4. Public Domain Master Plan

This Public Domain Plan is to be read in conjunction with Urban Design Framework prepared by AJC, the Design Guidelines and the suite of supporting technical reports



5. Explanation of Intended Effect

This EIE has been prepared to set out the proposed planning controls for the MPIP Stage 1 rezoning. It is proposed to make a self-repealing SEPP under the Environmental Planning and Assessment Act 1979 (EP&A Act) to amend the Ryde LEP 2014.



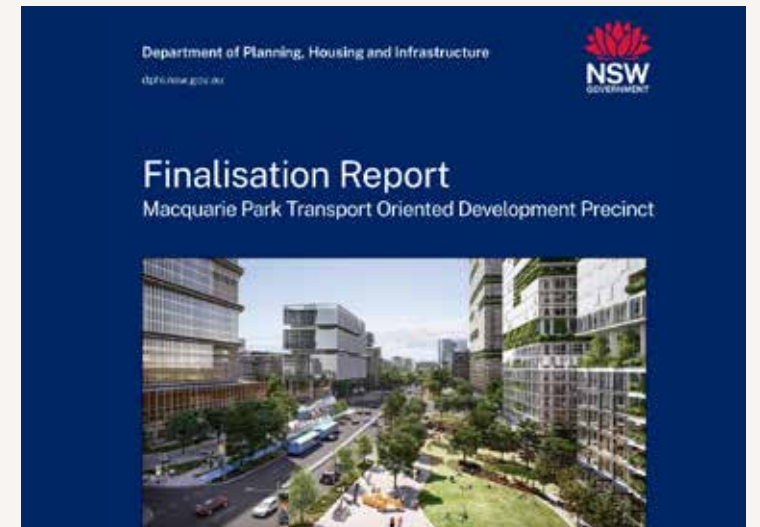
6. Sustainability Framework

This Sustainability Framework (Framework) sets out the key sustainability ambitions for Macquarie Park Innovation Precinct (MPIP), and an approach to embed environmental, social, and economic sustainability into the Macquarie Park Structure Plan



7. Utilities Report

This report intends to identify and assess the existing utility services constraints, opportunities, key issues and network capacity to service the MPIP and identifies any augmentation and servicing options to support the proposal.



8. Detailed Precinct Transport Study

The purpose of the Macquarie Park Detailed Precinct Transport Study (Transport Study) is to enable the successful delivery of the Macquarie Park place vision and growth ambitions through the staged rezoning of the precinct.

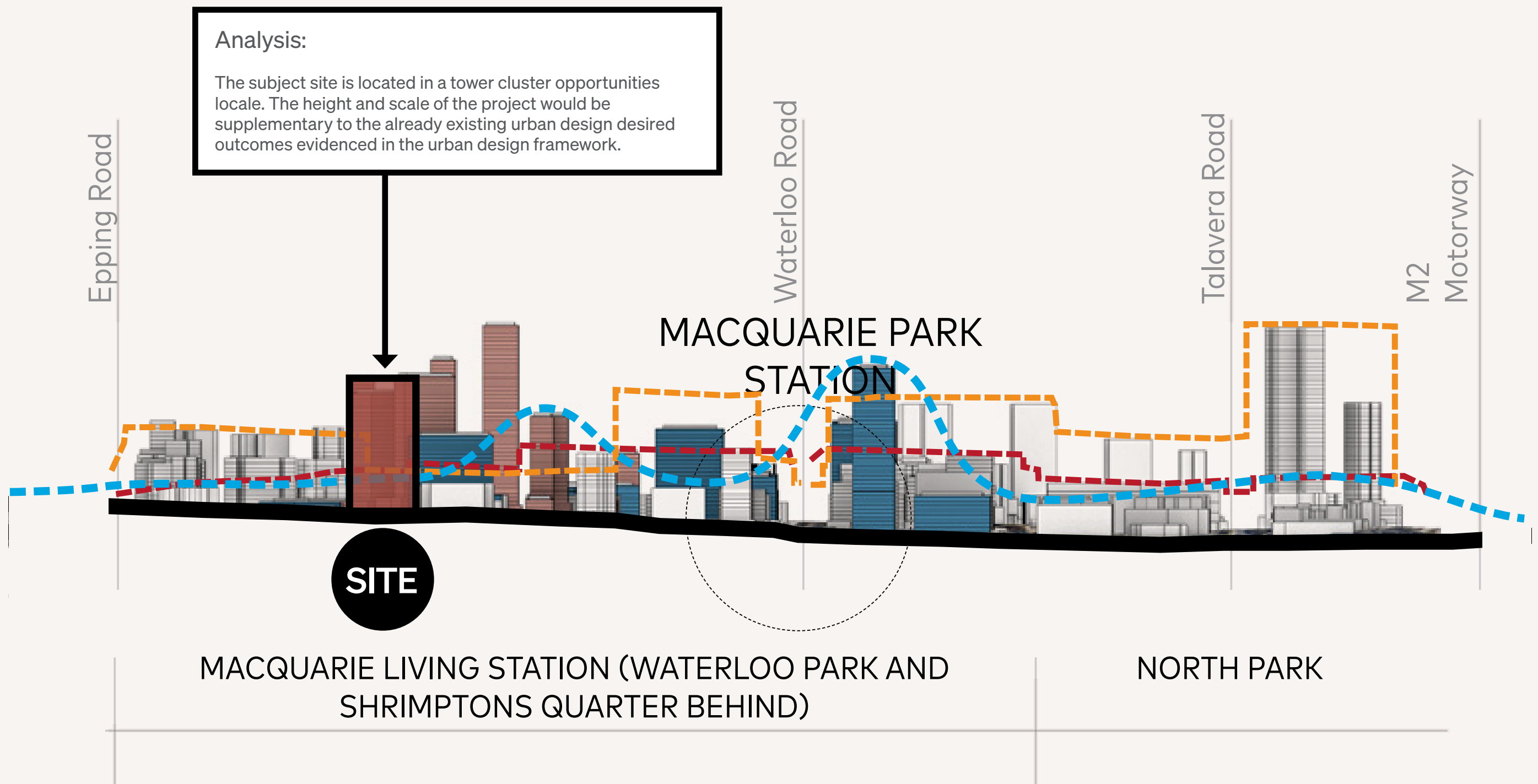
CONTEXT ANALYSIS



Macquarie Park Urban Design Framework - 2024

dko.com.au 95 Epping Road Macquarie Park

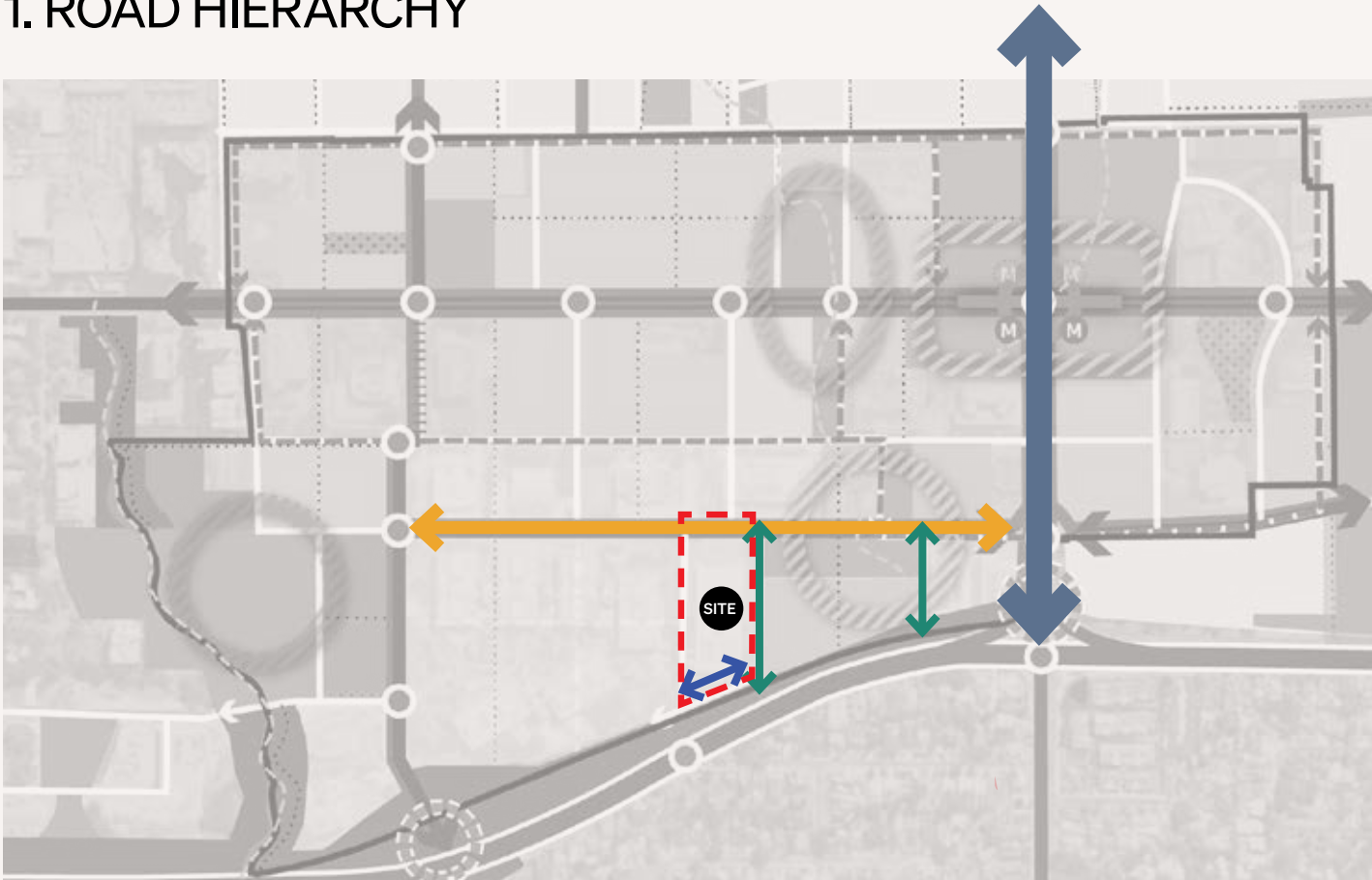
SITE ANALYSIS - SITE SECTION



East Elevation (C) Looking from Lane Cove Road

PRINCIPLES

1. ROAD HIERARCHY



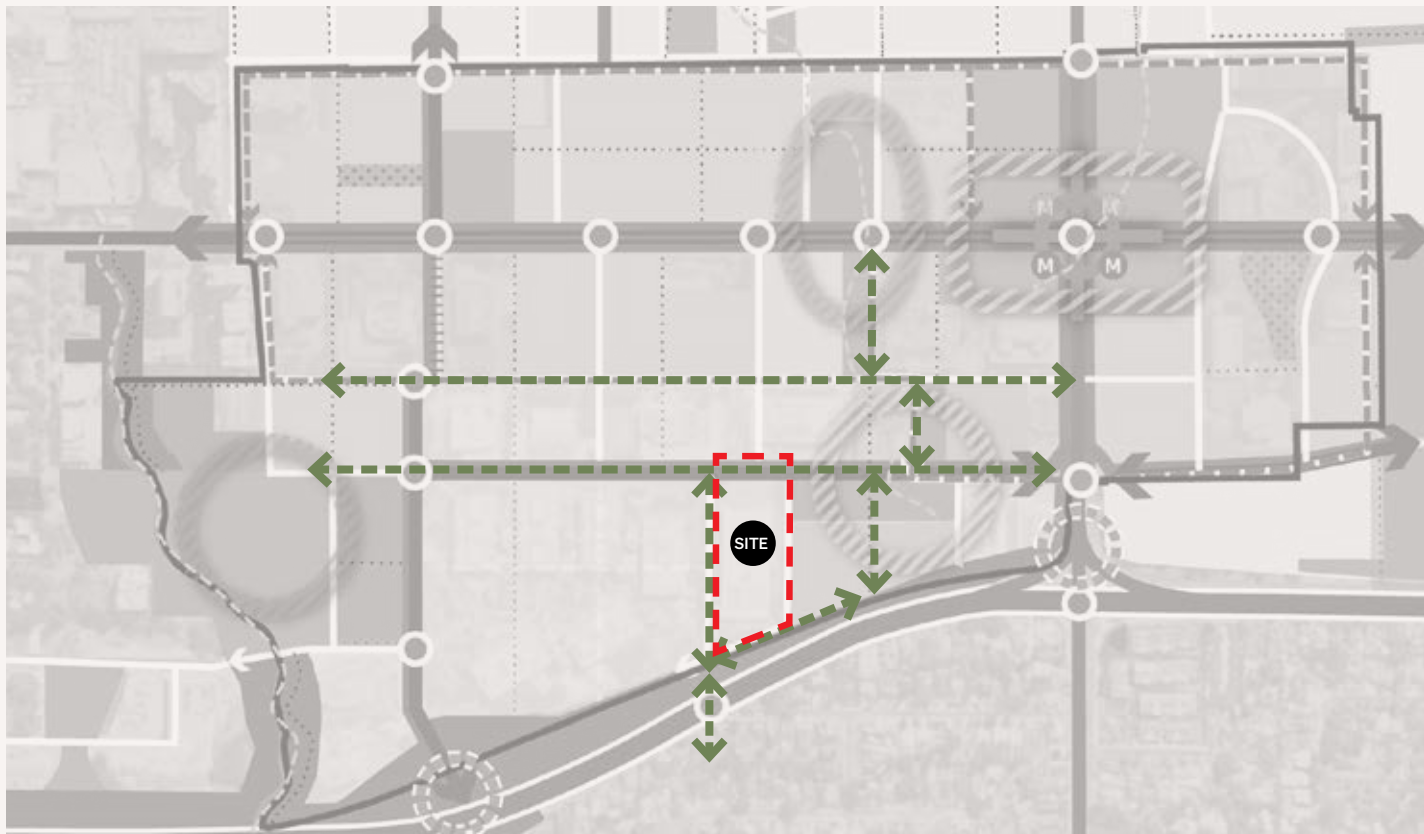
Macquarie Park Urban Design Framework - 2024

Response

A series of new 14.5m and 20m roads provide connections between existing roads and a series of required pedestrian connections will improve pedestrian connectivity throughout the Corridor. The subject site holds importance for delivering these road networks

KEY	
ST7-14.5M Local Street	
ST5-20M Local Street	
Existing Major Road	
Potential Future Road	

2. PEDESTRIAN CONNECTIVITY



Macquarie Park Urban Design Framework - 2024

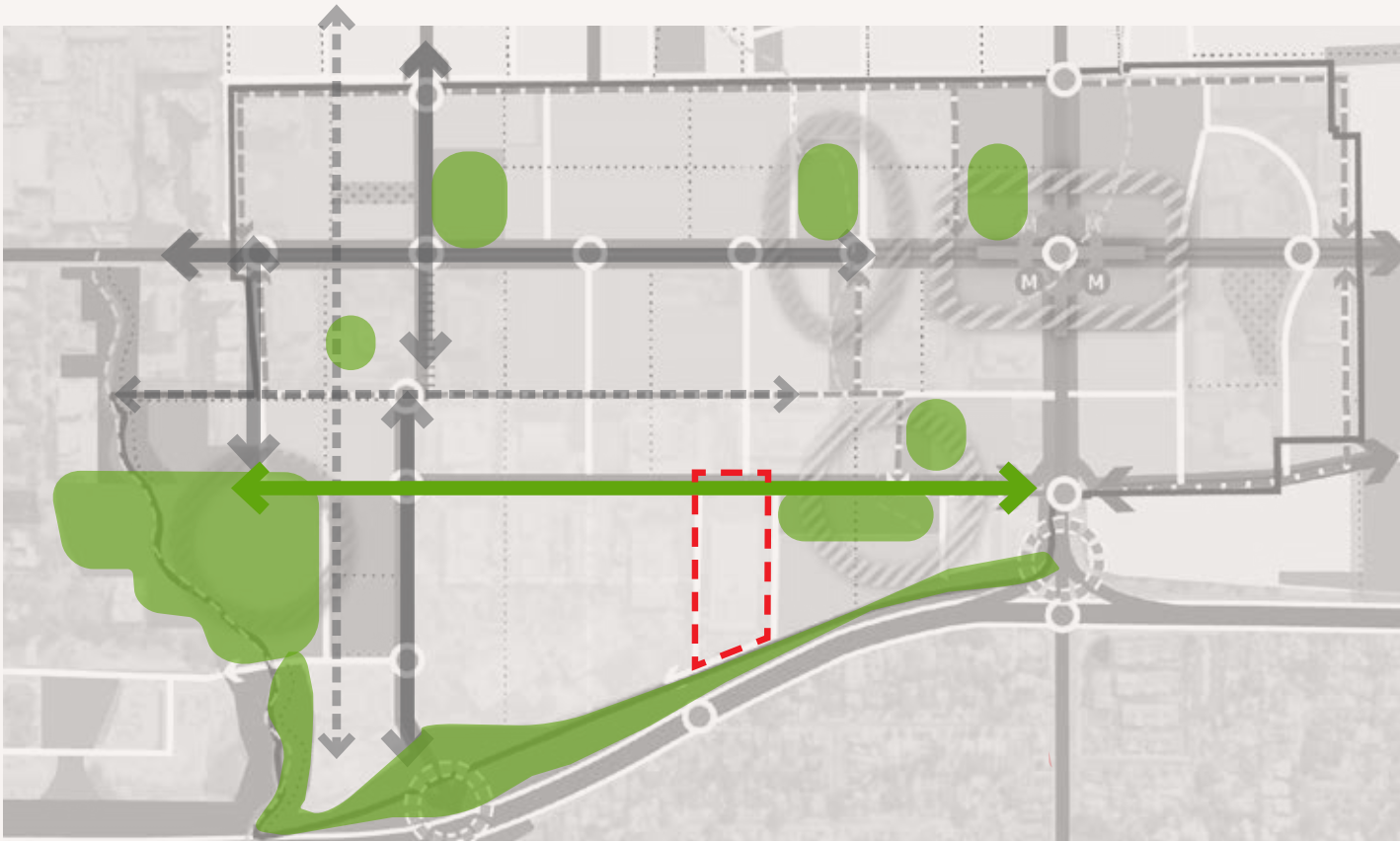
Response

The master plan presents a set of pedestrian enhancements that will reshape the pedestrian experience by offering improved connectivity both within the site and surrounding precinct. The subject site will positively enhance pedestrian connectivity and encourage active transport uses

KEY	
Pedestrian paths	

PRINCIPLES

3. GREEN OPEN SPACE

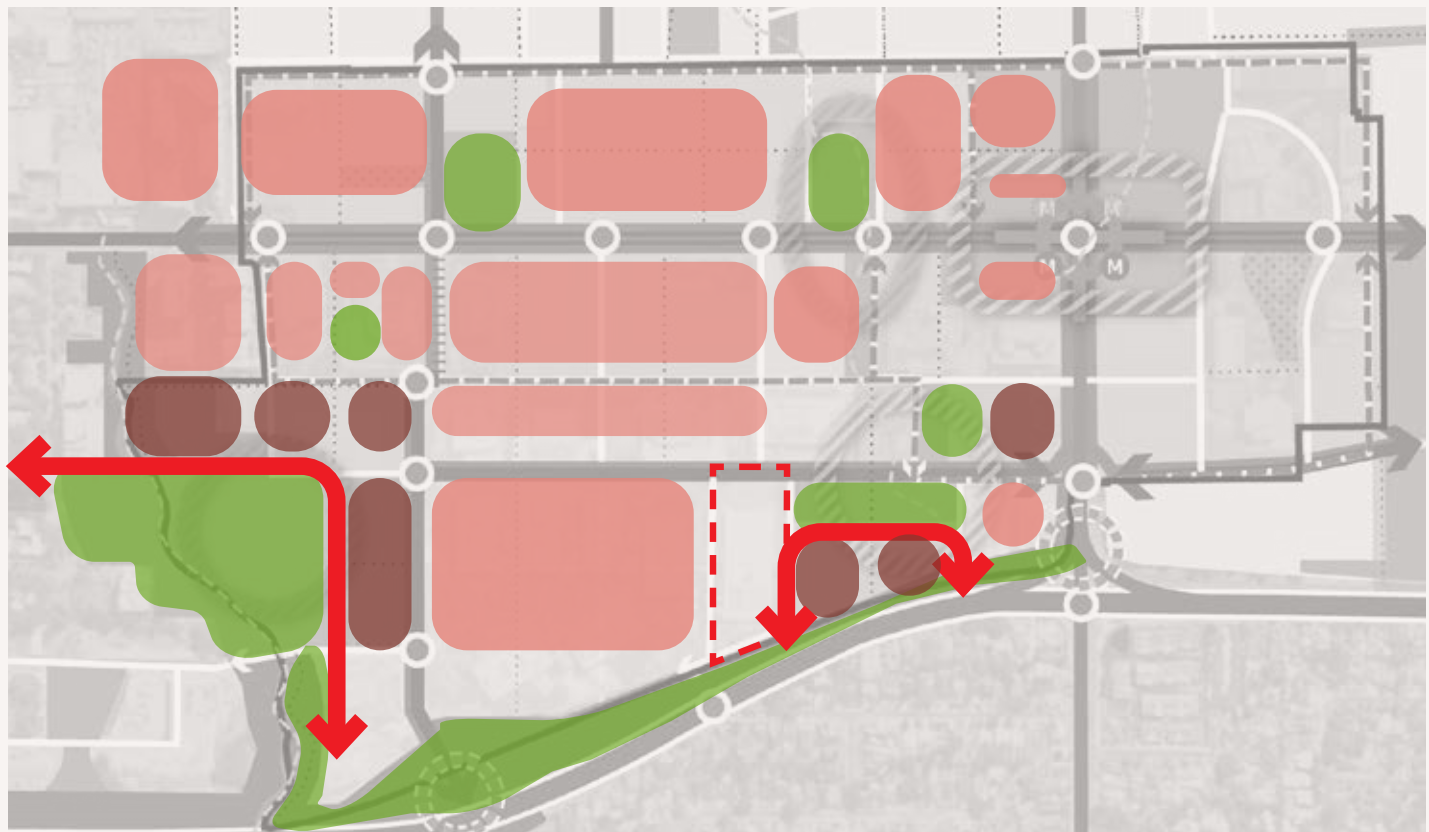


Macquarie Park Urban Design Framework - 2024

Response

A focus on the design of informal shared spaces is key to delivering an active precinct. Privately owned, publicly accessible open space should be co-located between adjoining developments with a public interface to create larger areas of open space. The site will add to the existing under supply of public open spaces for the enjoyment residents and visitors to of the locale.

4. DENSITY AROUND AROUND PUBLIC SPACES



Macquarie Park Urban Design Framework - 2024

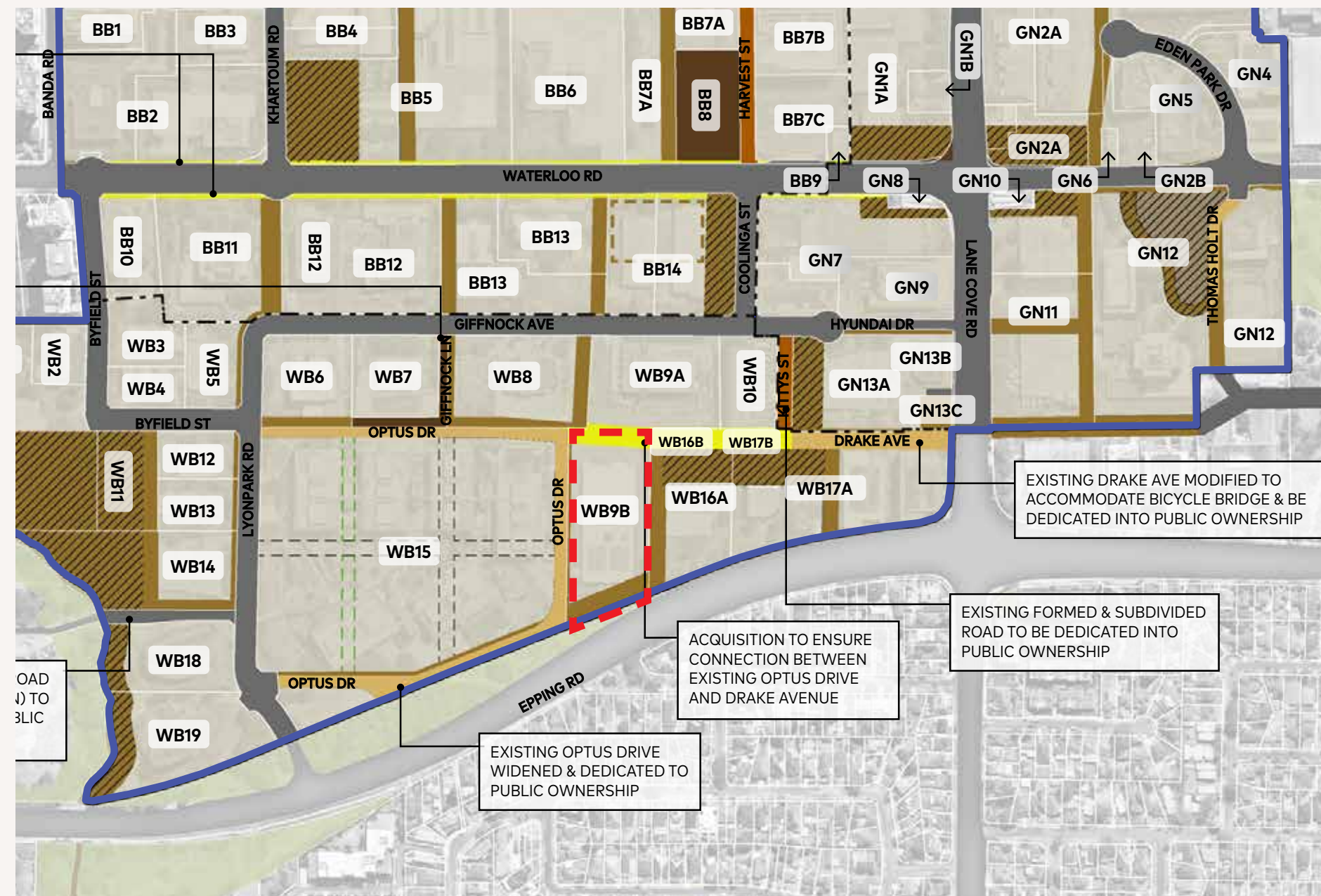
Response

The master plan document considers how higher density around public spaces contributes to positive urban outcomes by fostering a sense of community and enhancing social connectivity. The subject site should be included as part of this density corridor to promote a cluster of well considered residential density.

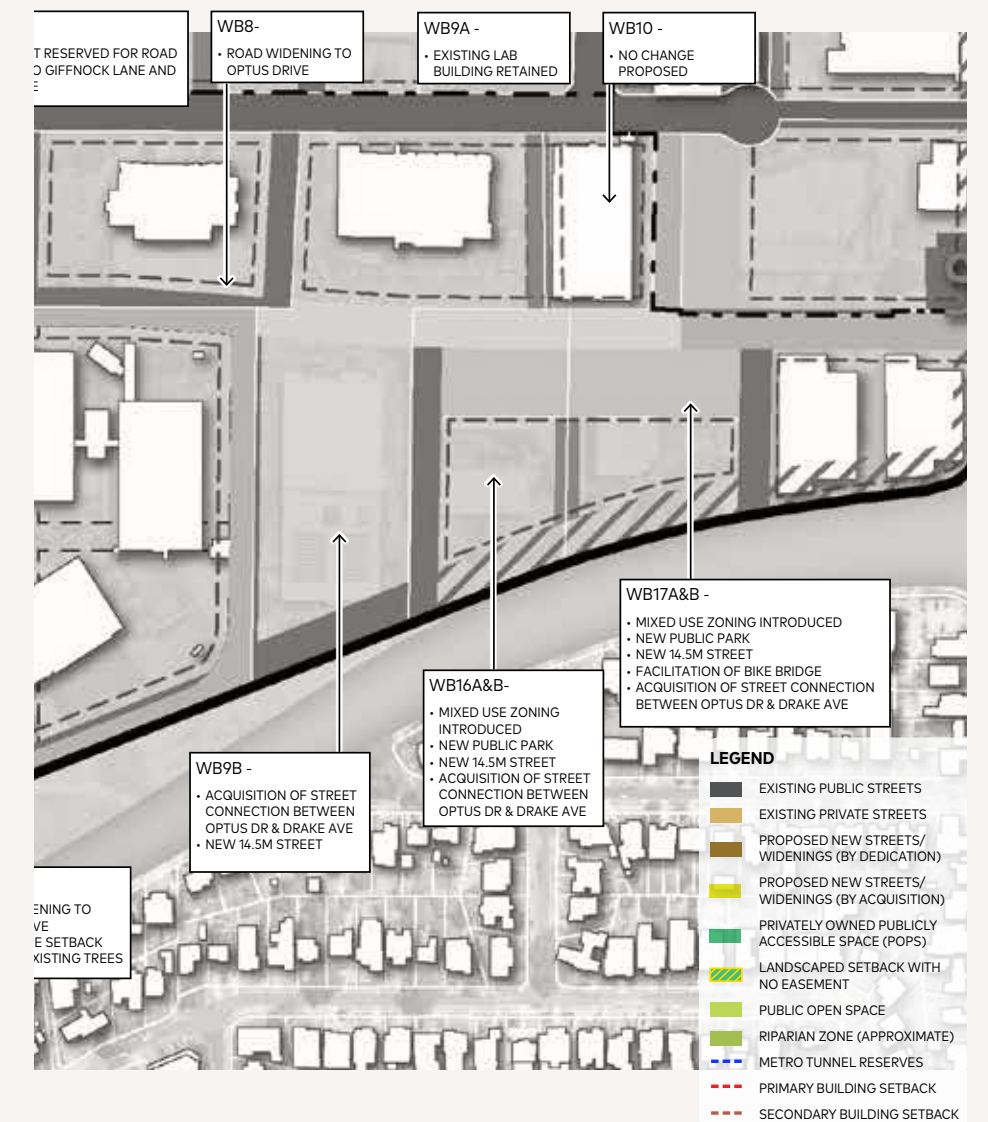
KEY	
Medium Density	
High Density	
Green Space	

ROAD NETWORKS

Extend of Land Acquisition & Dedication

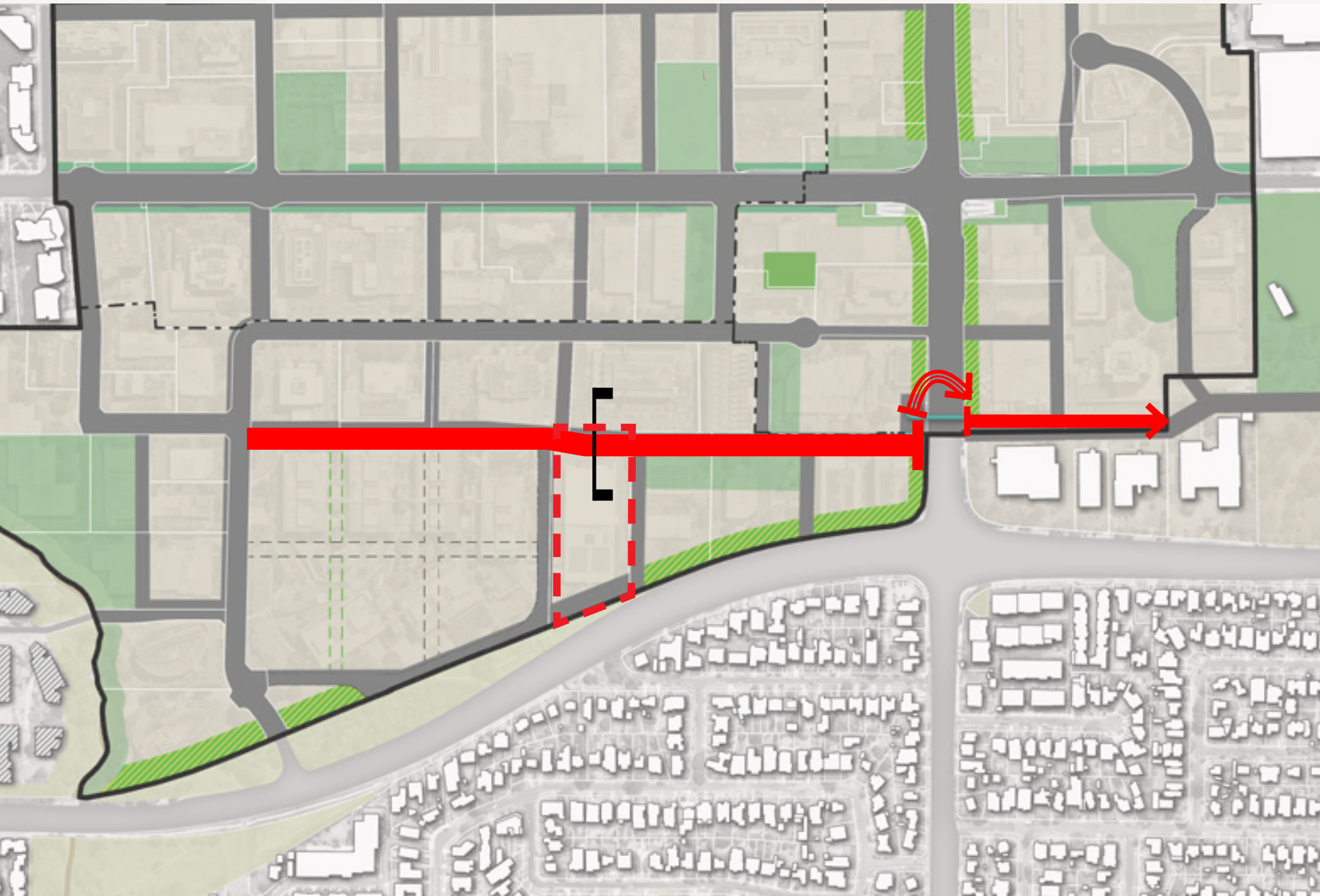


Neighbourhood

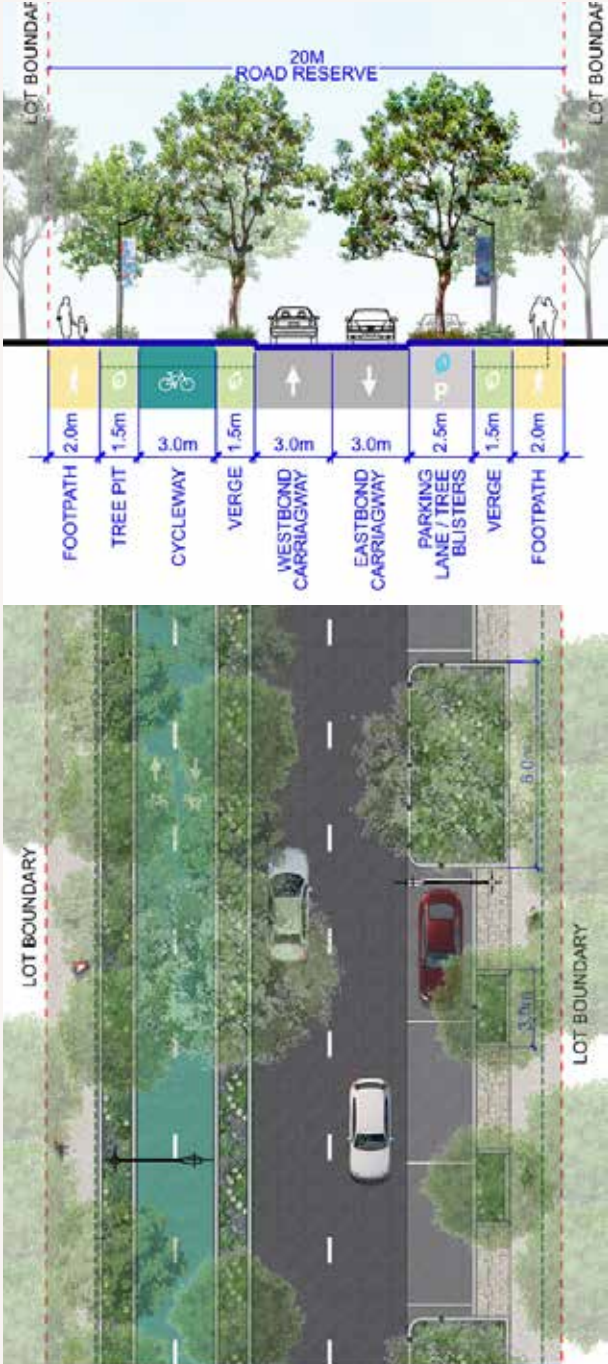


DELIVERING IMPORTANT ROAD NETWORKS

NEW 20M WIDTH LOCAL STREET



Macquarie Park Urban Design Framework - 2024



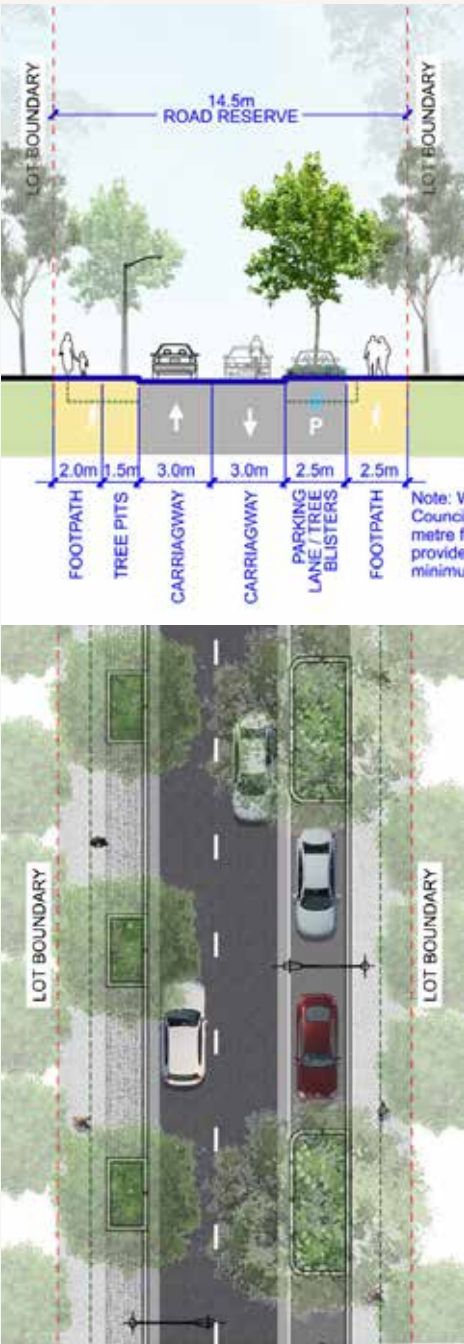
OPTUS DRIVE & DANE STREET

DELIVERING IMPORTANT ROAD NETWORKS

NEW 14.5M WIDTH LOCAL STREET



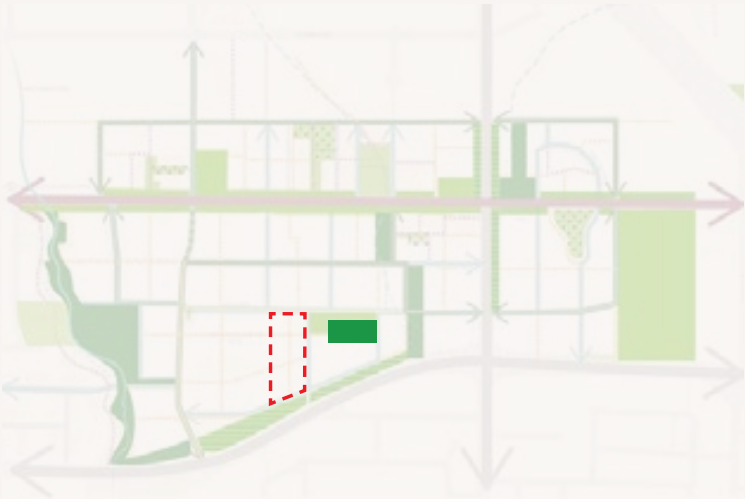
||||| Potential Future Road
To Be Discussed with Council
Macquarie Park Urban Design Framework - 2024



TYPICAL 14.5M RESERVE

PROVIDING VALUABLE PUBLIC GREEN SPACE

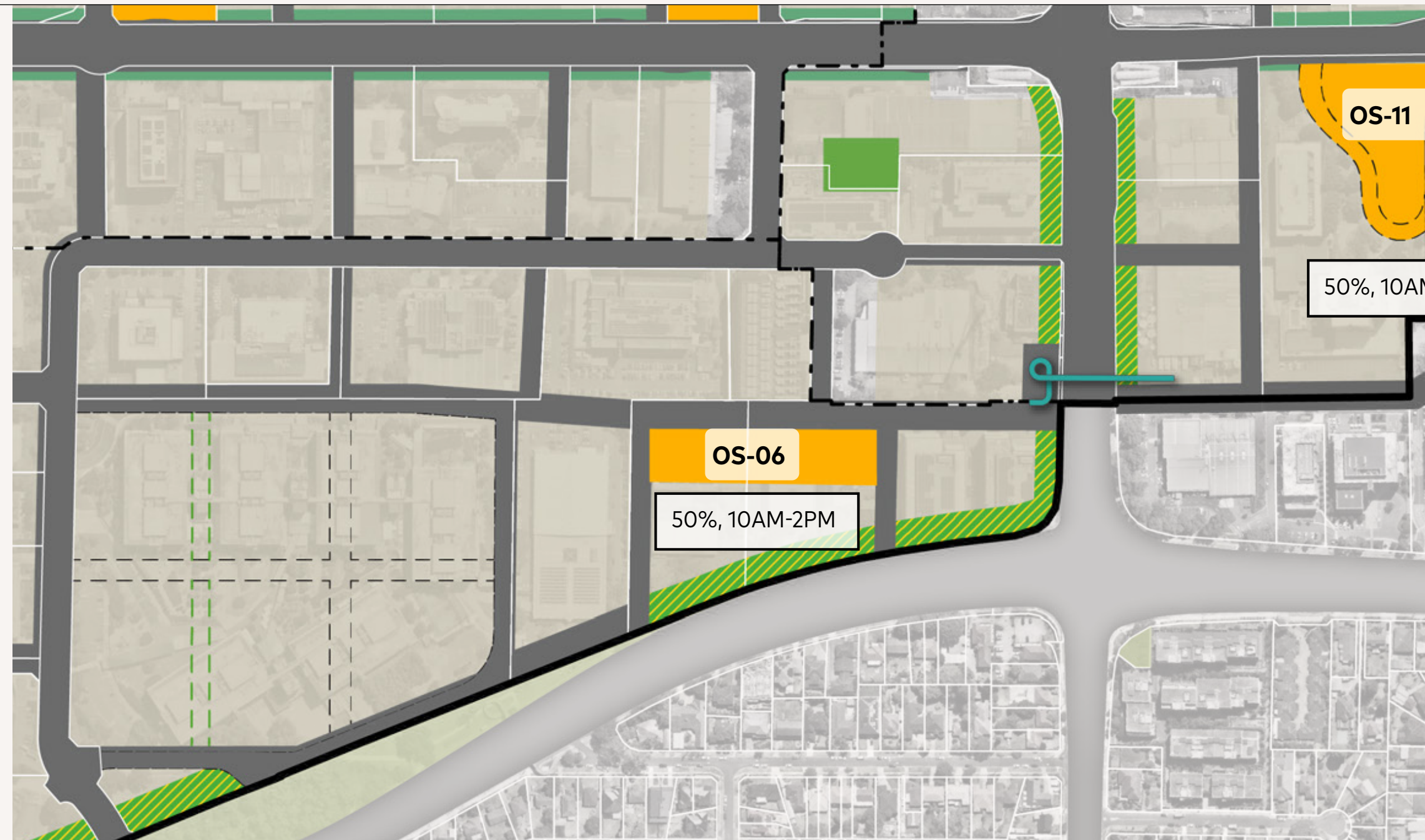
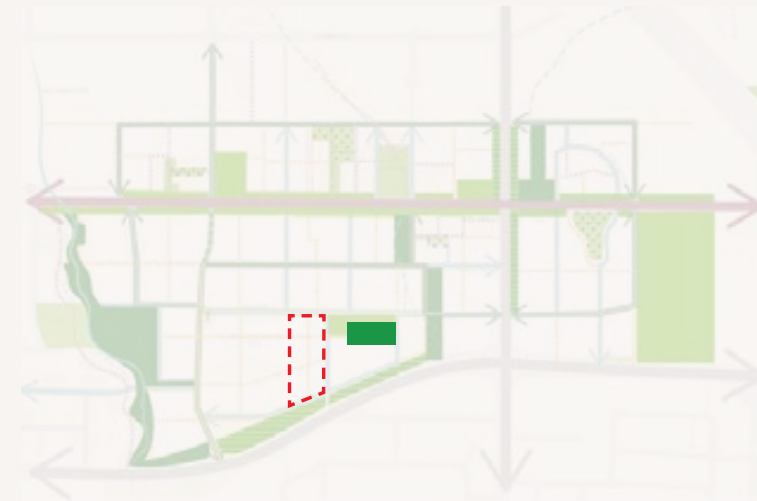
Drake Avenue Park



PROVIDING VALUABLE PUBLIC GREEN SPACE

Drake Avenue Park

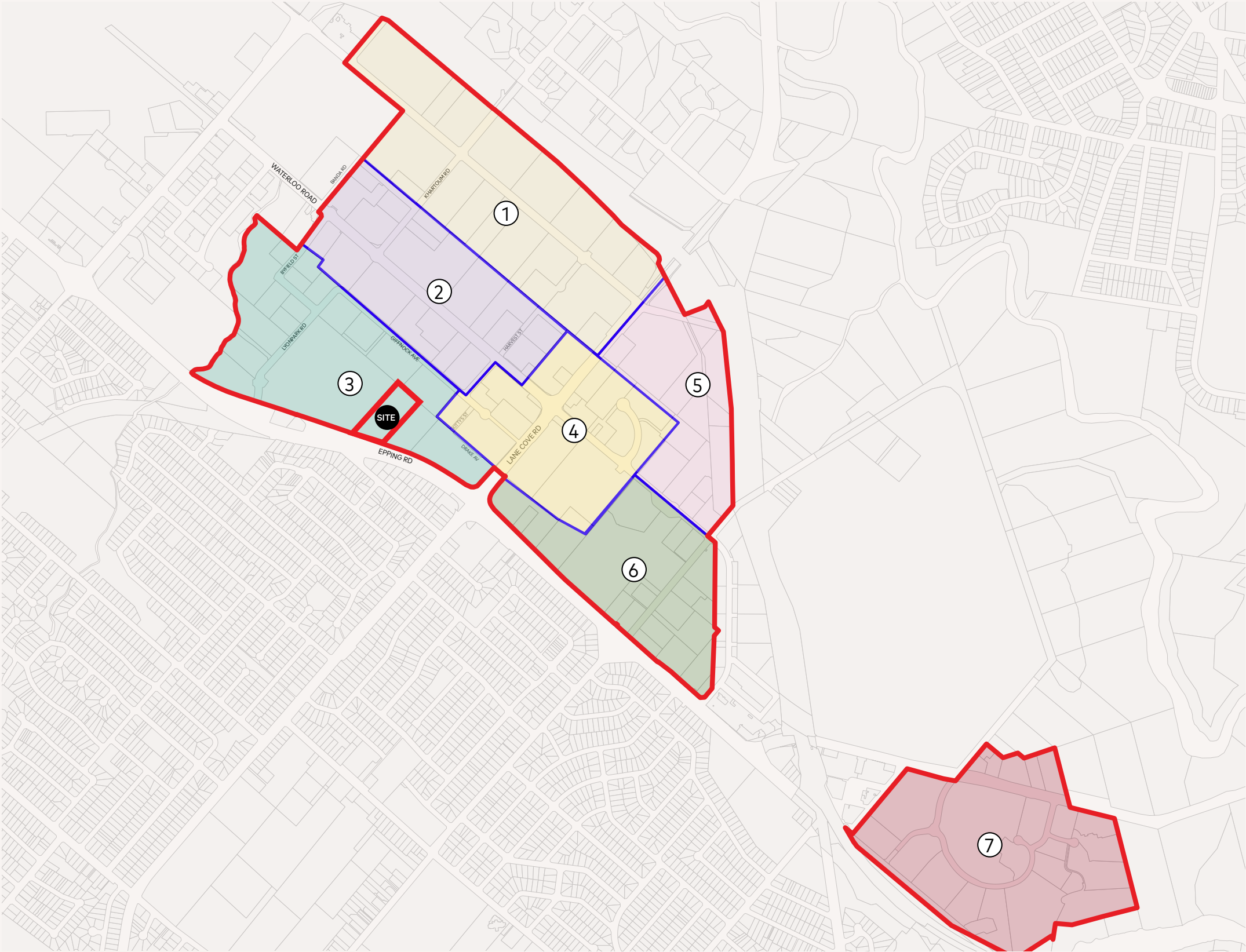
Amenity to open space is required.
Will inform orientation of built form.





DESIGN GUIDE - RELEVANT PLANS

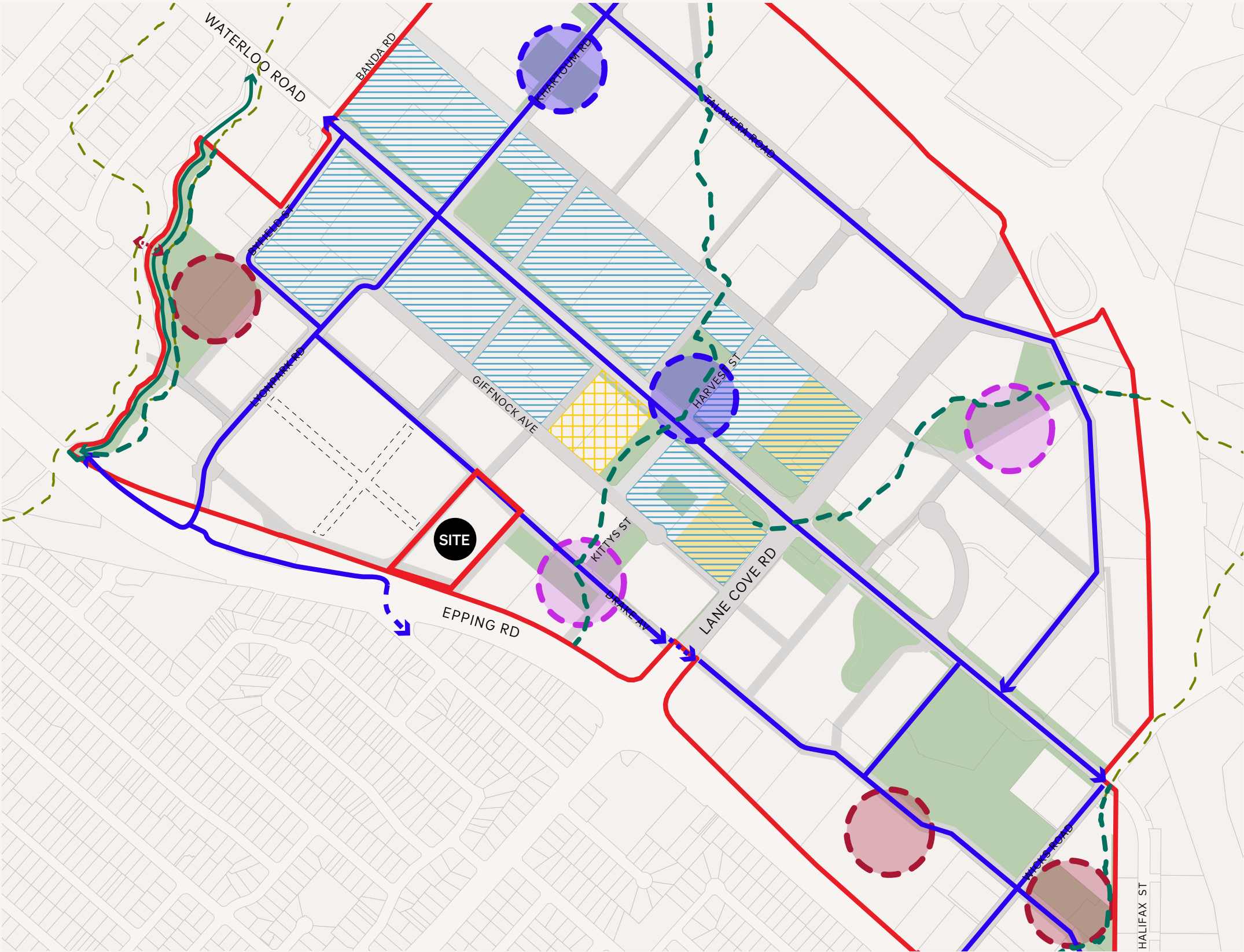
LAND APPLICATION MAP



KEY	
1. Ngalgwala ('Reciprocity')	
2. Butbut ('Heart')	
3. Waragal Birrung ('Evening Star')	
4. Gari Nawi ('Saltwater Canoe')	
5. Burbigal ('Morning')	
6. Gerungul ('Unbreakable')	
7. Narrami Badu-Gumada ('Connecting Water Spirit')	
Site	

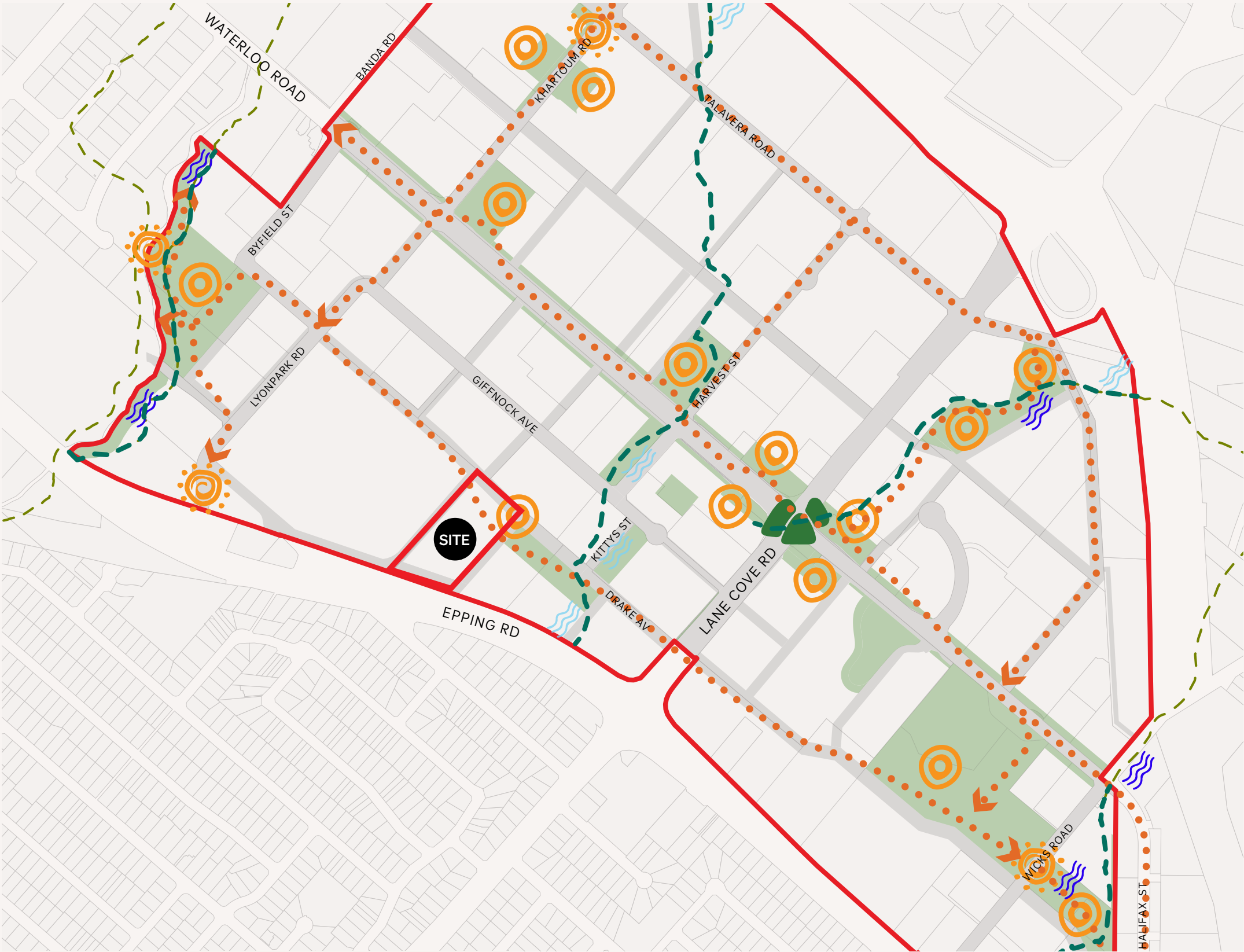


STRUCTURE PLAN MAP



KEY	
Commercial Centre	
Community Core	
Station Precinct	
Woven Way	
Separated Bike Lanes	
Bike Bridge	
Activity Hubs	
1. Residential Focus	
2. Commercial & Community focus	
3. Mixed Use Focus	
Public Open Space	
Streets	
Site	

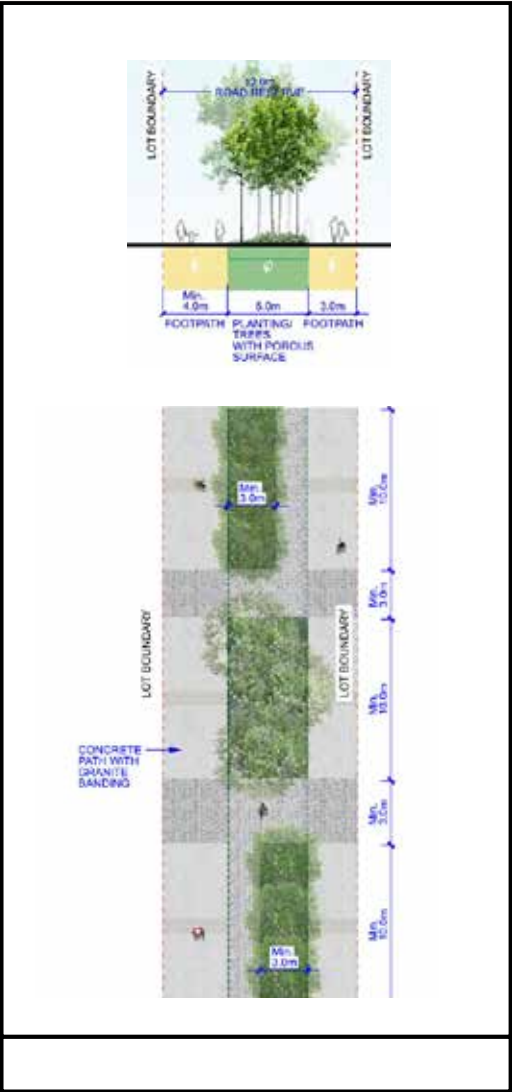
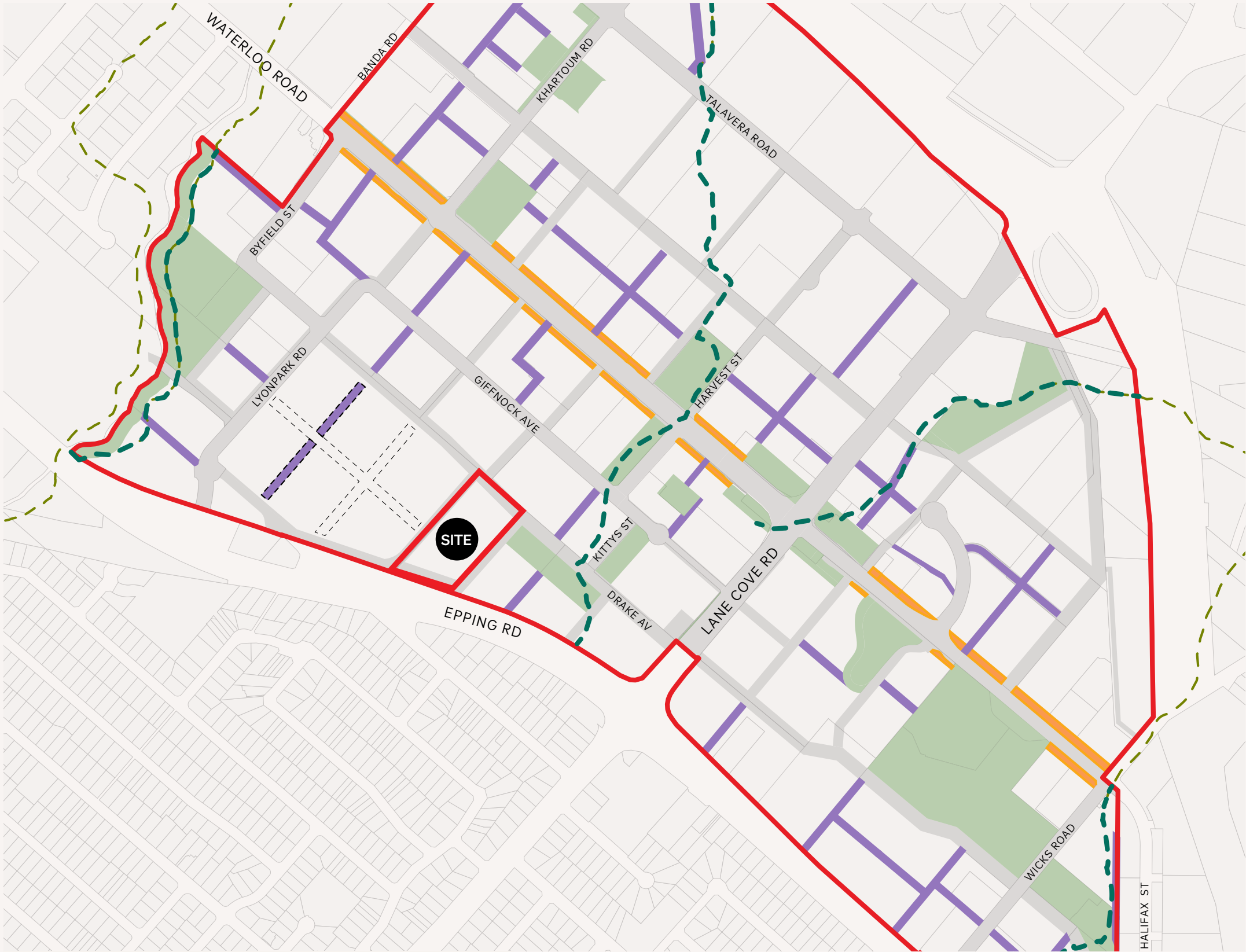
CONNECTION WITH COUNTRY MAP



KEY	
	Woven Way
	Woven Way (Outside the area)
	Physical Woven Way Connection
	Ephemeral Woven Way Connection
	Entry Statement
	Meeting Place
	Path
	Public Open Space
	Streets
	Site



THROUGH-SITE LINKS



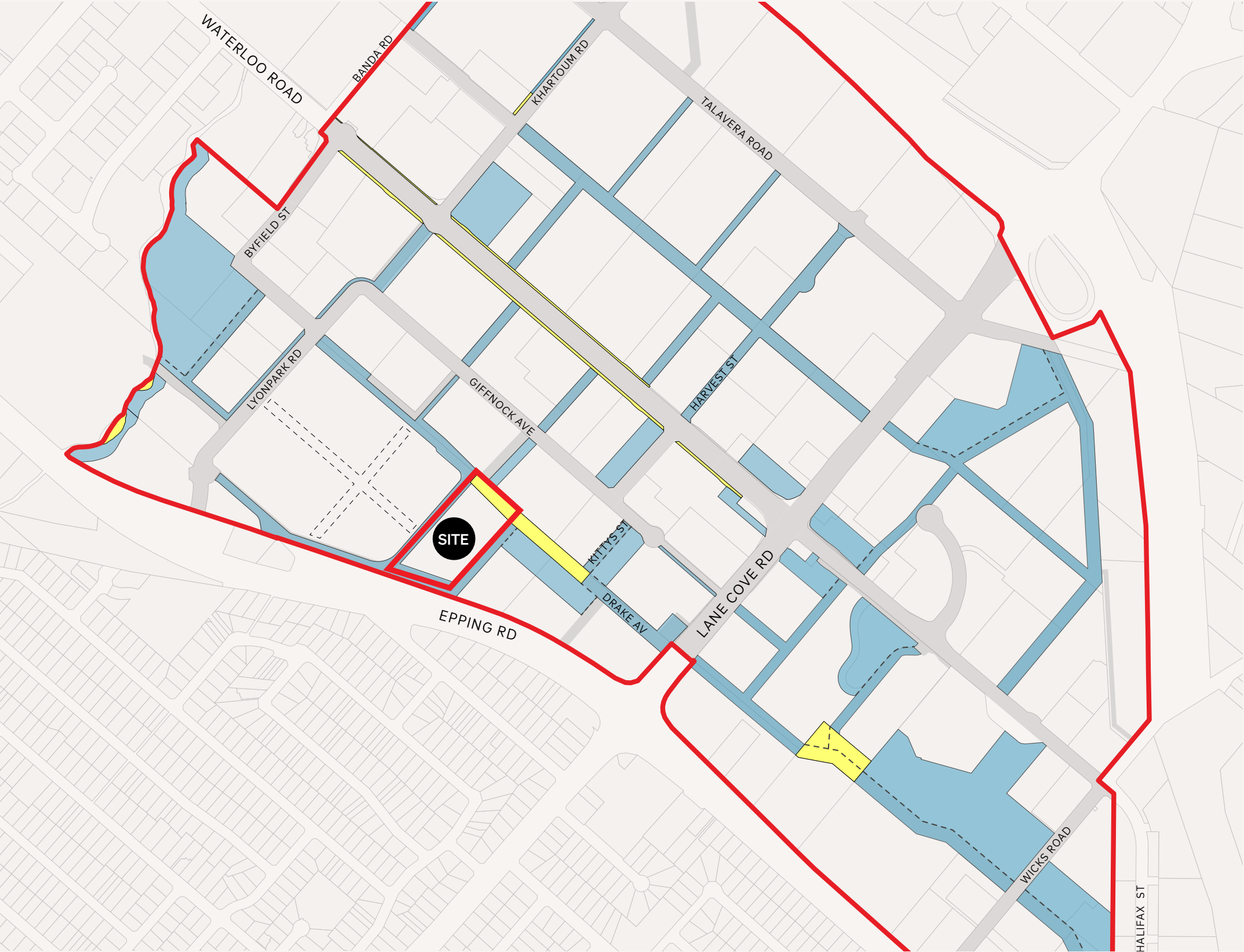
KEY	
Indicative Through-Site Links	
Streets	
Waterloo Road Pops	
Public Open Space	
Applicable only in future major DA/Rezoning	
Site	



SOLAR PROTECTION MAP



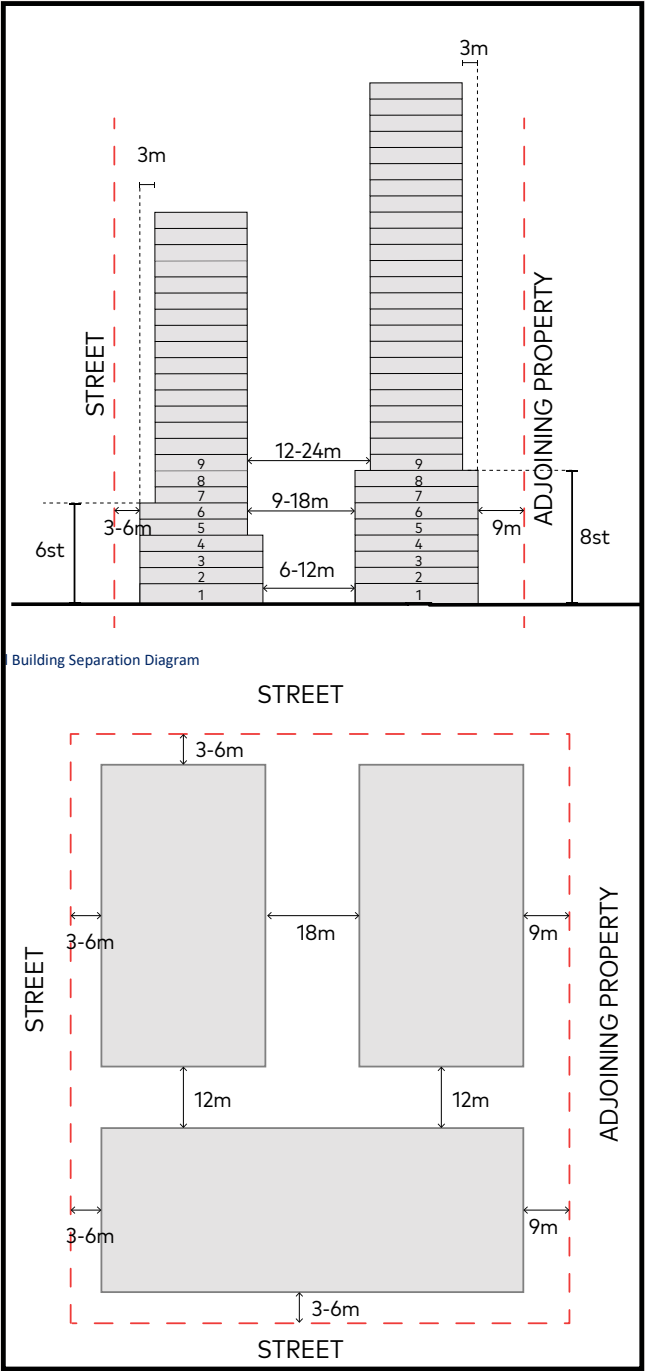
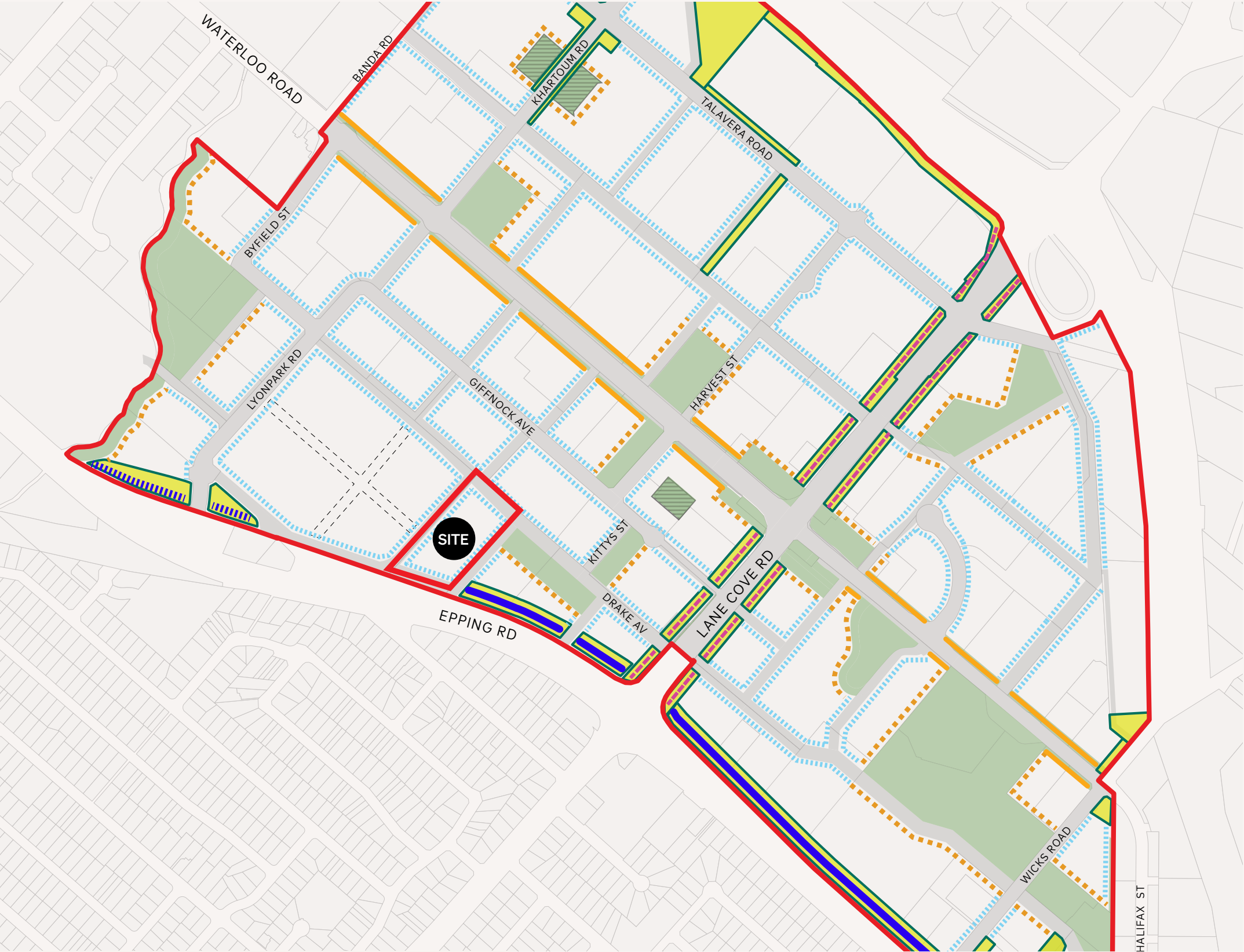
LAND DEDICATION



KEY	
Land Dedication	
Land Acquisition	
Site	



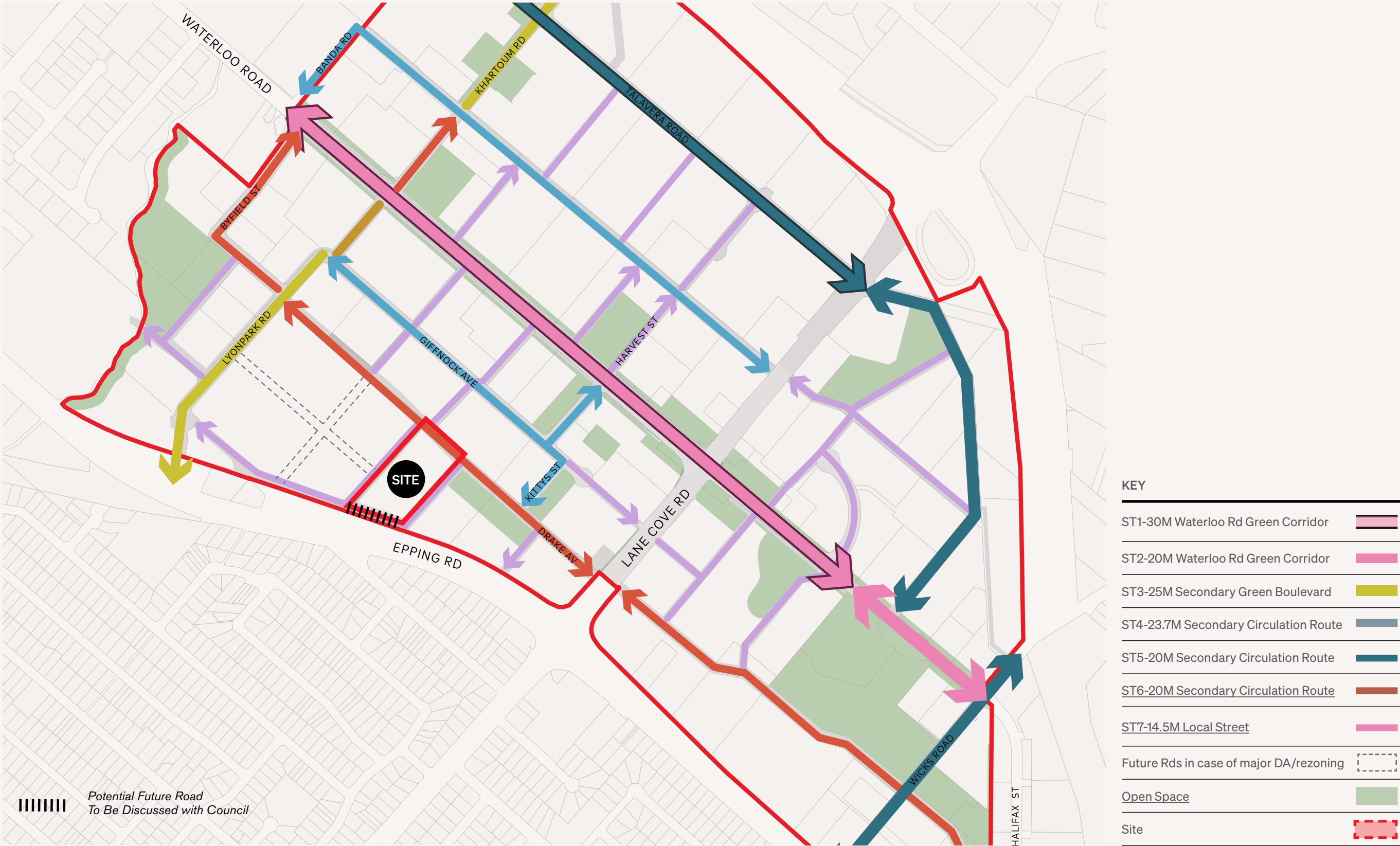
BUILDING SETBACKS



KEY	
3M Primary Setback	Orange dashed line
6M Primary Setback	Blue dashed line
10M Primary Setback	Dark blue dashed line
Site	Red dashed line



STREET NETWORK MAP



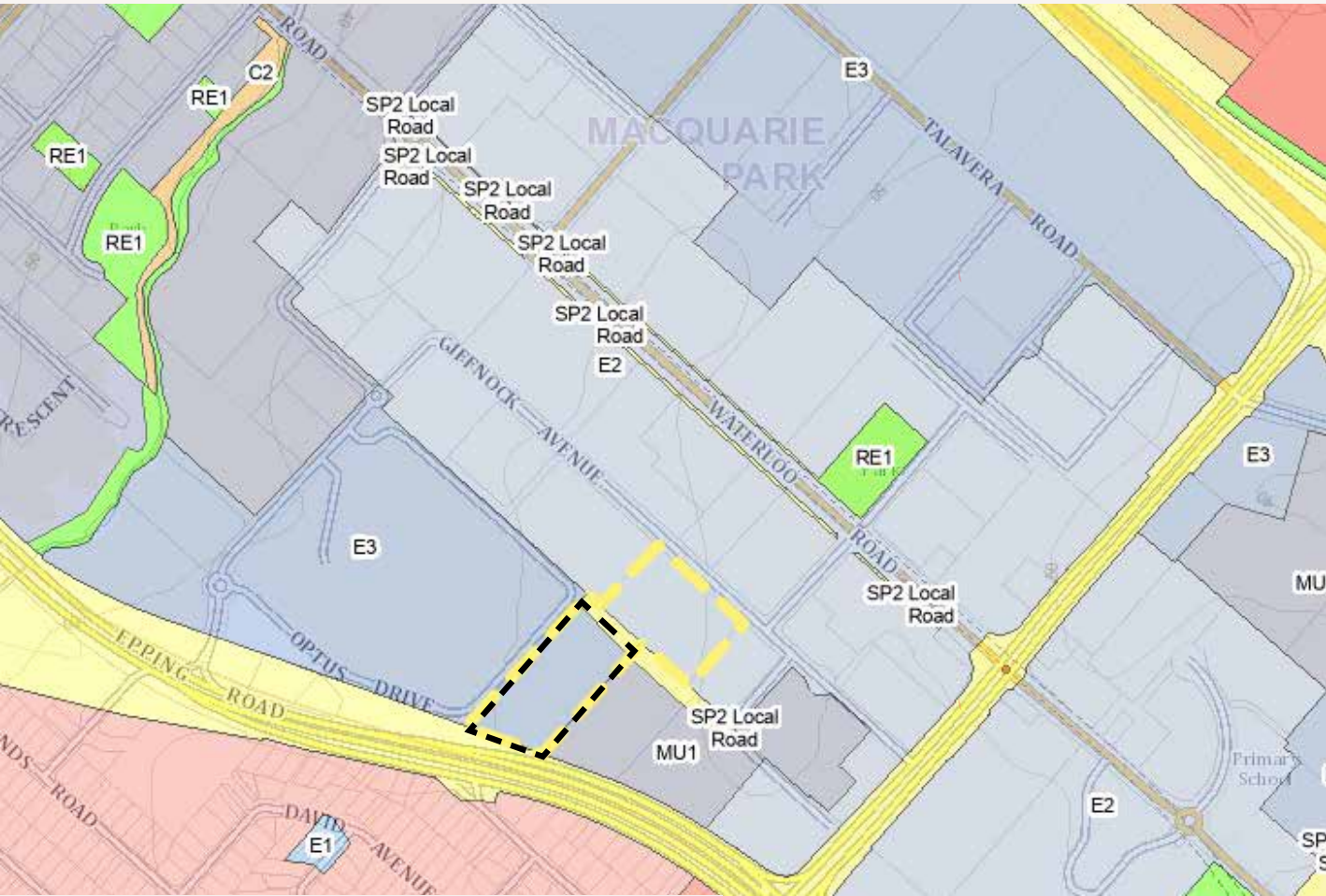


DESIRED OUTCOMES

DESIRED OUTCOMES - ZONING

FROM E3 TO MU1

EXISTING PLAN



Ryde LEP Accessed 2025

PROPOSED CHANGE



Explanation of Intended Effect Stage 1- 2023 - Proposed Land Zoning Map

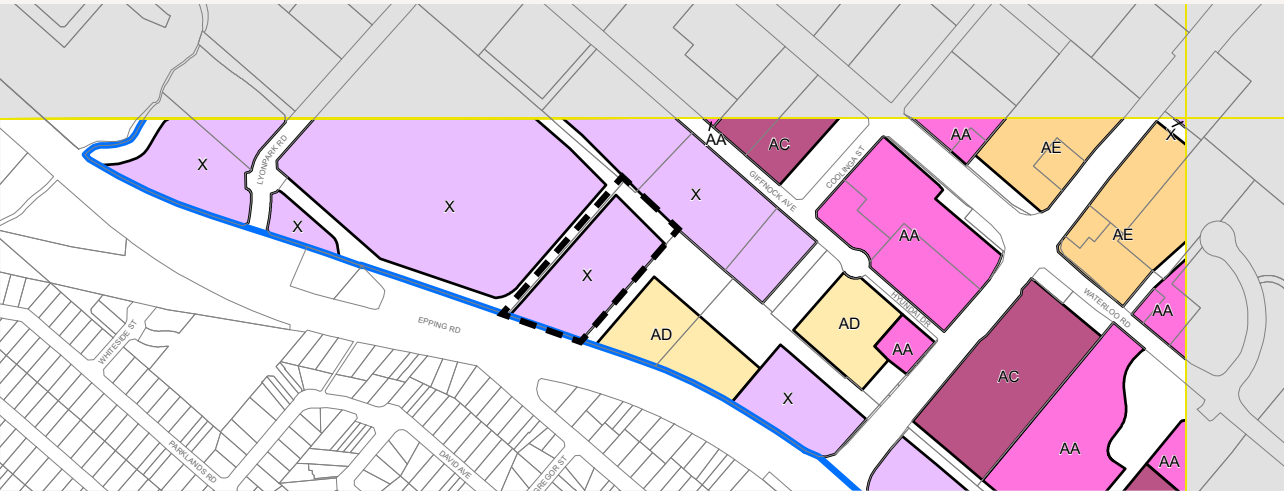
KEY	
E3	
MU1	
Site	



DESIRED OUTCOMES - INCENTIVE HEIGHT OF BUILDING MAP

FROM 45M TO 130M

EXISTING PLAN

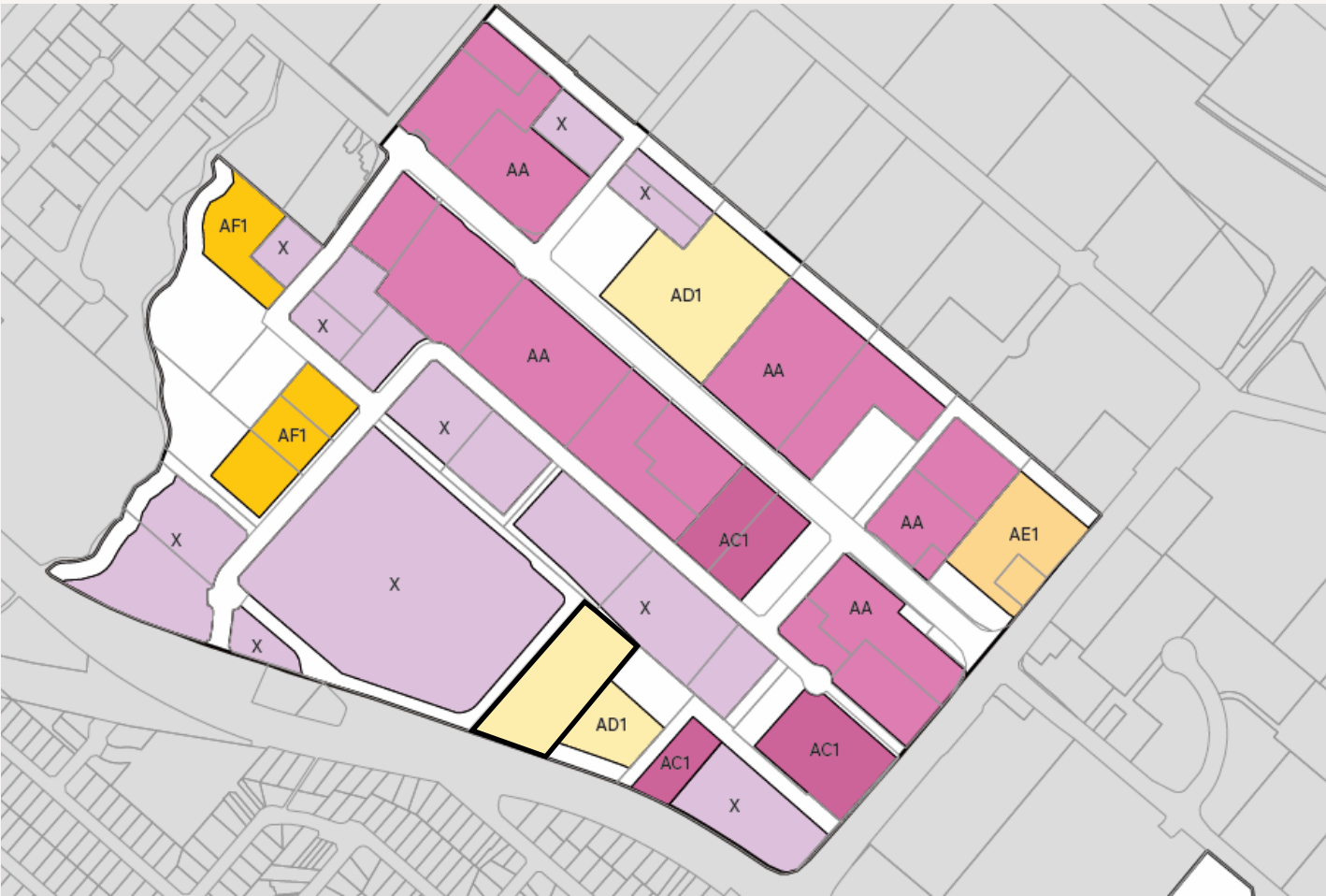


LEP Incentive Height Map (6700_COM_MHB_005_010_20241011)

Note:

- It is implied that provision of open space needs to be delivered north within the middle of site, North of Site WB9B.
- NOTE: Height in storeys is measured from the lowest ground floor, regardless of use.

PROPOSED CHANGE



Explanation of Intended Effect Stage 1- 2023 - Proposed Incentive Height of Building Map pg.16
Note - Desired future outcome is for the entire site to be zoned AD1 - 130m HOB

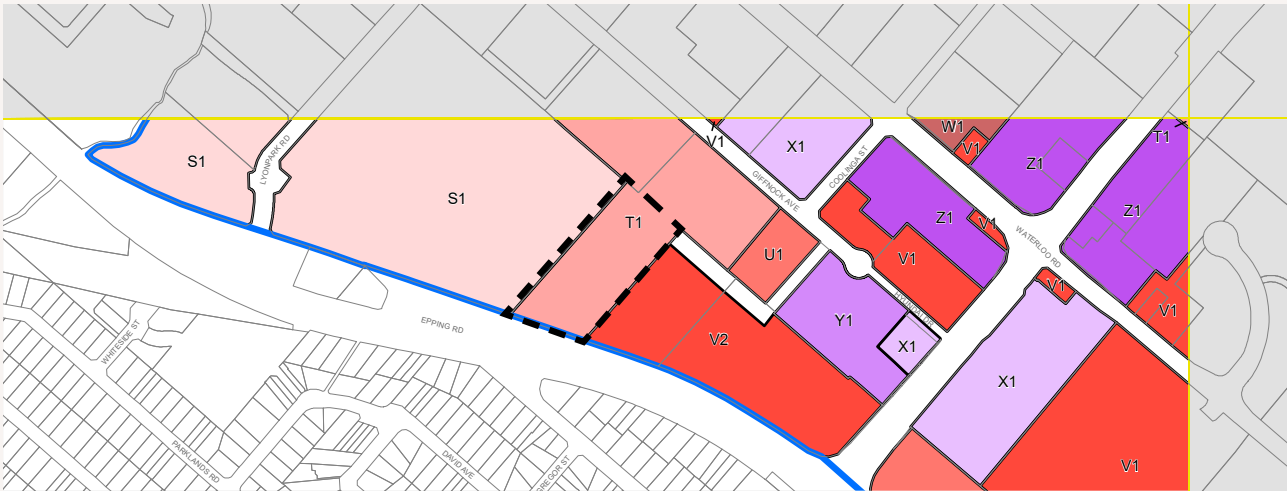
KEY			
X - 45M		R2 - 22M	
J - 9.5M		AD1 - 130M	
U1 - 30M		Site	



DESIRED OUTCOMES - FLOOR SPACE RATIO

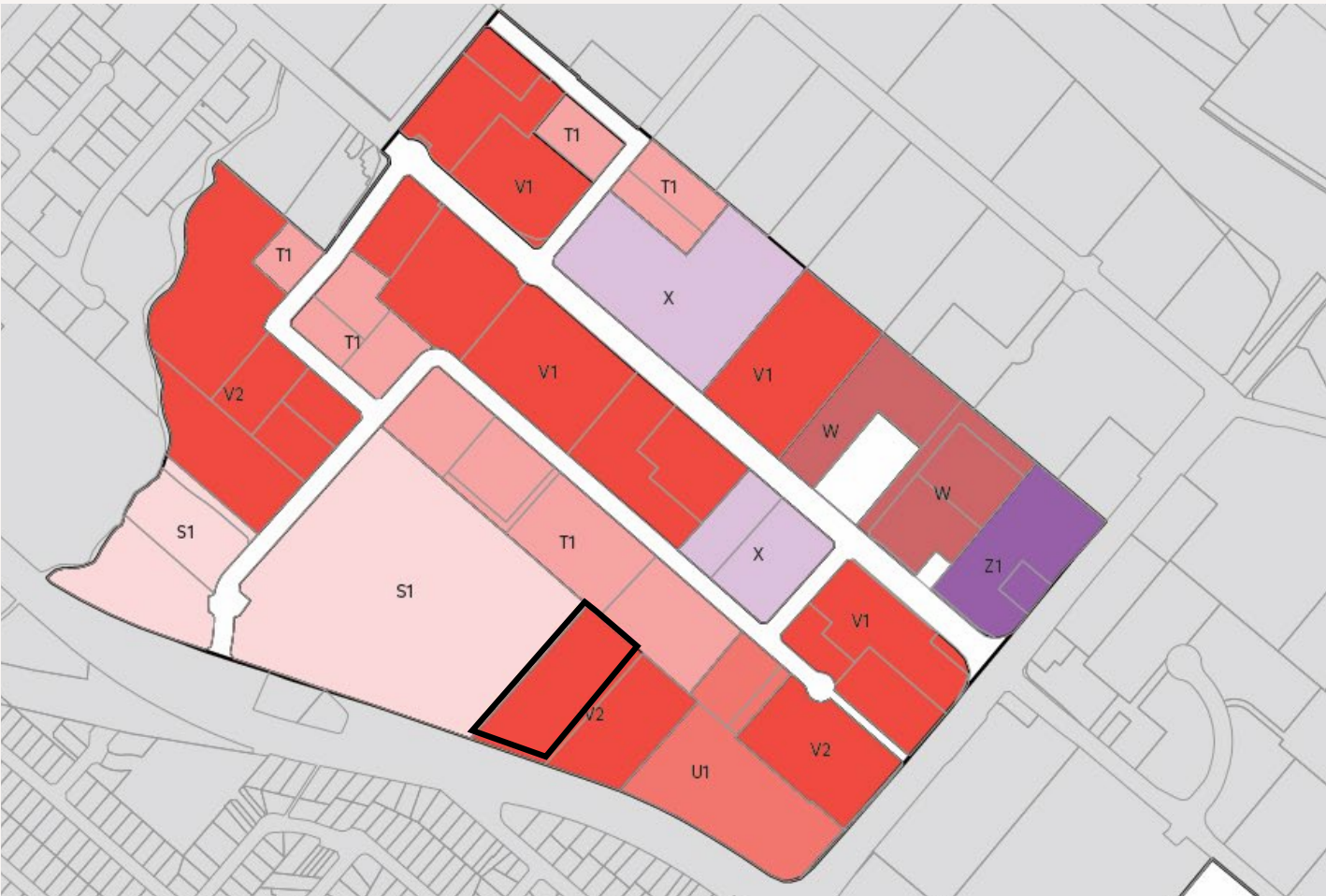
CHANGE FROM 2.0 TO 3.3

EXISTING PLAN



LEP Incentive Floor Space Ration Map (6700_COM_MFS_005_010_20250317)

PROPOSED CHANGE



Explanation of Intended Effect Stage 1 - 2023 - Proposed Incentive Floor Space Ratio Map pg.19

KEY			
N - 1:1		T1 - 2:1	
S1 - 1.5:1		V2 - 3.3:1	
		Site	



PLANNING SUMMARY

Summary of Key Controls

- MU1
- 130m
- Approx 750m² GFA per residential plate
- Maximum FSR 3.3:1
- 5% of Residential GFA dedicated towards affordable housing
- Publicly accessible recreation space to be provided
- 6m primary setback, additional 3m Tower setback
- Road dedication/acquisitions