

Submission to the NSW Department of Planning, Housing and Infrastructure

State Significant Development Application

15–21 Cottonwood Crescent, Macquarie Park NSW

Submitter Details

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Date: **Thursday, 16 April 2026**

Declaration of Interest

I object to the proposed development.

Introduction

I make this submission in relation to the State Significant Development application for a mixed-use development at 15–21 Cottonwood Crescent, Macquarie Park.

This submission is made pursuant to the Environmental Planning and Assessment Act 1979 (NSW) and associated statutory instruments.

The proposal raises material concerns regarding compliance with statutory planning requirements, infrastructure adequacy, cumulative impacts and environmental and social outcomes.

Grounds of Objection

1. Inconsistency with Section 4.15 of the Environmental Planning and Assessment Act 1979

Under section 4.15, the consent authority must consider:

- The provisions of any environmental planning instrument
- Likely impacts of the development
- Suitability of the site

- Public interest

This proposal fails to satisfy these requirements.

The development seeks substantial variation to height and floor space controls. This undermines the intent of the applicable Local Environmental Plan.

The scale of the proposal is not consistent with the existing or planned character of the precinct. It represents an overdevelopment of the site.

2. Failure to Properly Address Cumulative Impacts

Section 4.15 requires consideration of the likely impacts of the development, including cumulative impacts.

The proposal does not adequately assess the combined effect of multiple developments within Cottonwood Crescent and the broader Macquarie Park precinct.

This omission materially understates:

- Traffic impacts
- Infrastructure demand
- Construction disruption

A project of this scale cannot be assessed in isolation.

3. Traffic and Transport Impacts

The likely impacts on traffic and transport networks have not been adequately addressed.

Cottonwood Crescent is a constrained local road with limited capacity.

The proposal will generate a significant increase in vehicle movements, contrary to the objectives of orderly and efficient land use planning under section 1.3 of the Environmental Planning and Assessment Act 1979.

The reliance on proximity to public transport is insufficient. Car dependency remains a practical reality in this location.

The development will result in:

- Increased congestion on Waterloo Road and surrounding intersections
- Reduced safety for pedestrians
- Degradation of local traffic conditions

4. Inadequate Infrastructure Planning

Section 4.15 requires consideration of the public interest and the adequacy of infrastructure.

There is no demonstrated, funded and committed plan ensuring that infrastructure will be delivered in alignment with the development.

This includes:

- Road network upgrades
- Utility capacity
- Community services

Approving development ahead of infrastructure delivery is inconsistent with sound planning principles and is not in the public interest.

5. Environmental and Amenity Impacts

The proposal will result in significant impacts on local amenity, including:

- Overshadowing
- Wind impacts at street level
- Visual bulk and scale

These impacts are relevant considerations under section 4.15(1)(b) as environmental impacts.

The scale of the towers will materially affect the amenity of surrounding properties and public spaces.

6. Construction Impacts

The Environmental Planning and Assessment Act 1979 requires consideration of impacts during both construction and operation.

The construction of two towers of this scale will result in prolonged disruption, including:

- Noise and vibration
- Dust and air quality impacts
- Heavy vehicle movements

Given the likelihood of concurrent developments in the same street, these impacts will be compounded.

7. Precedent and Strategic Planning Risk

Approval of this development would set an undesirable precedent.

It would encourage further site-specific variations to planning controls, undermining the strategic planning framework.

This is inconsistent with the objects of the Environmental Planning and Assessment Act 1979, including the promotion of orderly and economic use and development of land.

Conclusion

For the reasons outlined above, the proposed development:

- Is inconsistent with section 4.15 of the Environmental Planning and Assessment Act 1979
- Fails to adequately address cumulative impacts
- Relies on unsupported assumptions regarding infrastructure capacity
- Will result in unacceptable impacts on traffic, amenity and local conditions

Accordingly, the application should be refused.

In the alternative, the proposal should not be approved unless:

- A comprehensive cumulative impact assessment is undertaken
- Infrastructure delivery is clearly defined, funded and staged
- The scale of the development is materially reduced

This submission is made in good faith and in the public interest.