

Our ref: Mixed Use Development at 15-21 Cottonwood Cr (SSD-94006708)

Mr Royce Lucero
Development Manager

COTTONWOOD DEVELOPMENT PTY LTD

Suite 101, 25 Angas Street

MEADOWBANK NSW 2114

23 April 2026

Subject: Response to Submissions

Dear Mr Lucero

The exhibition of the development application and environmental impact statement (EIS) for the mixed-use development at 15-21 Cottonwood Crescent (SSD-94006708) ended on 21 April 2026.

We have placed all submissions on the NSW Planning Portal at

<https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-15-21-cottonwood-crescent-macquarie-park>

The Department of Planning, Housing and Infrastructure (the Department) has not yet received advice from the following agencies:

- Transport for NSW
- Sydney Metro
- Ausgrid

These responses will be provided to you once received.

The Department is also considering the proposal as outlined in your EIS and will separately forward you a list of the key issues to be addressed.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

Department of Planning, Housing and Infrastructure



Please lodge your submissions report, including your response to the Department's forthcoming letter, by 5 June 2026 via the NSW planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Lawrence Huang, on (02) 8275 1588 or via email at Lawrence.a.Huang@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be "LP".

Lisa Pemberton

Team Leader, Housing Delivery Assessments

as delegate for the Planning Secretary