



25th June 2026

Lisa Pemberton
Team Leader – Housing Delivery Assessments
Department of Planning, Housing and Infrastructure (DPHI)
Locked Bag 5022, Parramatta NSW 2124

SSD-94006708 RESPONSE TO SUBMISSIONS COVER LETTER
PROPERTY AT 15-21 Cottonwood Crescent

Dear Lisa,

Re: 88 Waterloo Road, Macquarie Park NSW

Reference is made to SSD-94006708 for the 15-21 Cottonwood Crescent, Macquarie Park Development by Cottonwood Development Pty Ltd.

Specifically, this letter provides an overview of the amendments made to Appendix N Landscape Design Report and Drawings in response to the DPHI request for additional information on 25th May 2026 and relevant agency comments.

The following tables below provide a summary of comments addressed in the amended Landscape Report and Associated Drawings.

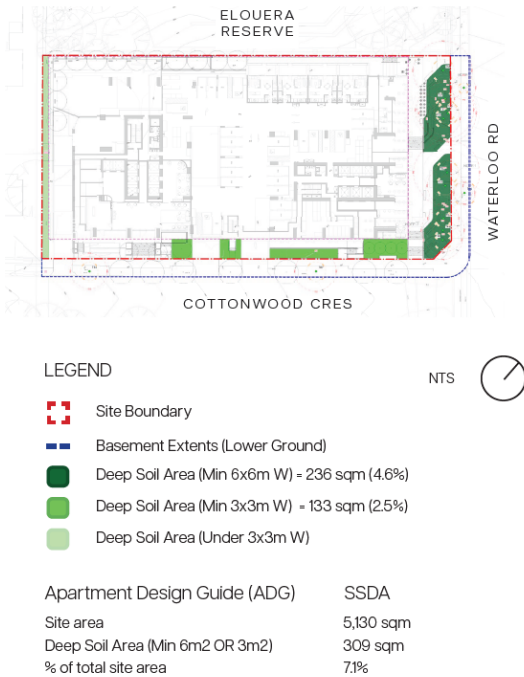
Place Design Group Pty Ltd
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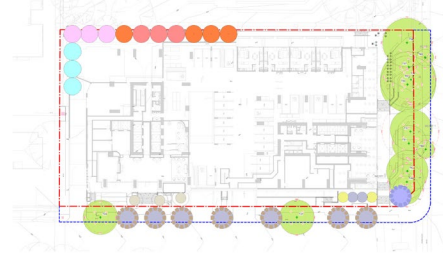
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Table 1 – Response to Agency Comments DPHI Key Issues

Item	Comments	Response	Reference								
A	Compliance with the NSW Apartment Design Guide (ADG) Deep Soil and landscaping outcomes: A number of deep soil zones do not meet the minimum 6m dimension.	The deep soil plan has been updated in response to the amended ground floor and entries along Waterloo Road and Cottonwood Crescent. Waterloo Road: A continuous deep soil extends along the full frontage of Waterloo Road to enable the retention of existing mature trees and respond to the Waterloo Road Masterplan of creating a linear park. This extent of deep soil achieves the minimum 6 x 6m width and equates to 236m² (4.6%) Cottonwood Crescent: The Cottonwood Crescent frontage consists of key entry points to lobbies and driveways. Continuous deep soil zones extend along sections of the frontage with mature trees being proposed to provide a dense landscape screen. The extent of deep soil achieves	Refer Deep Soil Diagram – Page 22 of Design Report  LEGEND - Site Boundary - Basement Extents (Lower Ground) - Deep Soil Area (Min 6x6m W) = 236 sqm (4.6%) - Deep Soil Area (Min 3x3m W) = 133 sqm (2.5%) - Deep Soil Area (Under 3x3m W) <table><tr><th>Apartment Design Guide (ADG)</th><th>SSDA</th></tr><tr><td>Site area</td><td>5,130 sqm</td></tr><tr><td>Deep Soil Area (Min 6m² OR 3m²)</td><td>309 sqm</td></tr><tr><td>% of total site area</td><td>71%</td></tr></table>	Apartment Design Guide (ADG)	SSDA	Site area	5,130 sqm	Deep Soil Area (Min 6m ² OR 3m ²)	309 sqm	% of total site area	71%
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% of total site area	71%										

		133m2 (2.5%) While the Cottonwood Crescent frontage deep soil zones don't comply numerical with the 6 x 6m guideline – at least one dimension extends beyond 6m in length with a number of the frontages extending upwards of 15m which provides adequate soil volumes for the planting of large canopy trees that will have sufficient soil volume to support a healthy and vigorous root system for the trees. Total Deep Soil = 369m2 (7.1%)	
B	Design Quality: The proposed 800mm side setback to the southern boundary does not serve as a 'biodiversity corridor' as noted on the landscape masterplan. This setback must be increased to at least 3m to establish a vegetation buffer to help screen the	The south-western setback has been increased to 1.8m to achieve a greater offset from the neighbouring properties. This additional offset has allowed previously proposed T44 to now be retained. The western setback will be densely planted with species from the	Refer detailed plant list on page 53-58 of Landscape Design Report, Tree Strategy Plan on page 45 and Planting Strategy on page 46

	development when viewed from adjoining properties.	STIFF community to create a visual green corridor connecting the site to Cottonwood Reserve through to Elouera Reserve. The previous note to a biodiversity corridor was in reference that the proposed planting and landscape treatment along the boundary has a proposal to use species from the STIF (Sydney Turpentine Ironbark Forest) vegetation community which previously inhabited the Macquarie Park region. There is no requirement from the ecologist for this to be a dedicated biodiversity corridor. The proposed planting and trees within this setback will provide adequate screening to the lower levels of the development along with the retention of Tree 44 within the neighbouring property which is now being retained.	LEGEND - Site Boundary - Public Domain Boundary - Existing Planting to be Retained PROPOSED TREE PLANTING - Eucalyptus camaldulensis - Eucalyptus nitens - Eucalyptus viminalis - Eucalyptus globulus - Eucalyptus punctata - Diospyros amabilis - Hippocrepis empetrum - Phytolacca frutescens - Wisteria floribunda  LEGEND - Site Boundary - Public Domain Boundary - Mass Planting (Refer to planting schedule) - Boundary Planting (Refer to planting schedule) - Single Planting (Refer to public domain planting per unit/lot/lot) 
C	Design Quality: The proposal's podium interface with Elouera Reserve is suboptimal due to limited setbacks and four levels of car park screening across approximately half of the	The podium setback to Elouera Reserve has been increased in localised areas to retain tree T41 along the boundary. To offset the visual bulk of the podium,	

frontage. While three trees are proposed along this boundary to offset the visual bulk of the podium, their establishment and growth would be constrained by the podium two storeys above and basement parking below. The podium setback to Elouera Reserve must be increased to facilitate tree retention, additional tree planting, improved building interface and reduce perceived bulk.

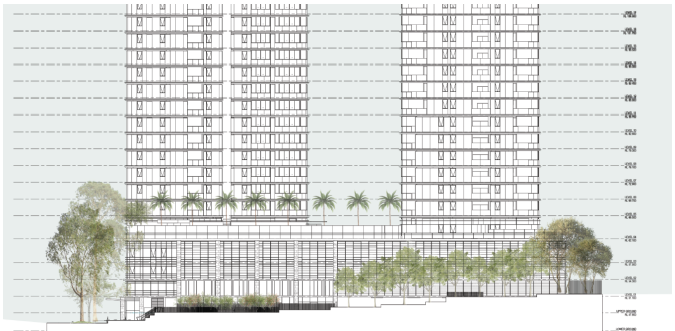
extend areas of planting suitable for tree planting with 1.5m soil depth have been increased and an additional 10 trees have been added along the Elouera Reserve interface to assist in screening the car parking.

Additional elevations have been provided from Elouera Reserve to demonstrate the increased landscape zones achieved.

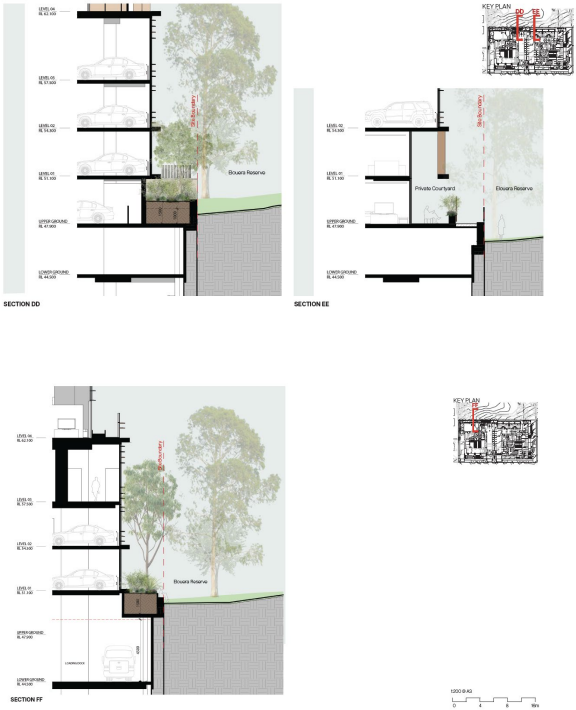
Refer Planting Strategy – Page 45 of Design Report



Refer Elouera Reserve Elevation GG – Page 38 of Design Report



Refer Elourea Reserve Sections DD, EE, FF – Page 36 – 37 of Design Report



D

Design Quality:

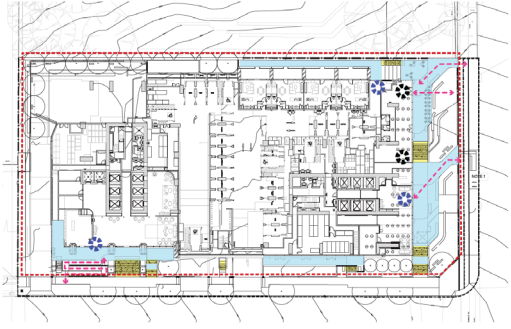
The accessible entry to the Waterloo Tower lobby is through an informal decked seating area. This does not present as a clear and legible main building entry. The design and location of accessibility points to main residential lobbies must be prioritised to establish a clear and publicly accessible street interface.

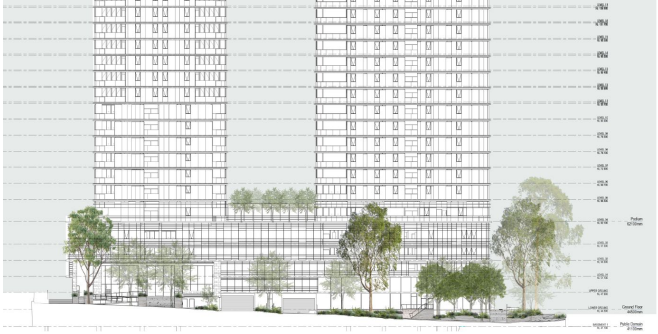
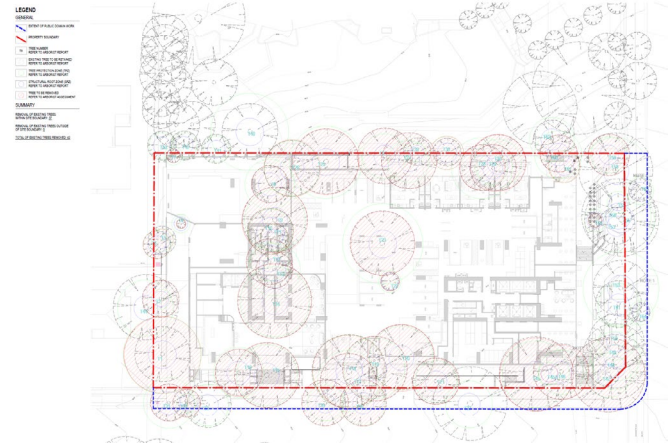
The re-design of the Waterloo Road interface to accommodate the changes to the retail provide accessible entry points which present as a clear and legible main building entry connecting to the publicly accessible street interface.

This is achieved through simplified wide pathways following the direction of travel along paved footpaths, supported on root bridge systems for areas within the existing tree TPZ zones.

Refer Landscape Masterplan – Page 26 of Design Report

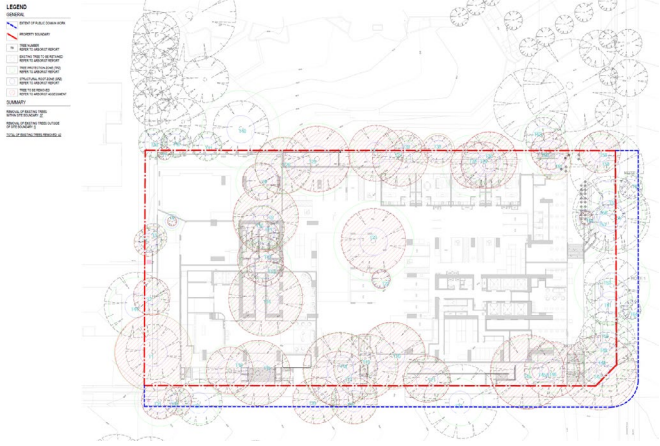


			Refer Accessibility Plan – Page 44 of Design Report ● ACCESSIBILITY LANDSCAPE MASTERPLAN LEGEND - Site Boundary - Level Access - Stairs - Accessible Routes to Entrances - Residential Entrance - Detail Entrance 
E	Design Quality: The submitted elevation drawings do not sufficiently detail the proposal's design response to streetscape, context and public domain.	Please refer to landscape elevations for streetscape and public domain along Waterloo Road and Cottonwood Crescent frontage.	Refer Elevation CC – Waterloo Road – Page 32 of Design Report 

			Refer Elevation JJ – Cottonwood Crescent – Page 43 of Design Report 
F	Tree retention: The subject site benefits from existing trees along Cottonwood Crescent, Waterloo Road and Elouera Reserve. These trees provide shade, natural screening and contribute to streetscape character. Of the 65 trees identified in the Arboricultural Impact Assessment, the proposal seeks to remove 49 of them. It is unclear why more trees , especially those located close to site boundaries or on adjoining land, cannot be retained. The retention of existing trees, supported by additional plantings and landscaping will help preserve streetscape	The podium setback to Elouera Reserve has been increased in localised areas to retain tree T41 along the boundary. The basement extent has been reduced along the southern boundary to retain T44. In conjunction with the arborist & civils we have reviewed the existing trees along Waterloo Road setback to retained additional trees from the original submission. The landscape re-design can retain additional trees T50, T64, T53, T57, T63 which were previously proposed for removal.	Refer Tree Management Plan – Page 21 of Design Report 

	character and increase public domain amenity including along the interface to Elouera Reserve.	The two trees along Elouera Reserve which are being proposed for removal is due to the basement extent and constructability of shoring walls. T38 is classified as an exotic weed species under Ryde City Council tree list and Tree 39 is juvenile and can be replaced with a mature tree species as required to provide additional screening along the Elouera Reserve frontage. A detailed summary of the quality and value of the proposed trees for removal is shown on the tree management plan and within Arborist Report by Martin Peacock Tree Care Rev C dated 26.06.2026. 3 – High Value 16 – Medium Value 14 – Low Value 5 – Not suitable The previous scheme had proposed removal of 49 trees with the revised scheme proposing a removal of 45 trees (38 on site / 7 outside boundary in reserve / verge).	
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Table 2 – Response to Agency Comments – City of Ryde

Comments	Response	Reference
Tree Retention Existing mature trees along site boundaries currently provide shade and environmental value. The provided tree removal and retention plan indicates that most trees will be removed. All mature trees should be retained to the street edge at both Cottonwood Crescent and Waterloo Rd. Council requires a detailed arborist report for the removal of any existing mature trees.	The podium setback to Elouera Reserve has been increased in localised areas to retain tree T41 along the boundary. The basement extent has been reduced along the southern boundary to retain T44. In conjunction with the arborist & civils we have reviewed the existing trees along Waterloo Road setback to retained additional trees from the original submission. The landscape re-design can retain additional trees T50, T64, T53, T57, T63 which were previously proposed for removal. A detailed summary of the quality and value of the proposed trees for removal is shown on the tree management plan and within Arborist Report by Martin Peacock Tree Care Rev C dated 26.06.2026. 3 – High Value 16 – Medium Value 14 – Low Value 5 – Not suitable The previous scheme had proposed removal	Refer Tree Management Plan – Page 21 of Design Report 

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Kind regards,
Place Design Group

A handwritten signature in black ink, appearing to read 'Tim Field', with a stylized, cursive script.

Tim Field

Principal

Cc Reece Woodhams (Senior Landscape Architect / Project Manager)