

23 April 2026

TfNSW Reference: SYD25/0114702/02  
DPHI Reference: SSD-94006708



Ms. Kiersten Fishburn  
Secretary  
Department of Planning, Housing, and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

Attention: Lawrence Huang

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**EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT  
MIXED USE DEVELOPMENT  
15-21 COTTONWOOD CRESCENT, MACQUARIE PARK**

Dear Ms. Fishburn,

Thank you for inviting Transport for NSW (**TfNSW**) to review and comment on the Environmental Impact Statement (**EIS**) for the abovementioned State Significant Development (**SSD**) application.

TfNSW appreciates the opportunity to provide comment on the EIS and provides advice for the Department of Planning, Housing and Infrastructure's (**DPHI**) consideration in **TAB A**.

If you have any further inquiries in relation to this matter, please contact Narelle Gonzales, Development Assessment Officer on 0409 541 879 or by email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au)

Yours sincerely,

**Aleks Tancevski**  
**Senior Manager Land Use Assessment**  
**Transport Planning Branch**  
**Planning, Integration and Passenger**

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## TAB A – Advisory comments

### Car Parking Provision

#### Comment

The provision of approximately 733 car parking spaces for the residential component of development has been calculated using Ryde Council's Development Control Plan (**DCP**). Whilst the total number of car parking spaces complies with Council's DCP, there may be scope to consider reducing the parking spaces further given the site's proximity to the Metro, bus services, Macquarie University and Macquarie Centre.

### Macquarie Park Bus Priority & Capacity Improvement Project – Stage 2

#### Comment

1. TfNSW advises that the subject property is within an area currently under investigation for Macquarie Park Bus Priority & Capacity Improvement Project – Stage 2.

The investigations completed to date indicate that part of the subject property could be required if the preferred option is adopted. It is emphasised, however, that the proposal may change, as future funding consideration may be given to progress the project.

Further information in regard to the Macquarie Park Bus Priority & Capacity Improvement Project can be obtained by contacting the Project Team – Phone 1800 575 250 or email [buspriority@transport.nsw.gov.au](mailto:buspriority@transport.nsw.gov.au) or by visiting the website: <https://www.transport.nsw.gov.au/projects/current-projects/macquarie-park-bus-priority-and-capacity>

In the event that any land would be required for road purposes, the *Land Acquisitions (Just Terms Compensation) Act 1991* guarantees that the amount of compensation for land that will be acquired by TfNSW will not be less than market value (assessed under that Act), as if the land were unaffected by any road proposal.

### Planning Proposal

#### Comment

It is noted that the concurrent planning proposal seeks to amend planning controls applying to the subject site in the Ryde Local Environmental Plan 2014, to amend the maximum Height of Building (**HoB**) from 65m to 212m and existing permissible Floor Space Ratio (**FSR**) control of 4.5:1 to 16.8:1. The proposed FSR and HoB controls appear to be considerably higher than nearby sites, will result in significant development uplift and may set a precedent for similar planning proposals nearby. The EIS should provide detailed strategic justification/detailed planning analysis to support the scale and density proposed in the context of other recently approved developments. It is requested that the Response to Submissions provides additional details of this.