

Laurence Huang
Department of Planning, Housing and Infrastructure
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Sydney NSW 2001

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21 April 2026

Our reference: COR2025/484/6

Dear Laurence

**CoR SUBMISSION – to SSD-9400670
15-21 Cottonwood Crescent Macquarie Park**

Thank you for inviting City of Ryde to make a submission in relation to the proposed development at the above site.

Thank you for the opportunity for City of Ryde to make a submission. Please find enclosed submission from Council to assist Department of Planning, Housing and Infrastructure (DPHI) assessment of this application.

Several issues are being raised as per ATTACHMENT 1 and the scheme requires revision to address these matters and ensure impacts caused by the development area appropriately mitigated.

Council appreciates the need for affordable housing and supports the provision of affordable housing within the Ryde LGA, in a time where there is a significant shortage of affordable housing. Council supports the applications intent at delivering affordable housing; however, Council does not support the building density as proposed and the built form outcome that is a misfit in the location. For various reasons as included in the submission, Council doesn't support the application in its current form.

In the applications current form Council **objects**, requiring further amendments before Council can support the application.

Should you wish to discuss the matters raised in the submission or require further information and clarification, please contact, Sanju Reddy - Senior Coordinator Development Advisory Service on 9952 8187 or email to sanjur@ryde.nsw.gov.au

Yours sincerely

Kandace Lindeberg
Director Development and Regulation

ATTACHED:
Attachment 1 – CoR Submission document