

12 September 2025

Paul Sartor
Development Assessment & Infrastructure,
Department of Planning, Housing and Infrastructure
4 Parramatta Square,
12 Darcy Street,
Parramatta NSW 2150

Dear Paul,

15-21 Cottonwood Crescent, Macquarie Park

Request for Industry- Specific SEARS

1 Introduction

On behalf of Cottonwood Development Pty Ltd (**the applicant**) we formally request Industry-specific Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact and Rezoning Statement (**EIRS**) for proposed residential development at 15-21 Cottonwood Crescent, Macquarie Park (**site**).

The project has been declared state significant as per the Ministerial Order dated 21st August 2025 and in respect of development specified in EoI application 253419 dated 4th April 2025. The EoI specified the development as being:

Construction and operation of future residential development comprising two (2) residential flat buildings that can facilitate up to 870 dwellings, of which 10% of the uplift of the dwellings (62 dwellings) will be for future affordable housing units.

Following this declaration, A scoping meeting was held with the NSW Department of Planning, Housing and Infrastructure (DPHI) on 9 September 2025. At this Scoping Meeting DPHI advised that the project is eligible for Industry Specific SEARS, but noted that a Planning Focus Meeting (PFM) would be required prior to the issuance of SEARS

In accordance with the Housing Delivery Authority (**HDA**) program, a concurrent Rezoning Proposal is proposed. The rezoning application seeks to amend the maximum building height and maximum floor space ratio (**FSR**) to facilitate the development specified in the EoI declaration.

The site is located within the Ryde Local Government Area (**LGA**) and is zoned MUI Mixed Use under the provisions of the *Ryde Local Environmental Plan (LEP) 2014*.

2 Applicant Details

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Proponent	Cottonwood Development Pty Ltd
Nominated Contact	Donavan Sia Senior Development Manager Donavan.sia@billbergia.com.au

3 Site Description

Table 2 Site and Project Overview

Matter	Description
Country	Wallumedegal Clan of the Darug nation
Street Address	15-21 Cottonwood Crescent, Macquarie Park
Legal Description	SP8144, SP7630, SP7892, SP7984
Site Area	5,130m ²
LGA	Ryde Local Government Area
Existing development	4 x Three (3)-storey residential flat buildings. Vehicle access at Cottonwood Crescent and a secondary frontage to Waterloo Road.
Land Configuration	The site is a regular shape with a total area of 5,130 sqm currently made up of the four (4) strata allotments as per the above Total site area dimensions are - North-east: 52.45m to Waterloo Road. - South-east: 97.35m to Cottonwood Crescent. - South-west: 50.6m to 13 Cottonwood Crescent and 12-14 Lachlan Avenue. - North-west: 100.9m to Elouera Reserve

Surrounding Land Uses

Surrounding land uses include:

- To the east, on the opposite side of Cottonwood Crescent, are residential flat buildings with a current Development Application (DA) approved for demolition and redevelopment into new high-rise residential towers.
- To the northwest, the site adjoins Elouera Reserve which is public open space zoned RE1 Public Recreation.
- To the northeast, the site adjoins Waterloo Road and on the immediate opposite side is the Macquarie Shopping Centre .
- To the southeast, the site adjoins 3 story residential flat buildings addressed as 13 Cottonwood Crescent and 12-14 Lachlan Avenue.

Site Access and road network

The site is accessible from Cottonwood Crescent, and it has secondary pedestrian access from Waterloo Road.

To the west, Waterloo Road provides access to Herring Road, linking the site with Macquarie Centre, Macquarie University and the Macquarie University Metro station. The Metro station portal is located approximately 150m from the site

To the east, Waterloo Road connects with Lane Cove Road (A3) and the Hills Motorway (M2), facilitating regional access to Sydney's northern, western and southern suburbs.

Significant intra-regional bus services run down both Waterloo and Herring Road, with a major bus-interchange located within the western forecourt of the Macquarie Shopping Centre approximately 400m from the site

An active transport route extends through the Shrimptons Creek open space corridor which can be accessed directly from the site via connections at Waterloo Road less than 100m from the site

Services & Utilities

It is anticipated that the development site can provide augmentations to services such as telecommunications, water, gas, and sewer connections.

Contamination

The site has been historically used as residential therefore contamination presence on the site is unlikely.

Stormwater and Flooding

The site is located within the catchment area of the Macquarie Park Floodplain Risk Management Plan (Flood Management Plan).

Heritage

There are no heritage items located on the site; however, the site is located in close proximity of the property at 197-233 Herring Road (Macquarie Centre) which is identified as a local heritage item (Item 345) under Schedule 5 of the RLEP 2014.

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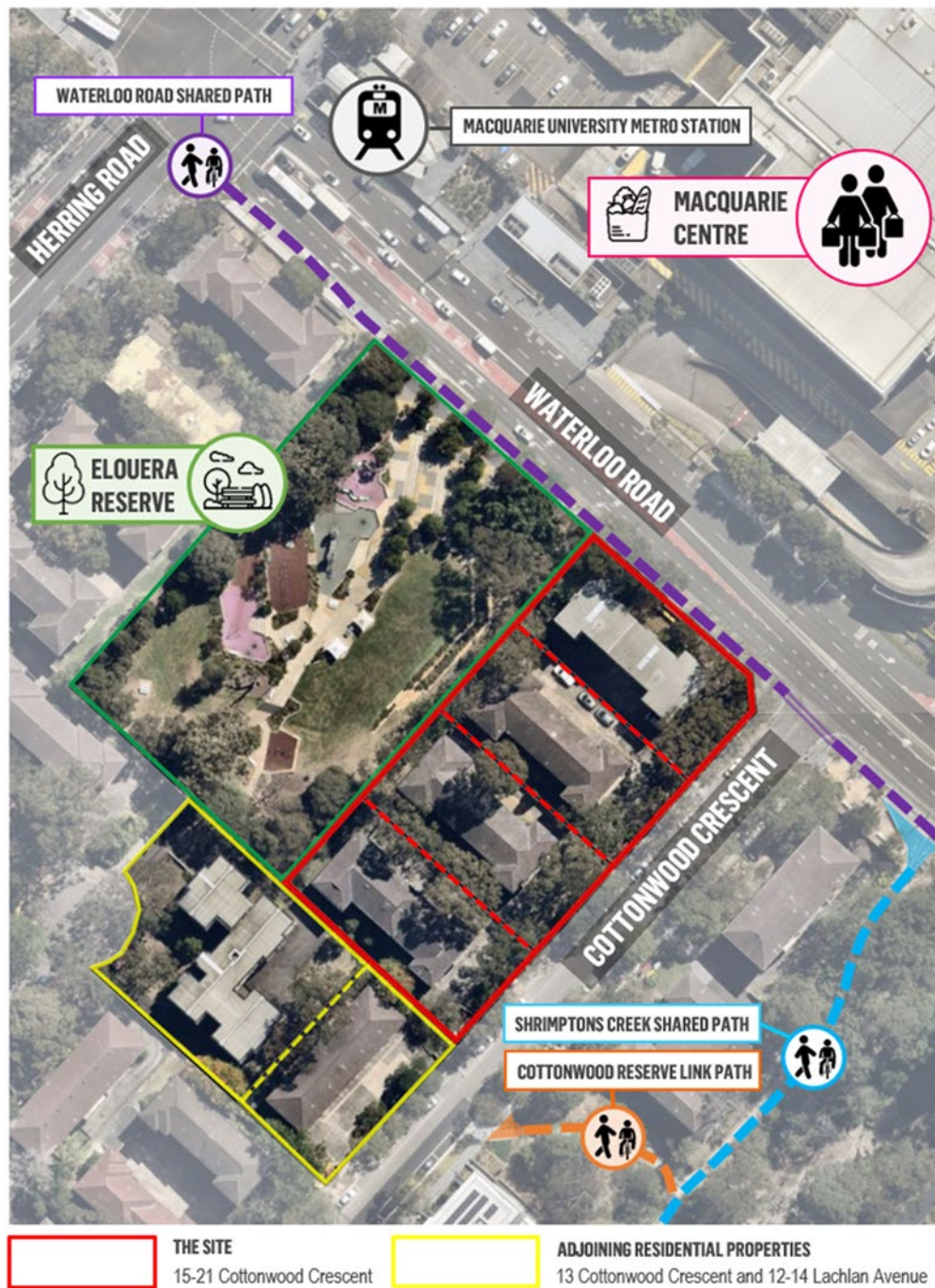


Other Matters

Quandong Reserve and Wilga Park are located further south along Cottonwood Crescent which are one of most important features on the surrounding sites to be preserved.

An aerial photo / local context depicting the site is provided in **Figure 1**.

Figure 1 Aerial Photo



Source: Urbis (Nearmap)

4 Project Background

A Regionally Significant Development Application (**DA**) LDA2024/0158 was approved by the Sydney North Planning Panel (**SNPP**) on 24 April 2025. Approval was sought for an initial redevelopment scheme to deliver two (2) residential towers above a mixed-use podium. The scheme approved under LDA2024/0158 included:

- Construction of two (2) residential towers above a single mixed-use podium with a total Gross Floor Area (**GFA**) of circa 23,000m², including:
 - Cottonwood Tower:
 - 20/21 storeys.
 - 124 residential apartments.
 - Waterloo Tower:
 - 19/20 storeys.
 - 131 residential apartments.
 - 263m² of retail GFA
- A maximum of 288 car parking spaces.
- Landscaping and vegetation management, including a total landscaped area of 2,442m² (48% of the site area).
- No affordable housing was contained within the approved development

4.1 Related Development

The precinct within which the site is located is subject to significant transition as a result of development applications and public domain improvements within the surrounding area.

Table 3 Related Developments

Address	Project overview	Application Number	Status	Height Variation
Local Development Application				
5-11 Lachlan Avenue	3 residential towers with ground level retail units. 307 residential apartments.	LDA2022/0408	Approved 26 October 2023	Yes - 7.3%
122 Herring Road	3 residential towers above a commercial podium. 265	LDA2022/0394	Approved 22 August 2023	Yes-9.5%

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residential
apartments.

100 Talavera Road	3 residential towers above a commercial podium. 1072 residential apartments.	LDA2022/0021	Approved 27 February 2023	No
94 Talavera Road	Residential tower. 119 residential apartments.	LDA2022/0020 LEC appeal upheld.	Approved 31 May 2023 (LEC)	Yes- 15.5%
1-3 Lachlan Avenue	Residential tower. 123 residential apartments.	LDA2021/0187	Approved 27 February 2023	Yes- 6%
25 Lachlan Avenue	Student housing with 488 beds and communal facilities.	LDA2021/0138	Approved 27 February 2023	Yes- 3.3%
2-10 Cottonwood Crescent	Residential tower with childcare centre. 200 residential apartments.	LDA2020/0243	Approved 7 April 2021	Yes - 3.1%.
159-161 Epping Road	2 residential towers. 317 residential apartments.	LDA2018/0171	Approved 16 February 2018	No
137-143 Herring Road	2 residential towers. 285 residential apartments.	LDA2017/0107	Approved 16 February 2018	No
82-84 Waterloo Road	2 residential towers with ground level retail units. 334 residential apartments.	LDA2016/0602	Approved 31 July 2017	Yes - <1-2%

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101-107 Waterloo Road	4 residential towers above a commercial podium. 680 residential apartments.	LDA2016/0567	Approved 8 August 2017	No
80 Waterloo Road	2 residential towers with ground level retail units. 412 residential apartments.	LDA2016/0524	Approved 13 October 2017	Yes-10.7%
110-114 Herring Road	3 residential towers with ground level retail units. 297 residential apartments.	LDA2014/0402	Approved 28 October 2015	No
17 Lachlan Avenue	Part 10, part 13 and part 15 storey student accommodation building.	LDA2023/0001	Approved 15 September 2023	Yes- ~5%
State Significant Development Applications				
157 Balaclava Road	Concept SSDA for mixed-use masterplan to make provision for residential (incl. seniors' living), commercial and education uses.	SSD-46561712	Response to Submissions As of 1 July 2025,	Yes- Max.50.5%
6-1 Ivanhoe Place	Ivanhoe Estate Concept Plan and Stage 1: Stage 1: Building A1-C1. 740 residential apartments.	SSD-8903	Approved 30 April 2020	Yes- 0.6%

Concept Plan: Total
of ~3400 residential
apartments.

4.2 Project Overview

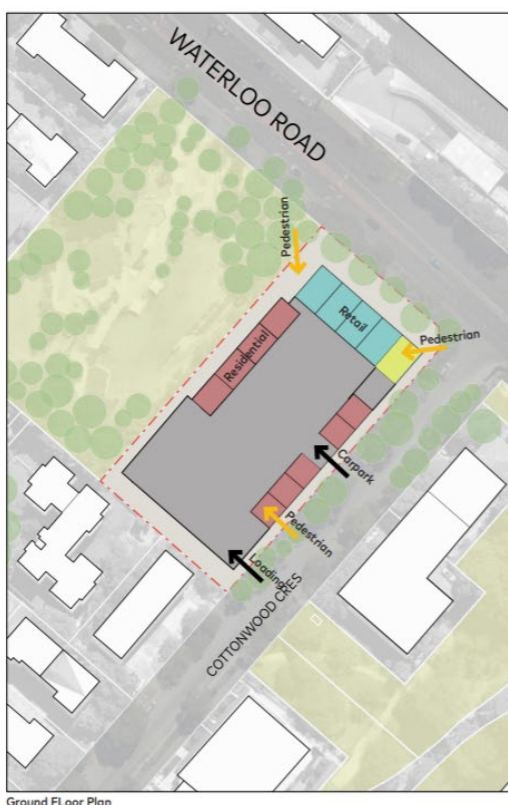
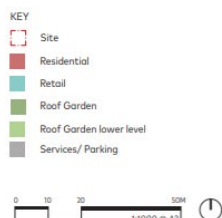
Table 4 Project Summary

Descriptor	Project Details
Site Area	5,130m ²
Project Description	Demolition of existing buildings and construction of a residential development comprising two residential flat buildings above a common basement car park / sleaved podium incorporating residential, car parking, and a retail component within the Waterloo Road frontage. Provision of 10% affordable housing.
Building Height	205.5m (60 Storeys) – (Concurrent Rezoning Proposal)
Floor Space Ratio	14.5:1 (Concurrent Rezoning proposal)
Estimated Development Cost	The cost of development exceeds \$75 million
Staging / Phasing	The project is proposed to be constructed in one stage, which will include demolition, site preparation, development construction and landscaping works.

The preliminary plans are included at **Appendix A**.

Figure 2 Proposed Site Plan

The proposed redevelopment would replace these four walk-ups with a two-tower residential development with ground floor retail and podium parking sleeved with residential uses.



Source: AJC Architects

4.3 Planning Proposal

As part of the EOI process for the HDA, a key component of the application is to progress a Planning Proposal concurrently with the SSD Application. This is consistent with Section 3.58 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Planning Proposal will seek to amend the RLEP 2014 to:

- Increase the maximum permissible height of Building (**HOB**) applicable to the site.
 - Increase to 205.5 m from 65 m
- Increase the maximum permissible Floor Space Ratio (**FSR**) applicable to the site.
 - Increase to 14.5:1 from 4.5:1

5 Statutory Context

The following table categorises and summarises the relevant requirements in accordance with the DPHI *State Significant Development Guidelines*.

Table 5 Identification of Statutory Requirements for the Project

Details	Comment
Power to grant approval	The proposed development is contained within State Significant Declaration Order (No,12) 2025 dated 21 st August 2025 – reference Clause 4(1) (aa)
Permissibility	The site is zoned MUI Mixed Use in accordance with the Ryde Local Environmental Plan (RLEP) 2014. Residential accommodation is permitted with consent in the MUI Zone.
Mandatory matters for consideration	Biodiversity Conservation Act 2016 In accordance with section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act), an SSDA is required to be accompanied by a biodiversity development assessment report (BDAR). However, a BDAR waiver may be granted should it be determined by DPHI and the DPE Biodiversity Conservation Division that the proposed development is not likely to have any significant impact on biodiversity values. A BDAR Waiver Request will be prepared for the proposed development and submitted to DPHI prior to Test of Adequacy lodgement.
Other approvals	The following Acts were considered but by virtue of the application being SSD and the nature of the proposal, no further approval is required under the following: • NSW National Parks & Wildlife Act 1974; • NSW Heritage Act 1977; • NSW Roads Act 1973; • NSW Water Management Act 2000; • NSW Rural Fire Service Act 1997; and • NSW Protection of the Environment Operations Act 1997. No requirements for other approvals have been identified at this stage.

5.1 Pre-condition

Table 6 outlines the pre-conditions to exercising the power to grant approval which are relevant to the project.

Table 6 Pre-Conditions

Pre-conditions to Granting Consent	Comment
Section 4.24 of the EP& A Act – Concept Development Consent	The proposed development does not relate to land that is subject to a Concept Development Consent.
Section 66 of the EP&A Regulations – Contributions plans	Under s66 a development must not be determined by the consent authority unless a contributions plan has been approved for the land. Contributions will be payable in accordance with the relevant Ryde City Council contributions plan and Housing & Productivity Contribution (HPC).
State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)	A consent authority must be satisfied that the land is suitable in its contaminated state – or will be suitable, after remediation – for the purpose for which the development is proposed to be carried out. Compliance with the applicable provisions of the R&H SEPP will be demonstrated at lodgement and a detailed site investigation will be submitted as part of the SSDA.

5.2 Mandatory Consideration

Table 7 outlines the relevant pre-conditions to exercising the power to grant approval and the section where these matters are addressed within the EIRS.

Table 7 Mandatory Considerations

Statutory Reference	Mandatory Consideration
Consideration under the EP&A Act and Regulations	
Section 1.3	The relevant objects of the EP&A Act will be addressed in the EIRS.



Section 4.15 (1)(a)(i) Relevant Environmental planning instrument	All relevant EPIs will be addressed in the EIRS, these include: ▪ <i>State Environmental Planning Policy (Planning Systems) 2021</i> ▪ <i>State Environmental Planning Policy (Housing) 2021</i> ▪ <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> ▪ <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i> ▪ <i>Ryde Local Environmental Plan (RLEP) 2014</i>
Section 4.15 (1)(a)(iii) Development Control Plan (DCP)	The <i>Ryde Development Control Plan 2014</i> (RDCP 2014) does not apply to SSDAs.
Section 4.15 (1)(a)(iiia) Any Planning Agreement or Draft Planning Agreement.	There is no Planning Agreement or Draft Planning Agreement that applies to the site of the proposed development.
Section 4.15 (1)(a)(iv) Relevant matters prescribed by the Regulations.	The following relevant matters are applicable and will be addressed in the EIRS. <i>CI 61 – Additional matters that consent authority must consider</i> <i>CI 62 – Consideration of fire safety</i> <i>CI 63 – Consideration for erection of temporary structures</i> <i>CI 66 – Contributions for certain areas in Sydney – the Act, s4.16(1)</i> <i>66A – Council related development applications – the Act s4.16(11)</i>
Section 4.15(1)(b) Likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development have been identified in Section 6 of this Request for SEARs including those matters requiring further assessment in the EIRS.
Section 4.15(1)(c) Suitability of the site for the development	An assessment of the suitability of the site will be undertaken within the EIRS.

Section 4.15(1)(d) Submissions made in accordance with the Act or regulations	Early engagement will be undertaken with the community and agencies to ensure that the views are appropriately considered and detailed in the EIRS. A detailed response to any submissions will be provided following lodgement and public exhibition of the EIRS.
Section 4.15(1)(2) Public Interest	The public interest of the project will be fully detailed and addressed within the EIRS. Given the alignment of the project with Federal, State and local strategic policy it is considered that the project is in the public interest.
Section 4.24 Status of Concept Development Applications and Consents	This SSDA does not relate to or seek approval for a full or partial (staged) Concept Development Consent.
Ryde LEP 2014	The RLEP 2014 is the principal environmental planning instrument that that sets out land use zones and development controls for the site.
State Environmental Planning Policy (Housing) 2021 (Housing SEPP)	In accordance with Section 147 of the Housing SEPP, consent must not be granted to residential apartment development unless the consent authority has considered the following— (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, (b) the Apartment Design Guide, (c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.
State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)	The following provisions of the T&I SEPP will be appropriately considered and detailed in the EIRS: ▪ Section 2.122 – Traffic-generating development. ▪ Section 2.98 – Development adjacent to rail corridors ▪ Section 2.99 – Excavation in, above, below or adjacent to rail corridors Section 2.100 – Impact of rail noise or vibration on non-rail development

*State Environmental Planning
 Policy (Sustainable Buildings)
 2022 (SB SEPP)*

Chapter 3 applies to the proposed development. Under section 3.4, the consent authority must consider whether the development will minimise the use of on-site fossil fuels as part of the goal of achieving net zero emissions.

Compliance with the applicable provisions of the SB SEPP will be demonstrated at lodgement, and a BASIX Certificate will be provided in relation to the residential component of the proposed development.

*State Environmental Planning
 Policy (Industry and
 Employment) 2021 (I&E SEPP)*

All signage will be required to consider the Schedule 5 criteria under the Industry & Employment SEPP. Signage details will be included in the SSDA unless it is confirmed that separate application(s) for signage will be submitted.

5.3 Ryde Local Environmental Plan (RLEP) 2014

The RLEP 2014 is the principal environmental planning instrument that sets out land use zones and development controls for the site. An assessment of the relevant provisions will be undertaken in the EIRS.

Relevant provisions are outlined below.

Table 8 Ryde LEP 2014 requirements

Clause	Comment	Compliance
Cl. 4.3: Height of building,	The maximum height permissible under the RLEP 2014 for the site is 65m. The concurrent rezoning proposes an increase to the building height up to 205.5 m.	Subject to assessment
Cl. 4.4: FSR,	A maximum FSR of 4.5:1 applies to the site. The concurrent rezoning proposes an increase up to 14.5:1.	Subject to assessment
Cl. 5.21: Flood planning	Development consent cannot be granted unless the consent authority considers flood matters	Can comply.

6 Key Assessment Issues

This section identifies the key impacts which will be further investigated and assessed within the EIRS, including the proposed approach to assessing each of these matters. It also identifies the matters addressed in the scoping phase that are unlikely to result in significant impacts and do not warrant further consideration in the EIRS.

6.1 Matters Requiring Further Assessment in the EIRS

EIRS.

Table 9 Matters requiring assessment in the EIRS

Matter	Consideration
Built form and Design Quality	The proposed design will be informed Designing for Country principles, Urban Design and visual impact analysis and Landscape response including opportunities to retain existing trees. Whilst the proposal incorporates significant height (and consequently FSR) variation, the proposed height is aligned with both existing built form under construction nearby the site and planned built form contained within the adjacent Macquarie Park TOD Precinct. The proposal includes sleaved podium level car parking. Residential amenity, streetscape presentation, ventilation and relationship to Elouera Reserve will be addressed in both the design and EIRS There is no design quality provision within RLEP or any other environmental planning instrument that applies to the site. A design quality strategy will be included in the EIRS.
Amenity	The SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIRS will include overshadowing diagrams; noise and vibration impact assessment; wind impact; and relationship to Elouera Reserve The Design Report will include an assessment against the applicable provisions of the New South Wales Apartment Design Guide (ADG) and a Design Verification Statement will be provided by a Registered Architect.
Noise & Vibration	A Noise and Vibration Impact Assessment (NVIA) will accompany further assessment of this matter



in the EIRS , to satisfy the Environmental Protection Authority's (**EPA's**) Noise Policy for Industry, Interim Construction Noise Guideline and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented over the demolition, construction, and operation of the site.

The site's proximity to the Metro railway line will also be a key consideration in the design of the residential dwellings. To ensure vibration impacts are minimised and avoided, the metro zone of influence will be duly considered throughout the design.

Visual

Visual impact will be assessed in the EIRS. As a part of this, impacts on viewpoints and vistas will be assessed as well as visual amenity assessment of landscaping, design and supporting works. The Visual Impact Assessment (**VIA**) will be prepared to assess the impact of the development from key viewpoints in the surrounding context.

Access & Transport

A Traffic Impact Assessment (**TIA**) to assess key traffic considerations in relation to the site and its development will be obtained and evaluated in the EIRS. Existing and estimated future traffic conditions, parking, and access as well as the impact on surrounding road capacity and pedestrian/cycling routes are all key features to be analysed. Existing traffic volumes on Waterloo Road and Herring Road will increase during construction and operation, and the impact of the site's proposed new roads will require further assessment and planning.

Due to the site's close proximity to the metro line, to the potential to reduce car parking where possible to ensure future residents maximise use of public transport and active transport networks will be assessed.

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Water and Flooding

Analysis of the site's water (including groundwater) and stormwater conditions will be included in the civil infrastructure report and plans. A Soil and Water Management plan (SWMP) will be acquired alongside the completion of an Erosion and Sediment Control Plan and Stormwater Management Strategy (SMS). These will help inform further site analysis in the EIRS surrounding catchment capacity on and around the site as well as any irrigation risks.

A Flood Impact Risk Assessment in accordance with the NSW Floodplain Development Manual 2005 will be provided in the EIRS and analyse any further potential flood impacts on the site and surrounds, noting that the southern portion of the site is flood affected. This will be a key consideration in the public domain and ground level floor planning.

Earthworks

Civil plans and a preliminary construction management plan will be prepared to identify and manage any adverse impacts as a result of the proposed excavation for the basement.

Land Contamination

A Detailed Site Investigation (**DSI**) will be prepared. Any necessary further investigation will be conducted for the EIRS.

Geotechnical

A Geotechnical Report will provide an assessment of the ground conditions of the site and any risks associated with ground stability or proposed excavation. The report will detail the findings from desktop review of the site and borehole testing where necessary. The report will recommend appropriate temporary and permanent site support and retention measures if required. The Geotechnical Report will also assist to determine any required engineering and earthworks to achieve the proposed development outcome.

Waste

The proposed development is expected to generate waste during the demolition, construction, and operation phases. A Waste

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Management Plan (WMP) will be attained to determine the extent of management required and will be in accordance with waste regulatory frameworks and legislation.

Biodiversity

A BDAR or BDAR Waiver will be submitted. The proposed development is not expected to result in any unacceptable impacts to biodiversity values that cannot be appropriately mitigated.

Building Code of Australia (BCA)

A BCA report will be prepared for the development and will present the findings of an assessment of the proposed building against the Performance Requirements of the Deemed-to Satisfy provisions of the Building Code of Australia. The assessment will also identify whether the development will rely on an Alternate Solution based assessment.

Access

An Access Report will be prepared for the development to ensure that disabled access can be provided in accordance with *Disability Discrimination Act 1992*. The access report will demonstrate how access for all users is addressed through the development.

ESD

An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements. It will address the provision of the Sustainability SEPP as well as the PLEP.

Social Impact & Crime Prevention through Environmental Design (CPTED)

A Social Impact Assessment will be prepared to assess the social benefits of the project, namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these. The SIA will address the positive and negative impacts associated with the project, as well as the measures to mitigate these impacts. The SIA will be prepared in line with

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the NSW Guidelines for Social Impact Assessments.

A CPTED Assessment will detail how a development has been designed to reduce opportunities for crime by embedding a variety of design and place management principles into the Design.

Community Engagement

An Engagement Outcomes Report will be provided as required by the SEARs. The Report will outline the engagement carried out to date, the outcomes of that engagement and how it has informed the proposal. The report will provide evidence of a transparent and collaborative engagement process. This document will be included in the EIRS as part of the SSDA. The document will also outline:

- Issues raised by surrounding landowners & stakeholders.
 - Project response to issues
 - Proposed future community and stakeholder engagement based on the results of consultation.
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7 Conclusion

This Letter has outlined preliminary information regarding the proposed development at 15-21 Cottonwood Crescent, Macquarie Park to inform the Department's decision to issue Industry Specific SEARS. Pending that we look forward to participating in the foreshadowed PFM with key agency stakeholders including Council at your earliest convenience

Should you wish to discuss the proposal further, please contact either the undersigned or Mobina Shadi mshadi@urbis.com.au on 82339916

Kind regards,

A handwritten signature in black ink, appearing to read "T. Lythall".

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APPENDIX A PRILIMINARY PLANS