



## Pre-Development Application

Date Submitted: 15/09/2025

**Project Name:** Mixed Use Development at 15-21 Cottonwood Cr  
**Case ID:** PDA-93806720

## Proponent Details

### Project Owner Info

Title	Mr
First Name	Donovan
Last name	Sia
Role/Position	Senior Development Manager
Phone	0431156249
Email	donovan.sia@billbergia.com.au
Address	25 Angas Street Suite 101 Meadowbank , New South Wales, 2114 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	COTTONWOOD DEVELOPMENT PTY LTD
ABN	50677827986

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Travis	Lythall
Phone	Email	Role/Position
0439180770	tlythall@urbis.com.au	

### Address

Level 8, 123 Pitt Street  
Sydney, New South Wales 2000  
AUS

## Development Details

### Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

### Project Info

Project Name	Mixed Use Development at 15-21 Cottonwood Cr
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD601,000,000.00
Indicative Operation Jobs	12
Indicative Construction Jobs	100
Number of Occupants	870
Number of Dwellings	870
Gross Floor Area (GFA) sqm	74,000
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	87

Description of the Development/Infrastructure

Proposed Mixed Use Development

### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	88 Waterloo Road, Macquarie Park
Site Address (Street number and name)	15-21 Cottonwood Crescent, Macquarie Park
Site Co-ordinates - Latitude	-33.77976608276367
Site Co-ordinates - Longitude	151.118

### Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

SP8144, SP7630, SP7892, SP7984

### Site Area

What is the total site area for your development?

Site Area sqm

5,130

## Statutory Context



**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

### Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

### Section under selected Schedule

Residential development

### Permissibly of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

Mixed Use development comprising residential flat buildings and commercial premises (retail) are permissible within the MU1 Mixed Use zone under the Ryde LEP 2014.

### HDA EOI Number

253419

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

## Statutory Context 2

### Legislation and EPs

List any relevant legislation and environmental planning instruments that apply to the project.

Ryde LEP 2014

Planning Systems SEPP

Water Management Act 2000

Resilience and Hazards SEPP

Transport and Infrastructure SEPP

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

LDA2024/0158

Would the project vary any development standard?

Yes

Describe the nature of variation.

The project includes provision to increase the building height and FSR; however, the project will be supported by a concurrent Planning Proposal eliminating the need for a Clause 4.6 Variation Request once the Planning Proposal is gazetted.

### Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the](#)

Environmental Planning and Assessment Regulation 2021 or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

Yes

## Approvals - Part 2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

## Attachments

File Name Appendix A - Preliminary Plans  
File Name Scoping Report 15 21 Cottonwood Crescent Macquarie Park