

Heritage Impact Statement

*15-21 Cottonwood Crescent,
Macquarie Park*

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Acknowledgment of Country

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Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Executive Summary

This Heritage Impact Statement (HIS) has been prepared by Urbis to accompany a State Significant Development Application (SSDA) and concurrent Rezoning Proposal – SSD-94006708 for a mixed use development identified at 15-21 Cottonwood Crescent, Macquarie Park (the **site**).

The proposal includes provision for the demolition of four existing 1970s residential 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 and provision of 10% affordable housing.

The legal description of the site is outlined in below.

Table 1 Legal description of the subject site

Property Address	Title Description
15 Cottonwood Crescent, Macquarie Park	SP8144
17 Cottonwood Crescent, Macquarie Park	SP7630
19 Cottonwood Crescent, Macquarie Park	SP7892
21 Cottonwood Crescent, Macquarie Park	SP7984

Note: for the purposes of reporting and branding of the proposal, we will also refer to the site as '**88 Waterloo Road, Macquarie Park**'.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project on 8 October 2025 (SSD-94006708), specifically Item 22 as detailed in Table 2 below.

Table 2 Planning Secretary's Environmental Assessment Requirements

Issue and Assessment Requirements	Supporting Documentation
22. Environmental Heritage <i>Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.</i>	If required: Statement of Heritage Impact Archaeological Assessment

This HIS is limited to the assessment of built heritage impacts of the proposal. An assessment of the non-Aboriginal (historical) archaeological potential of the site and any potential archaeological impacts as a result of the proposal has been prepared separately by Urbis and is submitted with the application.

The subject site is not a heritage listed item, nor is it within a Heritage Conservation Area. The site is however, directly opposite the heritage listed item known as 'Macquarie Ice Rink - Olympic-sized rink with its setting within retail premises, including rink seating and associated rink facilities' (Item 345) under Clause 5 of the *Ryde Local Environmental Plan (LEP) 2014*. The Macquarie Ice Rink is located on Level 1 of the Macquarie Shopping Centre, at 197-223 Herring Road, Macquarie Park. Also in the vicinity is the 'Macquarie University (Ruins)' (LEP Item 10), which is located north west of the subject site.

The proposal has been described in Section 5 and a detailed assessment of the proposed works has been undertaken in Section 6 of this report. Overall, the proposed redevelopment of the subject area would replace

the existing four apartment buildings with a two-tower residential development. The proposed design is compatible with tower development on neighbouring properties and has been assessed to have no detrimental impacts on the heritage items within the vicinity. Key aspects of the proposal assessment are listed below:

- The site contains no heritage items and is not located within a Heritage Conservation Area. Demolition of the existing walk-up flat buildings on the site would not give rise to adverse heritage impacts.
- There are no heritage conservation areas in the vicinity of the site, with the nearest being over three (3) kilometres away.
- The immediate locality, including Waterloo Road, Macquarie Park, is experiencing significant high rise development including completed projects, active construction and approved development associated with current State government planning initiatives. The heritage items in the vicinity of the subject site are therefore already viewed against a backdrop of towers to the south and east, with the surrounding area characterised by mixed multi-storey and high-rise development.
- The proposed development includes a four (4) storey podium, which scale is compatible with existing development that it replaces and is an appropriate response to pedestrian scale in the ground plane.
- The proposed development, as tall residential towers, will be visible from long distances. However, as the heritage items in the vicinity comprise a ruins, and an internally located item, it would have minimal visual impact on nearby heritage items as described below:
 - The heritage-listed Macquarie Ice Rink (Item 345), located inside Macquarie Shopping Centre, would not be affected owing to its internal location. There is no significant visual relationship between the Ice Rink and the subject site and it is further noted that the Ice Rink, comprising tiered seating facing down to the ice rink, has an inward looking aspect that is focused on the skating area.
 - The Macquarie University Ruins (Item 10), at 192 Balaclava Road, are located approximately sixty (60) metres north of the central courtyard precinct within Macquarie University, which itself is located over 600 metres north west of the corner of Herring and Waterloo Roads where Macquarie Centre is sited. The intervening built form and landscape development within Macquarie University will continue to provide the setting for the ruins. In this context, the proposed development would be in the background of any available views, consistent with the existing backdrop of towers to the south and east, and the proposed envelope would not adversely affect the heritage item.
- The proposal would not obstruct views or diminish the prominence of heritage items within the vicinity.
- The Macquarie shopping centre is a contemporary development. As a retail centre, it is designed as an internally focused environment, with limited connections to outdoors as an intentional design measure to support commercial and functional outcomes.

For the reasons stated above, the proposed development would not adversely affect the overall significance of nearby heritage items. This report therefore concludes that the proposed development is suitable and warrants approval from a heritage perspective.

1

Introduction

1 Introduction

This report has been prepared in support of a State Significant Development Application (SSDA) and concurrent Rezoning Proposal – SSD-94006708 – at 15-21 Cottonwood Crescent, Macquarie Park (also known as 88 Waterloo Road).

The application seeks development consent for the redevelopment of the site for a mixed-use development comprising residential accommodation and retail uses.

Specifically, this application seeks approval for the following:

- Demolition of all existing four-storey residential flat buildings on the site
- Site preparation works including:
 - Removal of existing forty-nine (49) trees
 - Excavation of the site to a maximum depth of six (6) basement levels
- Construction of two mixed-use buildings comprising a 60 and 52 storey building respectively, which will accommodate:
 - 858 Residential apartments inclusion 10% affordable housing of the uplift being sought
- Six (6) levels of basement with 733 car parking spaces, bicycle parking, services.
 - A four-level commercial podium containing:
 - Retail spaces
 - Four townhouses
 - Residential lobbies
 - Waste Storages
 - Residential and visitor Parking spaces
 - Bicycle Parking spaces
- Communal Open Space and residential amenities on level four (4).
- Rooftop Terrace on Level 52 of Cottonwood Crescent Tower and level 60 of Waterloo Road Tower.

The proposal includes provision to amend Clauses 4.3 and 4.4 of the *Ryde Local Environmental Plan 2014 (RLEP2014)* by virtue of the concurrent rezoning process. This includes the following amendments:

- Clause 4.3 – Height of Buildings:
 - Amend the current 65m maximum building height to 212m
- Clause 4.4 – FSR:
 - Amend the current FSR of 4.5:1 to 16:8:1

The project is proposed to be constructed in one stage, which will include demolition, site preparation, development construction and landscaping works.

1.1 Purpose of this Report

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 8 October 2025 and issued for the SSDA (SSD-94006708). Specifically, this report has been prepared to respond to the SEARs requirement and government agency comments issued below.

Table 3 SEARs Requirements & Government Agency Comments

Item	Description of Requirement	Section Reference (this Report)
22	<i>Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.</i>	Section 6

This HIS is limited to the assessment of built heritage impacts of the proposal. An assessment of the non-Aboriginal (historical) archaeological potential of the site and any potential archaeological impacts as a result of the proposal has been prepared separately by Urbis and is submitted with the application.

The subject site is not a heritage listed item, nor is it within a Heritage Conservation Area. The site is however, directly opposite the heritage listed item known as 'Macquarie Ice Rink - Olympic-sized rink with its setting within retail premises, including rink seating and associated rink facilities' (Item 345) under Clause 5 of the Ryde Local Environmental Plan (LEP) 2014. The Macquarie Ice Rink is located on Level 1 of the Macquarie Shopping Centre, at 197-223 Herring Road, Macquarie Park. Also in the vicinity is the 'Macquarie University (Ruins)' (LEP Item 10), which is located north west of the subject site.

1.2 Site Location

The site is at 15-21 Cottonwood Crescent; Macquarie Park is located within the Ryde Local Government Area (LGA). The site is situated on Wallumedegalland.

The site occupies a prominent and highly accessible position within the Macquarie Park precinct, benefitting from dual street frontages to Waterloo Road along the north-eastern boundary and Cottonwood Crescent along the south-eastern boundary. These street interfaces provide strong address, visibility and access opportunities for the proposed development.

The western boundary adjoins Elouera Reserve, providing a high-amenity interface with publicly accessible open space, mature vegetation and a landscaped green corridor. This relationship enhances the site's environmental quality and outlook and provides opportunities for sensitive integration of the proposed development with the adjoining parkland.

The south-western boundary adjoins existing residential properties at 13 Cottonwood Crescent and 12-14 Lachlan Avenue, which represent the primary low-rise residential interface for the site.

The approximate boundary dimensions are as follows:

- 52.45 metres to Waterloo Road
- 97.35 metres to Cottonwood Crescent
- 50.6 metres to adjoining residential properties
- 100.9 metres to Elouera Reserve

The site is fully serviced, with existing connections to water, sewer, electricity, gas and telecommunications, and is therefore capable of supporting redevelopment without the need for major external servicing upgrades.

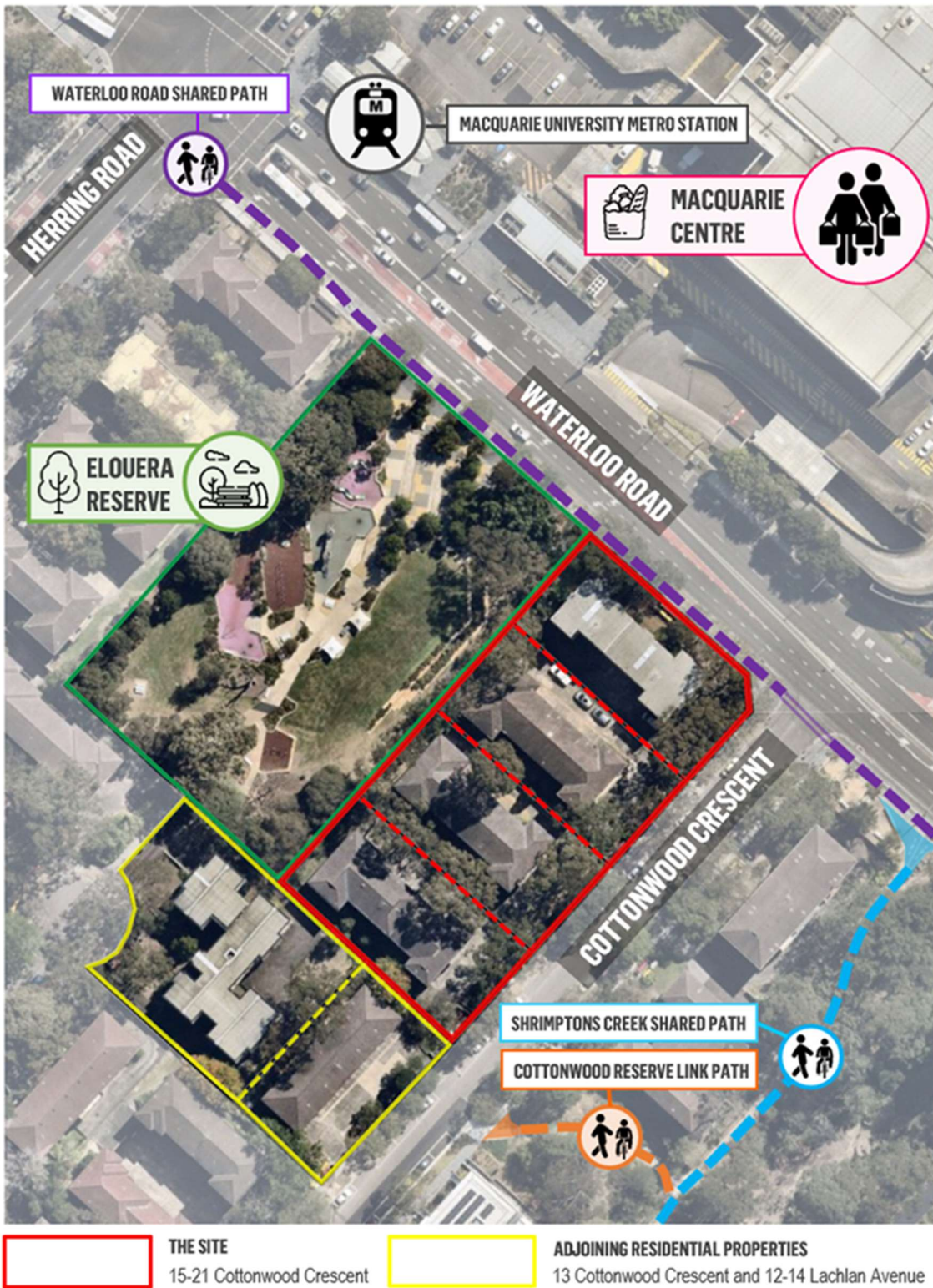


Figure 1 Location map showing the subject site outlined in red (existing 1970s apartment buildings). Macquarie Centre is located to the north east of the subject site and Macquarie University is located to the north west.

Source: Nearmap 2025 (overlay by Urbis)

1.3 Methodology and Limitations

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Ryde Local Environmental Plan 2014* (Ryde LEP) and the Ryde Development Control Plan 2013 (Ryde DCP).

This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

1.4 Author Identification

The following report has been prepared by Maria Glaros (Consultant). Karen Urquhart (Associate Director) has reviewed and endorsed its content.

The credentials of the authors are provided in Table 4.

Table 4 Credentials of the authors of this report.

Name	Position	Qualifications
Karen Urquhart	Associate Director – Heritage	BSc Arch, B Arch, Registered Architect NSW (7778)
Maria Glaros	Heritage Consultant	PhD, B Arts (Hons), Grad Cert Arch, M. ICOMOS

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2

Site Description

2 Site Description

2.1 Setting

The subject area, located at 15–21 Cottonwood Crescent, Macquarie Park, NSW. It comprises four strata allotments (SP8144, SP7630, SP7892, SP7984) with a combined site area of 5,130 m². It is situated within the Ryde Local Government Area and within the administrative boundaries of the Metropolitan Local Aboriginal Land Council.

The site is regular in shape and is currently developed with four three-storey residential flat buildings. Surrounding land uses include residential flat buildings, noting that on the opposite side of Cottonwood Crescent to the east, a Development Application has recently been approved for demolition and redevelopment into high-rise residential towers. To the north-west, the site adjoins Elouera Reserve, a public open space zoned RE1 Public Recreation. To the north-east, it fronts Waterloo Road, with the Macquarie Shopping Centre located directly opposite. To the south-east, the site adjoins three-storey residential flat buildings at 13 Cottonwood Crescent and 12–14 Lachlan Avenue.



Figure 2 View looking north east along Cottonwood Crescent towards Macquarie Centre.

Source: Urbis 2025



Figure 3 View looking south west along Cottonwood Crescent showing residential flat building typical along this street.

Source: Google Streetview 2020



Figure 4 View looking north west along Waterloo Road.

Source: Google Streetview 2020



Figure 5 View looking north east toward the heritage listed shopping centre at Macquarie park.

Source: Google Streetview 2020

The immediate locality, including Waterloo Road, Macquarie Park, is experiencing significant high rise development including completed projects, active construction and approved development associated with current State government planning initiatives.

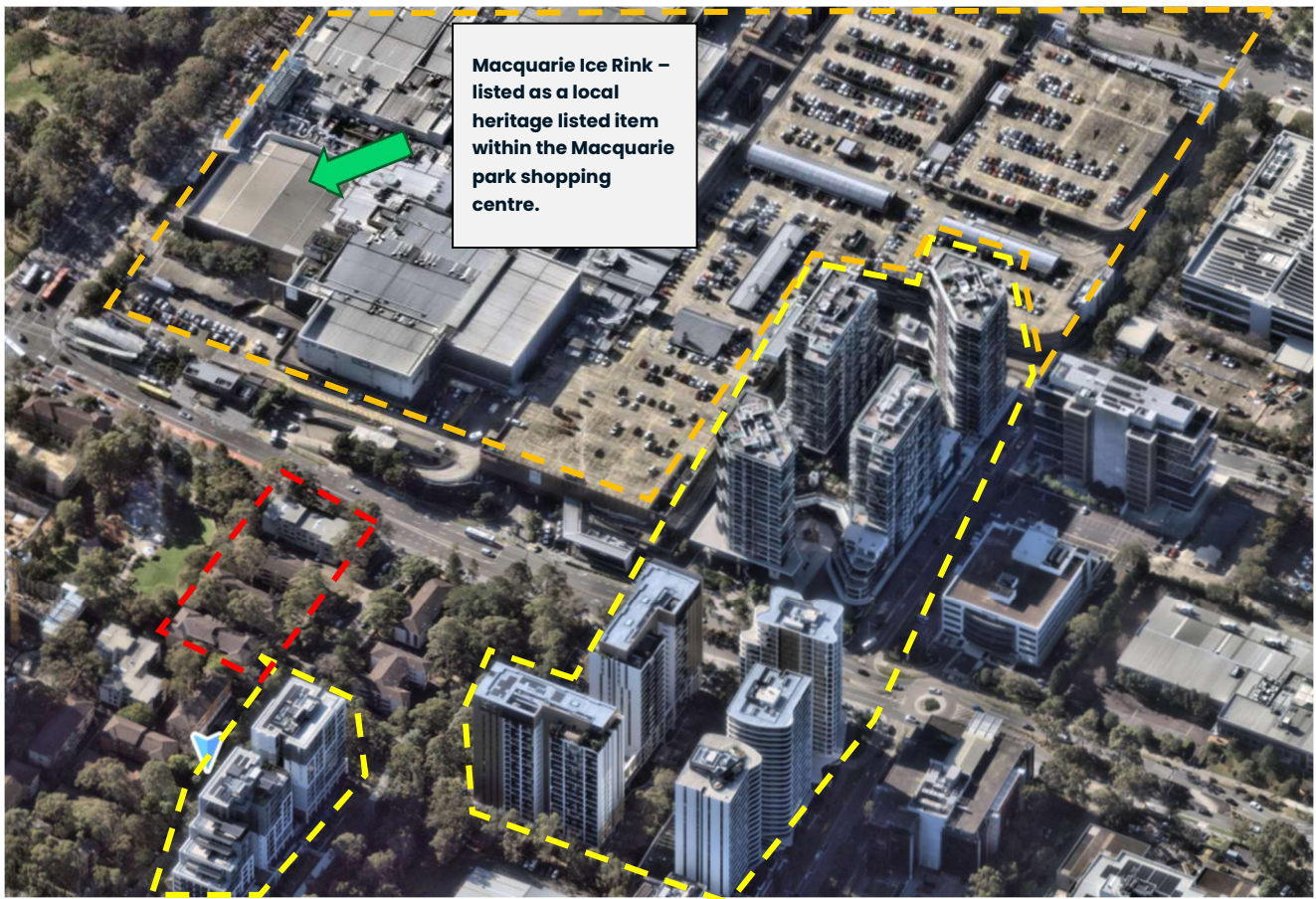


Figure 6 Aerial view of the subject site (outlined in red) surrounded by the tower development toward the south and east (yellow dash); and the heritage item (marked by orange dash) with the ice rink indicated by the green arrow.

Source: Nearmap 2025 (overlay by Urbis)

2.2 Site Description

The site comprises four multi-storey apartment buildings constructed in the 1970s. Each building features a ground floor with garage and storage areas, above which sit three levels of residential apartments. The light-coloured face brick façades are punctuated by rectangular windows and small balconies. Mature trees surround the buildings, both within the property and along the adjoining footpath.



Figure 7 View looking west toward the subject buildings.

Source: Google Streetview 2020.



Figure 8 View of the subject building along Cottonwood Crescent.

Source: Urbis 2025

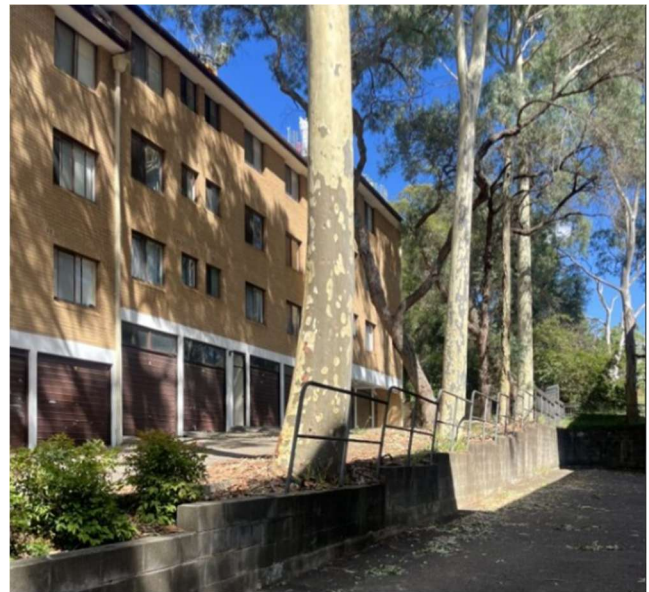


Figure 9 View of the subject building along Cottonwood Crescent.

Source: Urbis 2025



Figure 10 View of the subject building along Waterloo Road.

Source: Urbis 2025



Figure 11 View of the subject building along Waterloo Road.

Source: Urbis 2025

3

Historical Overview

3 Historical Overview

3.1 Subject Site History

Development of the area around Macquarie Park began as early as 1792, when ex-marines were granted land on the northern banks of the Paramatta River by Governor Philip (Phippen 2008). Owing to its military associations, the area was named the 'Field of Mars' after the Roman god of war. Further land grants followed and, by 1802, numerous small allotments in the area were being used for grazing horses, cattle, sheep and goats. The present subject area was located on the northern boundary of a 570-acre grant made to William Kent Jr. in 1803 (Figure 12), immediately adjacent to the Field of Mars Common.



Figure 12 Detail of undated map of the Parish of Hunters Hill from 1861, showing the location of the subject area within William Kent Jr's grant (red outline at top of page, left of centre).

Source: NSW Historical Land Records Viewer

Despite the growth of agriculture in the area during the 19th and early 20th centuries, the subject area appears to have been unused during this time. An aerial photograph from 1930 shows the subject area as undeveloped and covered in dense bushland (see Figure 13). By 1951, approximately two-thirds of the subject area had been cleared of vegetation and was under cultivation (see Figure 14). A small area of remnant vegetation remained in the south-western corner of the subject area. The subject area underwent a significant transformation in the 1970s, with the clearance of the remaining remnant vegetation and construction of four multi-storey residential apartment buildings, with associated services, landscaping and hardstand areas along Cottonwood Crescent (see Figure 15). These buildings remain extant, accompanied by mature plantings that appear to date from the time of buildings construction (see Figure 16).

The subject area has clearly been impacted by past human activity, including vegetation clearance, agriculture (e.g. ploughing and cultivation of soil) and the construction of residential apartments. These activities, particularly the constructions of the extant buildings and, would have removed most, if not all, of the shallow natural topsoil of the Lucas Heights soil landscape. Historical ground disturbance is therefore assessed to be high across the entire subject area.

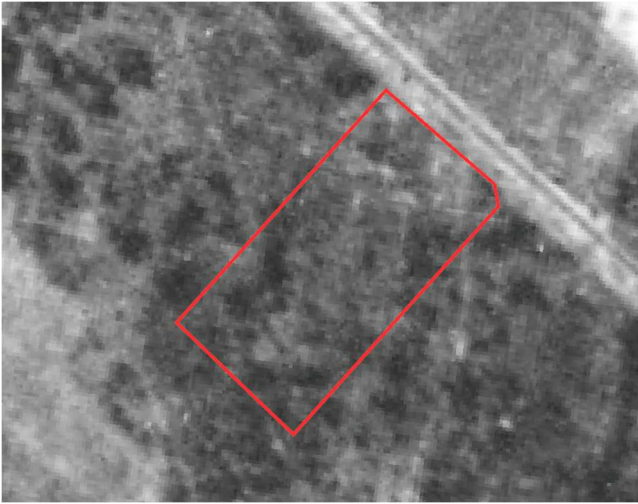


Figure 13 1930 aerial photograph of the subject area (red outline)

Source: NSW Government, Historical Imagery Viewer



Figure 14 1971 aerial photograph of the subject area (red outline)

Source: NSW Government, Historical Imagery Viewer



Figure 15 1978 aerial photograph of the subject area (red outline)

Source: NSW Government, Historical Imagery Viewer



Figure 16 2025 aerial photograph of the subject area (red outline)

Source: NSW Government, Historical Imagery Viewer

3.2 Construction Date

Based on the historical research outlined herein, we have identified the construction date of the existing buildings on the subject site to be during the 1970s. This is substantiated by the NSW historical aerial imagery.

4

Heritage Significance

4 Heritage Significance

4.1 What is Heritage Significance?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

4.2 Heritage Listings

The subject site is not a heritage listed item under any statutory instrument, nor is it located within a Heritage Conservation Area.

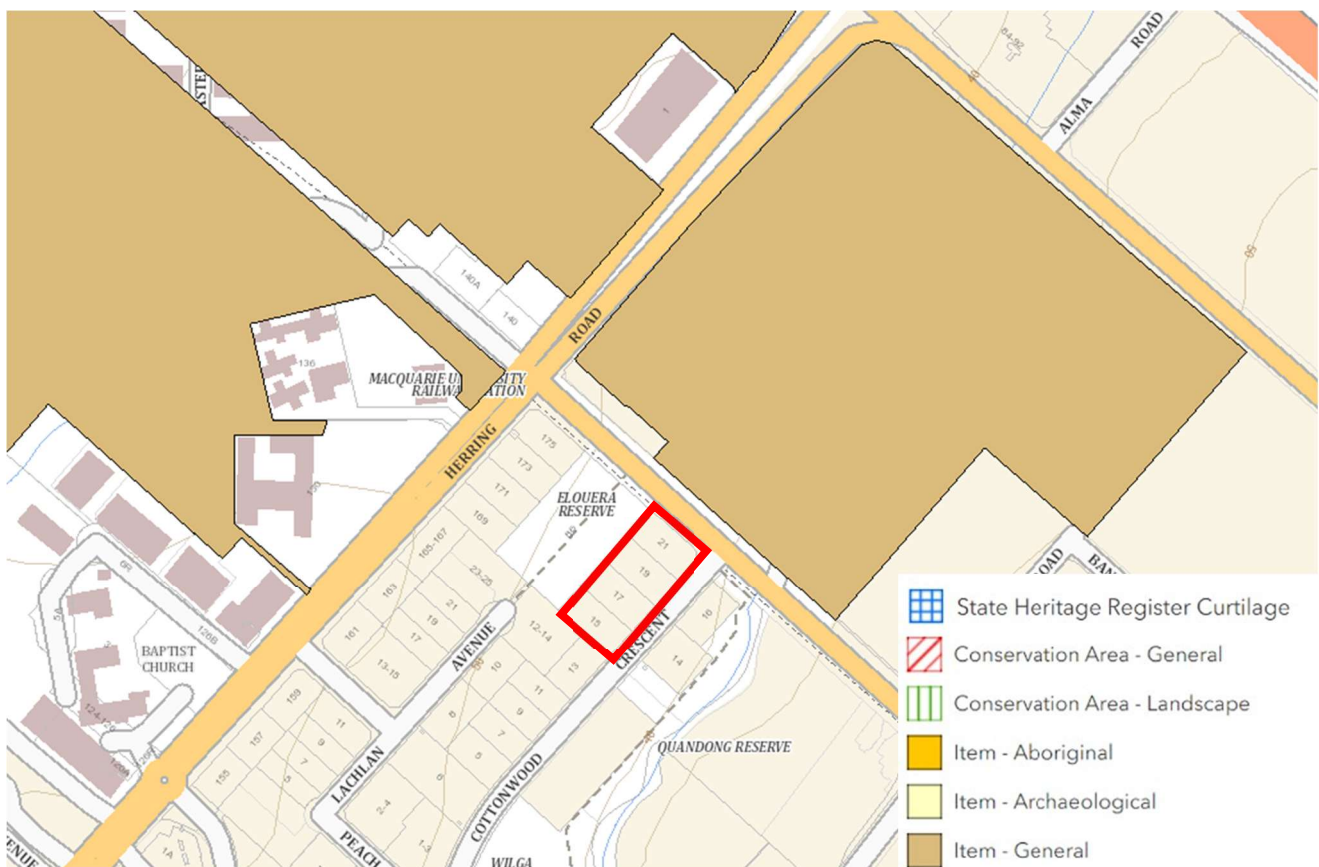


Figure 17 Heritage map showing the subject site outlined in red

Source: NSW eplanning spatial viewer

4.3 Heritage Items in the Vicinity

The subject site is located within the vicinity of the following heritage items:

- ‘Macquarie Ice Rink – Olympic-sized rink with its setting within retail premises, including rink seating and associated rink facilities’ at Level 1 of the Macquarie Shopping Centre, at 197-223 Herring Road, Macquarie Park (Ryde LEP 345).
- ‘Macquarie University (Ruins)’ (Ryde LEP Item 10) at 192 Balaclava Road, Macquarie Park.

4.4 Significance Assessment of the Subject Site

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria, or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

Table 5 Assessment of Heritage Significance

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i></p>	<p>The subject site consists of four lots, with four apartment residential buildings.</p> <p>Although agriculture expanded in the region during the 19th and early 20th centuries, the site itself remained unused until the 1970s, when remnant vegetation was cleared and four multi-storey apartment buildings, along with associated services, landscaping and hardstand areas, were constructed along Cottonwood Crescent.</p> <p>The existing residential apartment buildings are not individually or as a collective considered to be of historic significance. Their contribution is not unique in the area, and they do not contribute to a locale that makes a defining contribution to a historic understanding of the area.</p> <p>As such, the subject site does not meet the threshold for heritage listing under this criterion.</p>
<p><i>Significance Indicators</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Association with an event, or series of events, of historical, cultural or natural significance. <input type="checkbox"/> Demonstration of important periods or phases in history. <input type="checkbox"/> Association with important cultural phases or movements. <input type="checkbox"/> Demonstration of important historical, natural or cultural processes or activities. <input type="checkbox"/> Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement. 	
<p>B – Historical Association</p> <p><i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).</i></p>	<p>The buildings are not known to have been constructed or designed by any notable people, nor have they been identified as being occupied by any significant people.</p> <p>As such, the subject site does not meet the threshold for heritage listing under this criterion.</p>
<p><i>Significance Indicators</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation. 	

Criteria	Significance Assessment
<input type="checkbox"/> An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation. <input type="checkbox"/> One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.	
<p>C – Aesthetic/Creative/Technical</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</i></p>	<p>The buildings are apartment residential buildings built in the 1970s.</p> <p>The buildings cannot be identified as a fine expressions or outstanding example of the period. The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p><i>Significance Indicators</i></p> <input type="checkbox"/> Recognition as a landmark or distinctive aesthetic natural environment. <input type="checkbox"/> Recognition of artistic or design excellence. <input type="checkbox"/> Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions. <input type="checkbox"/> Distinctiveness as a design solution, treatment or use of technology. <input type="checkbox"/> Adapts technology in a creative manner or extends the limits of available technology.	
<p>D – Social, Cultural and Spiritual</p> <p><i>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.</i></p>	<p>Beyond the residential functional purpose, the site does not have a strong or special association with a particular community or cultural group in the local area.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p><i>Significance Indicators</i></p> <input type="checkbox"/> Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment. <input type="checkbox"/> Important to the community as a landmark within social and political history. <input type="checkbox"/> Important as a place of symbolic meaning and community identity. <input type="checkbox"/> Important as a place of public socialisation. <input type="checkbox"/> Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums). <input type="checkbox"/> Important in linking the past affectionately to the present.	
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</i></p>	<p>There is no indication that the buildings have used any remarkable construction techniques or that they would yield any further information that would contribute to an understanding of historic practices. The site therefore does not have any research potential.</p> <p>It is beyond the scope of this report to assess the archaeological potential of the site.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p><i>Significance Indicators</i></p> <input type="checkbox"/> Comparative analysis.	

Criteria	Significance Assessment
<input type="checkbox"/> Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past. <input type="checkbox"/> Potential to inform/confirm unproven historical concepts or research questions relevant to our past. <input type="checkbox"/> Potential to provide information about single or multiple periods of occupation or use. <input type="checkbox"/> Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.	

F – Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The 1970s residential apartment buildings do not represent rare examples of their type.

The site could not be considered to possess any uncommon, rare or endangered attributes.

Significance Indicators

- Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised.
- Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.
- Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.
- Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.

G – Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The subject buildings are contemporary residential apartments, that are not exceptionally distinctive examples of their class.

The subject site does not meet the criteria for heritage listing under this criterion.

Significance Indicators

- A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.
- Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.
- Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance.
- Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.

4.5 Statements of Significance

4.5.1 Subject Site

The subject site has been assessed against the Heritage Council of NSW's seven criteria for assessing heritage significance. The subject site has been assessed to not meet the requisite threshold for heritage listing.

4.5.2 Heritage Items in the Vicinity

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Heritage Items in the Vicinity	Established Statement of Significance
<p>'Macquarie Ice Rink - Olympic-sized rink with its setting within retail premises, including rink seating and associated rink facilities' at Level 1 of the Macquarie Shopping Centre, at 197-223 Herring Road, Macquarie Park (LEP 345).</p>  <p>Source: CMP, Urbis Macquarie Ice Skating Rink, 1982. Specialist Contractor, April 1982, p19</p>	<p>Italicised information below has been reproduced directly from the Heritage Assessment prepared by GML Heritage (September 2019).</p> <p><i>The Macquarie Ice Rink has cultural heritage significance at a state level as an important place of public recreation since the time of its opening in 1981. Its purposeful incorporation into a shopping centre is unusual and is representative of the growing trend at the time to diversify the retail experience with intimate spaces, open space, recreational facilities and indoor gardens. Macquarie Ice Rink is associated with former Olympian Steven Bradbury and is the chosen home rink for Sydney's two Australian Ice Hockey League (AIHL) teams, the Sydney Bears and Sydney Ice Dogs. It is also the home of many skating schools and training groups for people of all ages. The rink is highly valued by the local and regional community as a place to gather, play, socialise and compete, with its accessibility to people of all ages enhanced by its inclusion in the shopping centre and links to public transport and surrounding facilities. The rink is significant as one of few Olympic sized ice rinks in Sydney, meaning it is able to cater to all skating disciplines and is particularly valued by those training or competing at an Olympic level, and those associated with the AIHL.</i></p>
<p>'Macquarie University (Ruins)' (LEP Item 10) at 192 Balaclava Road, Macquarie park</p>  <p>Subject: Cottage ruins Photographer: Nancy Tarlao Copyright owner: COPYRIGHT HERITAGE NSW Date: 01/07/2020</p>	<p>The following statement of significance has been sourced from the State Heritage Inventory listing for the place:</p> <p><i>The ruins of the stone building built between 1930 and 1943 are of historical significance as a representative of the highpoint of market gardens, orchards and poultry farms located on the Macquarie University site from the 'Field of Mars' subdivision of 1885 to the resumption of the land in 1965 under the Macquarie University Resumption Act. The 'Field of Mars' subdivision was created as a rural subdivision to encourage small allotment farming in the late 1880s, with importance placed on the cultivation of produce for the Sydney Market. The ruin is the only remaining building on the Macquarie University site representing its agricultural past. The Macquarie University Ruin has historical association with Italian immigrants and agricultural life in the Sydney Basin in the early to mid 20th century. By the 1960s on the Macquarie University site of the 109 properties 59 were owned by Italians. Many Italian immigrants were skilled in farming, stonework and carpentry before they arrived in Australia. The stone ruin illustrates the influence of local property owners of Italian heritage on architecture and agricultural practices. The Macquarie University ruin is of aesthetic significance as the ruins of an agricultural building built from</i></p>

Heritage Items in the Vicinity**Established Statement of Significance**

locally sourced stone from the property, with random rubble stonework held together with lime mortar, being an example of northern Italian stonemasonry techniques. The ruin is of social significance for the descendants of Italian immigrants to the Ryde area in the early to mid 20th century. The site has potential research significance for the possible remains of an under-ground distillery.¹

¹ Heritage NSW, 'Macquarie University (Ruins)'; database no. 2340186
P0055761_HIS_15-21_CottonwoodCrescent_MacquariePark

5

The Proposal

5 The Proposal

The application seeks development consent for the redevelopment of the site for a mixed-use development comprising residential accommodation and retail uses.

Specifically, this application seeks approval for the following:

- Demolition of all existing four-storey residential flat buildings on the site
- Site preparation works including:
 - Removal of existing forty-nine (49) trees
 - Excavation of the site to a maximum depth of six (6) basement levels
- Construction of two mixed-use buildings comprising a 60 and 52 storey building respectively, which will accommodate:
 - 858 Residential apartments inclusion 10% affordable housing of the uplift being sought
- Six (6) levels of basement with 733 car parking spaces, bicycle parking, services.
 - A four-level commercial podium containing:
 - Retail spaces
 - Four townhouses
 - Residential lobbies
 - Waste Storages
 - Residential and visitor Parking spaces
 - Bicycle Parking spaces
- Communal Open Space and residential amenities on level four (4).
- Rooftop Terrace on Level 52 of Cottonwood Crescent Tower and level 60 of Waterloo Road Tower.

The proposal includes provision to amend Clauses 4.3 and 4.4 of the *Ryde Local Environmental Plan 2014 (RLEP2014)* by virtue of the concurrent rezoning process. This includes the following amendments:

- Clause 4.3 – Height of Buildings:
 - Amend the current 65m maximum building height to 212m
- Clause 4.4 – FSR:
 - Amend the current FSR of 4.5:1 to 16:8:1

The project is proposed to be constructed in one stage, which will include demolition, site preparation, development construction and landscaping works.

Urbis has been provided with drawing documentation prepared by AJC Architects. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

The project is proposed to be constructed in one stage, which will include demolition, site preparation, development construction and landscaping works.

Table 7 Proposed Plans

Author	Drawing No.	Drawing Title	Revision	Date
0000 Project Information				
AJC Architects	DA0000	Title Sheet	A	05/02/2026
AJC Architects	DA0001	Project Summary	A	05/02/2026
AJC Architects	DA0200	Neighbours Notification Plan	A	05/02/2026
1000 Site Works				
AJC Architects	DA1000	Existing Site Plan	A	05/02/2026
AJC Architects	DA1001	Site Analysis Plan	A	05/02/2026
AJC Architects	DA1002	Proposed Site Plan	A	05/02/2026
AJC Architects	DA1100	Demolition Site Plan	A	05/02/2026
2000 General Arrangement Plans				
AJC Architects	DA2001	Basement 6	A	05/02/2026
AJC Architects	DA2002	Basement 5	A	05/02/2026
AJC Architects	DA2003	Basement 4	A	05/02/2026
AJC Architects	DA2004	Basement 3	A	05/02/2026
AJC Architects	DA2005	Basement 2	A	05/02/2026
AJC Architects	DA2006	Basement 1	A	05/02/2026
AJC Architects	DA2007	Lower ground	A	05/02/2026
AJC Architects	DA2008	Upper ground	A	05/02/2026
AJC Architects	DA2009	Level 1	A	05/02/2026
AJC Architects	DA2010	Level 2	A	05/02/2026
AJC Architects	DA2011	Level 3	A	05/02/2026
AJC Architects	DA2012	Level 4	A	05/02/2026
AJC Architects	DA2013	Levels 5-9	A	05/02/2026
AJC Architects	DA2014	Levels 10	A	05/02/2026
AJC Architects	DA2015	Levels 11-19	A	05/02/2026
AJC Architects	DA2016	Level 20 – 22	A	05/02/2026
AJC Architects	DA2017	Level – 23	A	05/02/2026
AJC Architects	DA2018	Level 24	A	05/02/2026
AJC Architects	DA2019	Levels 25-26	A	05/02/2026
AJC Architects	DA2020	Level 27	A	05/02/2026
AJC Architects	DA2021	Level 28	A	05/02/2026
AJC Architects	DA2022	Levels 29-30	A	05/02/2026

Author	Drawing No.	Drawing Title	Revision	Date
AJC Architects	DA2022(1)	Levels 45–51	A	05/02/2026
AJC Architects	DA2023	Levels 31	A	05/02/2026
AJC Architects	DA2024	Levels 32–33	A	05/02/2026
AJC Architects	DA2025	Levels 34	A	05/02/2026
AJC Architects	DA2026	Levels 35–40	A	05/02/2026
AJC Architects	DA2027	Levels 35–40	A	05/02/2026
AJC Architects	DA2028	Levels 45–50	A	05/02/2026
AJC Architects	DA2029	Level 51	A	05/02/2026
AJC Architects	DA2030	Level 52	A	05/02/2026
AJC Architects	DA2031	Levels 53–57	A	05/02/2026
AJC Architects	DA2032	Levels 58–59	A	05/02/2026
AJC Architects	DA2033	Level 60	A	05/02/2026
AJC Architects	DA2034	Roof Plan	A	05/02/2026
2600 Shadows and Sun				
AJC Architects	DA2600	Shadow Diagrams Existing Context Sheet 1	A	05/02/2026
AJC Architects	DA2601	Shadow Diagrams Existing Context Sheet 2	A	05/02/2026
AJC Architects	DA2602	Shadow Diagrams Future Context Sheet 1	A	05/02/2026
AJC Architects	DA2603	Shadow Diagrams Future Context Sheet 2	A	05/02/2026
AJC Architects	DA2604	Sun Eye Views Existing Context	A	05/02/2026
AJC Architects	DA2605	Sun Eye Views Future Context Sheet 1	A	05/02/2026
AJC Architects	DA2605	Sun Eye Views Future Context Sheet 2	A	05/02/2026
2900 Drawing Format Schedules				
AJC Architects	DA2900	GFA Diagrams – Sheet 1	A	05/02/2026
AJC Architects	DA2901	GFA Diagrams – Sheet 2	A	05/02/2026
AJC Architects	DA2902	GFA Diagrams – Sheet 3	A	05/02/2026
AJC Architects	DA2903	ADG Building Separation	A	05/02/2026
AJC Architects	DA2904	Solar Access Diagrams Sheet 1	A	05/02/2026
AJC Architects	DA2905	Solar Access Diagrams Sheet 2	A	05/02/2026
AJC Architects	DA2906	Solar Access Diagrams Sheet 3	A	05/02/2026
AJC Architects	DA2907	Cross Ventilation Diagrams	A	05/02/2026
AJC Architects	DA2908	NSA Schedule Sheet 1	A	05/02/2026
AJC Architects	DA2909	NSA Schedule Sheet 2	A	05/02/2026
AJC Architects	DA2910	NSA Schedule Sheet 3	A	05/02/2026

Author	Drawing No.	Drawing Title	Revision	Date
AJC Architects	DA2911	NSA Schedule Sheet 4	A	05/02/2026
AJC Architects	DA2920	Apartment Schedule – Sheet 1	A	05/02/2026
AJC Architects	DA2920	Apartment Schedule – Sheet 2	A	05/02/2026
AJC Architects	DA2920	Apartment Schedule – Sheet 3	A	05/02/2026
AJC Architects	DA2920	Apartment Schedule – Sheet 4	A	05/02/2026
AJC Architects	DA2930	Storage Schedule – Sheet 1	A	05/02/2026
AJC Architects	DA2931	Storage Schedule – Sheet 2	A	05/02/2026
AJC Architects	DA2932	Storage Schedule – Sheet 3	A	05/02/2026
AJC Architects	DA2933	Storage Schedule – Sheet 4	A	05/02/2026
AJC Architects	DA2934	Storage Schedule – Sheet 5	A	05/02/2026
AJC Architects	DA2935	Storage Schedule – Sheet 6	A	05/02/2026
AJC Architects	DA2936	Storage Schedule – Sheet 7	A	05/02/2026
AJC Architects	DA2937	Storage Schedule – Sheet 8	A	05/02/2026
AJC Architects	DA2938	Storage Schedule – Sheet 9	A	05/02/2026
AJC Architects	DA2939	Storage Schedule – Sheet 10	A	05/02/2026
AJC Architects	DA2940	Storage Schedule – Sheet 11	A	05/02/2026
AJC Architects	DA2941	Storage Schedule – Sheet 12	A	05/02/2026
3000 General Arrangement Elevations and Sections				
AJC Architects	DA3101	East Elevation Cottonwood Tower	A	05/02/2026
AJC Architects	DA3102	West Elevation Cottonwood Tower	A	05/02/2026
AJC Architects	DA3103	South Elevation Cottonwood Tower	A	05/02/2026
AJC Architects	DA3104	North Elevation Cottonwood Tower	A	05/02/2026
AJC Architects	DA3105	North Elevation Waterloo Road	A	05/02/2026
AJC Architects	DA3106	South Elevation Waterloo Road	A	05/02/2026
AJC Architects	DA3201	Sections 1	A	05/02/2026
AJC Architects	DA3202	Sections 2	A	05/02/2026
AJC Architects	DA3203	Sections 3	A	05/02/2026
5000 Detail Arrangement				
AJC Architects	DA5110	Adaptable Apts Waterloo	A	05/02/2026
AJC Architects	DA5111	Adaptable Apts Cottonwood	A	05/02/2026
6100 Wall Detail				
AJC Architects	DA6100	Typical Wall Detail – Sheet 1	A	05/02/2026
AJC Architects	DA6101	Typical Wall Detail – Sheet 2	A	05/02/2026

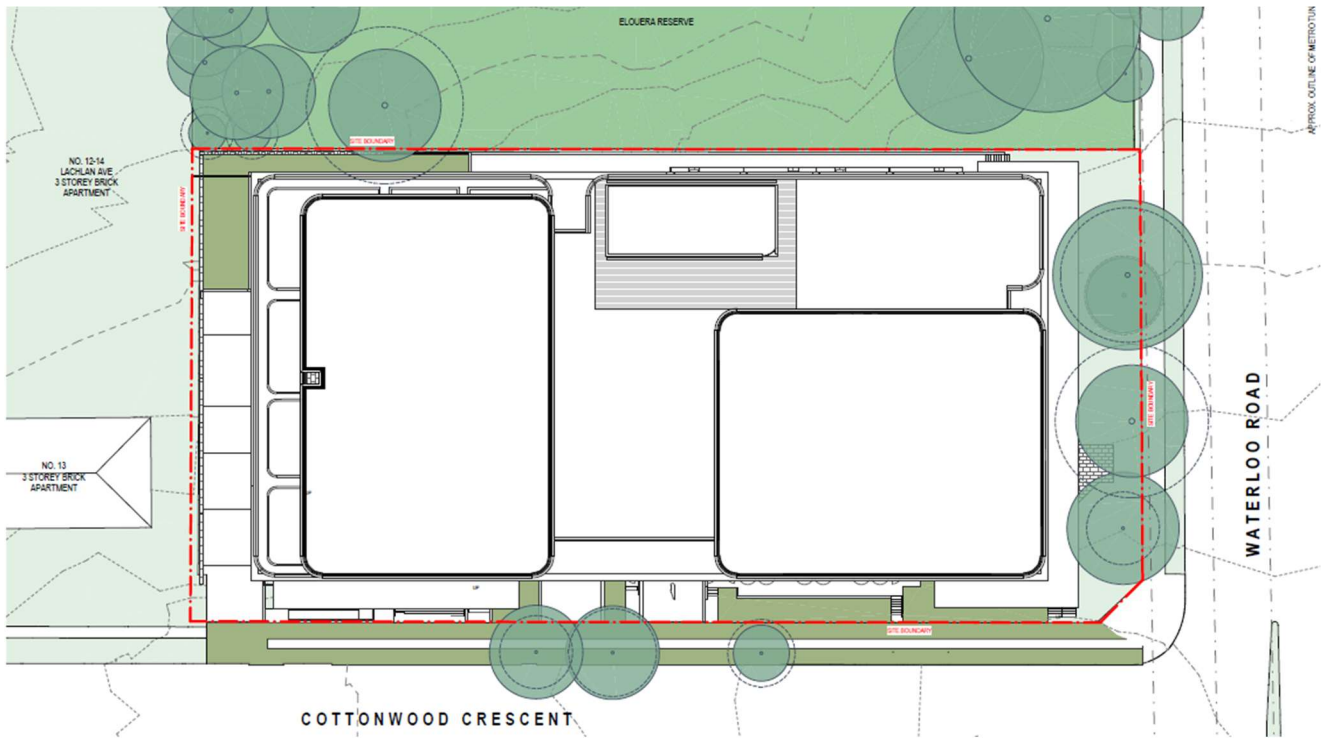


Figure 18 Extract of proposed plans: Site Plan (DA1002).

Source: AJC Architects

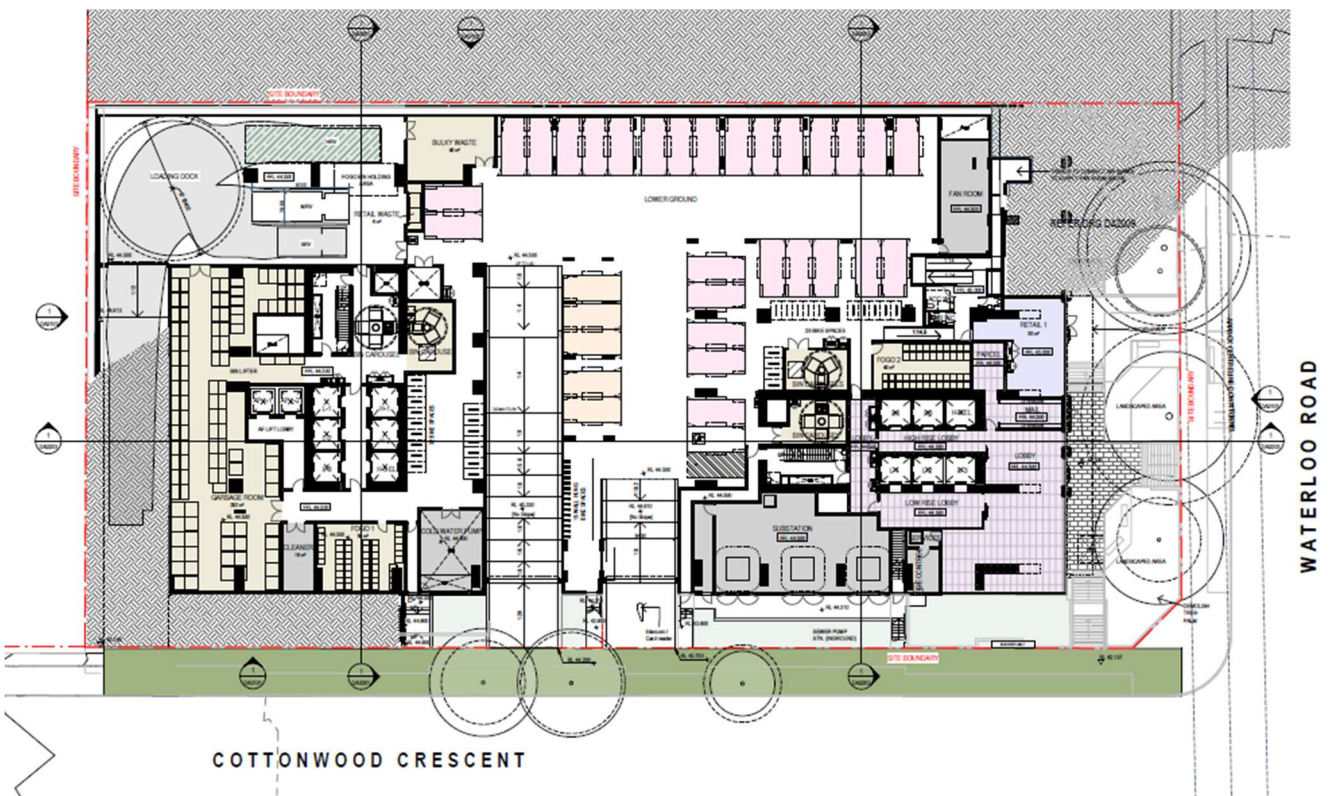


Figure 19 Extract of proposed plans: Lower Ground Floor (DA2007).

Source: AJC Architects

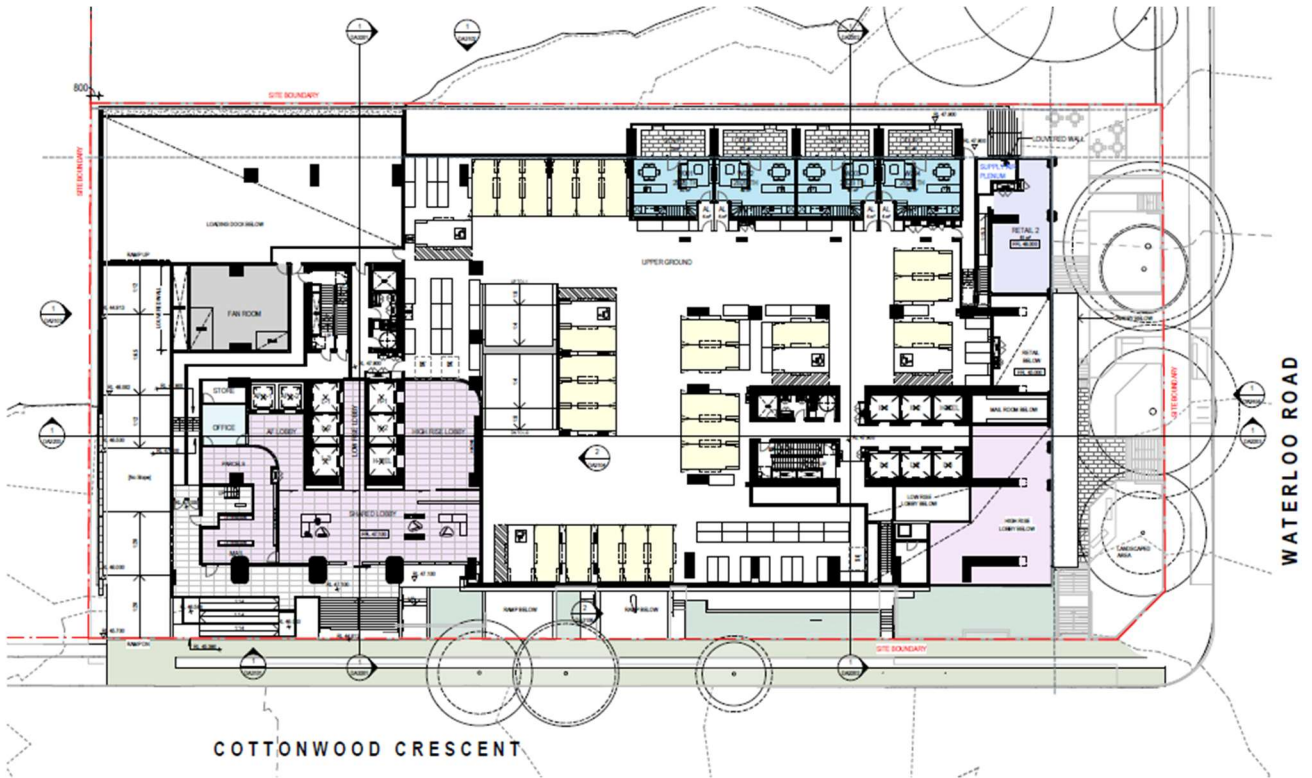


Figure 20 Extract of proposed plans: Upper Ground Floor (DA2008).

Source: AJC Architects

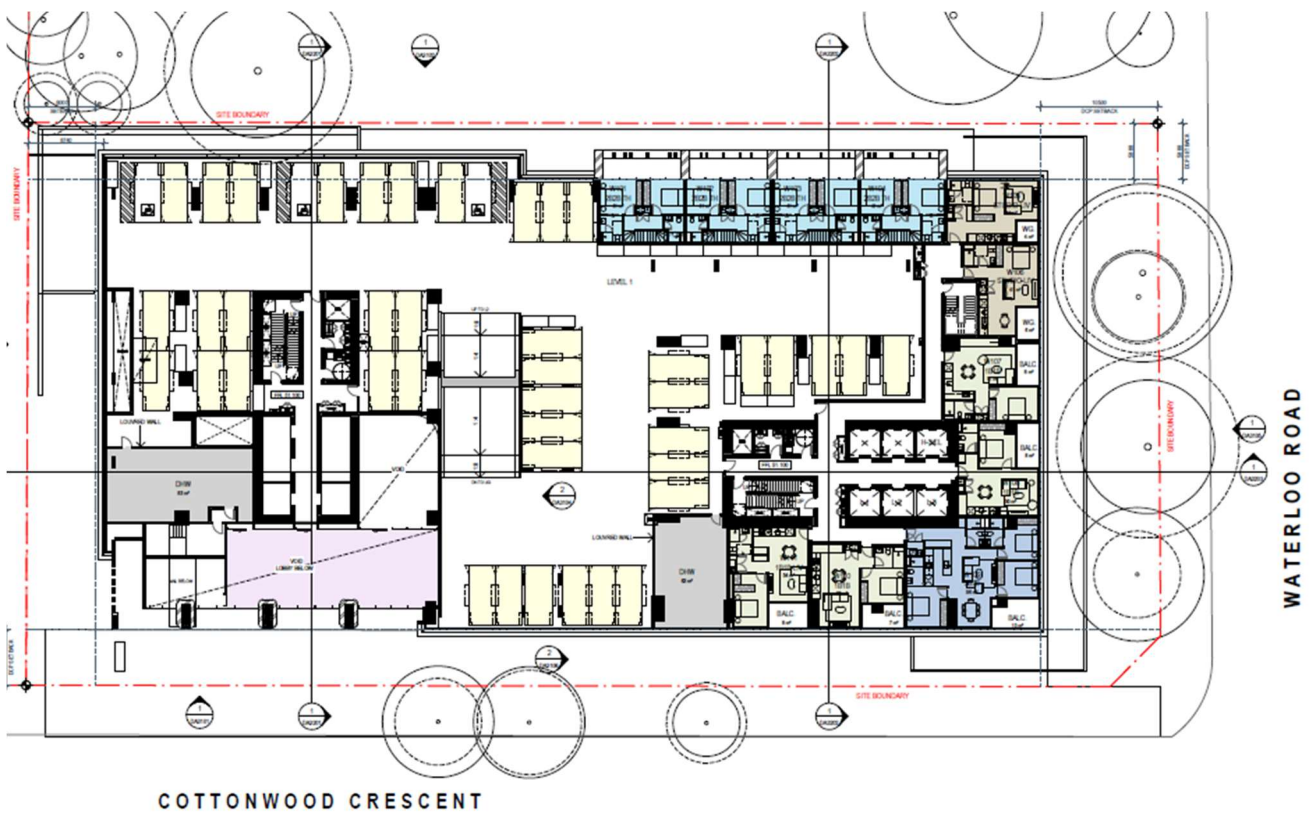
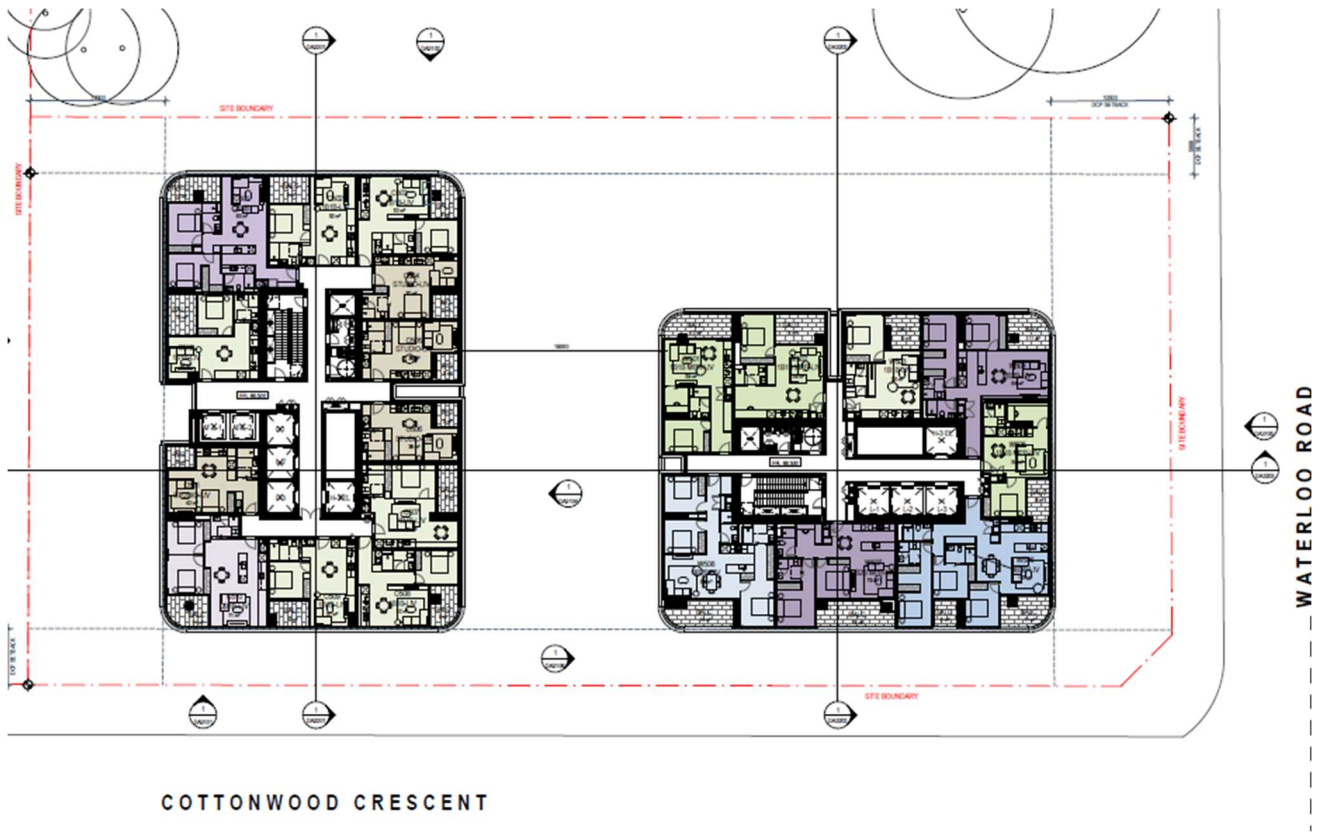


Figure 21 Extract of proposed plans: Level 1 (DA2009).

Source: AJC Architects



COTTONWOOD CRESCENT

Figure 22 Extract of proposed plans: Level 5-9 (DA2013)

Source: AJC Architects



COTTONWOOD CRESCENT

Figure 23 Extract of proposed plan: Levels 35-40 (DA2026)

Source: AJC Architects

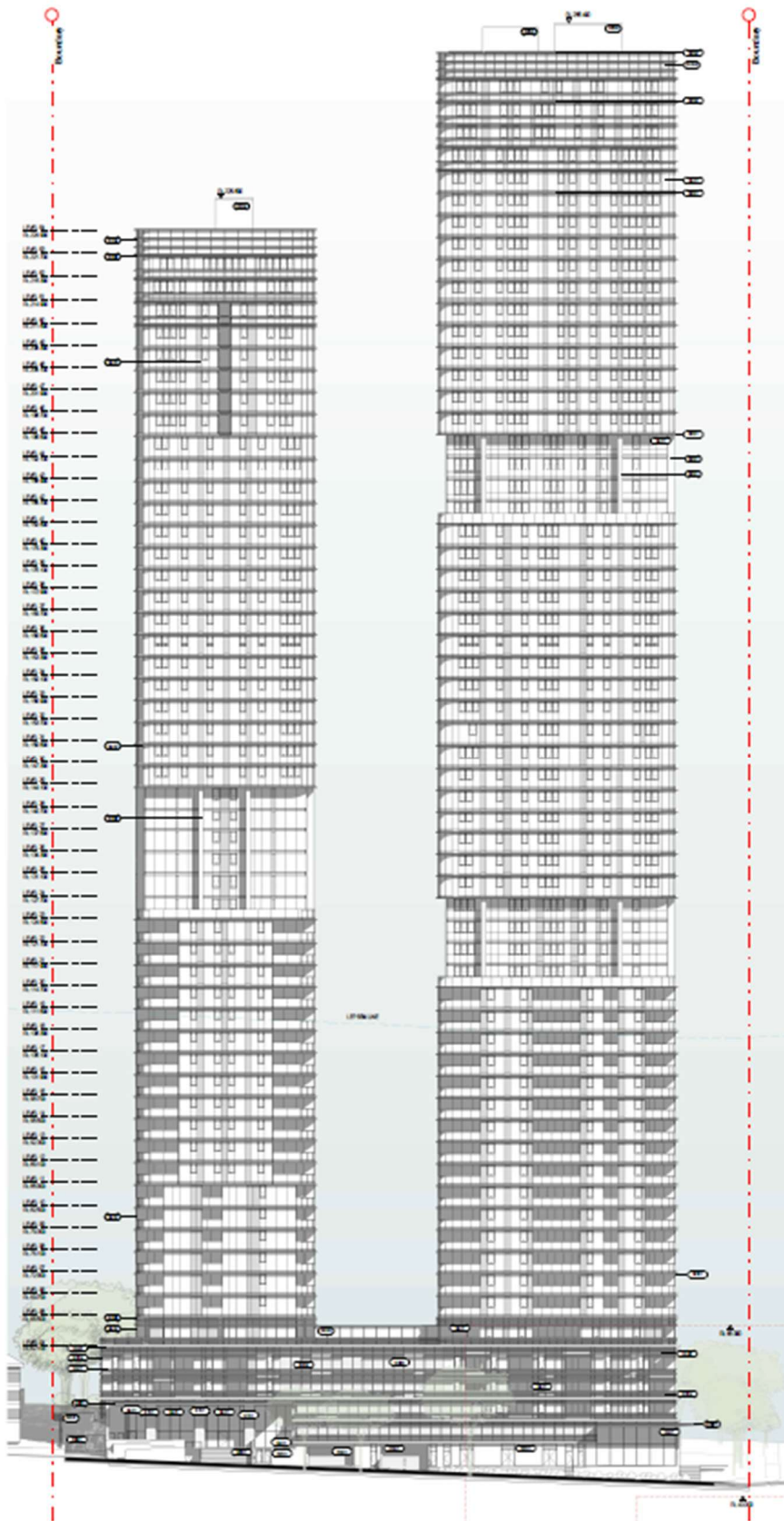


Figure 26 Extract of proposed plans: East Elevation (DA3101)

Source: AJC Architects

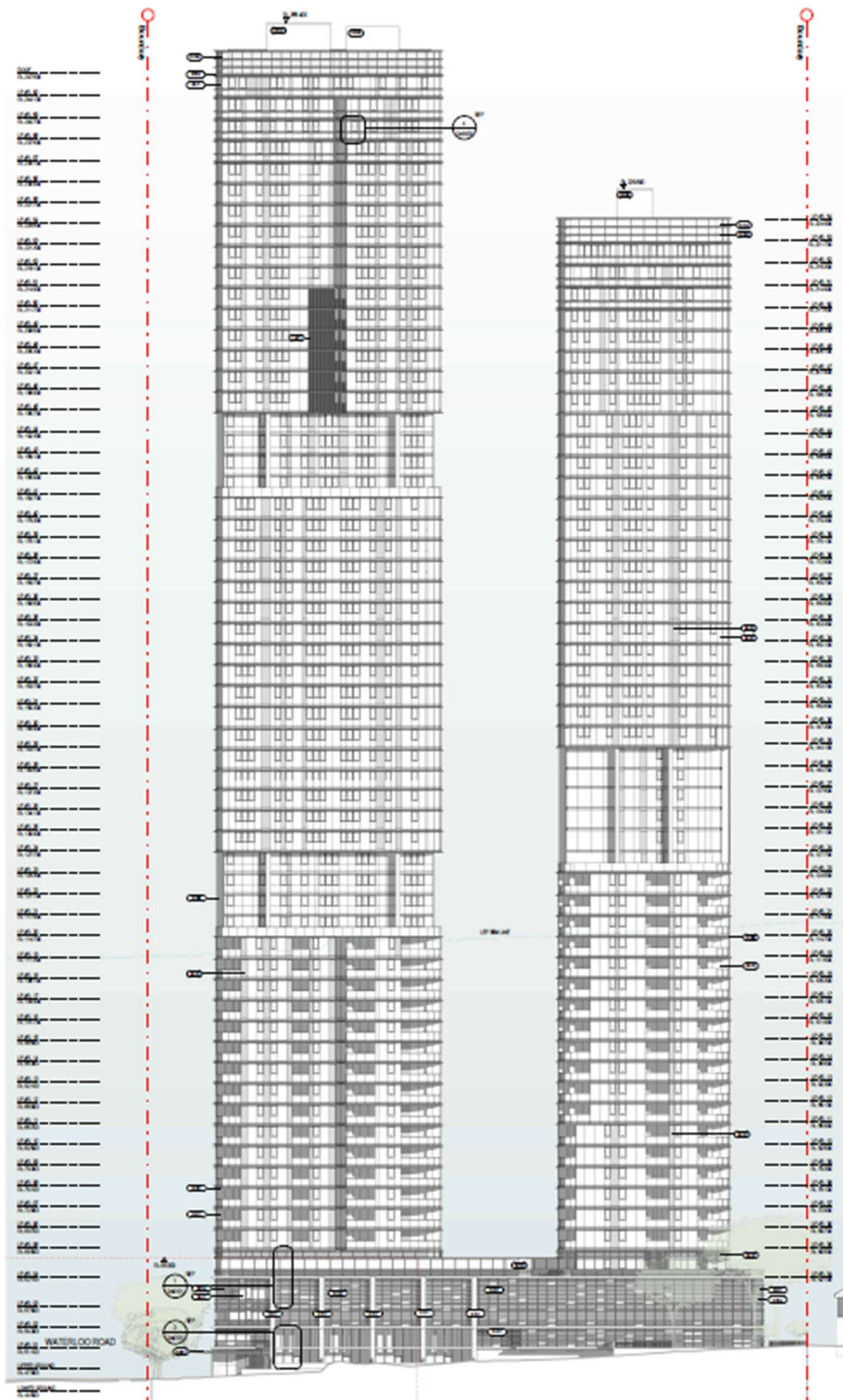















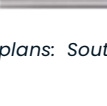




Figure 27 Extract of proposed plans: West Elevation (DA3102)

Source: AJC Architects

INDICATIVE PALETTE OF EXTERNAL ARCHITECTURAL MATERIALS & ELEMENTS

		REPRESENTATIVE BUILT EXAMPLE
AW01	METAL ENTRY AWNING	
SC01	SCREEN PERFORATED - EARTH TONES	
SC02	SCREEN PERFORATED - GREY	
SC03	WIND SCREEN - PODIUM	
SC04	PERFORATED SCREEN - COLOUR TO MATCH GLAZING	
GL01	EXTERNAL VISION GLASS - LIGHT GREY GLAZING	
GL02	EXTERNAL VISION GLASS - BLUE GREY GLAZING	
GL03	GLAZING WITH BACK PAN	
GR01	PAVING	
LV01	FIXED MECHANICAL LOUVERES - COLOUR TO MATCH GLAZING FRAME	
SH01	METAL - NATURAL	
SH02	METAL - CHAMPAGNE	
SH03	METAL - DARK GREY	
SH04	METAL - MEDIUM BRONZE	
ST01	LIGHT SANDSTONE CLADDING OR EQUIVALENT	
RE01	PAINTED MASONRY	
RE02	PAINTED MASONRY - DARK GREY	
RE03	PAINTED MASONRY - LIGHT GREY	
RS01	METAL ROLLER SHUTTER	

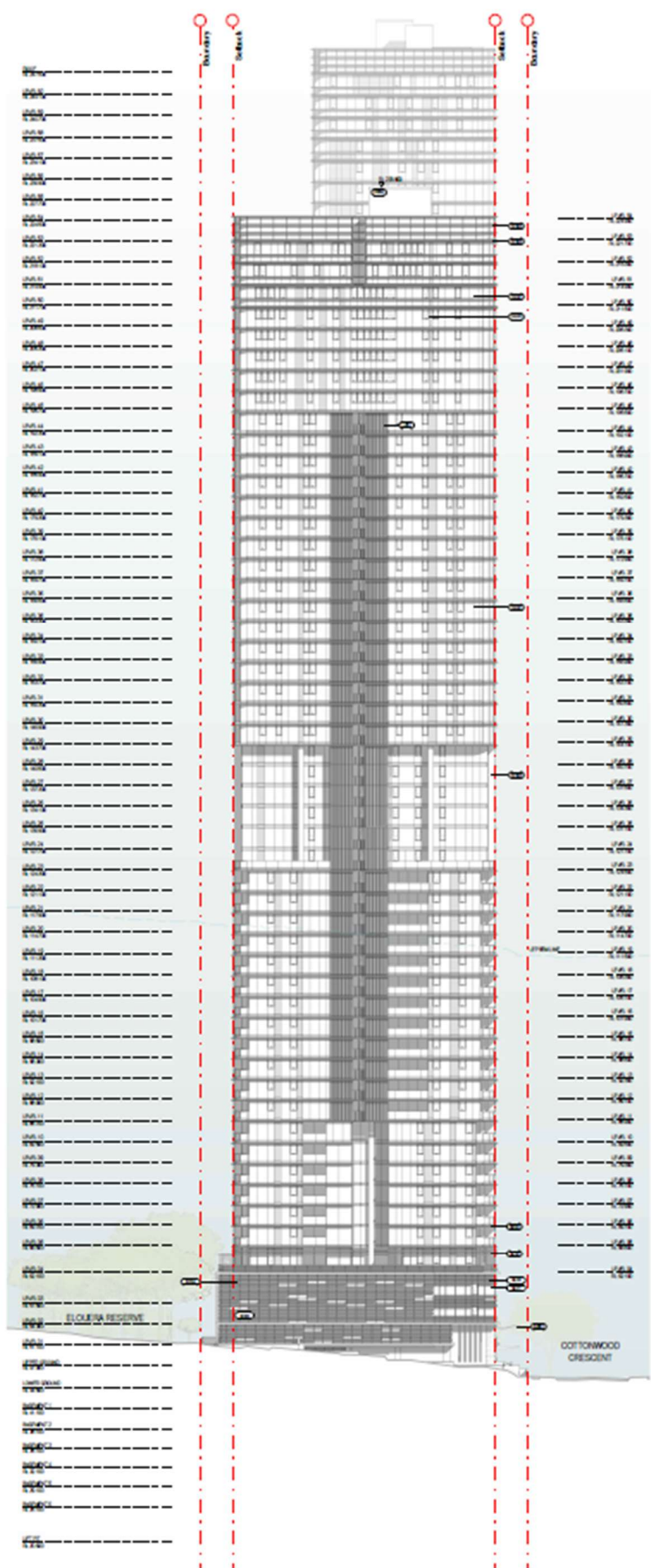
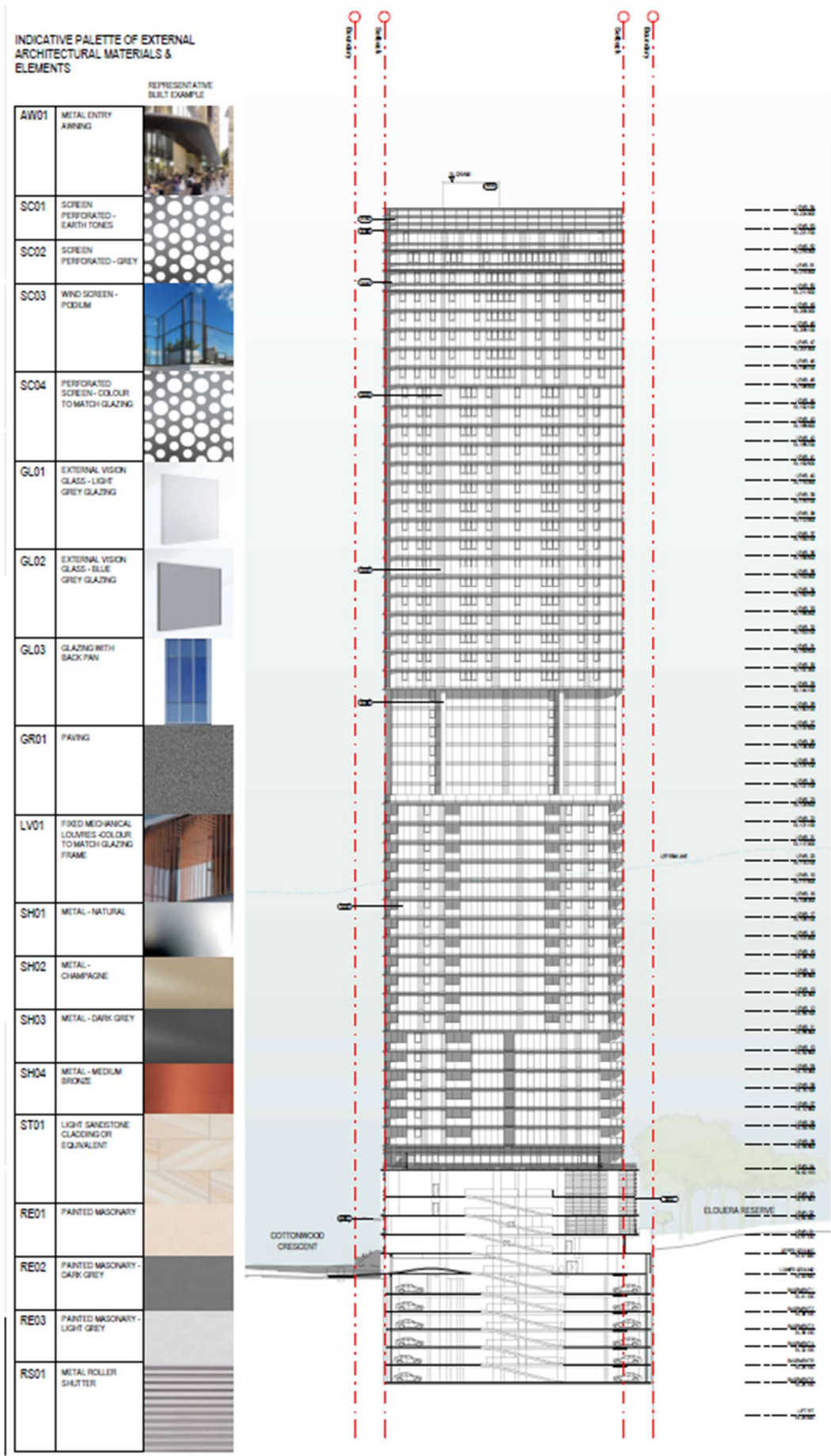


Figure 28 Extract of proposed plans: South Elevation (DA3103)

Source: AJC Architects



6

Impact Assessment

6 Impact Assessment

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions and other relevant documentation.

6.1 General Assessment

The subject site is not a listed heritage item nor situated within a heritage conservation area, however the site is located within the vicinity of locally listed heritage items and therefore the proposal is assessed with regard to the heritage context.

The proposal involves redeveloping the subject site which is currently occupied by four residential apartment buildings constructed in the 1970s. These buildings would be demolished to accommodate two 60-storey towers above a shared basement car park and a sleeved podium. The podium will provide residential uses, car parking, and retail space along the Waterloo Road frontage. The existing buildings located on the subject site have been assessed in Section 4 and these do not meet the threshold for heritage listing. Therefore, there will be no heritage impacts associated with demolition of the existing development on the site.

The proposed development must be considered in the context of changes that are occurring in the locality. In this regard, the proposal represents concentrated development within the bounds of the Macquarie Park Corridor as identified in Ryde DCP 2014, the key aims of which include:

- 1. To ensure that the Corridor matures into a premium location for globally competitive businesses with links to the University.*
- 2. To ensure that the employment and educational activities within the Corridor are integrated with other businesses and activities within Sydney's global economic arc.*
- 3. To reinforce the importance of the economic function of the Corridor and facilitate employment growth now and into the future (this will include retaining employment lands)...*
- 6. To create an urban structure that will:*
 - a. Promote a balance of commercial and non-commercial (such as educational and residential) uses within the Corridor.*
 - b. Promote the commercial core and business park areas for commercial activity and employment.*
 - c. Provide a transition from the more intense development along the main boulevard - Waterloo Road - to peripheral areas characterised by lower-scaled development.*

The proposal is for a contemporary mixed use development. It is consistent with the objectives for redevelopment of the corridor and providing a balance for commercial and non-commercial uses, with the scale of development commensurate with the intention for higher scaled development along Waterloo Road. The proposal provides an appropriate scale commensurate with the large lot of the consolidated site. It includes a distinct tower and podium typology, with four (4) storey podium being compatible with existing development that it replaces and an appropriate response to pedestrian scale in the ground plane. Existing street trees on Cottonwood Crescent would be retained to further contribute positively to the ground plane in conjunction with landscaping proposed within the subject site.

The substantial increase in density on the subject site would not affect the heritage-listed 'Macquarie Ice Rink – Olympic-sized rink with its setting within retail premises, including rink seating and associated rink facilities' (Item 345). The rink has primary frontage to Waterloo Street, Herring Road, and Talavera Road, and is located internally on Level 1 of the Macquarie Shopping Centre at 197–223 Herring Road, Macquarie Park. As the rink is entirely within the shopping complex, there are no significant views that would be impacted by the proposed towers. The Macquarie shopping centre itself is a contemporary development. As a retail centre, it is designed as an internally focused environment, with limited connections to outdoors as an intentional design measure to support commercial and functional outcomes.

The substantial increase in density on the subject site would not affect the Macquarie University Ruins (Item 10). This heritage items is located at a sufficient distance from the subject site and is buffered by the established built form and landscape development of the Macquarie University campus, which would ensure retention of the existing setting to the heritage item within the broader campus site.

Where there are views to the proposed development on the subject site from the surrounding context, it is noted that the immediate locality, including Waterloo Road, Macquarie Park, is already experiencing significant high rise development and the heritage items in the vicinity are already viewed against a backdrop of towers to the south and east (refer Figure 6), with the surrounding area characterised by mixed multi-storey and high-rise development. There would be negligible additional heritage impact on any available views associated with redevelopment of the subject site as proposed.

Having regard for the above discussion, it is considered that the proposal has provided a contextually appropriate response, the scale and siting of which would not adversely impact on the significant values of the proximate heritage items.

6.2 Ryde Local Environmental Plan 2014 (Ryde LEP)

The proposal is subject to an SSDA application, however the table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the Ryde Local Environmental Plan 2014 as these demonstrate guiding principles for development in a heritage context.

Table 8 Impact assessment against the relevant clauses of the Ryde Local Environmental Plan 2014

Clause	Response
5.10 Heritage Conservation	
<p>(1) Objectives</p> <p><i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to conserve the environmental heritage of Ryde,</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p> <p>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>The subject site is not a heritage listed item under any statutory instrument, nor is it located within a Heritage Conservation Area. The subject site is within the vicinity of heritage items of local heritage significance within the Ryde Local Environmental Plan 2014 (2015 EPI 20).</p> <p>The proposal would not adversely affect the heritage significance of the proximate heritage items for the following reasons:</p> <ul style="list-style-type: none"> ▪ Macquarie Ice Rink (Item 345): . There is no significant visual relationship between the Ice Rink and the subject site, which is an inward looking venue that is focused on the skating area. ▪ Macquarie University Ruins (Item 10): The Ruins are located at a sufficient distance from the subject site, and while the height of the towers would be visible at long range, the location of the Ruins within the university campus ensures that they will retain their existing setting.
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p>(a) <i>demolishing or moving any of the following or altering the exterior of any of the following</i></p>	<p>The subject site is located in the vicinity of the following heritage listed items:</p> <ul style="list-style-type: none"> ▪ 'Macquarie Ice Rink - Olympic-sized rink with its setting within retail premises, including rink seating and associated rink facilities' at Level 1 of

Clause	Response
<p><i>(including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>the Macquarie Shopping Centre, at 197–223 Herring Road, Macquarie Park (Ryde LEP 345).</p> <ul style="list-style-type: none"> ▪ ‘Macquarie University (Ruins)’ (Ryde LEP Item 10) at 192 Balaclava Road, Macquarie Park. <p>This HIS is therefore submitted in conjunction with an SSDA for works and has been prepared to assist the consent authority in their assessment of the subject proposal.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>The proposal has been described in Section 5 and a detailed assessment of the proposed works has been undertaken in Section 6 of this report. Overall, the proposed redevelopment of the subject area would replace the existing four apartment buildings with a two-tower residential development. The proposed design is compatible with neighbouring tower development properties and has been assessed to have no detrimental impacts on the heritage items within the vicinity. The key points for this assessment are:</p> <ul style="list-style-type: none"> ▪ The building envelope is compatible with the scale, form and massing of existing tower

Clause	Response
	<p>development to the south and east of the subject site.</p> <ul style="list-style-type: none"> ▪ The proposed development includes a four (4) storey podium, which scale is compatible with existing development that it replaces and is an appropriate response to pedestrian scale in the ground plane. ▪ The proposed development, as tall residential towers, will be visible from long distances. However, as the heritage items in the vicinity comprise a ruins, and an internally located item, it would have minimal visual impact on nearby heritage items as: <ul style="list-style-type: none"> – There is no significant visual relationship between the Ice Rink (Item 345) and the subject site, which is an inward looking venue that is focused on the skating area. – The Ruins (Item 10) are located at a sufficient distance from the subject site, and while the height of the towers would be visible at long range, the location of the Ruins within the university campus ensures that they will retain their existing setting.
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.</p>

6.3 Cumulative Impact

This proposal does not relate specifically to any previous or future works. It does, however, include the redevelopment of a previous medium rise residential area in proximity to large retail and educational establishments into high rise residential. The proposal is one element of the general uplift of development in the area associated with current State government planning initiatives. There are in the order of ten existing high rise developments to the south and east of the subject site and numerous State Significant Development projects within the suburb of Macquarie Park currently listed on the State Significant Projects website.

The current impact of the proposal to the context of the heritage items in the vicinity is negligible, and future redevelopment of the area is unlikely to result in additional impact:

- to the setting of the Macquarie Ice Rink owing to it being an internal item with internal focus in accordance with its location as part of a shopping complex;
- to the setting of the ruins, which occupies a relatively central position within the grounds of the Macquarie University campus.

7 Conclusion

The proposal has been described in Section 5 and a detailed assessment of the proposed works has been undertaken in Section 6 of this report. Overall, the proposed redevelopment of the subject area would replace the existing four apartment buildings with a two-tower residential development. The proposed design is compatible with neighbouring tower development properties and has been assessed to have no detrimental impacts on the heritage items within the vicinity. Key aspects of the proposal assessment are listed below:

- The site contains no heritage items and is not located within a Heritage Conservation Area. Demolition of the existing walk-up flat buildings on the site would not give rise to adverse heritage impacts.
- There are no heritage conservation areas in the vicinity of the site, with the nearest being over three (3) kilometres away.
- The immediate locality, including Waterloo Road, Macquarie Park, is experiencing significant high rise development including completed projects, active construction and approved development associated with current State government planning initiatives. The heritage items in the vicinity of the subject site are therefore already viewed against a backdrop of towers to the south and east, with the surrounding area characterised by mixed multi-storey and high-rise development.
- The proposed development includes a four (4) storey podium, which scale is compatible with existing development that it replaces and is an appropriate response to pedestrian scale in the ground plane.
- The proposed development, as tall residential towers, will be visible from long distances. However, as the heritage items in the vicinity comprise a ruins, and an internally located item, it would have minimal visual impact on nearby heritage items as described below:
 - The heritage-listed Macquarie Ice Rink (Item 345), located inside Macquarie Shopping Centre, would not be affected owing to its internal location. There is no significant visual relationship between the Ice Rink and the subject site and it is further noted that the Ice Rink, comprising tiered seating facing leading down to the ice rink, has an inward looking aspect that is focused on the skating area.
 - The Macquarie University Ruins (Item 10), at 192 Balaclava Road, are located approximately sixty (60) metres north of the central courtyard precinct within Macquarie University, which itself is located over 600 metres north west of the corner of Herring and Waterloo Roads where Macquarie Centre is sited. The intervening built form and landscape development within Macquarie University will continue to provide the setting for the ruins. In this context, the proposed development would be in the background of any available views, consistent with the existing backdrop of towers to the south and east, and the proposed envelope would not adversely affect the heritage item.
- The proposal would not obstruct views or diminish the prominence of heritage items within the vicinity.
- The Macquarie shopping centre is a contemporary development. As a retail centre, it is designed as an internally focused environment, with limited connections to outdoors as an intentional design measure to support commercial and functional outcomes.

For the reasons stated above, the proposed development would not adversely affect the overall significance of nearby heritage items. The proposed SSDA development is supported from a heritage perspective.

8 Bibliography & References

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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