



To: The Assessing Officer / Consent Authority, NSW
Department of Planning & Environment / City of Ryde
From: The Owners Corporation – Strata Plan 106301
("Viciniti", 2 Cottonwood Crescent, Macquarie Park)

Date: April 9, 2026

Subject: FORMAL OBJECTION – Proposed Development at
15-21 Cottonwood Crescent, Macquarie Park

To the Assessing Officer,

We write on behalf of The Owners – Strata Plan 106301,
representing the residents and owners of the adjoining
"Viciniti" building at 2 Cottonwood Crescent.

The Owners Corporation **strongly objects** to the proposed
mixed-use development at 15-21 Cottonwood Crescent. After
reviewing the proposal, it is clear that this development
represents a severe overdevelopment of the site that
disregards established planning controls, introduces critical
life-safety risks, and severely threatens the structural
amenity of adjoining properties.

Our statutory objections are categorized as follows:

1. Critical Life Safety and Fire Fighting Limitations

The proposal for a high-rise tower (approaching 60 storeys) introduces an unacceptable life-safety risk. Fire and Rescue NSW (FRNSW) aerial platforms and ladder trucks are generally restricted to an operational reach of approximately 20 storeys (27 to 44 metres). Approving a residential tower of this unprecedented height in this specific precinct places a massive, unmitigable burden on emergency services and compromises the safety of future occupants and adjoining buildings.

2. Gross Exceedance of Planning Controls and Precedent

The proposed bulk, scale, and height are entirely inconsistent with the established local character and the City of Ryde's intended planning controls. Previous approvals in this immediate precinct have been rightfully restricted to under 20 storeys. Approving this development would set a highly destructive precedent for the Macquarie Park corridor, completely abandoning established Floor Space Ratio (FSR) and maximum height limits under the guise of housing targets, despite the Ryde area having already met its proposed affordable housing quotas.

3. Severe Infrastructure and Transport Overcapacity

The Macquarie Park precinct is already operating at an infrastructure deficit. The introduction of a mega-tower will exponentially compound existing failures:

- **Transport:** The local road network, particularly Cottonwood Crescent and Waterloo Road, is already

heavily congested. The development will generate unacceptable traffic yields that the current intersections cannot absorb.

- **Community Infrastructure:** There is a well-documented, critical shortage of supporting infrastructure in the immediate area. Local public schools, hospitals (such as Royal North Shore and Ryde Hospital), and childcare facilities are already at overcapacity. The DA fails to demonstrate how this localized infrastructure deficit will be addressed.

4. Direct Impact on Adjoining Properties (Dilapidation and Amenity)

As a directly adjoining massive Strata Scheme, SP 106301 holds severe concerns regarding the construction phase of a project of this magnitude.

- **Structural Risk:** Deep excavation directly adjacent to our site poses a severe dilapidation risk. Our scheme is already managing complex basement water ingress issues, and massive localized excavation threatens to alter the hydrostatic pressure and structural stability of our basement levels.
- **Construction Traffic:** Cottonwood Crescent cannot safely accommodate the heavy-vehicle queuing required for a multi-year mega-project. This will block access for our residents, waste management services, and emergency vehicles.

Conclusion

The proposal at 15-21 Cottonwood Crescent is a severe

overreach that fails to satisfy the basic tenets of sustainable urban planning. It prioritizes density at the expense of life safety, infrastructure capacity, and the structural amenity of adjoining neighbors.

The Owners – SP 106301 formally requests that the consent authority refuse this application in its entirety.

Sincerely,

The Strata Committee

For and on behalf of The Owners – Strata Plan 106301

