

RE: Formal Objection to State Significant Development – 15-21 Cottonwood Crescent & 12-14 Lachlan Ave, Macquarie Park

To the Hon. Paul Scully, MP

We are writing on behalf of the 336 lots at Natura 82 Waterloo Rd Macquarie Park as the Strata Committee (SC) representing the Owners Corporation.

We are asking that the Minister rescind the fast-tracked planning permission given to *Billbergia* and *Legacy Property* for the 60 and 52 storey tower development at 15-21 Cottonwood Crescent and 12-14 Lachlan Ave Macquarie Park (Informally referred to as 88 Waterloo Rd) under the State-Significant Development Approval SSD-94006708.

The Ministerial Order to declare the site as state significant that will allow the developers *Billbergia* and *Legacy Property* to use the Housing Delivery Authority (HDA) as a pathway to rezoning which would dramatically increase the maximum building height from 65 metres to 212 metres.

The developer, *Billbergia* has submitted plans to increase number of residential units from an original 255 to 858 apartments across two towers. This extraordinary expansion represents a 236.47% increase on the total number of residences from the original EOI Application 253419 dated 04/04/2025.

As residents in high-rise apartments, we understand the State Government's need to shift into high density housing. We are not opposing the construction of more developments, however we ask that, as our elected representatives, you consider the immense impact on the area that such a gigantic development would have on the residents in the area. Macquarie Park already contains a significant amount of high-rise residential dwellings and there are currently large towers in construction which will further stretch our limited resources.

We are requesting the restoration of the original approval for two residential buildings of a maximum of 20 storeys in line with the pre-existing residential developments in Macquarie Park.

We outline the various reasons for our objection to the rezoning below:

1. Recent reports from Sydney Water and the AFR highlight that Macquarie Park is already under strain. The permission granted to build data centres means that residents are already competing for water, cooling, and energy resources. Should the

construction of the two towers at its current proposal of a 241% increase in units go ahead, then it would put more pressure on already strained services. Due to the State Government's failure to account for all the new construction, Sydney Water is passing on the cost of paying for urgent upgrades and infrastructure for new housing developments to pre-existing rate payers. This cost is a 50% increase of the billing over a five-year period which has already commenced. In a sign of governmental failure to plan ahead, home-owners are bearing the financial brunt. To add more pressure to this shows a lack of forethought by the Ministers who approve additional construction.

2. By the local and state governments' own findings, Macquarie Park is underserved by educational facilities. A failure to follow through on the originally planned primary and high school at Lachlan's Line which should have accommodated 2000 students means existing schools are already under strain. Adding more residential apartments into this area without also increasing educational facilities is reckless. The community has no confidence that all legislative bodies will actually build more schools when old promises were broken.
3. The site borders Shrimptons Creek, home to three endangered ecological communities along Shrimptons Creek: the Blue Gum High Forest, Sydney Turpentine Ironbark Forest and Sydney Sandstone Gully Forest. The 205-meter towers will create a permanent "shading curtain". By Billbergia's own admission, Shrimpton's Creek will be in shadow daily from 11am onwards which will disrupt the microclimate required for these protected species. Additionally, the large shadows cast by the towers of a 62 and 58 storey construction would also adversely affect Natura residents and our standard of living.
4. The Metro is a welcome addition to the transport infrastructure in the area, however according to the Sydney Morning Herald, Macquarie University Station and Chatswood Stations are the most utilised stations on the line. Metro Sydney proudly claims that they aim to fulfil a target capacity of 40 000 customers per hour, however, Matt O'Sullivan of the SMH reports that peak hour travel is at 67 000 during the morning peak period and at 75 000 during the evening peak. This shows that that current usage already far exceeds what the infrastructure was rated to handle. To add more demand to this service shows a lack of forward planning.

All of these reasons should demonstrate the systemic failures by local and state government bodies to plan appropriate infrastructure to support Macquarie Park. Macquarie Park offers wonderful opportunities for a diverse community with the University, the Business Park, the

shopping centre, the metro and the natural green spaces. Macquarie Park is already comprised of a significant number of high-rise residential apartments with zero free-standing houses in the entire suburb according to the 2021 National Census. The State Government needs to cease using our suburb to solve its own planning shortcomings. **We therefore ask for the original approval of a maximum of 20 storeys to be restored to the planning permissions. This would bring new construction in line with pre-existing buildings and maintain the current community atmosphere.**

You may contact the Owners Corporation of SP104187 via our Strata Committee's Office Bearers at the email addresses listed below. We look forward to hearing your response.

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Sincerely,

Natura Strata Committee (SP104187)

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