

20 April 2026

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Attn: Lawrence Huang

Dear Lawrence

RE: Formal Objection to SSD-94006708 Mixed Use development at 15-21 Cottonwood Crescent, (also referred to as 88 Waterloo Road) Macquarie Park and the Concurrent Rezoning Proposal

I am writing, as a resident in the nearby Natura apartment building located at 82 Waterloo Road, Macquarie Park NSW to object to the excessive building height and FSR proposed in the above application on the following grounds:

1. The TOD Rezoning process which spanned two years (2022 to 2024) and involved rezoning and masterplan studies and two exhibition periods specifically omitted the existing residential neighbourhood in which this site is located, bounded by Herring Road, Waterloo Road, Shrimpton's Creek and the Midtown MacPark development. This appears to be a desperate attempt by the Housing Delivery Authority (HDA) and DPHI to facilitate the NSW Govt's National Housing Accord targets without the same rigour afforded the TOD rezoning process.
2. The proposed increase in FSR from the 4.5:1 to 14.5:1 or 16.8:1 depending on which document is referenced far exceeds that of any Lot or site within the Macquarie Park corridor including the 6.5:1 FSR indicated on Ryde Council's current LEP Floor Space Ratio Map for the Meriton Trilogy site at 100-108 Talavera Road, which the proponent has claimed sets a precedence. The proposed FSR is more comparable with St Leonards and Parramatta which are or will be serviced not only by the Metro and buses (as is the case in Macquarie Park) but also benefit from heavy rail services, and in Parramatta's case, the light rail and ferry services.
3. The Metro is generally a great service on weekdays, as evidenced by it's patronage reported in the media to be around 67,000 customers per hour during the morning peak and 75,000 per hour during the afternoon peak, is already exceeding the Sydney Metro's claimed 40,000 customer per hour target. Over the past 6 months, weekend services have regularly been non-existent resulting in travels times doubling when utilising the replacement buses. It has therefore been faster to drive to

destinations on the Metro line on weekends. Therefore the argument for increased density close to a transport hub to reduce car use and traffic becomes flawed.

4. The suggestion that on site car parking numbers can be reduced due to proximity to the Metro station is also flawed for reasons other than that noted above. Some people may work night shifts when public transport services are more limited while many have employment roles requiring travel to parts of Sydney and beyond not readily accessible by public transport and families may require at least one car to transport children to school, after school activities and sporting activities which may not be convenient or even possible via public transport. Our building includes 353 parking spaces for 336 Lots and every week there are messages from residents asking if anyone has a spare car space they can rent. The proposed 733 parking spaces for 858 Lots will likely result in more competition for on-street parking or difficulty selling Lots without car parking on title. Four years after completion of our building, the Developer still appears to have around 40 apartments that have not yet been sold, equating to over 10% of the Lots.
5. The proposed development at 15-21 Cottonwood Cres similarly uses the Meriton Trilogy building height as a precedence to justify an increased building height of 52 and 60 storeys with a maximum height of 211.46m (RL 255.400). Meriton's Trilogy is 59 storeys at a maximum height of RL 243.5, however is not comparable as it's location between the M2 Motorway, Talavera Rd & the Herring Rd on/off ramps means that it benefits from greater separation distances to other properties, resulting in less overshadowing impacted residential properties and public recreation spaces. With the exception of 94 Talavera Rd, the Trilogy buildings generally overshadow Macquarie Shopping Centre, other Meriton developments on Talavera Rd and commercial buildings along Talavera Rd (including Macquarie University's technology precinct). By contrast, the proposed towers at 15-21 Cottonwood Cres at various stages of the day, are shown to overshadow:
 - Wilga Park;
 - Quandong Reserve;
 - Cottonwood Reserve;
 - Shrimptons Creek Riparian Zone;
 - The future Shrimptons Parkland;
 - The rooftop recreation area of the new Macquarie Park Primary School located in Midtown MacPark around morning tea time (noting the shadow modelling appears to incorrectly show the 5-6 storey school being taller than and overshadowing the 20+ storey building under construction to the south of the school);
 - Most buildings surrounding 15-21 Cottonwood Cres from the south-west around to the south which are in the 20 to 30 storey height range or lower, rendering their rooftop solar PV arrays less efficient,

reducing their sustainability benefits and resulting in higher strata fees for owners where this generation would otherwise have offset common property electricity use. Based on the AJC shadow diagrams, 8-10 Cottonwood Cres would be impacted from 11am to 2pm, the approved 14-16 Cottonwood Cres building from 11:30am onwards, 82 Waterloo Rd from 12:30pm onwards and 80 Waterloo Rd from 2pm onwards.

6. The approved 20 storey building at 14-16 Cottonwood Cres and the two buildings approved under LDA2024/0158 will already block the existing district views in that direction, under the LEP height limits. However, the height and scale of the proposed development at 15-21 Cottonwood Cres subject to this SSDA will also largely block out any view of the sky from their apartments, for many residents on the north west facing side of our building.
7. The height and scale of the proposed development at 15-21 Cottonwood Cres will impact solar access to apartments and particularly balconies located on the north-west sides of approved 14-16 Cottonwood Cres and 82 Waterloo Rd starting 11:30am and 12:30pm respectively, consistent with the above durations relating to overshadowing.
8. The tokenistic small apartment balconies result in minimal façade articulation, resulting in predominantly glass envelopes to the two towers which are anticipated to result in glare / solar reflection impacting surrounding buildings east and west of 15-21 Cottonwood Cres, likely affecting residents located east of the development in the early morning hours following sunrise.
9. The large glazed wall extents proposed to these apartments, particularly those facing north and north-west without balcony overhangs or other properly designed sun shading devices will also result in considerable heat loads within these apartments. Low-E performance glazing by itself does not sufficiently address these loads and residents will need to run their air-conditioning more often to achieve thermal comfort.
10. While the boundary setbacks may be compliant, they are inadequate for the scale of this building with a tight knit residential area to the south-west and narrow road reserve on Cottonwood Cres while the four storey podium (necessary to accommodate the car parking) fronting Elouera Reserve's entire eastern edge with only a circa 3m setback will leave Elouera Reserve feeling confined and uninviting.
11. Notting Hill Advisory's engagement survey questions were skewed towards the project's positive attributes (proximity to public transport and shops, parking and affordable housing). Despite that, the clear majority opposed the proposed height (with 53% against and 21% in favour) and the proposed density / number of

apartments (60% against to 16% in favour) with overall attitude towards this proposal being 51% unfavourable to 25% favourable. Those identified as Neutral or Unsure are not definitively for or against and should therefore be negated rather than combined with the favourable respondents. After asking respondents to consider the posited benefits of the development, the result was still clearly against with 45% unfavourable vs 27% in favour of the proposal. Therefore, the local community is clearly against the proposed height and density proposed in this submission.

12. As previously noted in point 2 above, Meriton's Trilogy does not necessarily represent a precedent, as it does not detrimentally impact recreational public open space or a school and it's impact on surrounding residential properties is minimal by virtue of it's location. However, allowing a 60 storey building on the site at 15-21 Cottonwood Cres will set a precedent for every site yet to be redeveloped within this residential enclave bounded by Herring Road, Waterloo Road, Shrimpton's Creek and the Midtown MacPark development.

I am not opposed to the redevelopment of the sites within this enclave believe the four fold increase in dwelling numbers (in this case increasing from the existing 60 dwellings to 255 dwellings) achieved by replacing 3 and 4 storey walk-up units with circa 20 storey apartment buildings already allowed under Ryde's LEP 2024 is the appropriate response in this location. Development consent LDA2024/0158 already addresses the concerns raised above, as summarized below and should be upheld:

- The FSR of 4.7:1 is a minor exceedance to the 4.5:1 FSR allowed under the Ryde LEP 2014;
- At 70m and 23 storeys high, the existing consent also exceeds the LEP height limit but provides some variety to the Waterloo Rd streetscape while remaining within the LEP's intent for the residential pocket bounded by Herring Road, Waterloo Road, Shrimpton's Creek and Midtown MacPark;
- The car parking provision of 285 car spaces for 255 Lots will reduce pressure on street parking;
- The current approved buildings do not overshadow the new Midtown Primary School, Wilga Park or the future Shrimptons Parklands and will have less impact on Shrimptons Creek and the neighbouring buildings' solar access, communal open areas, balconies and rooftop solar systems;
- Better use of balconies in the design approved under LDA2024/0158 provides greater façade articulation, reduces glazing at the outer edges of the building envelope (reducing or removing the glare and solar reflection concerns) and provides shading and some thermal relief to the proposed apartments (particularly in the summer months).
- With the reduced scale and less imposing podium, the setbacks are appropriate and the interface between the proposed development's central

communal open space and Elouera Reserve under LDA2024/0158 allows Elouera Reserve to feel larger and more open by visually extending into the development's communal open space;

- LDA2024/0158 is more consistent with Ryde Council's LEP 2014 and doesn't set an unsustainable precedence for over-development in this existing residential pocket.

Thankyou for your thoughtful consideration of this submission.

Yours sincerely

Resident, 82 Waterloo Rd Macquarie Park