

Mrs Ranira Ambrose
52 Cliff Rd,
Epping NSW 2121
ranira.moodley@gmail.com

Planning Officer
State Significant Acceleration
Planning and Assessment | Department of Planning and Environment
12 Darcy St, Parramatta NSW 2150

Application name: Trinita Lighthouse Build-to-Rent, North Ryde
Application number: SSD-55844212

Dear NSW Planning,

I would like to submit my strong objection to the proposal SSD-5544212 in its current form.

My main issues are as follows:

1. **Building height:** In 2014, I purchased my apartment (off the plan) on the 13th floor of Ryde Gardens, Block A facing East. Although more expensive at the time, there was strong assurances that Stockland was limited to a commercial development of up to 12 storeys maximum, which is why I deliberately purchased the apartment to ensure we maintain city views irrespective of the future development. Stockland states that the view loss from Camera 3 in their Appendix M - Visual Impact Assessment (P44) document is severe. Considering that this is a wide-angle lens, this view loss actually appears to be in the “devastating” category. Certainly, the view loss from floors 13 to 16 is “devastating”. If the 37m height limit, which all neighbours were expecting, was maintained, east facing units above the 12th floor would maintain their iconic views to the horizon (as promised). These views sweep from Anzac Bridge to Gordon, including the City, Harbour Bridge, North Sydney, St Leonards and Chatswood. I am concerned to the loss of recreation from enjoying the views, the natural sunlight throughout the year and the devaluation of our property.
2. **Project density:** With New Link Rd blocked for cars, all Stockland, Centrale and Ryde Gardens residents and visitors will have to use the traffic lights beside the Metro Station. Traffic congestion and parking in the area are already significant issues and I'm concerned that a project of this scale will further intensify this issue, particularly during peak hours. Unfortunately, public transport does not connect you to all parts of Sydney and a car is required especially when you have children who cannot walk to school as there are not enough schools in the area (see point 3 below).

- a. Further, speaking to congestion to the metro. Over 2,700 units are planned in Lachlan's Line, north of Delhi Rd. Already, City bound Metro trains are full at peak hour before reaching North Ryde Metro Station. Residents waiting may have to queue for up to 3 trains before being able to embark.
3. **School catchment:** A project of this scale places further pressure on the surrounding schools to accommodate places for children. North Ryde Senior College was built for 700 students and now has 1400. There are 13 portable classrooms on site. Primary schools and hospitals are similarly overcrowded.
4. **Authenticity of build ad impact on community:** From what sense I could make of the documents, the project refers to up to 659 dwellings but then only has a minimum of 50 dwellings that will be occupied under residency tenancy agreements, so it doesn't really sound like a "build to rent" project. Build-To-Rent developments also tend to have a higher tenant turnover, greater vacancy rates and rents above the market values. This may hinder the development of a stable and integrated community.
5. **Residents expected an office development,** which would be quiet at night. This change to residential will bring additional night noise, possible security issues, increased pressure on amenities.
6. **Limited recreational areas and increased burden on current open spaces.** The scale of this development will put unnecessary burden on the open space for current residents in the area. Additional pets will also cause undue stress as it's possible that the Ryde Gardens grassed area may be fouled by Stockland residents walking their pets.

Your consideration to reject this project in its current form and scale would be greatly appreciated.

Kind regards,

Ranira Ambrose