

**Triniti Build-to-Rent, North Ryde (SSD-55844212)**

**My name is Lindsay Barton**

Unit 1604 /1 Network Place  
NORTH RYDE NSW 2113

Please withhold my details from publication.

## **Triniti Lighthouse Build-to-Rent, North Ryde (SSD-55844212)**

I would like to object to the proposal based my concerns on the following Issues:

1. Height, Sunlight, Shadowing Issues
2. Parking and Traffic Issues
3. Size and Population Profile and Density and Sewage System Issues
4. TV station towers and TV and mobile phone signal reception issues
5. Noises and Crime Rate issues
6. Existing Public Transportation and Infrastructure Issues

I declare that I have not made any reportable donations in the last two years.

I acknowledge and accept the department's disclaimer and declaration.

# Trinity Build-to-Rent, North Ryde (SSD-55844212)

## 1. Height, Sunlight, Shadowing Issues

At twenty stories, these proposed buildings, oversized and under resourced, with many many tiny units, and too close (20 metres to the nearest unit block,) will deprive existing buildings of sunlight, and help turn them into dark and dingy dwellings.

Having 2 buildings at 10-12 stories would be a better solution, instead of 2 buildings at 20 stories and one at 2 stories.

## 2. Parking and Traffic Issues

Stockland's solution to the traffic, their building will cause, is to possibly block off or make, New Link Road into a One-Way Street, force residents to forgo a car space, conduct a single field survey, make diagrams of an indeterminate nature, supposedly showing traffic patterns.

Nearby roads and streets are already at capacity. Rivett Road, on the eastern side of the construction is already beyond capacity, of course this was not mentioned in Stockland's report

Stockland says they will 'educate' residents to use public transport, I haven't seen that before, so they can reduce the expense of building enough car parking for the residents.

All of this is within a short walking distance of **Lane Cove National Park**.

## 3. Size and Population Profile, Density and Sewage System Issues

Stockland wants to nearly **double** the amount of residences already constructed in the immediate area, (which is spread out over 25,900 square metres).

Stockland wants to build nearly 600 units in an area of just 7186 square metres.

Will the Sydney Water sewerage system be upgraded to handle all these hundreds of extra bathrooms?

Will Sydney Water take into account the **Lane Cove National Park** is walking from this block of land?

## 4. TV station towers and TV and mobile phone signal reception issues.

These oversized proposed buildings, will do the same with reception as they will do with sunlight and view. **IE:** Block any signal transmission. Any emergency call will suffer the same fate and wont connect the Emergency Services.

## 5. Noises and Crime Rate issues

Hundreds of units within 20 metres of existing residents, will be very noisy, I'm sure some criminals will take advantage of the large selection of targets available in such a concentrated area.

## 6. Existing Public Transportation Issues

North Ryde Station is already overcrowded both directions during peak hours, there are much bigger crowds boarding Chatswood station towards Macquarie University or Epping Station (Students attending Macquarie University or passengers transfer to T1 or T9 train lines).

Maintenance of North Ryde Station seems to be hit and miss, sometimes for weeks at a time, the lift (only one lift) and escalators are not working, preventing any disabled person from using the station. The lifts and escalators must be used, as there are no stairs from the station platform to the Delhi Road exit. (The only exit)

At the end of the day, Stockland, being a developer, is only interested in the final outcome of getting as much revenue as they can procure, and are not interested in the welfare of their customers, or providing green space, or help the community who will provide some of that revenue.