

# Consultation Outcomes Report

Triniti Stage 2 – Delhi Road, Macquarie Park BTR SSDA-55844212

39 Delhi Road, North Ryde



**'Gura Bulga'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We acknowledge and celebrate the Wallumattagal people of the Dharug Nation, the Traditional Custodians of the land on which Trinita is located and where we have the privilege to undertake this important project.

We extend this acknowledgement to Elders; past and present, and the Dharug Custodians who have been an integral part of shaping this strategy.

**This document has been prepared by:**

Julia McLean

8 June 2023

**This document has been reviewed by:**

Ross Hornsey

8 June 2023

Version No.	Date of issue	Prepared By	Approved by
1.0 DRAFT	08/06/2023	JM	RH
2.0 DRAFT	22/06/2023	JM	
3.0 FINAL	15/08/2023	JM	

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.



Ethos Urban Pty Ltd | ABN 13 615 087 931 | 173 Sussex Street Sydney NSW 2000 (Gadigal Land) | +61 2 9956 6962 | [ethosurban.com](http://ethosurban.com)

# Table of Contents

1.0	Executive Summary .....	5
2.0	Project Introduction.....	6
2.1	Introduction .....	6
2.2	Site location and context .....	6
2.3	Objectives of development.....	7
3.0	Community and stakeholder engagement approach .....	9
3.1	Strategic engagement principles.....	9
3.2	Engagement Guidelines for State Significant Projects.....	9
4.0	Stakeholder identification .....	10
5.0	Engagement process .....	13
5.1	Communication Tools .....	13
5.2	Engagement Activities .....	13
5.3	Community notification letter and invitation to webinar .....	14
5.4	Consultation email address and 1800 number.....	14
5.5	Neighbouring businesses notification .....	14
5.6	Record of stakeholder meetings.....	14
5.6.1	City of Ryde.....	14
5.6.2	State Government agencies and authorities .....	14
5.6.3	First Nations stakeholders.....	15
6.0	Summary of feedback received .....	16
6.1	Community feedback .....	16
6.1.1	Community webinar .....	16
6.1.2	1800 number and consultation email.....	18
6.2	City of Ryde feedback.....	19
6.3	State Design Review Panel .....	19
6.4	Other State Government agencies and authorities .....	21
6.5	First Nations feedback .....	22
7.0	Conclusion and Next Steps.....	23

## Appendices

Appendix A Community and stakeholder notification letters .....	24
A.1 Community notification letter - May 2023 .....	24
A.2 Distribution zone .....	26
A.3 SEARs notification letter to existing Trinita tenants .....	27
A.4 Webinar slides .....	28

## Table of Figures

Figure 1 Site aerial .....	7
----------------------------	---

## Table of Tables

Table 1 Secretary's Environmental Assessment Requirements relevant to this Report .....	8
Table 2 Stakeholder identification and mapping .....	10
Table 3 Proposed engagement tools and collateral .....	13
Table 4 Proposed engagement tools and activities .....	13
Table 5 City of Ryde engagement activities .....	14
Table 6 State Government agencies and authorities .....	14
Table 7 First Nations engagement activities .....	15
Table 8 Webinar feedback .....	16
Table 9 1800 number and consultation email feedback .....	18
Table 10 City of Ryde feedback .....	19
Table 11 SDRP feedback .....	19
Table 12 Government agency and authority feedback .....	21
Table 13 First Nations stakeholder feedback .....	22

# 1.0 Executive Summary

Ethos Urban has prepared this consultation outcomes report on behalf of Stockland (the Applicant) to outline the key issues raised by the local community and stakeholders as part of the preparation of the State Significant Development Application (SSDA) for the Triniti Stage 2 build-to-rent proposal at 39 Delhi Road, North Ryde (the proposal).

Full consideration has been given to the NSW Department of Planning and Environment's (DPE) Secretary's Environmental Assessment Requirements (SEARs) during the consultation, including alignment with the *Undertaking Engagement Guidelines for State Significant Projects (November 2021)*.

The consultation process ensured that potentially impacted stakeholders were identified and provided with the opportunity to learn about the proposal, and provide feedback, prior to lodgement.

Engagement activities detailed within this report were focussed on the following groups:

- **Surrounding community and neighbouring residents and businesses** – to ensure concerns were understood and feedback was sought.
- **Government Agencies as identified in the SEARs** – to work with agencies towards approval of the development.
- **City of Ryde Council** – to work with Council towards approval of the development.

The detail contained within this report demonstrates that Stockland has conducted transparent and effective engagement for this proposal and remains committed to further consultation with the community throughout the project.

## 2.0 Project Introduction

### 2.1 Introduction

This Consultation Outcomes Report is submitted to the Department of Planning and Environment (DPE) in support of a State Significant Development Application (SSDA) (SSD-55844212) for a new build-to-rent housing (BTR) development at 39 Delhi Road, North Ryde (the site).

The proposed development will specifically comprise the following:

- Site preparation and excavation;
- Construction of a new build-to-rent development comprising a shared podium with three new buildings ranging between 2 to 20 storeys above. Specifically, the following is proposed:
  - 1,851 m<sup>2</sup> of non-residential floor area at ground level, including commercial and retail uses
  - 39,031m<sup>2</sup> of build-to-rent housing, including a total of 508 dwellings.
  - 1,518m<sup>2</sup> of communal residential amenity facilities located throughout the building.
- Basement and Ground Floor carparking, comprising a total of 155 car parking spaces, 108 bicycle spaces, and 6 motorcycle spaces and 1 carwash bay;
- Vehicular access provided via Rivett Road for retail, services, loading and waste removal, and Rennie Street for residential use.
- Use of approximately 164 existing carparking spaces from adjacent Trinita basement as residential carparking.
- Activation and revitalisation of existing New Link Road to be used as a pedestrian through site link as per Letter of Offer to Council.
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

### 2.2 Site location and context

The site is located at 39 Delhi Road, North Ryde within the Ryde Local Government Area (LGA). The site is legally described as Lot 21 in DP 1003588 and has a total area of approximately 27,410m<sup>2</sup>. The site currently comprises the existing Trinita Business Campus (Stage 1) on the northern portion of the site and the Trinita Stage 2 site on the southern portion of the site, which is currently vacant.

The proposed development subject to this SSDA will be carried out on the Trinita Stage 2 site, which has a site area of approximately 9,573.9m<sup>2</sup>. A summary of the surrounding development is provided below:

- **North:** The site is immediately bounded by Delhi Road to the north. Beyond Delhi Road, is the Macquarie Park Cemetery and Crematorium.
- **East:** The site is immediately bounded by Julius Avenue to the north-east and Rivett Road to the south-east. Beyond these roads, a range of industrial warehouses and business park centres are located to the east, housing major tenants, including CSIRO.
- **South:** The site is bounded by a commercial building owned by Goodman to the immediate south. Beyond this building is Epping Road and the M2 Motorway off ramp.
- **West:** The site is bounded by Rennie Street to the immediate west. Additionally, the North Ryde Metro Station is located approximately north-west of the site. A mix of uses are grouped around the metro station, including residential development. Particularly, the Ryde Gardens and Centrale are two residential developments located to the west of the site. Further and beyond the M2 Motorway, the Lachlan's Square Village is located northwest which is accessible via a pedestrian bridge and comprises a range of amenities and facilities, including a supermarket, medical centre, gym, post office, beauty services, and food and drink premises.

A site aerial is provided at **Figure 1** below.





**Figure 1 Site aerial**

## 2.3 Objectives of development

The Triniti Stage 2 development is a flagship project that builds on the Stockland's legacy of long-term investment and ownership in North Ryde.

Stockland has identified the following key objectives of the development:

- Facilitate the renewal of an underutilised parcel of land at a critical location in Macquarie Park as part of the North Ryde Riverside Precinct
- Contribute to the surrounding neighbourhood by delivering a high-quality, contemporary, activated mixed-use precinct that supports innovation and jobs
- Enhance the streetscape by activating the ground level and delivering engaging through-site links
- Integrate the built form and design with the contemporary urban landscape of the North Ryde Riverside Precinct, which has been established as a distinctly high-density, mixed-use locality
- Ensure a high level of residential amenity by providing an abundance of communal amenities throughout the development
- Create a viable and true mixed use development on the site. Residential uses to support the new retail and surrounding commercial buildings will support the ongoing and future role of Macquarie Park as a place for innovation and collaboration.

The following images provide an overview of the project design. Please note that these visuals are concepts only and subject to change.

### Assessment Requirements

This Consultation Outcomes Report addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the **Table 1** below.

**Table 1 Secretary's Environmental Assessment Requirements relevant to this Report**

SEARs	Response
<b>26. Engagement</b> <ul style="list-style-type: none"><li>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects.</li></ul>	Consultation Outcomes Report, Sections 3, 4 and 5
<ul style="list-style-type: none"><li>Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:<ul style="list-style-type: none"><li>the relevant Department assessment team.</li><li>any relevant local councils.</li><li>any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).</li><li>the community.</li></ul></li></ul>	Consultation Outcomes Report, Section 6



## 3.0 Community and stakeholder engagement approach

### 3.1 Strategic engagement principles

In order to develop trust with the community and stakeholders, Stockland adopted a genuine and proactive approach to engagement, focused on the following key principles:

- **Timely** – providing the community and stakeholders with the opportunity to provide important feedback prior to lodgement of the SSDA;
- **Genuine and constructive** – providing accessible, transparent and genuine opportunities for people to participate;
- **Accessible** – ensuring it is easy and straight forward to provide feedback;
- **Informative** – educating on project elements, benefits and constraints to draw out meaningful feedback;
- **Engaging** – motivating participation through relevant and productive activities that include a mix of face to face and online tools to maximise participation.

### 3.2 Engagement Guidelines for State Significant Projects

The engagement process sought to capture an accurate understanding of key local issues in the community, identify potential ways to respond to areas of impact, and deliver clear communication between stakeholders and the project team.

This strategy adhered to the Department of Planning and Environment's *Undertaking Engagement Guidelines for State Significant Projects (November 2021)* by:

- Engaging with relevant NSW Government agencies, Council, close neighbours and targeted members of the community;
- Informing the surrounding community to the site about opportunities to consult with the project team;
- Explaining how community feedback will be considered and documented;
- Providing relevant information in plain English so that potential impacts and implications can be readily understood; and
- Providing channels of communication to gather feedback.

## 4.0 Stakeholder identification

A stakeholder analysis was undertaken to guide the engagement program. The below table sets out stakeholder groups identified, and how they were considered as part of the consultation strategy.

**Table 2 Stakeholder identification and mapping**

Stakeholder	Key topics of interest	Level of engagement	Engagement methods
<b>Tenants</b>			
Existing tenants at Trinité Business Park (39 Delhi Rd, North Ryde)	<ul style="list-style-type: none"> <li>• Vacant possession process</li> <li>• Impact to business/visitors during any pre-commencement activities/site investigations</li> </ul>	<ul style="list-style-type: none"> <li>• Consult</li> </ul>	<ul style="list-style-type: none"> <li>• Direct communications</li> <li>• Access to enquiry 1800 number and email address</li> <li>• Online webinar</li> </ul>
<b>Neighbours</b>			
<p>Neighbouring residents and businesses located approximately within 400m of the site.</p> <p><i>North of site:</i> Main Avenue; Plassey Entry Road</p> <p><i>East of site:</i> Julius Avenue; Newbiggin Close</p> <p><i>South of site:</i> Rivett Road; Lucknow Road</p> <p><i>West of site:</i> Rennie Street; Network Place</p>	<ul style="list-style-type: none"> <li>• Safety of works</li> <li>• View loss and site lines</li> <li>• Shadowing impacts</li> <li>• Contaminated land</li> <li>• Construction traffic, noise and dust</li> <li>• Air quality and noise</li> <li>• Ecology</li> <li>• Access routes and traffic</li> <li>• Parking</li> <li>• Public interest</li> <li>• Employment</li> <li>• Impacts to property value</li> </ul>	<ul style="list-style-type: none"> <li>• Consult</li> </ul>	<ul style="list-style-type: none"> <li>• Letterbox drop</li> <li>• Access to enquiry 1800 number and email address</li> <li>• Online webinar</li> </ul>
<p>Major neighbouring landowners' group:</p> <ul style="list-style-type: none"> <li>• CSIRO – North Ryde</li> <li>• Downer Group</li> <li>• Ryde Respiratory Clinic</li> <li>• ISPT</li> <li>• Aqualand</li> </ul>	<ul style="list-style-type: none"> <li>• Safety of works</li> <li>• View loss and site lines</li> <li>• Shadowing impacts</li> <li>• Contaminated land</li> <li>• Construction traffic, noise and dust</li> <li>• Air quality and noise</li> <li>• Ecology</li> <li>• Access routes and traffic</li> <li>• Public interest</li> <li>• Employment</li> </ul>	<ul style="list-style-type: none"> <li>• Consult</li> </ul>	<ul style="list-style-type: none"> <li>• Direct communications</li> <li>• Letterbox drop</li> <li>• Access to enquiry 1800 number and email address</li> <li>• Online webinar</li> </ul>
<b>Community</b>			
<p>Community and Resident Action Groups:</p> <ul style="list-style-type: none"> <li>• Connect Macquarie Park Innovation District</li> <li>• Macquarie Park Residents' Association</li> <li>• Lane Cove North Residents' Association</li> <li>• Lane Cove West Residents' Association</li> <li>• <a href="#">Chatswood West Ward Progress Association</a></li> </ul> <p>Local Facebook groups:</p> <ul style="list-style-type: none"> <li>• <a href="#">Macquarie Park &amp; Marsfield Community Watch</a></li> </ul>	<ul style="list-style-type: none"> <li>• Access routes and traffic</li> <li>• Public interest</li> <li>• Construction traffic, noise and dust</li> <li>• Safety of works</li> <li>• Site lines</li> <li>• Impacts to property value</li> <li>• Air quality and noise</li> <li>• Ecology</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor for enquiries</li> </ul>

Stakeholder	Key topics of interest	Level of engagement	Engagement methods
<a href="#">Love Macquarie Park</a> <a href="#">Love West Ryde</a> <a href="#">Ryde Council Community Group</a>			
<b>Elected Officials</b>			
City of Ryde Elected Officials <ul style="list-style-type: none"> <li>Cr. Sarkis Yedelian OAM, Mayor (LNP)</li> <li>Shweta Deshpande, Deputy Mayor (LNP)</li> <li>Other elected Councillors</li> </ul>	<ul style="list-style-type: none"> <li>Local planning compliance</li> <li>Impacts to the local community including noise, congestion, traffic.</li> <li>Flooding and Stormwater</li> <li>Air quality and noise</li> <li>Ecology</li> <li>Site suitability</li> <li>Public interest</li> <li>View impacts</li> <li>Protecting commercial floor space</li> </ul>	<ul style="list-style-type: none"> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Direct liaison, meetings and correspondence between Council planning team and Stockland project team</li> <li>Sharing approved materials with Council to communicate key messages to local community</li> </ul>
Jordan Lane (LNP) State Member for Ryde	<ul style="list-style-type: none"> <li>Alignment with policies and priorities</li> <li>Ecologically sustainable design</li> <li>Job creation</li> </ul>	<ul style="list-style-type: none"> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Direct liaison, offer of briefing and meetings, correspondence as required to communicate project milestones and seek input</li> </ul>
Jerome Laxale (ALP) Federal Member for Bennelong	<ul style="list-style-type: none"> <li>Alignment with policies and priorities</li> <li>Ecologically sustainable design</li> <li>Job creation</li> </ul>	<ul style="list-style-type: none"> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Direct liaison, offer of briefing and meetings, correspondence as required to communicate project milestones and seek input</li> </ul>
<b>Local Council</b>			
City of Ryde: <ul style="list-style-type: none"> <li>CEO, Wayne Ryland</li> <li>Executive Manager City Development, Sandra Bailey</li> <li>General Manager City Shaping, Michael Galderisi</li> <li>Dyalan Govender, Manager Urban Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Local planning compliance</li> <li>Impacts to the local community including noise, congestion, traffic.</li> <li>Flooding and Stormwater</li> <li>Air quality and noise</li> <li>Ecology</li> <li>Site suitability</li> <li>Public interest</li> <li>View impacts</li> <li>Protecting commercial floor space</li> <li>Contributions and public benefits to be delivered</li> </ul>	<ul style="list-style-type: none"> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Direct liaison, meetings and correspondence between Council planning team and Stockland project team</li> <li>Sharing approved materials with Council to communicate key messages to local community</li> <li>Communicate upcoming project milestones</li> </ul>
<b>Government Agencies</b>			
Department of Planning and Environment: <ul style="list-style-type: none"> <li>Kiersten Fishburn, Secretary</li> <li>Dan Bright, Director, State Significant Acceleration</li> </ul>	<ul style="list-style-type: none"> <li>Alignment with policies and priorities</li> <li>Adherence to planning and design legislation</li> <li>Consultation and engagement with relevant stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>Involve</li> </ul>	<ul style="list-style-type: none"> <li>Direct liaison, meetings and correspondence as required</li> </ul>

Stakeholder	Key topics of interest	Level of engagement	Engagement methods
Transport for NSW (TfNSW)	<ul style="list-style-type: none"> <li>Traffic, access and parking – in particular heavy vehicle trips to and from the facility</li> <li>Capacity of the state road networks and intersections in the vicinity of the site and the ability of the surrounding roads to cater for the proposal</li> </ul>	<ul style="list-style-type: none"> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Direct liaison, meetings and correspondence as required</li> </ul>
Government Architect NSW (GANSW) (via SDRP)	<ul style="list-style-type: none"> <li>Design excellence</li> </ul>	<ul style="list-style-type: none"> <li>Involve</li> </ul>	<ul style="list-style-type: none"> <li>Direct liaison, SDRP meetings and correspondence as required</li> </ul>
Greater Cities Commission	<ul style="list-style-type: none"> <li>Innovation and economic growth in the corridor</li> <li>Design excellence</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> </ul>	<ul style="list-style-type: none"> <li>Monitor for enquiries</li> <li>Briefings as required</li> </ul>
<b>Service Providers and Public Authorities</b>			
Services and Utility providers: <ul style="list-style-type: none"> <li>Sydney Water</li> <li>Ausgrid</li> <li>Sydney Metro Authority</li> </ul>	<ul style="list-style-type: none"> <li>Potential impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> </ul>	<ul style="list-style-type: none"> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Email notification of draft proposal</li> <li>Invitation to discuss project further with project team</li> </ul>
<b>Heritage &amp; First Nations</b>			
Local Aboriginal community: <ul style="list-style-type: none"> <li>Registered Aboriginal Parties</li> <li>Metropolitan Local Aboriginal Land Council</li> <li>City of Ryde Reconciliation Action Working Group</li> </ul>	<ul style="list-style-type: none"> <li>Input into the Aboriginal Cultural Heritage Assessment Report (ACHAR)</li> <li>Considering support needs and improving outcomes for Aboriginal community</li> <li>Potential for impact on cultural heritage or significant sites</li> </ul>	<ul style="list-style-type: none"> <li>Involve</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Consultant to email directly with high level project summary and an Invitation to discuss project further</li> <li>Consultation as required by ACHAR</li> </ul>
<b>Peak Bodies and Interest Groups</b>			
Macquarie Park Ryde Business Chamber Committee for Sydney Industry Peak Bodies: <ul style="list-style-type: none"> <li>UDIA NSW</li> <li>Property Council NSW</li> <li>Real Estate Institute of NSW</li> </ul>	<ul style="list-style-type: none"> <li>Innovation and economic growth in the corridor</li> <li>Design excellence</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> </ul>	<ul style="list-style-type: none"> <li>Monitor for enquiries</li> <li>Briefings as required</li> </ul>
<b>Media</b>			
Local outlets: <ul style="list-style-type: none"> <li>The Weekly Times</li> <li>North Shore Times</li> <li>Mosman &amp; North Sydney Daily</li> </ul>	<ul style="list-style-type: none"> <li>Issues in the public interest</li> <li>Controversial or contested issues</li> <li>Benefits for the local community and audiences</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> </ul>	<ul style="list-style-type: none"> <li>Monitor for media coverage and provide accurate information in response to any enquiries.</li> </ul>
Metropolitan media: <ul style="list-style-type: none"> <li>Sydney Morning Herald</li> <li>The Daily Telegraph</li> <li>The Australian</li> </ul>		<ul style="list-style-type: none"> <li>Inform</li> </ul>	<ul style="list-style-type: none"> <li>Monitor for media coverage and provide accurate information in response to any enquiries.</li> </ul>

## 5.0 Engagement process

This section of the report outlines the tools and methods applied to deliver community and stakeholder engagement during the preparation of the SSDA.

### 5.1 Communication Tools

The following table describes the tools and collateral that contributed to the engagement process.

**Table 3 Proposed engagement tools and collateral**

Activity/Tool	Description	How engagement will inform the project	Target Audience	Level of Engagement
<b>Tools and Collateral</b>				
Stakeholder & community invitation letter	Letter distributed via letterbox drop to inform stakeholders and the community about the project and invite them to the community webinar	Ensure that key stakeholders and local residents to the site are aware of the project and have the opportunity to attend an event and provide feedback	Local residents and businesses, key stakeholders	Inform
FAQs (internal)	FAQ document to identify key project issues and project team responses	Ensure accurate, relevant and consistent information is communicated to all impacted and interested stakeholders	All	Inform
Project overview presentation	Presentation detailing the objectives, vision and key deliverables of the site	Provide visual aids to stakeholders and the community during engagement events	Community webinar attendees, key stakeholders	Inform

### 5.2 Engagement Activities

The following table describes the activities that contributed to the engagement process.

**Table 4 Proposed engagement tools and activities**

Activity/Tool	Description	How engagement will inform the project	Target Audience	Level of Engagement
<b>Activities</b>				
Community Information Session Webinar	Host a 1.5-hour webinar for community members to learn about the project, meet the project team, provide feedback on key topics and ask questions	Provide a welcoming forum for community members to find out more about the project and provide feedback	Nearby residents and businesses	Consult
Briefings and meetings	Briefings with the project team to learn about the project, meet the team, provide feedback and ask questions	Create an open dialogue between key local stakeholders to ask questions and provide feedback throughout the project lifecycle	Agencies and authorities, key stakeholders	Consult
Community enquiries	Receiving and responding to email and phone enquiries regarding the project	Provide direct access to the project team for any questions or concerns, and a convenient avenue to provide feedback	Nearby residents and businesses	Consult

## 5.3 Community notification letter and invitation to webinar

A community notification letter was delivered to 1405 letterboxes of surrounding lots on 15 May 2023. The letter included information about the proposal and invited neighbouring residents and businesses to join a webinar information session with the project team. A copy of this letter and the delivery radius can be found in **Appendix A.1** and **Appendix A.2**.

## 5.4 Consultation email address and 1800 number

A public email address ([consultation@ethosurban.com](mailto:consultation@ethosurban.com)) and phone number +(1800 870 549) were set up to provide residents and stakeholders the opportunity to ask questions and provide feedback prior to or following the community webinar. Further details on the enquiries received is provided in **Section 6**.

## 5.5 Neighbouring businesses notification

A letter to existing tenants occupying Trinita Stage 1 was distributed on 8 March 2023 which provided notification of industry specific Secretary Environmental Assessment Requirements (SEARs) for the Trinita Business Park vacant lot of land (Stage 2). A copy of this letter can be found in **Appendix A.3**.

## 5.6 Record of stakeholder meetings

The following stakeholder meetings and briefings were undertaken during the preparation of the SSDA. Full details of stakeholder feedback and project team responses are provided in **Section 6**.

### 5.6.1 City of Ryde

*Table 5 City of Ryde engagement activities*

Date	Activities	Purpose
23.02.2023	Meeting	<ul style="list-style-type: none"><li>• Introduction to project and team, overview of key project details</li></ul>
13.03.2023	Meeting	<ul style="list-style-type: none"><li>• Update on project planning including, retail opportunities, traffic, VPA and infrastructure contributions</li></ul>
23.03.2023	Meeting	<ul style="list-style-type: none"><li>• Update on project planning including New Link Road, neighbour engagement, retail opportunities, traffic, VPA and infrastructure contributions</li></ul>
8.05.2023	Meeting	<ul style="list-style-type: none"><li>• Update on project planning including traffic and pedestrian considerations, VPA, social infrastructure review, parking, and an update on SDRP meetings</li></ul>
22.06.2023	Meeting	<ul style="list-style-type: none"><li>• Update on the project planning, design for the pedestrianisation of New Link Road, discussions on the VPA (including council's request that a draft letter of offer be created and sent through for review) and presentation of the overall scheme prior to lodgement</li></ul>
26.07.2023	Email	<ul style="list-style-type: none"><li>• Draft VPA issued for review with a request for a meeting with council to review and discuss its contents</li></ul>

### 5.6.2 State Government agencies and authorities

*Table 6 State Government agencies and authorities*

Date	Stakeholder/s	Activities	Purpose
15/02/2023	<ul style="list-style-type: none"><li>• SDRP</li><li>• GANSW</li><li>• DPE</li></ul>	SDRP Meeting	<ul style="list-style-type: none"><li>• Formal presentation to panel, provide overview of project and seek feedback</li></ul>
3/05/2023	<ul style="list-style-type: none"><li>• SDRP</li><li>• GANSW</li><li>• DPE</li></ul>	SDRP Meeting	<ul style="list-style-type: none"><li>• Formal presentation to panel, provide overview of project and seek feedback</li></ul>
5/04/2023	<ul style="list-style-type: none"><li>• DPE State Significant Acceleration Team</li></ul>	Meeting	<ul style="list-style-type: none"><li>• Meeting to discuss proposed BTR and application of Ryde Place Strategy to a SSDA</li></ul>
9/06/2023	<ul style="list-style-type: none"><li>• Sydney Metro</li></ul>	Correspondence	<ul style="list-style-type: none"><li>• Notification of project and confirmation that no further information required for application</li></ul>



Date	Stakeholder/s	Activities	Purpose
6/06/2023	<ul style="list-style-type: none"> <li>TfNSW</li> </ul>	Meeting	<ul style="list-style-type: none"> <li>Meeting to discuss traffic assessment, modelling, local road improvements and Framework Travel Plan</li> </ul>
31/03/2023	<ul style="list-style-type: none"> <li>Sydney Water</li> </ul>	Correspondence	<ul style="list-style-type: none"> <li>Feasibility request</li> </ul>
24/03/2023	<ul style="list-style-type: none"> <li>Ausgrid</li> </ul>	Correspondence	<ul style="list-style-type: none"> <li>Preliminary application for electrical supply</li> </ul>

### 5.6.3 First Nations stakeholders

Specialist consultant Ngurra Advisory was engaged on the project and has been providing critical support to inform the project design and establish a First Nations Working Group of Dharug Elders (FNWG). A dedicated Trinita First Nations Strategy has been developed in consultation with this First Nations Working Group. Stockland has also engaged Urbis to undertake an Aboriginal Cultural Heritage Assessment.

Building and continuing the relationship with the Dharug people is incredibly important to Stockland as the project continues. A full list of meetings and briefings is provided below, with further detail provided in in **Section 6**, as well as in the Aboriginal Cultural Heritage Assessment Report.

**Table 7 First Nations engagement activities**

Date	Activities	Purpose
22/03/2023	Introduction to the project and team	<ul style="list-style-type: none"> <li>Introduce the project and team</li> <li>Provide overview of the development site and intent</li> <li>Introduce learnings from nearby MPark project that utilised the same FNWG</li> <li>Review option ideas for Trinita</li> <li>Outline programme</li> <li>Confirm and establish the First Nations Working Group of Dharug Elders (FNWG) for the Trinita site</li> </ul>
5/04/2023	FNWG private walking of country and the site	<ul style="list-style-type: none"> <li>Ability for the FNWG to private walk the site and obtain an appreciation of its context</li> </ul>
4/05/2023	Walking of Country at Pages Creek First Nations Working Group Meeting	<ul style="list-style-type: none"> <li>Walking of Country and appreciation of the surrounding Country</li> <li>Review of outcomes of FNWG walk of country on 5 April</li> <li>Design response presentation to the site by the Architects and Landscape Architects</li> <li>Review of topography map produced for the Aunties by the Landscape Architects</li> </ul>
25/05/2023	Site inspection and meeting with RAPs as part of Stages 2 and 3 of the Aboriginal community consultation process	<ul style="list-style-type: none"> <li>Site inspection by the RAPs</li> <li>Presentation of information about the proposed project</li> <li>Gathering information about the cultural significance</li> <li>Discussion of potential archaeological mitigation strategies</li> </ul>
1/06/2023	Site walk with Urbis (ACHA consultant)	<ul style="list-style-type: none"> <li>Review the site and its context with the First Nations Working Group of Dharug Elders to consider any key elements in addition to the legislated ACHA approach.</li> </ul>

## 6.0 Summary of feedback received

The section below provides a summary of the key feedback received from the community and project stakeholders to date as well as details on how the project team has responded.

### 6.1 Community feedback

#### 6.1.1 Community webinar

Stockland facilitated an online webinar session on 22 May 2023. In total, there were 68 webinar attendees from 91 registrants. A copy of webinar slides is provided at **Appendix A.4**. Over 80 questions were asked during the Q&A segment of the session, covering a range of different topics and issues. A summary of the range of issues and details of the feedback provided is included in the table below.

**Table 8 Webinar feedback**

Topic	Detail	Project Response
Height, overshadowing and view impacts	<ul style="list-style-type: none"> <li>Interest in the proposed height of the residential buildings.</li> <li>Concern relating to view impacts and overshadowing on Ryde Gardens.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal considers visual impacts on surrounding public domain; visual/view sharing impacts on surrounding high-density residential development; and overshadowing impacts on adjacent properties and places.</li> <li>A range of technical studies have been prepared, including a Visual Impact Assessment and Overshadowing Diagrams, and will be available for review during the Public Exhibition period.</li> </ul>
Parking and traffic management	<ul style="list-style-type: none"> <li>Interest in traffic management for the project.</li> <li>Interest in amount of street parking proposed and concerns about availability of street parking on Rennie Street.</li> <li>Interest in whether parking spaces will be provided for every residential dwelling.</li> <li>Interest in whether a road connection between Rennie Street and Lucknow Road is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>As part of the application, a Traffic Impact Assessment has been undertaken to examine the potential traffic impacts of the project. Given the project's location within close proximity to the North Ryde metro station and key bus routes, and the anticipated rate of public transport usage, it is expected that traffic impacts will be minimal, and that the existing road network will be able to accommodate these changes. A copy of this report will be available during the project's Public Exhibition period.</li> <li>Parking spaces take into consideration the project's proximity to key public transport nodes.</li> <li>A road connection between Rennie Street and Lucknow Road is not within the scope of the project but Ryde Council has acknowledged it is attempting to reopen this connection.</li> <li>Traffic modelling has also considered the possible pedestrianisation of New Link Road, between Rennie Street and Rivett Road, to enable greater public domain. While it is unlikely that this will be possible given Lucknow Road is closed (and due to New Link Road's current and anticipated traffic load), the team is considering flexible options to limit traffic to one-lane each way, and potentially use removable bollards to enable pedestrianisation of the road for events, evenings or weekends.</li> </ul>
Public transport	<ul style="list-style-type: none"> <li>Interest in whether additional public transport nodes will be implemented as part of the proposal.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of additional public transport is not within the scope of the project.</li> </ul>
Relationship of the proposal and the wider precinct	<ul style="list-style-type: none"> <li>Interest in the relationship between the proposal and the future Activation Hub in the vicinity of the site.</li> </ul>	<ul style="list-style-type: none"> <li>The Site is located in a strategically advantageous location between the North Ryde Metro Station and the proposed future activation hub for the Macquarie Park Innovation Precinct Place Strategy.</li> <li>Key elements of the project, including through site links, retail activation ground level open and green spaces, will support the Place Strategy's objectives (increased fine grain street networks, improved connections and active transport links etc.)</li> </ul>

Topic	Detail	Project Response
Planning context	<ul style="list-style-type: none"> <li>Interest in how the proposal meets the requirements of local planning controls in regard to height and floor space ratio.</li> <li>Interest in the proposed height and number of storeys of the development.</li> </ul>	<ul style="list-style-type: none"> <li>The two residential buildings will both be 20-storeys and the lower-rise podium will be 3-storeys. Noting the proposed development is lower in height and stories to adjoining residential buildings.</li> <li>The proposal complies with planning controls. All buildings are under the maximum height allowed under the Ryde LEP, which is 65m, and the project complies with FSR requirements (3:1).</li> </ul>
Commercial/retail offering	<ul style="list-style-type: none"> <li>Interest in the proposed retail/commercial offering as part of the proposal.</li> <li>Some suggestions to include a pub/bar, while others expressed by other attendees regarding inclusion of a pub/bar (relating to anti-social behaviour).</li> </ul>	<ul style="list-style-type: none"> <li>The project team is continuing to review and identify the most suitable retail uses for the precinct. It is likely that it will include a small supermarket, food and beverage tenancies, and other speciality or convenience retail.</li> <li>Suggestion by one of the community members for a pub/bar was noted by the project team. Concern relating to anti-social behaviour would be noted and issues addressed within the CPTED report.</li> </ul>
Consultation	<ul style="list-style-type: none"> <li>Interest in the consultation process, including further stakeholder engagement and opportunities to make formal submissions to the consent authority.</li> <li>Interest in consultation with Ryde Council to date.</li> </ul>	<ul style="list-style-type: none"> <li>Project consultation has included engaging with local residents and businesses, neighbouring landowners, City of Ryde Council, State Government agencies and authorities and First Nations stakeholders.</li> <li>There will be further opportunity to provide feedback via a formal submission to the NSW Department of Planning and Environment during the Public Exhibition period.</li> <li>The project team has met with City of Ryde Council a number of times during the preparation of this proposal, and the team will continue to work collaboratively with Council as project planning continues, and into project delivery.</li> </ul>
Biodiversity and ecology	<ul style="list-style-type: none"> <li>Concerns relating to biodiversity on the site and interest in how many existing trees will be kept and integrated as part of the proposal.</li> <li>Specific reference to retaining the gum trees located at the south end of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Deep soil is a key design element of the proposal; The proposed increase in deep soil on the site will actively assist in the management and growth of the landscape.</li> <li>Many of the substantial trees located on the site will be retained.</li> <li>The landscape design for the proposal has been informed by the First Nations Working Group- this has been guided by three pillars: the river, the trees and the geology of the site.</li> <li>Species selection will be drawn from the existing local ecosystem.</li> </ul>
Build-to-rent	<ul style="list-style-type: none"> <li>Interest in build-to-rent as an asset class.</li> <li>Interest in what rent capping is proposed and what rental criteria is proposed for prospective renters.</li> </ul>	<ul style="list-style-type: none"> <li>Build-to-rent (BTR) is large-scale, purpose-built rental housing that is held in single ownership and professionally managed. BTR is a long-term rental product that is built for longevity, and provides a higher quality of living for residents. The delivery of build-to-rent projects is central to the strategic objective of the NSW Government Housing 2041 Strategy.</li> <li>Stockland will manage the buildings as a single operator post-construction, providing security of tenure for residents. Further details about the operational elements of the build-to-rent accommodation, including any rental criteria, capping etc. will be decided closer to the time of project delivery. These are not matters for consideration in the assessment of the planning application.</li> </ul>
Crime prevention through environmental design	<ul style="list-style-type: none"> <li>Interest in how CPTED principles will be incorporated in the proposed design.</li> </ul>	<ul style="list-style-type: none"> <li>Stockland will operate and manage the development post-construction, and is invested in delivering a high quality building design and a safe and community-centric precinct.</li> <li>Planning for the project has included a dedicated CPTED study. Outcomes of the CPTED study will be incorporated into the detailed design development of the project and key principles will include passive measures such as direct sight lines, an open to air</li> </ul>

Topic	Detail	Project Response
		retail strip, places for interaction and active measures including lighting, cctv and security access controls. A building concierge will also operate.
Construction impacts	<ul style="list-style-type: none"> <li>Concerns relating to residential amenity and impacts to quality of life during the project delivery phase, with reference to noise and dust.</li> <li>Interest in how these impacts will be managed during project delivery.</li> </ul>	<ul style="list-style-type: none"> <li>Stockland is committed to being a good neighbour to existing and future neighbours throughout the delivery stage.</li> <li>The project team will take a proactive approach to managing impacts to the community to help minimise disruptions throughout the life of the project. Before any building starts, a Construction Management Plan will be prepared and will outline mitigation measures for construction impacts, including noise and dust.</li> <li>While specific mitigation strategies will be set out in this plan, noise mitigation measures often include: <ul style="list-style-type: none"> <li>Dedicated construction hours, and respite hours where required</li> <li>Notification of residents ahead of key construction phases where there may be particularly noisy works</li> <li>Noise barriers, or conducting particularly noisy works indoors</li> <li>Ongoing noise monitoring to ensure compliance with required standards.</li> </ul> </li> <li>Dust mitigation measures generally include: <ul style="list-style-type: none"> <li>Covering construction materials</li> <li>Wetting down key areas</li> <li>Ongoing air quality monitoring to ensure compliance with required standards.</li> </ul> </li> </ul>
Economic impacts to neighbouring residents	<ul style="list-style-type: none"> <li>Concerns relating to property prices in the vicinity of the development.</li> </ul>	<ul style="list-style-type: none"> <li>There are a broad range of factors that impact property values, and community members would need to obtain independent advice regarding any property valuations. The project will bring a mixture of new retail offerings, public spaces, and pedestrian connections, as well as a new high quality residential offering, to support the growing local area.</li> </ul>

### 6.1.2 1800 number and consultation email

In total, 6 enquiries were received (5 emails and 1 phone call) via the 1800 phone number and consultation email address. The outcomes of these enquiries and the project response is provided below.

**Table 9 1800 number and consultation email feedback**

Topic	Detail	Project Response
Consultation	<ul style="list-style-type: none"> <li>Interest in upcoming webinar session and request for registration assistance</li> </ul>	<ul style="list-style-type: none"> <li>Ethos Urban Engagement team provided registration assistance and provided an overview of the consultation process and upcoming webinar session.</li> </ul>
Project design	<ul style="list-style-type: none"> <li>Interest in proposed building heights</li> </ul>	<ul style="list-style-type: none"> <li>The two residential buildings will both be 20-storeys and the lower-rise podium will be 3-storeys.</li> <li>Ethos Urban Engagement team encouraged attendance at the webinar information session where questions relating to building design, including proposed building heights, would be addressed.</li> </ul>
Construction impacts	<ul style="list-style-type: none"> <li>Interest in expected noise impacts and noise and sound management during the project construction phase</li> </ul>	<ul style="list-style-type: none"> <li>Stockland is committed to being a good neighbour to existing and future neighbours throughout the delivery stage.</li> <li>The project team will take a proactive approach to managing impacts to the community to help minimise disruptions throughout the life of the project. Before any building starts, a Construction Management Plan will be prepared and will outline mitigation measures for construction impacts, including noise and dust.</li> </ul>

## 6.2 City of Ryde feedback

The project team undertook consultation with City of Ryde, including three formal meetings/briefings. Details of key feedback raised by City of Ryde is included in the table below.

**Table 10 City of Ryde feedback**

Topic	Detail	Project Response
Land use	<ul style="list-style-type: none"> <li>Preference that Commercial floorspace is retained on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Traffic and parking	<ul style="list-style-type: none"> <li>Request that traffic study consider future population.</li> <li>Interface of project with New Link Road and Lucknow Road to be considered by both Stockland and Council.</li> <li>Parking needs should consider proposed BTR use.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Social Infrastructure Review	<ul style="list-style-type: none"> <li>Social Infrastructure Review that has been undertaken by project team may inform infrastructure contributions.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Affordable housing	<ul style="list-style-type: none"> <li>Project to consider approach to affordability of housing</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Retail	<ul style="list-style-type: none"> <li>Generally positive response to Stockland engaging a retail consultant to review demographics, growth and recommended retail for the project.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Consultation process	<ul style="list-style-type: none"> <li>Generally positive response to project consultation and project team's discussions with neighbours.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Voluntary Planning Agreement (VPA)	<ul style="list-style-type: none"> <li>VPA to be subject of further conversations with Council and the State.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>

## 6.3 State Design Review Panel

State Design Review Panel (SDRP) meetings included representation from the following State Government agencies:

- Government Architect NSW
- Department of Planning and Environment.

Feedback from SDRP meetings and correspondence has been summarised in the table below.

**Table 11 SDRP feedback**

Topic	Detail	Project Response
Site strategy and design	<ul style="list-style-type: none"> <li>Consider opportunities for fine grain activation, public domain and landscaping. Consider how design connects with spaces beyond the site boundary.</li> <li>Consider project in context of Macquarie Park Innovation Precinct Place Strategy.</li> <li>Interest in the proposed GFA and FSR for the site.</li> </ul>	<ul style="list-style-type: none"> <li>Feedback noted and considered as part of the design development. This was evident in the large change of the scheme presented in the second SDRP meeting when compared to the first.</li> </ul>
Building design	<ul style="list-style-type: none"> <li>Activate public domain around the building.</li> <li>Develop design to improve apartment amenity including solar access and cross ventilation.</li> <li>Interest in how the proposal demonstrates objectives of the Apartment Design Guide and how any non-compliances do not impact overall amenity and design quality.</li> </ul>	<ul style="list-style-type: none"> <li>Feedback noted and considered as part of the design development. Change in the building envelope for building A from the scheme presented in SDRP 2 to the lodgement scheme to address these comments.</li> </ul>

Topic	Detail	Project Response
Landscape design	<ul style="list-style-type: none"> <li>Support for the proposed biophilic landscape design, including podium planting and a connected canopy.</li> <li>Interest in design for adequate deep soil to support canopy planting.</li> <li>Consider opportunities to reference Pages Creek in landscape design and plant selection.</li> <li>Develop a strategy to support the continued growth of the stand trees to be retained along Rivett Road.</li> </ul>	<ul style="list-style-type: none"> <li>Feedback noted and considered as part of the design development. The design incorporates landscape elements, flora and material palette selections that are influenced by the local Country.</li> </ul>
Housing diversity and affordability	<ul style="list-style-type: none"> <li>Interest in the approach to housing diversity and affordability with reference to how it supports residents to stay in the community through changing life conditions.</li> <li>Interest in how the proposal aligns with the Macquarie Park Innovation Precinct Place Strategy, with reference to the provision for 5-10% affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>Stockland will manage the buildings as a single operator post-construction, providing security of tenure for residents. The accommodation will be a long-term rental product – built for longevity and providing a higher quality of living for residents. It is envisaged that, with the range of apartment sizes and configurations, residents would be able to move from one home to another (e.g. move from two-bedroom to three-bedroom apartment) as their needs and lifestyles change over time.</li> </ul>
First Nations Consultation and Connecting with Country	<ul style="list-style-type: none"> <li>Support for the engagement with the Dharug Working Group and the broad, precinct-wide Connection with Country strategy.</li> <li>Interest in opportunities for Country to inform the key spatial design, including movement across the site and connection to open space.</li> <li>Consider opportunities to support reciprocity through knowledge sharing and engagement with the future resident community.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Further detail provided in ACHA report.</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>Support for Stockland's commitment to delivering a fully electric precinct powered by 100% renewable energy.</li> <li>Interest in the renewable energy strategy and provision of EV charging in basement or street level locations.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Carparking	<ul style="list-style-type: none"> <li>Consider reducing carparking in alignment with BTR minimum requirements to facilitate increased deep soil area.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Support for project	<ul style="list-style-type: none"> <li>Support for the proposal for a mixed-use development on the site, with reference to its close proximity to North Ryde Metro Station.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>



## 6.4 Other State Government agencies and authorities

A summary of feedback provided from other State Government agencies and authorities is provided below.

**Table 12 Government agency and authority feedback**

Topic	Detail	Response/outcome
<b>Sydney Metro</b>		
Notification of project	<ul style="list-style-type: none"> <li>Notification of project and confirmation that no further information required to support the application.</li> </ul>	<ul style="list-style-type: none"> <li>Metro confirmed no concern with the proposed development due to large distance from the Sydney Metro tunnels.</li> </ul>
<b>Transport for NSW</b>		
Scope of traffic assessment	<ul style="list-style-type: none"> <li>Given the proposed development is Built-to-Rent housing, traffic modelling for the development will only be required to assess existing traffic conditions plus development traffic. No requirement to model for 10 years traffic growth on the surrounding road network.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic assessment assessed the existing 2023 traffic conditions during the morning and afternoon peak periods, with and without development traffic.</li> </ul>
Nominated intersection traffic counts	<ul style="list-style-type: none"> <li>Traffic assessment to include morning and afternoon peak hour traffic flows, at the following intersections: <ul style="list-style-type: none"> <li>Delhi Road/Rennie Street;</li> <li>Delhi Road/Plassey Road/Julius Avenue;</li> <li>Epping Road/Rivett Road.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Traffic assessment assessed the existing 2023 traffic conditions during the morning and afternoon peak periods at the following intersection: <ul style="list-style-type: none"> <li>Delhi Road/Rennie Street;</li> <li>Delhi Road/Plassey Road/Julius Avenue;</li> <li>Epping Road/Rivett Road;</li> <li>Julius Avenue/Rivett Road/New Link Rd;</li> <li>Rennie Street/Network Place/New Link Road.</li> </ul> </li> </ul>
Appropriate Traffic Modelling	<ul style="list-style-type: none"> <li>Advised to use SIDRA traffic modelling.</li> </ul>	<ul style="list-style-type: none"> <li>SIDRA network modelling has been undertaken to assess the traffic effects.</li> </ul>
Local Road Improvements	<ul style="list-style-type: none"> <li>Surrounding road network and the intersection along Delhi Road and Epping Road (in the vicinity of the site) have been upgraded. No further road improvements are considered necessary.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Traffic assessment has assessed existing traffic arrangements in the vicinity of the site. In addition, the traffic assessment has considered the possible pedestrianisation of New Link Road, between Rennie Street and Rivett Road, within the Riverside Corporate Park.</li> </ul>
Framework Travel Plan	<ul style="list-style-type: none"> <li>A Framework Travel Plan (FTP) is required to identify measures to promote sustainable transport options and to encourage travel modes away from single occupant private vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Traffic assessment includes a FTP which includes a package of measures designed to address specific travel needs of the site, reducing dependence on private vehicles and encouraging the use of more sustainable travel modes.</li> </ul>
<b>Sydney Water</b>		
Feasibility request	<ul style="list-style-type: none"> <li>Outlined high level Sydney Water's plans for infrastructure in the area.</li> </ul>	<ul style="list-style-type: none"> <li>No major concerns with the proposed development. Noted a formal S73 Feasibility Request will be required in the future as part of the development process.</li> </ul>
<b>Ausgrid</b>		
Preliminary application	<ul style="list-style-type: none"> <li>Preliminary application for availability of electrical supply.</li> </ul>	<ul style="list-style-type: none"> <li>Ausgrid confirmed that the existing High Voltage network has capacity for the development. This is preliminary advice and Ausgrid will require a formal connection application to enable a Design Information Pack for final details.</li> </ul>

## 6.5 First Nations feedback

The following tables summarise feedback and outcomes from First Nations consultation and engagement activities. Full details of these activities is provided in the Aboriginal Cultural Heritage Assessment Report.

**Table 13 First Nations stakeholder feedback**

Topic	Detail	Project Response
<b>Registered Aboriginal Parties (RAPs)</b>		
Support	<ul style="list-style-type: none"><li>Agreement with ACHA and endorsement of methodology.</li></ul>	<ul style="list-style-type: none"><li>Project team noted and thanked RAPs for their responses and support of the methodology.</li></ul>
Background and significance of site	<ul style="list-style-type: none"><li>Delhi Road, North Ryde NSW has a significant cultural connection to the local Aboriginal community. The area was traditionally inhabited by the Wallumattagal people of the Dharug Nation, the Traditional Custodians of the land on which Triniti is located. The Wallumattagal people have a deep spiritual and cultural connection to the land and continue to maintain their cultural traditions and practices.</li></ul>	<ul style="list-style-type: none"><li>Project team noted and included in ACHA report.</li></ul>
<b>First Nations Working Group of Dharug Elders (FNWG)</b>		
Support	<ul style="list-style-type: none"><li>Agreement with ACHA and endorsement of methodology</li></ul>	<ul style="list-style-type: none"><li>Project team noted and included recommendation for implementation of procedure to deal with unexpected archaeological finds</li></ul>

## 7.0 Conclusion and Next Steps

This Consultation Outcomes Report provides a succinct overview of the communications and stakeholder engagement activities Stockland undertook prior to lodgement of the SSDA for the proposed Triniti Stage 2 build-to-rent proposal at 39 Delhi Road, North Ryde.

In accordance with the SEARs requirements for engagement, Ethos Urban has implemented a strategy to inform local residents, landowners, businesses and key government agencies about the proposal. This has not only ensured that the community has a clear understanding of the proposal but has also provided an important mechanism to gather feedback before lodgement of the SSDA.

Feedback has provided further information on topics including local traffic and parking issues, retail needs, expectations of BTR housing, project design and integration with existing (and future) community, and management of construction impacts.

The SSDA will be placed on Public Exhibition by the Department of Planning and Environment with the opportunity for interested stakeholders to provide further feedback through the formal submission process which will be responded to by Stockland.

Stockland will continue to provide opportunities for local residents, landowners, businesses, and key agencies to make enquiries and provide feedback as the project progresses.

# Appendix A    Community and stakeholder notification letters

## A.1    Community notification letter - May 2023





15 May 2023

Dear neighbour,

**RE: 39 Delhi Road, North Ryde – Upcoming State Significant Development Application and engagement opportunities**

We are writing to inform you about the proposed development of the vacant portion of the Trinitri Business Park site at 39 Delhi Road, North Ryde. Stockland is proposing to deliver a new mixed-use development, transforming the existing vacant site to the south of New Link Road into an activated, well-connected and community-focused precinct. The three commercial buildings to the north of New Link Road will be retained.

Stockland is working with leading architects and precinct specialists to ensure the design of the project is well integrated with its surrounds, and that it will create a valuable asset for the local community.

**Project details**

Stockland is currently preparing a State Significant Development Application (SSDA) for the project, which will be submitted to the Department of Planning and Environment.

The application will seek approval for three high quality residential buildings, consisting of:

- Two Build to Rent (BTR) apartment buildings with approximately 500 dwellings
- A shared podium building including retail, community uses and recreation areas
- Shared basement carpark
- Communal landscaped and public domain areas
- Approximately 2,400m<sup>2</sup> of non-residential floorspace (including a mixture of retail uses) at the ground level.

The SSDA will be prepared and lodged to seek consent for the detailed design, construction and site uses. The SSDA will be assessed by the NSW Department of Planning and Environment.

**Site map**



 Existing Business Park

 Project Area

NOT TO SCALE



#### Consultation with the local community

Stockland is committed to ensuring the community is consulted throughout the process. We have engaged Ethos Urban to help support our community consultation for this project and ensure we have captured your feedback ahead of lodgement in the coming weeks.

We invite you to attend an online Community Information Session (via Zoom) on **Monday 22 May** to learn more about the project, provide feedback, and ask any questions you may have. Registration is essential – please scan the QR code below or contact the team by calling 1800 870 549 or emailing [consultation@ethosurban.com](mailto:consultation@ethosurban.com) for assistance.

There will also be the opportunity to provide formal feedback during the public exhibition of the SSDA in the coming months, which will be managed by the Department of Planning and Environment.

#### Join our Zoom webinar to learn more:

**When:** Monday 22 May, 5:30 – 6:30pm.

**Where:** Online via Zoom. Please scan the QR code to register.

#### Have questions or need assistance?

Contact the project team by calling 1800 870 549 or emailing [consultation@ethosurban.com](mailto:consultation@ethosurban.com)

To learn more about Stockland please visit <https://www.stockland.com.au/>

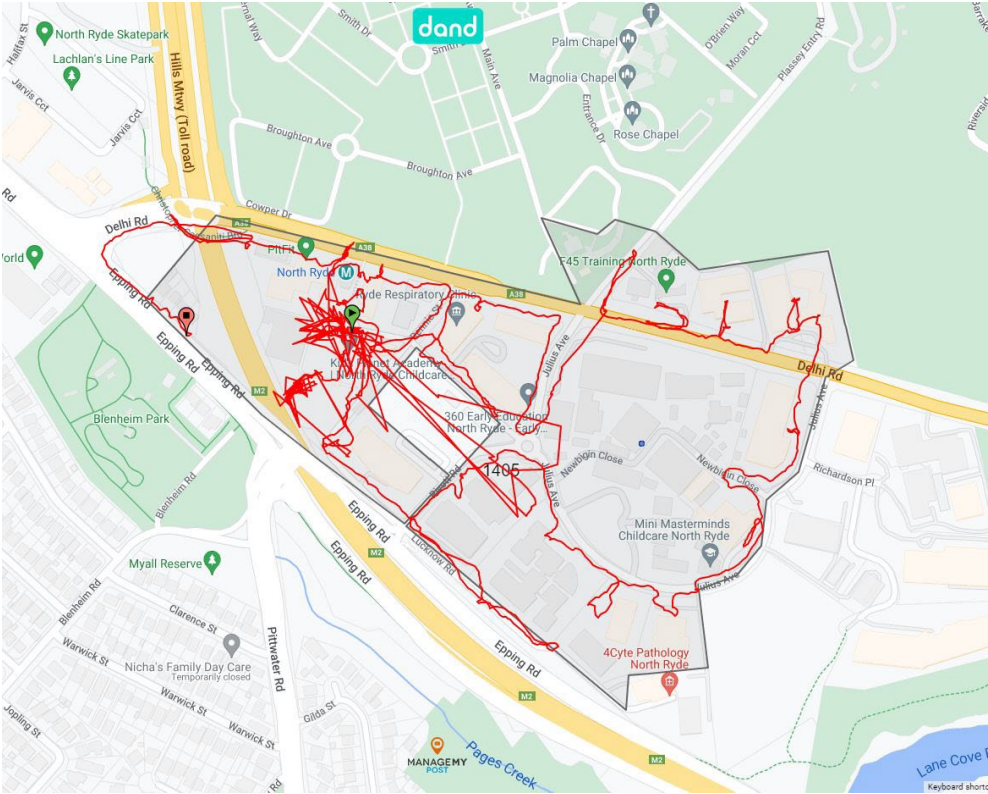


We hope you can join us and look forward to seeing you soon.

Yours sincerely,

Justin Ibrahim  
Senior Development Manager – Commercial Property  
Stockland

A.2 Distribution zone





### A.3 SEARs notification letter to existing Trinita tenants



Stockland  
133 Castlereagh Street  
Sydney, NSW 2000

8 March 2023

Dear tenant,

**Re: Notification of industry specific Secretary Environmental Assessment Requirements (SEARs) for the Trinita Business Park vacant lot of land (Stage 2)**

We are writing to let you know that Stockland has recently obtained SEARs from the Department of Planning and Environment for the vacant portion of our Trinita Business Park (Trinita Stage 2) in North Ryde.

Stage 2 is the vacant site adjacent to the Trinita Business Park. The SEARs application is the first step in a comprehensive process to enable future development on this site.

We are proposing to develop the Stage 2 site into a mixed-use development that complements the surrounding uses and is in line with the State Environmental Planning Policies for Housing, applicable to the site.

The purpose of the SEARs application is to get guidance on matters to be considered and addressed as part of a State Significant Development Application to be lodged later in the year. Further information on the SEARs can be found [here](#).

The future development of Stage 2 will maintain the day-to-day operations of the existing Trinita Business Park as our masterplan for the entire site sees Stockland retaining the three commercial office buildings and adding greater amenity to the precinct.

If you have any questions or require further information, the best person to contact at Stockland is Justin Ibrahim, Senior Development Manager ([justin.ibrahim@stockland.com.au](mailto:justin.ibrahim@stockland.com.au)).


Kind regards,

Vivian Ngo  
Property Manager  
Stockland

[stockland.com.au](http://stockland.com.au)  
Stockland Corporation Ltd ABN 43 000 181 733

Page 1 of 1

## A.4 Webinar slides




# Triniti Stage 2 Mixed-use precinct SSDA

39 Delhi Road, North Ryde

Community Information Session

22 May 2023



1

### Acknowledgement of Country

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to the land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this presentation takes place, and all peoples and nations from lands affected.

We also acknowledge and celebrate the Wallumattagal people of the Dharug Nation, the Traditional Custodians of the land on which the Development Proposal is located.

We pay our respects to their Elders, past, present and emerging.



"Gura Bulga" – translates to Warm Green Country. Artwork by Liz Belanjee Cameron

2

## Why are we here?

- ✓ Provide information about the planning process for Trinité Stage 2 project (39 Delhi Road, North Ryde)
- ✓ Share key information on project planning and design
- ✓ Provide an opportunity for questions and feedback

3

## Agenda for tonight

1. Introductions
2. Project overview
3. Planning pathway
4. Project design
5. Q&A
6. Next steps

4

## Webinar etiquette



Please respect other people's time and contributions.



We will address questions during a Q&A at the end of the presentation.

5

## Tonight's presenters

Developer



**Justin Ibrahim**  
Senior Development Manager,  
Stockland

Architect



**Cecilia Huang**  
Senior Associate, Koichi Takada

Planner



**Sarah Papalia**  
Urbanist - Planning, Ethos  
Urban

Engagement



**Ross Hornsey**  
Director of Engagement, Ethos  
Urban

6

# Project overview

with Justin Ibrahim

7

## Who is Stockland?



Founded in 1952, Stockland is one of the largest diversified property groups in Australia.

The company owns, develops and manages a large portfolio of retail town centres, workplace and logistics assets, residential communities and land lease communities.

Stockland has delivered 50+ residential communities across the country, including developments in Sydney and NSW:

- Willowdale in south-west Sydney's Denham Court
- Altrove in Schofields, in Sydney's north-west
- Forest Reach in Huntley, 18km south-west of Wollongong CBD



8



# The site

39 Delhi Road, North Ryde

- Stockland intends to develop a mixed-use precinct on the 2.7ha site on Delhi Road, North Ryde
- This site comprises the Trinité Business Park (Trinité Stage 1) and a largely vacant lot to the south (Trinité Stage 2)
- This application relates to development of Trinité Stage 2, which will transform the site into a single, integrated precinct



9

## Local considerations

### Housing Diversity

Support for the housing supply and diversity by way of the provision of Build to Rent (BtR)



### Density close to Public Transport

Transport-oriented development that supports the future



### Complementary Uses

Contiguous residential development with the recently completed North Ryde Priority Precinct



### Gateway

A key gateway development unlocking development from the west down to the east



### Active Spine

An activated pedestrian link to the future active town centre to the east of site



### Day / Night Activation

Amenity including retail offerings and new public space to supplement the underwhishing existing offerings



Wolch  
Tahara  
Architects



Legend  
Grocery Cafe Childcare Supermarket Retail

10



## Project vision

**“Create a flagship development that builds on Stockland’s legacy of long-term investment and ownership in North Ryde.”**



### Project objectives



Elevate the neighbourhood character of North Ryde and set a new benchmark for future development in the area.



Complement the existing commercial uses on the site to provide a true mixed-use precinct that is highly connected and amplifies amenity within the local area.



Create the next generation of urban living, where close proximity to employment, mass transit and an abundance of amenity improves quality of life.

11

## What is being proposed?

### Build-to-Rent (BTR) housing

*“Build-to-rent housing is large-scale, purpose-built rental housing that is held in single ownership and professionally managed. Build-to-rent housing can provide more rental housing choice in places where people want to live”.*

– NSW Department of Planning

### Greater housing choice, affordability and security

- Central to NSW Government Housing 2041 Strategy
- Under a single operator, it means security of tenure for renters
- Long term rental product – built for longevity, and provide a higher quality of living for residents
- Choice and security for the rental market



12

## BTR at Trinita Stage 2

### Stockland as BTR precinct manager

- BTR is a "build, own, operate" asset class
- Stockland will not only be responsible for the delivery of the precinct, but also its ongoing management

### Housing mix

- Broad mix of studio, one, two and three-bedroom apartments, equitably distributed across the site

### Home design

- Designed for longevity, durability and sustainability



Materials selected for longevity and durability



Flexible WFH/study spaces

13

## Connecting with Country

### Ngurra Advisory

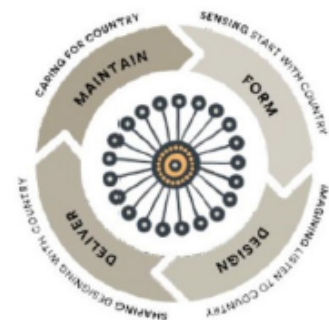
- Specialist First Nations consultant Ngurra Advisory are engaged on the project
- Critical in supporting project design and establishing First Nations Working Group

### First Nations Working Group (FNWG)

- FNWG – key advisory point for project team to inform special designs and movements across site
- Three key areas of Country will guide the design approach – the river, the trees and the geology
- A dedicated *Trinita First Nations Strategy* is being developed and will explore opportunities for knowledge sharing and community engagement

### Landscape design

- Design will provide physical and symbolic connections to the surrounding landscape, particularly Lane Cove River, Pages Creek and surrounding parks
- Plant selection will draw from local ecosystem



3 Areas of Country influencing the Design Approach

14

## Sustainability initiatives

### The project is targeting:

- 5 Star Greenstar 'as built' and in design
- 7 Star NatHERs

### Other initiatives currently employed or under investigation include:

- Electric vehicle charging
- Reduced embodied carbon concrete
- Solar PV
- Rainwater gardens
- Native Planting
- Planted rooftop areas

A **Sustainability Strategy** has been prepared to ensure the proposed development is built around six focus areas:

1. 100% Renewable Energy
2. EV Charging
3. Supporting NSW Government Net Zero Plan
4. Drive uptake of emissions reduction technologies
5. Empower business to make sustainable choices
6. Invest in emission reduction innovation



15

## Site context and planning process

with Sarah Papalia

16

## Planning context

### Macquarie Park Innovation Precinct Place Strategy

- The Site is located in a strategically advantageous location between the North Ryde Metro Station and the proposed future activation hub
- Through site links, retail activation ground level open and green spaces will support the Place Strategy's objectives

### Ryde Local Environmental Plan (LEP)

- Zone B3 – BTR is permissible
- Height allowance – 65m
- Floor Space Ratio (FSR) – 3:1



17

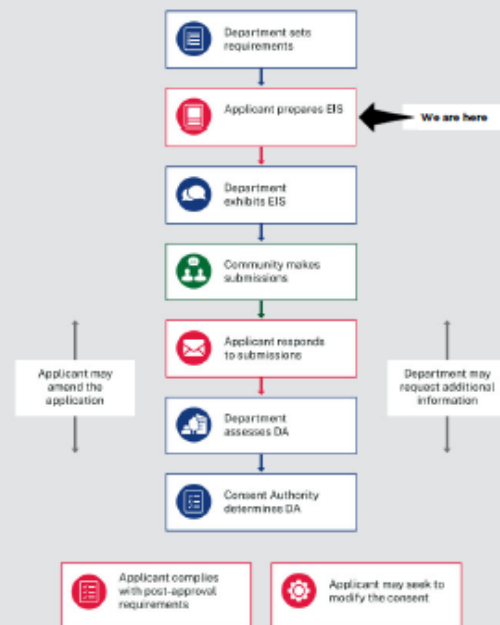
## State Significant Development

- Given the scale and location of this development it is considered 'State Significant'.
- The State Significant Development Application SSDA will be assessed by the NSW Department of Planning and Environment (DPE).
- The City of Ryde Council will also review the application.

### The SSDA will seek approval for:

- Two Build to Rent apartment buildings with approximately 500 homes
- A shorter podium building with communal facilities for residents
- Retail tenancies (food and beverage, other retail) across ground floors of buildings
- Significant green space and public domain
- Shared basement carpark.

- Stockland is required to prepare an Environmental Impact Assessment (EIS) as part of this application.



Source: NSW DPE State Significant Development Guidelines

18

## Where are we in the project timeline?



*\* Timeline is indicative only and subject to determination*

19

## Precinct design

With Cecilia Huang

20

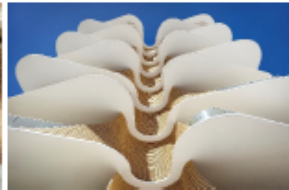


# Design Philosophy

## Designed to breathe

I see architecture as being similar to nature and can greatly contribute to the making of healthier and sustainable places.

*Kubli Tabala*



21

## Precinct – design principles

Creating a Destination



Sense of Arrival

Sustainable and Regenerative



A Landscape Connection

Building a Community



Active Ground Plane



Kubli Tabala Architects  
Shoolkond

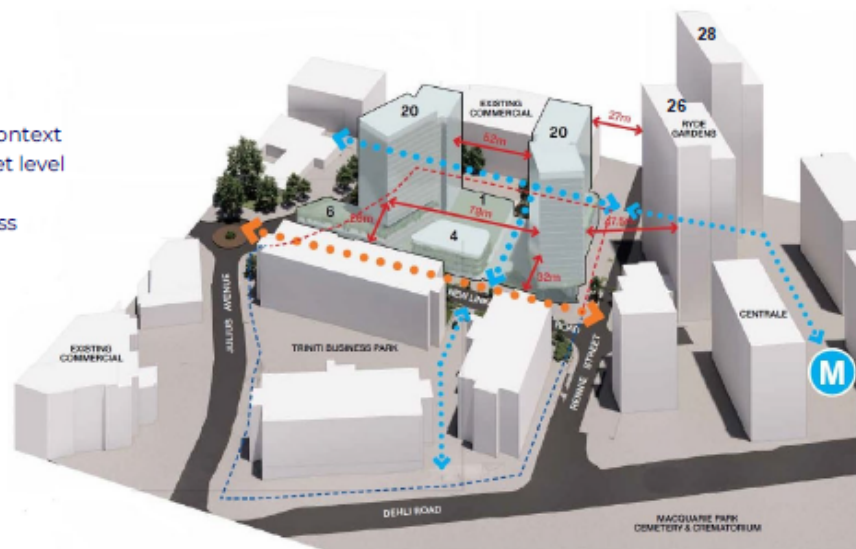


22

## Precinct design

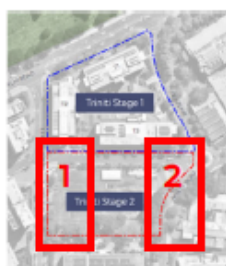
### Key design elements

- Site permeability
- Height in response to context
- Retail activation at street level
- Public domain
- Amenity and solar access
- Building separation
- Deep soil



23

## Public domain



24



## Welcoming public space



Corner of New Link Road & Rennie Street

Artist's impression only - subject to change

25

## Laneways and connections



Retail laneway connection through site

Artist's impression only - subject to change

26

## Retail amenity



Retail activation – example food and beverage tenancy

27

## Green spaces



New public lawn

28

## Q&A

with Ross Hornsey

29

## Your feedback

- How do you feel about the proposed Build-to-Rent use here?
- How do you feel about the creation of a mixed-use precinct in this area? How do you feel about the evolving nature of the North Ryde area?
- What should the project team understand about this area and your community?
- Do you have any concerns about impacts to your daily routines and usual surroundings?
- Are you concerned about any particular issues, such as traffic, parking, privacy, safety, overshadowing, view loss, wind, other etc.?

30

## Next steps

31

### Next Steps

- Project team welcomes feedback from the community on the proposed development
- We are gathering feedback in a variety of ways, including through an upcoming survey
- This survey will focus on the social impacts of the project, and will be used to inform the application's *Social Impact Assessment*
- Target lodgement for SSDA will be mid 2023
- The Department of Planning and Environment (DPE) will assess the proposal
- Public exhibition will be managed by DPE

### Keep in Touch

The project Community Engagement Team will be available for any questions regarding the Development Application.



**[consultation@ethosurban.com](mailto:consultation@ethosurban.com)**



**1800 870 549 (business hours)**

32