

Re: Objection to Application SSD-55844212

Dear Sir/Madam,

I am writing to express my strong objection to Application SSD-55844212, which pertains to the proposed development by Stockland in our community. This project, as currently envisioned, raises several concerns that significantly impact the well-being and quality of life for residents in the Trinity and Ryde Gardens neighborhoods. I implore you to carefully consider the following objections in your review of this application:

-Parking: The current infrastructure only provides 20 unrestricted parking spaces on New Link Rd. The proposed development of 508 units will include a mere 319 parking spaces, leaving Trinity residents and visitors competing for parking, thus exacerbating an already strained parking situation in the area.

-Congestion: Blocking New Link Rd for vehicles will force all Stockland, Centrale, and Ryde Gardens residents and visitors to use the traffic lights beside the Metro Station, leading to long queues during peak periods.

-Noise and Security Concerns: The unexpected change to residential development from the anticipated office space will result in additional nighttime noise, potential security issues, and increased pressure on local amenities.

-Build-To-Rent Drawbacks: Build-To-Rent developments often exhibit higher tenant turnover, greater vacancy rates, and rents above market values, which may hinder the development of a stable and integrated community.

Transport Infrastructure: The proposed development, coupled with the already planned 2,700 units in Lachlan's Line, will strain the transport infrastructure. Peak-hour Metro trains are already full before reaching North Ryde Metro Station, leading to long wait times for residents.

-Overcrowding of Infrastructure: Local educational facilities, such as North Ryde Senior College, are overcrowded, with a shortage of classrooms. This situation extends to primary schools and hospitals as well.

-Pet-Friendly Areas: The limited areas for walking pets could result in the fouling of the Ryde Gardens grassed area by Stockland residents walking their pets.

-Loss of Views: The proposed 65m height limit for Stockland's building A will lead to a severe loss of views for east-facing units in Ryde Gardens Buildings A and B. This view loss will significantly impact the living conditions of residents, whose views currently encompass iconic landmarks.

-Childcare Center Concerns: The reduced morning sunlight for children attending the Ryde Gardens childcare center, as well as the increased difficulties for parents during drop-off and pick-up, are additional issues.

-Shadow Impact: Stockland's 20-story building A will cast shadows reducing morning sunlight for units on the east side of buildings A and B, further compromising the living conditions of these residents.

-Potential Precedent: The approval of a 65m building in a 37m zone could set a precedent for other developments in the area, potentially obscuring views for residents of Ryde Gardens.

I kindly request that you thoroughly evaluate these concerns before granting approval for Application SSD-55844212. It is essential to consider the broader impact on our community's livability, infrastructure, and quality of life. I, along with other concerned residents, count on the Department of Planning and Environment to protect the interests of those who call this area home.

Thank you for your attention to this matter. I eagerly await your response and hope that you will give our concerns the serious consideration they deserve.