

Subject: Strong Objection to State Significant Development Application SSD-55844212
Trinita Lighthouse Build-to-Rent, North Ryde
Exhibited on 28 September 2023

To Whom It May Concern,

I write to express my strong objections to the State Significant Development Application SSD-55844212 for the proposed Trinita Lighthouse Build-to-Rent development at 39 Delhi Road, North Ryde. I share these concerns with many residents in our community, and these objections are deeply rooted in our collective desire to preserve the quality of life we currently enjoy.

View Loss and Visual Impact:

One of the fundamental objections I hold pertains to the potential obliteration of the iconic views that have become synonymous with our beloved Ryde Gardens community. These breathtaking vistas, ranging from the magnificence of the Harbour Bridge to the silhouette of the CBD skyline, Darling Harbour, the ANZAC Bridge, and beyond, hold immense significance to us. They are not mere sights but integral aspects of our daily lives.

For us, these views are more than a visual panorama; they are our connection to the heart of the city. They serve as a daily source of inspiration and a reminder of why we proudly call Ryde Gardens our home. In essence, they have woven themselves into the fabric of our identity and the shared experiences that define our community. To risk losing these views is a prospect that we simply cannot accept.

Shadowing:

Another critical concern revolves around the potential shadowing that this development could cast over our community. The prospect of a loss of natural light and overshadowing of our homes is a troubling one. It poses a genuine threat to our overall quality of life, driving up energy costs and diminishing the living environment we hold dear.

Inconsistencies with the Macquarie Park Innovation Precinct Place Strategy:

The proposed development, as it stands, appears to deviate from the carefully planned Macquarie Park Innovation Precinct Place Strategy. This strategy is the result of extensive reviews and assessments of precincts, and it was conceived with the aim of preserving the North Ryde Riverside area as a commercial core.

As residents who invested in this community with certain expectations based on this strategy, we find it disheartening to see that this development predominantly focuses on residential units, thereby breaking a commitment to maintain the area's commercial character.

Closure of New Link Road:

I also object strongly to the proposed closure of New Link Road. This decision carries significant implications for our community. It effectively blocks access via the slip road onto Rivett Rd, which is a lifeline for the residents of Ryde Gardens and Centrale, as well as the diligent staff at Trinita. This route provides a vital escape from the daily traffic congestion on Delhi Rd near the M2 entry and exit, a relief we can ill afford to lose.

Moreover, the closure of the exit via the slip road onto Epping Road is another blow to our way of life. The residents of Ryde Gardens and Centrale, along with the Trinita staff, depend on this route for a direct exit onto Rivett Road, which, in turn, offers a seamless path to eastbound Epping Road, bypassing the gridlock that plagues our daily commutes. It's more than a road; it's a path to convenience and relief that we're not willing to surrender.

The proposed loss of parking spaces along New Link Road adds another layer of concern, disrupting our community's ability to host visitors and provide essential parking during both weekdays and weekends.

Rennie Street Access:

Routing all access for an additional 508 apartments through Rennie Street is not only detrimental to existing residents and staff, but it also reflects a concerning disregard for the safety and convenience of our community. The sudden influx of traffic on Rennie Street will undoubtedly create congestion and safety hazards in our peaceful neighborhood.

Child Care Facilities:

The proposed closure stands as a potential threat to the safety of the young children attending the existing Childcare facility within the Trinita CSR building. The drop-off zone on New Link Road is a hub of activity during the morning and evening hours, and the callous decision to close this road puts our little ones at unnecessary risk.

Affordability and Rental Crisis:

In light of the ongoing rental crisis in Sydney, it's essential to highlight the incongruities between the proposed Build-to-Rent (BTR) development and the concept of affordable housing. The economic climate in Australia, marked by weak economic conditions and high interest rates, has resulted in an environment where rental prices continually surge. Higher tenant turnover, greater vacancy rates, and rents that exceed the market average all exacerbate the housing crisis. The proposed BTR development, with its average apartment floor plans of 80 square meters, does not effectively address this pressing need for truly affordable rental housing in the current Sydney market.

The development's reliance on Clause 6.9 of the Ryde Local Environmental Plan (LEP) adds another layer of concern. While Clause 6.9 is designed to encourage additional commercial

development in the Macquarie Park Corridor, it also emphasizes the importance of maintaining adequate access networks and recreation areas. However, it is evident that the proposed development predominantly focuses on residential units, sidestepping the crucial requirements for commercial development and open space.

In light of these substantial concerns and the far-reaching impact they pose to our community's well-being, safety, and way of life, I express a vehement objection to this development proposal. I implore you to reconsider the closure of New Link Road and address these issues before proceeding with this development.

Our community's identity and the unique essence that makes Ryde Gardens a special place are at stake. We strongly urge you to rectify these alarming proposals and protect the heart of our community.

Thank you for taking the time to consider these objections.

Sincerely,
Gillian