

# Strong Objection to Triniri Lighthouse Built-to-Rent Development

## 1. Shadows from Stockland's 20 story buildings and Ryde Garden's 2x over 20 story buildings, residents from Trinita and Ryde Garden will not have enough sunlight

The childcare centre, low on the east side of Ryde Gardens, building A and B will receive far less sunlight. SEPP 65 specifies 2 hours of direct sun between 9am and 3pm in winter. Likewise, west side units in Stockland's building A will have severely restricted sunlight.

Shadow diagrams can be found in Stockland's EIS document, P74:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-55844212%2120230918T024415.323%20GMT> P115



1 SHADOW DIAGRAM - 9AM SUMMER  
1:1000

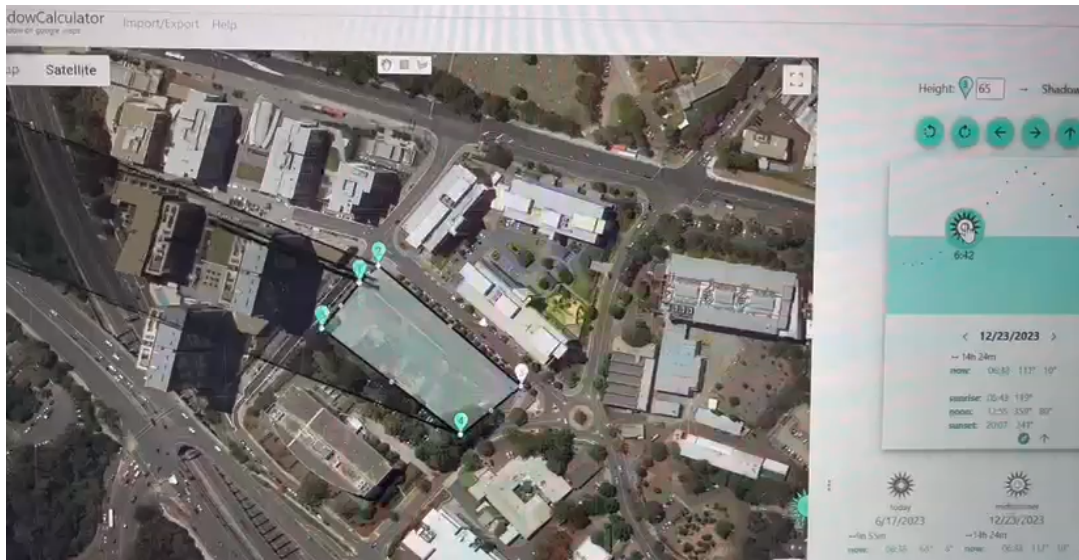
Page 113, Appendix F – Architectural Design Report



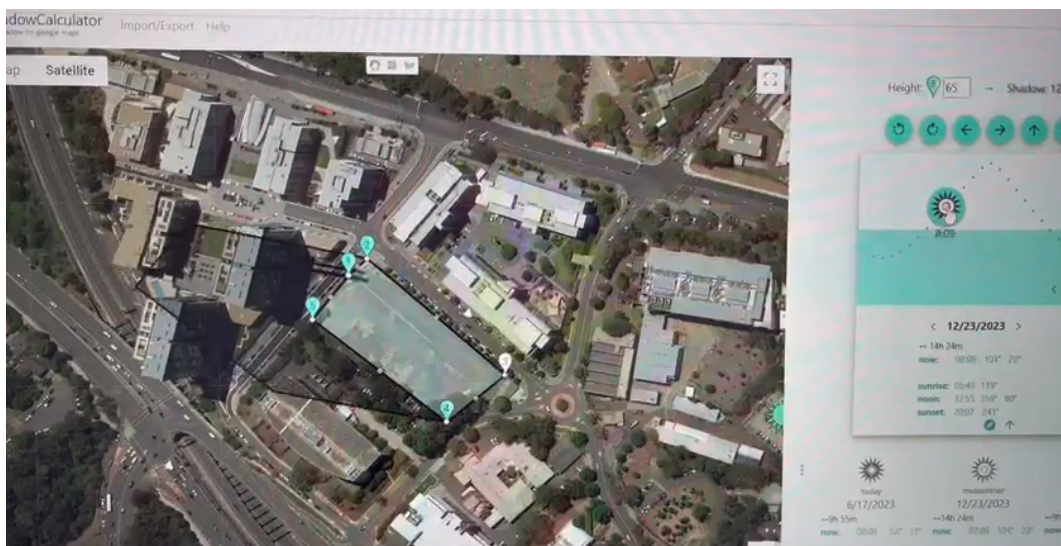
1 0001 SHADOW DIAGRAM - 9AM WINTER  
1:1000

The diagrams below from the Google shade tool seem to vary from those above. Stockland's shade diagrams may not be correct.

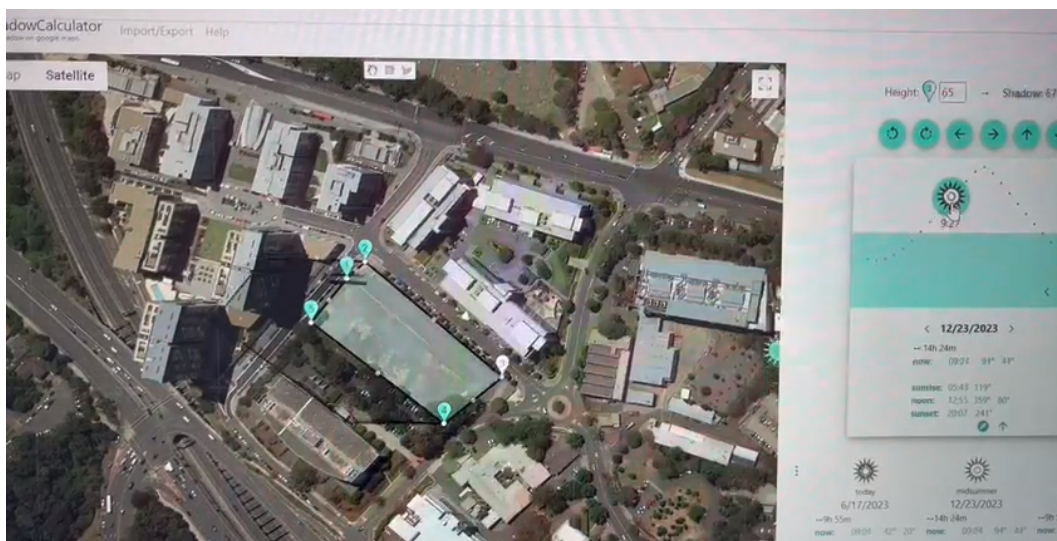
6:42am in summer:



8:09 in summer:



9:27 in Summer – after the Stockland diagram above!



This seems to show much more shadow than their diagram does at 9am.

## 2. Children attending the Ryde Garden Kid Planet Academy (on the ground level) will receive far less morning sunlight

Currently, the childcare centre on level receive morning sunlight from their early arrival times of 7am. Shadow diagrams in Stockland's documents do not show shadows before 9am.

## 3. Loss of city view for residents in Ryde Garden

Table 15 Tenacity assessment of visual impact – 1 and 3 Network Place, upper-mid-level and upper level

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM01	Low value – Moderate value – High Value Lvl 22	Negligible – Minor – Moderate – <b>Severe</b> – Devastating
CAM02	Low value – Moderate value – High Value Lvl 17	Negligible – Minor – Moderate – <b>Severe</b> – Devastating
CAM03	Low value – Moderate value – High Value Lvl 17	Negligible – Minor – Moderate – <b>Severe</b> – Devastating
CAM04	Low value – Moderate value – High Value	Negligible – <b>Minor</b> – Moderate – Severe – Devastating

This means that the view loss from levels 13 to 16 is “DEVASTATING”!

If the development remained below 37m, Units from level 13 and above would still have iconic views to the horizon.

Camera positions are shown below:

Four (4) camera positions are shown below in **Figure 24**. Three views are from mid-level overlooking the site. One view is a high-level view taken from the northern end of the eastern façade. Refer **Table 5** for view summary.



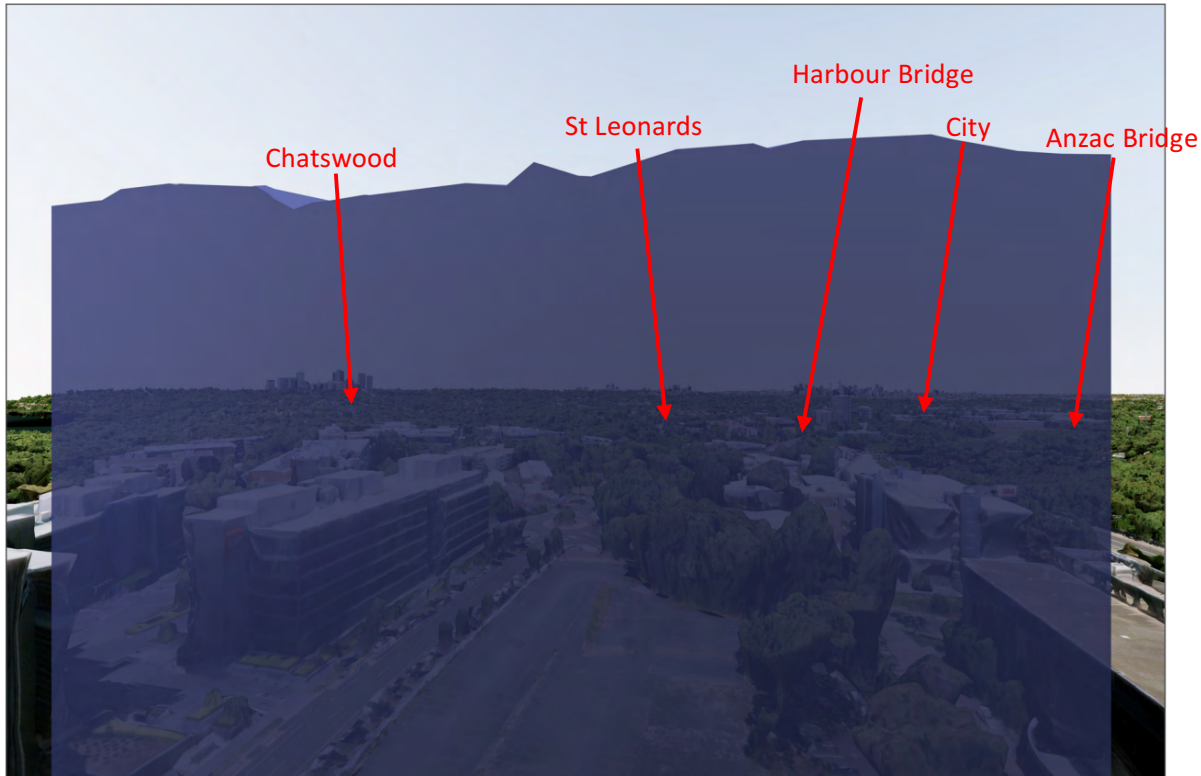
Figure 24 Camera Positions from 1 and 3 Network Place, North Ryde

The view loss from Building A, Level 17 is shown below. While the building is marginally smaller than the building envelope, views are blocked from Leichardt to Killara. The iconic landmarks of Anzac Bridge, the City, the Harbour Bridge, St Leonards and Chatswood are all obscured. Due to the wide angle of this lens, this view loss appears to be “Devastating”.

The images below show the development envelope, which may or may not be compliant. The actual development is shown to be marginally smaller than the compliant envelope.

5.3 CAMERA POSITION 03 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



Compliant Envelope - 39 Delhi Rd

5.3 CAMERA POSITION 03 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed Trinit Design - 39 Delhi Rd

#### 4. Build-To-Rent developments tend to have a higher tenant turnover, greater vacancy rates and rents above the market values. The Trinité Lighthouse project could aggravate the housing crisis.

Mirvac's LIV Indigo BTR development has rents with a significant premium above the market average to cover the additional security of tenure and facilities offered:

<https://www.livmirvac.com/Apartment-Search-Dashboard?locationIds=1&bedrooms=0,2&bathrooms=1,2&priceRange=&moveInDate=2023-06-14&screen=DASHBOARD&scrollTo=150>

**Sydney LIV Indigo**

See what's included

- Co-working spaces
- Media room
- Private lounge
- Fitness studio

AND MORE AT LIV

**Apartment no.**  
2 apartments

Sort by

**30206** 59.2 m<sup>2</sup> / Low floor

1 / 1

Choose your soundtrack: Catch the buzz of the courtyard below or close those double-glazed windows when you need to focus in your study nook.

**\$650 /week**  
*Included in your rent*

**Apartment features**

**Enquire** **Book an inspection**

**Sydney LIV Indigo**

See what's included

- Co-working spaces
- Media room
- Private lounge
- Fitness studio

AND MORE AT LIV

**Apartment no.**  
3 apartments

Sort by

**52306** 89 m<sup>2</sup> / High floor

**30709** 111.8 m<sup>2</sup> / Mid floor

**50808** 93 m<sup>2</sup> / Low floor

2 / 2 / 1

No descriptions available at this time.

**\$885 /week**  
*Included in your rent*

**Apartment features**

**Enquire** **Book an inspection**

Screen clipping taken: 14/06/2023 10:36 AM

Legislation currently states that BTR be provided for 15 years. Stockland might sell the units to the private sector after this time.

#### 5. Limited parking spaces in local area

The pink line on page 12 of [Appendix E - Architectural Plans Part 1](#) (Figure 1) shows the driveway and ramp to 164 parking spaces in the Trinity 1 block. Stockland residents will then take the lift to the ground floor and walk across New Link Rd to their apartment. This parking is combined with 133 spaces under the Trinity 2 site, creating 296 spaces for 508 residential units. With many of these units being 3 bedrooms, there are likely to be many more than 296 cars, exacerbating the parking issue.

#### 6. Closure of New Link Road will have bad impact on local traffic, causing congestions

This will be exacerbated by the closure of New Link Rd.



The "Drop Off" and resident parking entrances will exit onto Rennie St with all additional traffic having to exit via the traffic lights at Delhi Rd.

There will also be congestion at North Ryde Metro Station in peak periods as City bound trains are already full. Commuters may have to line up and wait for a number of trains before embarking. If the development were Commercial, commuters would be disembarking for a day's work at the office.



■ The purple line represents the route for cars picking up and dropping off Stockland BTR residents.  
■ The green line represents the “Connectivity” claimed by Stockland, to satisfy Section 6.9 of the Ryde Council LEP.

## 7. Over-density of local residential area - 2,700 units are planned in Lachlan’s Line

New developments such as Stockland’s should consider other developments in the area. Stockland should consider that their development will add infrastructure pressures in addition to the over 3,000 dwellings in Lachlan’s Line.

Most of the 2,700 dwellings are already approved for Landcom’s Lachlan's Line development. Modification 5 of this application has been approved, but Landcom (Lachlan’s Line A1 Pty Ltd) has submitted modification 6 for additional Gross Floor Area (GFA). There are additional high rise blocks planned opposite the skate park, which will probably add another 500 dwellings at least.

The Lachlan’s Line application has been in process since 2014 and the application has always been within the LEP height limits of up to 95m. LEP (Local Environmental Plan) heights are shown below:  
Landcom’s statement confirming 2,700 dwellings in their area of Lachlan’s Line:



Indicative artist's impression, subject to change and approvals.



### PROPOSED HOMES

Approximately  
2,700



### NEW RESIDENTS

Approximately  
5,000



### PROPOSED RETAIL AREA

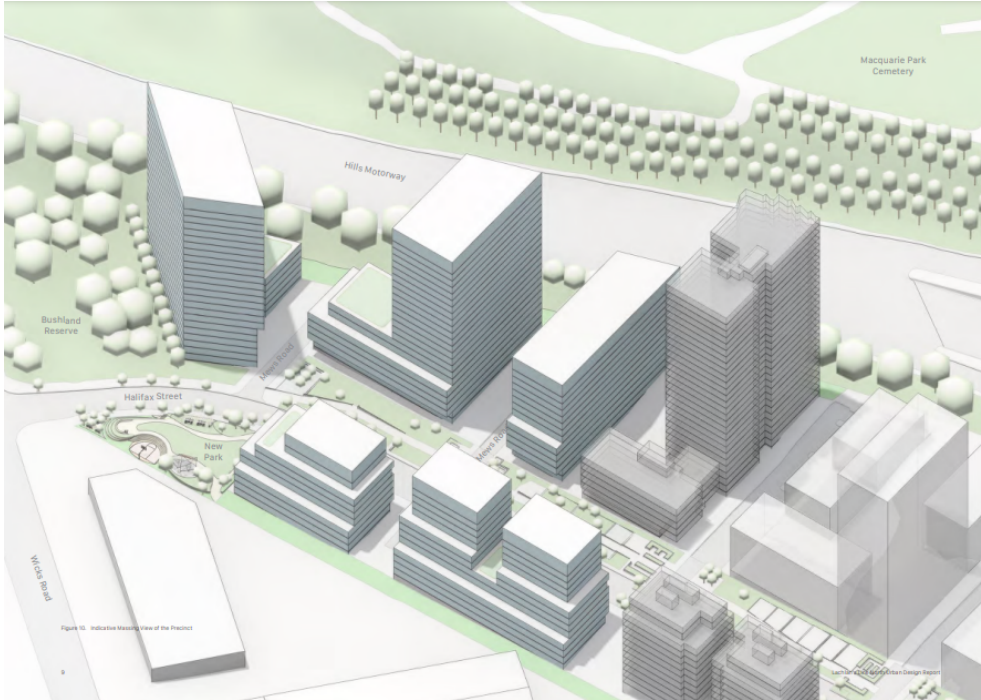
5,966m<sup>2</sup>



### COMMUNITY FACILITIES

2,500m<sup>2</sup>,  
including a  
proposed  
community  
centre and  
childcare centre

Proposed Landcom buildings. **Greyed out buildings will provide additional dwellings in addition to 2,700:**



P9, Final - Urban Design Report - Part 1 – FJC:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-5093-MOD-6%2120230815T052235.479%20GMT>

The Lachlan's Line plans have been modified significantly from the original below:

# Landmark Plans 950 Apartments After 'Super-Lot' Deal



Landmark Group has completed the largest land deal in Sydney since the start of the pandemic.

Original plan: <https://www.theurbandeveloper.com/articles/landmark-group-lachlans-line-macquarie-park-sydney-landcom>

Government Primary and secondary schools are already stretched over capacity, not to mention the shortage of teachers.

With over 3,000 dwellings planned for Lachlan's Line, will the State Government commit to a new school?

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'Xiao Luo'.

Xiao Luo

Owner of unit in Ryde Garden

we-aa-99@hotmail.com