

To whom it may concern,

I am writing in regard to the development of Trinité Lighthouse Build-to-Rent in North Ryde.

This is the summary of my concerns:

[Overshadowing and loss of light](#)

Shadows from Stockland's building will reduce morning sunlight for units on the east side of Ryde Gardens Building A & B. And the childcare center, low on the east side of Ryde Gardens, building A will receive far less sunlight.



[Loss of view](#)

The Stockland building will significantly lessen the access to see the sky in the apartments in the lower levels.

[Public transport can't support extra demand](#)

Over 2,700 units are already planned in Lachlan's Line, north of Delhi Rd. Already, City bound Metro trains are full at peak hour before reaching North Ryde Metro Station. Residents waiting may have to queue for up to 3 trains before being able to embark. Infrastructure is at its limit. If the development were Commercial, commuters would be disembarking for a day's work at the office.

[Congestion](#)

With New Link Rd blocked for cars, all Stockland, Centrale and Ryde Gardens residents and visitors will have to use the traffic lights beside the Metro Station. There will be long queues to exit at peak periods.

[Lack of Parking within the area](#)

There is already a critical shortage of parking for Ryde Gardens and Centrale residents. There are currently 20 car spaces with unrestricted time limits in New Link Rd. These spots will be used for plantings and the proposed pedestrian only access in the new development. Stockland's 508 units will have only 319 parking spaces (164 in the existing Trinity 1 block). Trinity residents and visitors will compete for whatever parking is left.

Commercial development changing to residential

This change to residential will bring additional night noise, and possible security issues. The existing Trinity 1 offices are silent day and night with the first cars entering the driveway on average about 5am. (Currently there is a noisy steel plate in the driveway, so all Ryde Gardens residents can hear those early cars.) A residential development will have car movements at all times of the day and night. There is the possibility for loud parties at night, possibly as close as 30 metres away.

Considering the high rentals, tenants are likely to be young high earners who may enjoy a party.

Higher Tenant Turnover

Build-To-Rent developments tend to have a higher tenant turnover, greater vacancy rates and rents above the market values. This may hinder the development of a stable and integrated community. It may also do little to ease the current “housing crisis”.