

Triniti Lighthouse Build-to-Rent, North Ryde – Objection

Hi,

I am writing to object to the State Significant Development Application – Triniti Lighthouse Build-to-Rent in its entirety. As a resident in the area, I am listing my own concerns and am echoing ones of the many hundreds of families in the area which will be adversely affected if the development were to proceed as planned.

1. **Blockage of viable access to the Rivett Rd by residents** – This is a crucial link and provides important timely access for residents and office workers to leave the area without entering the frequent congestion in Delhi Rd.
2. **Removal of parking** – Removal of parking spots will increase the current scarcity of spaces and disrupt the enjoyment of residents – increasing difficulties for visitors and tradespersons at all hours.
3. **Rennie St being the only egress point for all residents** – The addition of more dwellings in the area will cause significant congestion at the only road out of the area. In peak times this may cause safety issues if emergency vehicles cannot enter/exit the various complexes.
4. **Overdevelopment of a small area** – the developer's proposal is profit driven and the proposed dwellings of 508 contains the entire stock proposed by the Macquarie Park Place Strategy from Yr 1-10. There are other parcels of land in the wider sites which have not been developed. There are only few parcels of land in Sydney where it is permissible to build high-rises – this should not be used to pack in high-rises right next to each other in a small area.
5. **Lack of consultation** – to my knowledge, there has not been any significant consultation with residents only being sent a letter with vague blueprints of the development and short timeframe to make an online submission. It is important that any developments have the support of most residents.

It is apparent that Stockland is motivated by profits, as seen by them seeking special exemptions over the current allowed building height of 37m. While development is important, greedy developers should not try to exploit loopholes to maximize profits at the expense of the local community and wellbeing, with some residents having invested their life savings into apartments which will be severely devalued and will experience daily congestion.

I would also like to echo the concerns raised by other residents and in particular the below points.

- **Non-satisfaction** with Clause 6.9 of the Ryde LEP – from various submissions
- **Lack of communal and pedestrian areas**
- **View loss for residents** – the development will have a devastating view loss for hundreds of residents at Network PI, and does not satisfy any 'view sharing' tests
- **Severe long term congestion** – the doubling of residences will cause daily congestion in and out of the area, and could pose a safety issue and frustrate all residents in their day-to-day activities.

Thank you for your attention to this matter. Given the objections and numerous concerns by myself and the hundreds of residents in the area, it is clear that this development should be refused. I would also like to be kept informed of any updates to this matter.

Kind Regards,

Paul Chang