

Our household Strongly Objects to the Development of Trinity Lighthouse Build-to-Rent, North Ryde for the following reasons:

- **Height breaching Clause 6.9 Development in Macquarie Park Corridor:**  
This development does NOT comply with Clause 6.9. The land only allows for a 37 metre building with a maximum FSR of 2:1. However, the developer is trying to abuse Clause 6.9 LEP to allow an additional height development of 65 m and an FSR of 3:1.

In my opinion, Stockland's over development will create numerous issues stated below and thus does NOT satisfy the requirement of providing adequate recreation space and access networks.

- **Extremely limited parking spaces for visitors:**  
Currently, Rennie Street is the only residential parking access point for the three residential buildings of Ryde Garden, as well as the only parking access point for Kids Planet Academy Childcare Centre. Visitor parking space is already limited for the existing residents and workers in this area. With the over development of Stockland, the limited street parking will be further exhausted. This will leave no street parking for existing residents and workers as well as nearby residents who wish to park near North Ryde Station and take the metro.
- **Congestion in Rennie Street resulting in safety concern for residents and children from the nearby childcare centres:**  
Rennie street is a narrow no through road, and many visitors unfamiliar with the area already use it to perform U-turns via the Ryde Gardens loading dock. The Ryde Garden loading dock is often fully booked due to residents moving in and out and by tradespeople servicing Ryde Gardens. On top of that, visitors often park illegally on Rennie Street and in the Ryde Gardens loading dock. These problems already create traffic issues and more importantly safety issues for residents and pedestrians, especially during pickup and drop off times for the neighbouring childcare centres. This will be exacerbated by the additional vehicle entrances on this road proposed by this development and the additional visitors. Additional traffic and parking issues are also prevalent on Saturdays when there are multiple rental inspections taking place, and this will be made worse with the new development. Rennie street will not be able to support Stockland's development.
- **Massive traffic volume increase in the already busy pedestrian area (share zone):**  
This area cannot support the additional traffic the Stockland Development will introduce, especially with access to Epping Road cut off. The intersection of Delhi Road and Rennie Street is already busy and slow during peak hour and will be worse with current and future residents unable to access and depart the local apartments via Epping Road. The combination of drivers looking for street parking and attempting to leave the area via Delhi Road will mean that Rennie Street and the Network Place roundabout will frequently be used to perform U-turns. These areas have high pedestrian activity (share zone) and the increased driver activities will cause significant safety concerns for the pedestrians and residents (including family, children, and pets). This is especially concerning as there is playground next to the network place roundabout with kids running and playing, creating significant risk to our children.

- **My final thoughts:**

Are we compromising our residents and children's safety so that the developer can gain high profit from these projects? If we let such a development go through, we are setting a precedent for other developers to manipulate Clause 6.9 and overdevelop so that they can make a larger profit. I question the intentions of Stockland's development in this space; as far as I can tell, they are compromising the safety and quality of the current and future residents in this area. This little jungle of North Ryde is known to be the Silicon Valley of Sydney. There is potential to attract more multi-national technology corporations and start-ups, and develop this area to be a technology hub. For any residential development, there must be a balance between affordable housing and quality of living. We want people to enjoy living in North Ryde and feel safe to start a family and raise children in this neighbourhood. Only then will the intention of the government's affordable housing be met. We don't want residents to move out of North Ryde after a few years because they hate living here. Stockland's development in North Ryde is abusing the term build-to-rent housing.