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Department of Planning
NSW Government
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Subject: Objection Letter to Stockland's Trinita Lighthouse Build-to-Rent at 39 Dehli Road, North Ryde

Dear Judith,

I am writing to you as a concerned resident of Ryde Gardens, where my family and I have built our home, our community, and our future. The development proposal by Stockland for 39 Dehli Road has raised significant alarm among many of us who call this area home, and I feel compelled to voice my objections on behalf of the community.

Misleading Information on Building Height and FSR

When I first moved to Ryde Gardens, I was reassured by the Council that the zoning in our area allowed for buildings no higher than 37 meters, with a Floor Space Ratio (FSR) of 2:1. Like many of my neighbors, I believed this would preserve the character and livability of our neighborhood. Stockland's recent claims that Clause 6.9 permits them to build up to 65 meters, with an FSR of 3:1, came as a shock.

Upon further investigation, including reviewing objections from Ryde Council and Chapman Planning, it seems clear that Stockland may not have met the conditions required by Clause 6.9. This could mean their height should indeed be restricted to 37 meters, in line with what we were originally told. This lack of transparency is deeply troubling, especially since so many of us made significant life decisions based on the information provided by the Council.

Concerns Regarding New Link Road

Stockland has proposed dedicating New Link Road to the Council, which, on the surface, seems like a positive contribution to our community. However, their latest offer includes plans that suggest the road could be closed to through traffic, with tables placed in the middle of what was supposed to be a public thoroughfare. This is a major change that was not clearly communicated and could have significant impacts on traffic flow and accessibility in our neighborhood.

Moreover, there are questions surrounding Stockland's inclusion of the road area in their Gross Floor Area (GFA) calculations. If this road is to be handed over to the Council, it should not be part of their GFA calculations. This raises concerns about the accuracy and fairness of the proposal as it currently stands.

Unresolved Voluntary Planning Agreement (VPA)

The entire proposal seems to hinge on a Voluntary Planning Agreement (VPA) with the City of Ryde Council, which has not yet been finalized. Stockland's confidence in this agreement appears premature, especially when so much is at stake for the residents of Ryde Gardens. The exhibition period for this proposal should only commence once the VPA is fully finalized and made available for public scrutiny. Moving forward without this crucial piece of the puzzle is not only unfair to us as residents but also undermines the integrity of the planning process.

Impact on Our Lives and Wellbeing

As a resident, what concerns me most is the direct impact this development will have on our daily lives. Stockland's proposed Tower A, positioned so close to Ryde Gardens blocks A and C, threatens to cast long shadows over our community. The childcare center, the street, and our lower-level units will be deprived of sunlight—a vital resource that affects everything from our mental health to our energy bills.

The visual impact is equally distressing. Many of us chose to live in Ryde Gardens because of its open, airy design and the sense of space it provides. Stockland's proposal, particularly the long, bulky towers that dominate the street frontage, will completely change the character of our neighborhood. It's hard to

express how heartbreaking it is to imagine our views and sunlight being blocked by these massive structures.

The Need for Careful Consideration

In conclusion, I strongly urge the City of Ryde Council to reconsider Stockland's development proposal. This is not just about buildings and numbers; it's about the community that will live with the consequences of these decisions for years to come. Our voices, our concerns, and our wellbeing must be taken into account before any final decisions are made.

Thank you for your attention to this matter. I sincerely hope that our community's concerns will be heard and that the Council will act in the best interests of the residents of Ryde Gardens.

Yours sincerely,

Resident of Ryde Gardens