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Planning Officer  
State Significant Acceleration  
Planning and Assessment | Department of Planning and Environment  
12 Darcy St, Parramatta NSW 2150

Application name: Trinit Lighthouse Build-to-Rent, North Ryde  
Application number: SSD-55844212

Dear NSW Planning,

I would like to submit my strong objection to the proposal SSD-5544212 in its revised form.

Looking through the revised submissions, I feel that Stockland has not adequately addressed (if at all) my main concerns from the initial application. Specifically, my issues are:

**Building height:** I feel the conditions to meet the clause 6.9 to allow a building height above the normal 37m height has not been met. Regardless, I remain concerned about the catastrophic impact the proposed development will have on not just views but natural sunlight. From what I understand from Stockland's submission documents, no direct sunlight will reach a significant number of floor levels of the adjacent Ryde Gardens buildings during winter, along with reduce exposure during summer. This will have a significant impact on physical and mental health and well-being. There is also a daycare centre which means children will have very little exposure to natural sunlight and apartments may experience issues with mould, further impacting health.

**Project density:** Ryde council is already exceeding it's housing targets and this revised development has increased the number of proposed units rather than reducing it. Apart from the ongoing impacts such as school catchment areas, there appears to have been little done to address issues around parking and connectivity of roads and specifically how new link road will be used. There is a lack of clarity on the infrastructure to support such a project. There also appears to be ambiguity in what is being proposed and what will actually be developed. For example, Stockland appear to have used the road area in their gross floor area (GFA) calculations but if the road is to be dedicated to council then should it be included in GFA calculations?

**Green Space:** There continues to be a lack of green space for recreation activities, particularly for children and pets and I can foresee an overuse of existing greenspace to

accommodate the additional residents in the area. This will further impact the mental and physical health and well-being of residents.

**Aesthetics:** I invested in our apartment at a level that was above the zoning of 37m to ensure that we would continue to have an outlook over the green views of Lane Cove National Park and the ability to see the sunrise. High rise developments need to consider existing residential buildings and this continues to be disregarded. There will be an increase in traffic congestion, noise pollution and reduce the accessibility and attractiveness of the area.

I acknowledge Stockland's right to develop the land and the need for more housing but there needs to be genuine consideration of the existing residents' concerns in the area as well as respecting the ongoing developments and infrastructure strains already in place the greater North Ryde, Macquarie Park area.

Your consideration to reject this project in its current form and scale would be greatly appreciated.

Kind regards,

Paul Ambrose