

Trinity Lighthouse Site at 39 Delhi Road, North Ryde SSD-55844212.
Objection Submission dated 14 Aug 2024

Comments:

I am the local resident living at the mid high floor of 3 Network Place, North Ryde. I am very concerned about the development proposal.

Commercial Core site not for residential

I object their proposal of changing the land use from commercial zoned to mixed use and are primarily for residential use. The site is located within an area identified as Commercial Core in the North Ryde Riverside Precinct. The Commercial Core has a focus of commercial uses, the proposed Built-to-Rent is not consistent with the objectives of a Commercial Core.

The land should be dedicated as a employment generating land use, as its proximity to North Ryde Metro Station would benefit employees using public transport. It would incentivise corporation to relocate their headquarter to this North Ryde commercial area. This will reduce cars used by employees and contribute less carbon emission while providing economic growth.

Unacceptable massive 510 units of residential apartment in one development

I object their 510 units of residential apartment proposal, the number is massive and has great impact to infrastructure and open space provision for residential purposes. Existing local residents and the new incoming 510 units' residents would be suffocated emotionally.

This new development proposal re-submission did not change its fundamental severe impact to the existing residential environment of the adjacent local area of Ryde Gardens buildings at 1, 3, 5 Network Place and the Ryde Centrale buildings at 5, 7, 9, 11 Delhi Road. This development proposal of having 65m height along with 510 units of residential apartments will impact on local residents right to sunlight, right to share of views, increase in traffic congestion, loss of views, decrease in accessibility of parking, local schools and amenities in the area.

Exceed the LEP height limit of 37m

I object their height proposal being over the existing LEP height limit of 37m for their designated area. I am expecting new development in the area should adhere to the LEP height limit, as most of all local residents based on this including myself to make our decision to buy apartments to live in or invest in. We all feel being betrayed if this development of 65m height is being considered for approval.

Reduce our right to sunlight and share of views principles

Again the proposed height of 65m will over shadows the area, and reduce our East facing unit 's access to sunlight and our right to share of views.

Not Rennie Street entry for their residents

This new development proposal has severe impact to the existing residential environment of the adjacent local area of Ryde Gardens buildings at 1, 3, 5 Network Place. All the residents in these buildings use Rennie Street carpark entry and exit. Adding another 510 residential dwellings access using Delhi Road and Rennie Street would cause severe congestion. It would easily fill up the right turn lane at Delhi Road and cause delay to traffic to Chatswood direction. Delhi Road is already very congested at peak hours, this new development make it worst.

Suggestion is to change the residential entry to either Rivett Road along with their proposal of using Rivett Road for vehicular access for retail, services, loading and waste removal. These new vehicular access will use Julius Ave to access Delhi Road instead of using the bottleneck at Rennie Street to Delhi Road junction.