

Our ref: Trinit Lighthouse Build-to-Rent, North Ryde (SSD-55844212)

Andrew Mills

Chair, Office of the Independent Planning Commission NSW

Suite 15.02, Level 15

135 King Street

Sydney NSW 2000

22 May 2025

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**Subject: Referral for Determination**

Dear Mr Mills,

The department has completed its assessment of Trinit Lighthouse - Build-to-Rent (SSD-55844212) comprising a mixed use build-to-rent development consisting of 510 units across three buildings with ground floor retail.

In accordance with section 2.7(1)(a)-(b) of *State Environmental Planning Policy (Planning Systems) 2021*, the Independent Planning Commission is the declared consent authority for this development as City of Ryde has made a submission by way of objection and more than 50 submissions were duly made objecting to the project.

Based on its assessment, the department believes that the project is able to be approved, subject to the recommended conditions of consent.

I have attached a copy of the department's assessment report, recommended instrument of consent and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/trinit-lighthouse-build-rent-north-ryde>.

Please contact Gabriel Wardenburg, Team Leader Social and Diverse Housing Assessments, on [REDACTED] or via email at [REDACTED] if you would like to arrange a briefing or require any additional information.

Yours sincerely,



David Gainsford

Deputy Secretary

Development Assessment & Infrastructure