

# Trinita Lighthouse Build-to-Rent, North Ryde (SSD-55844212)

39 Delhi Road, North Ryde in City of Ryde LGA

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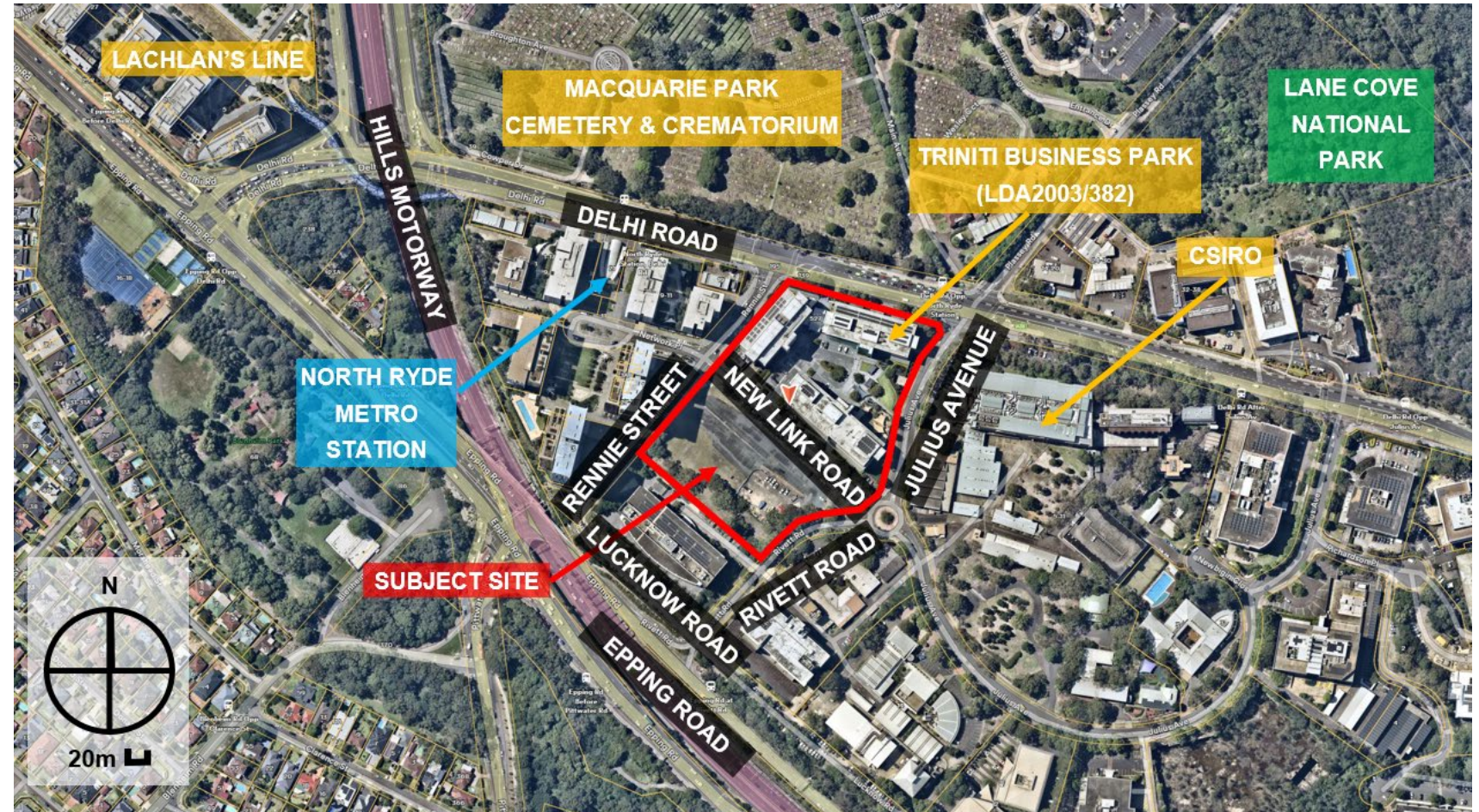
DPHI Social & Diverse Housing Assessments

16 June 2025

Prepared for Department meeting with IPC



# Site context



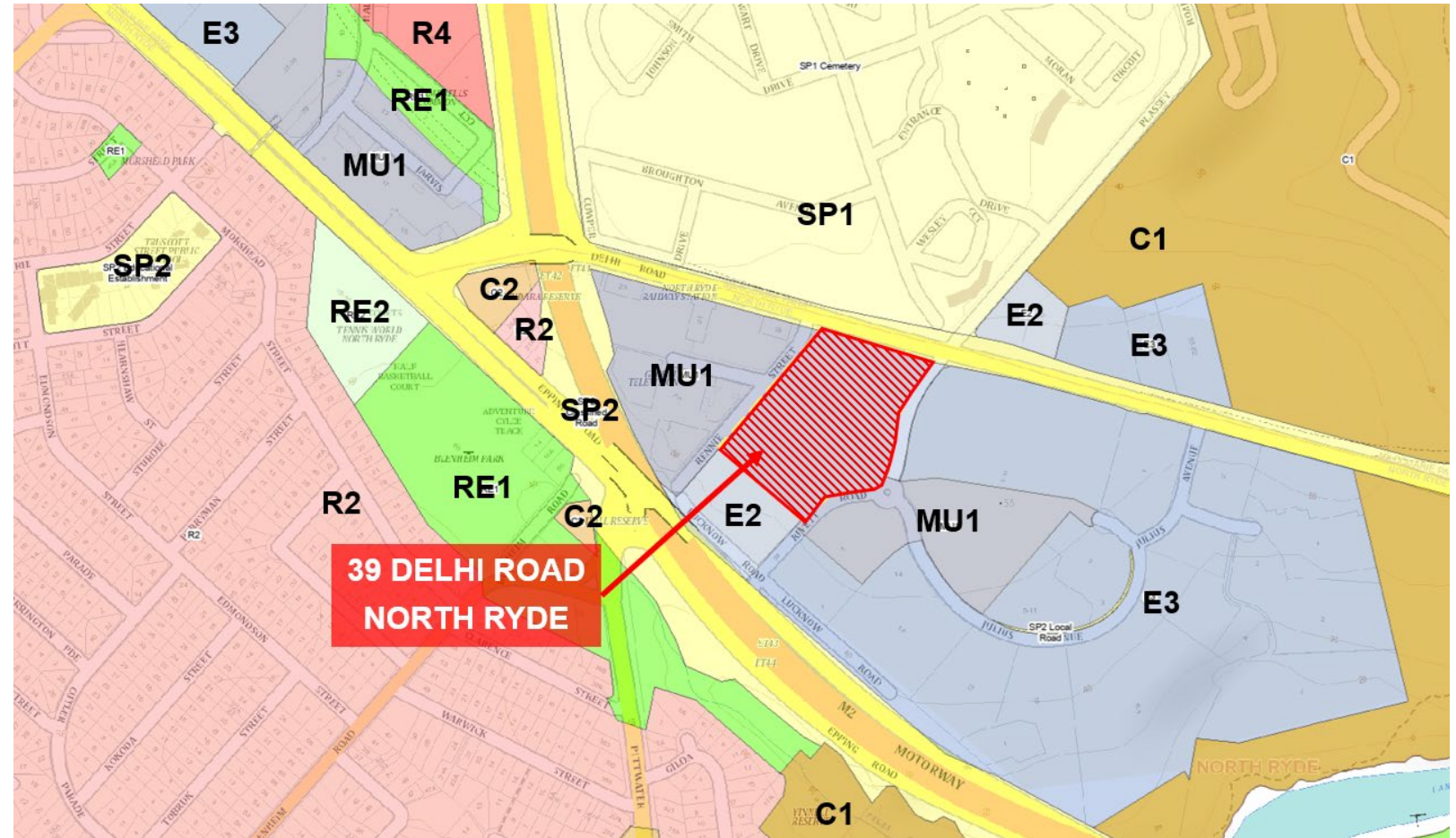


# Statutory context

Build-to-rent is permissible in the E2 zone under the Housing SEPP

Ryde LEP 2014 (RLEP 2014)

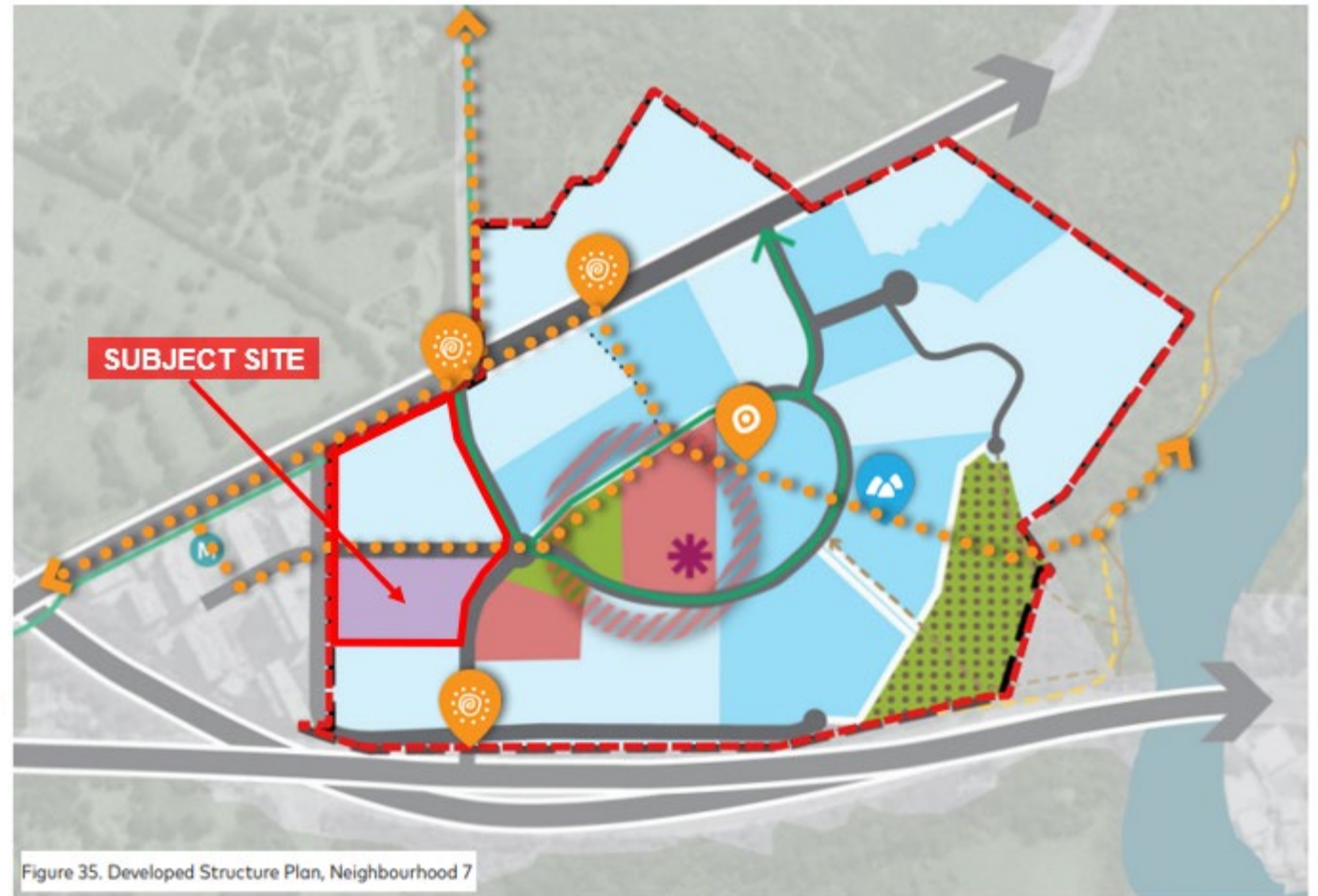
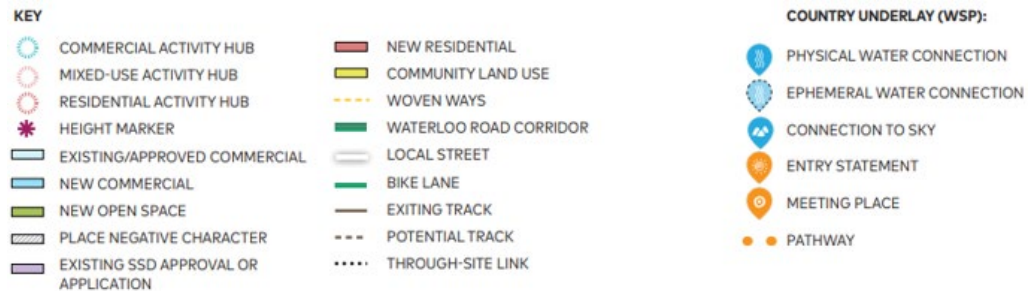
- Zone E2: Commercial Centre
- Max building height: 65m
- Max FSR: 3:1





# Strategic context

- Consistent with strategic vision for Macquarie Park under the Macquarie Park Transport Oriented Development (TOD) rezoning (November 2024)
- Mixed use, high growth area precinct





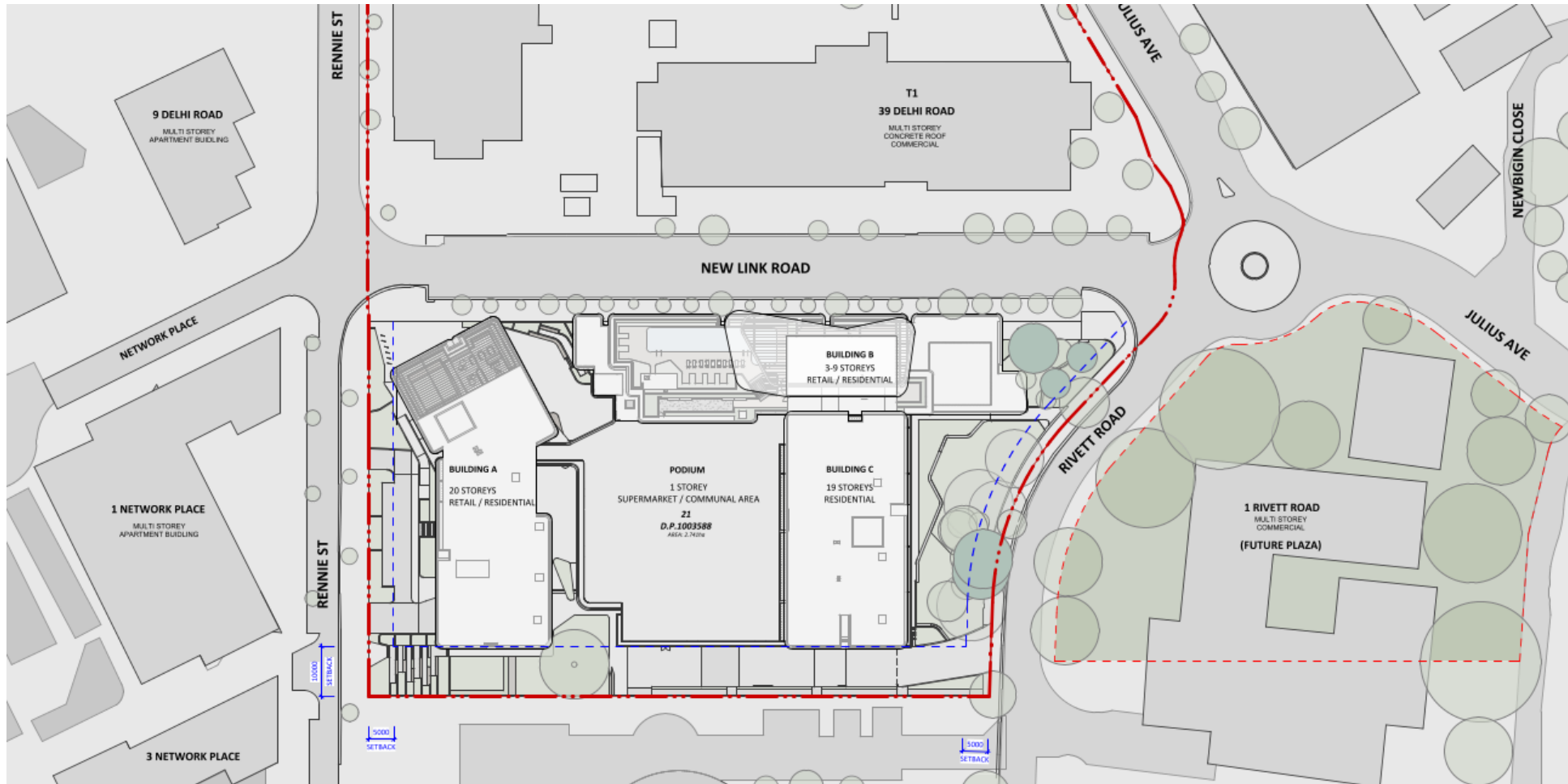
# Proposal

- Demolition of existing hardstand concrete and fencing
- Construction of a mixed-use development across three buildings, comprising,
  - 510 Build-to-Rent (BTR) units
  - Supermarket and other non-food retail premises
  - 155 new car parking spaces
- Publicly accessible through-site link
- Dedication of New Link Road to Council through a Voluntary Planning Agreement (VPA)





# Proposed site plan





# Key issues

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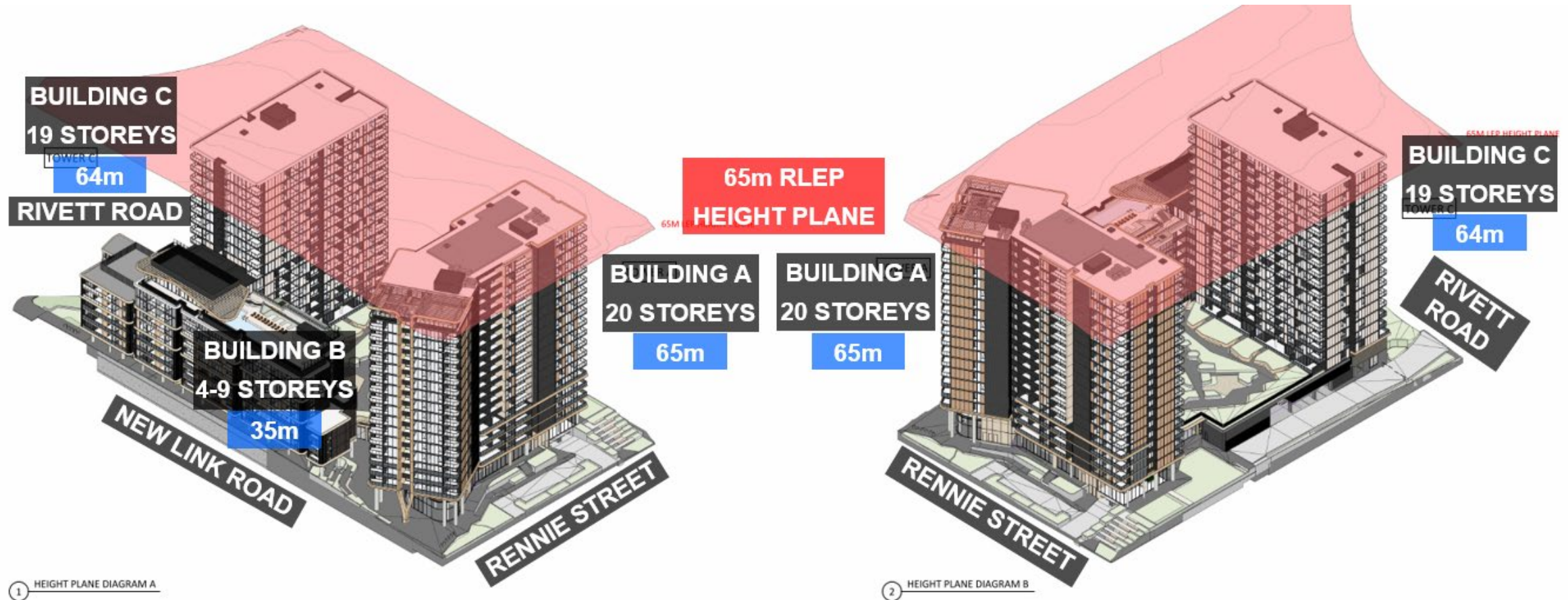
- Land use and strategic context
- Built form
- External residential amenity impacts
- Car parking and traffic



# Key Issues



# Building height



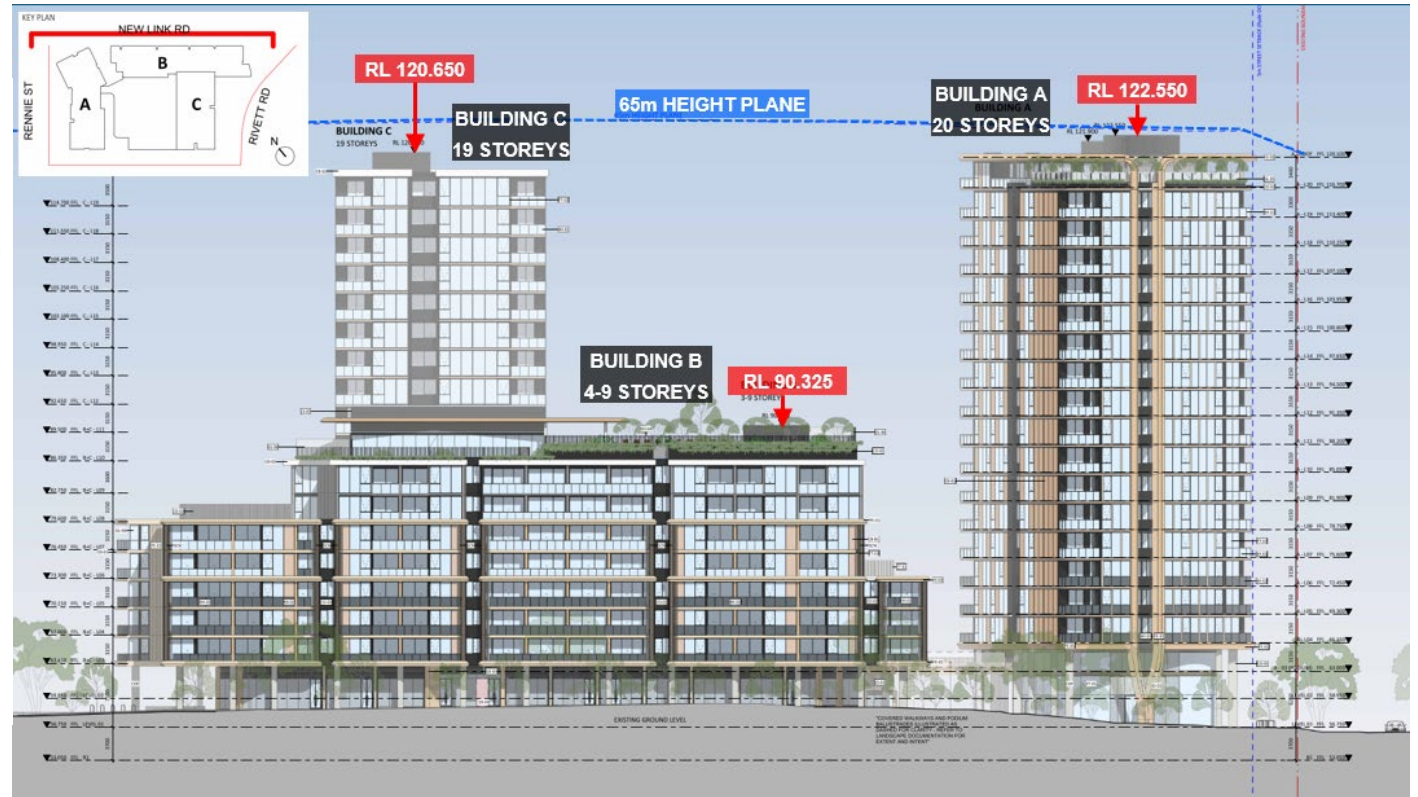
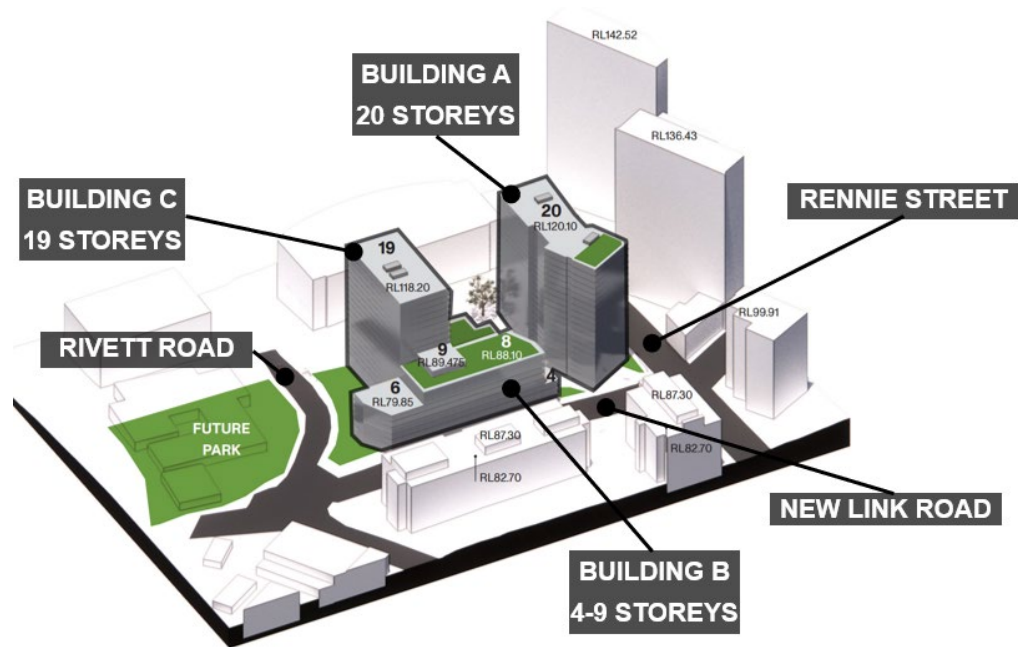


# Density





# Built form and design





# Overshadowing

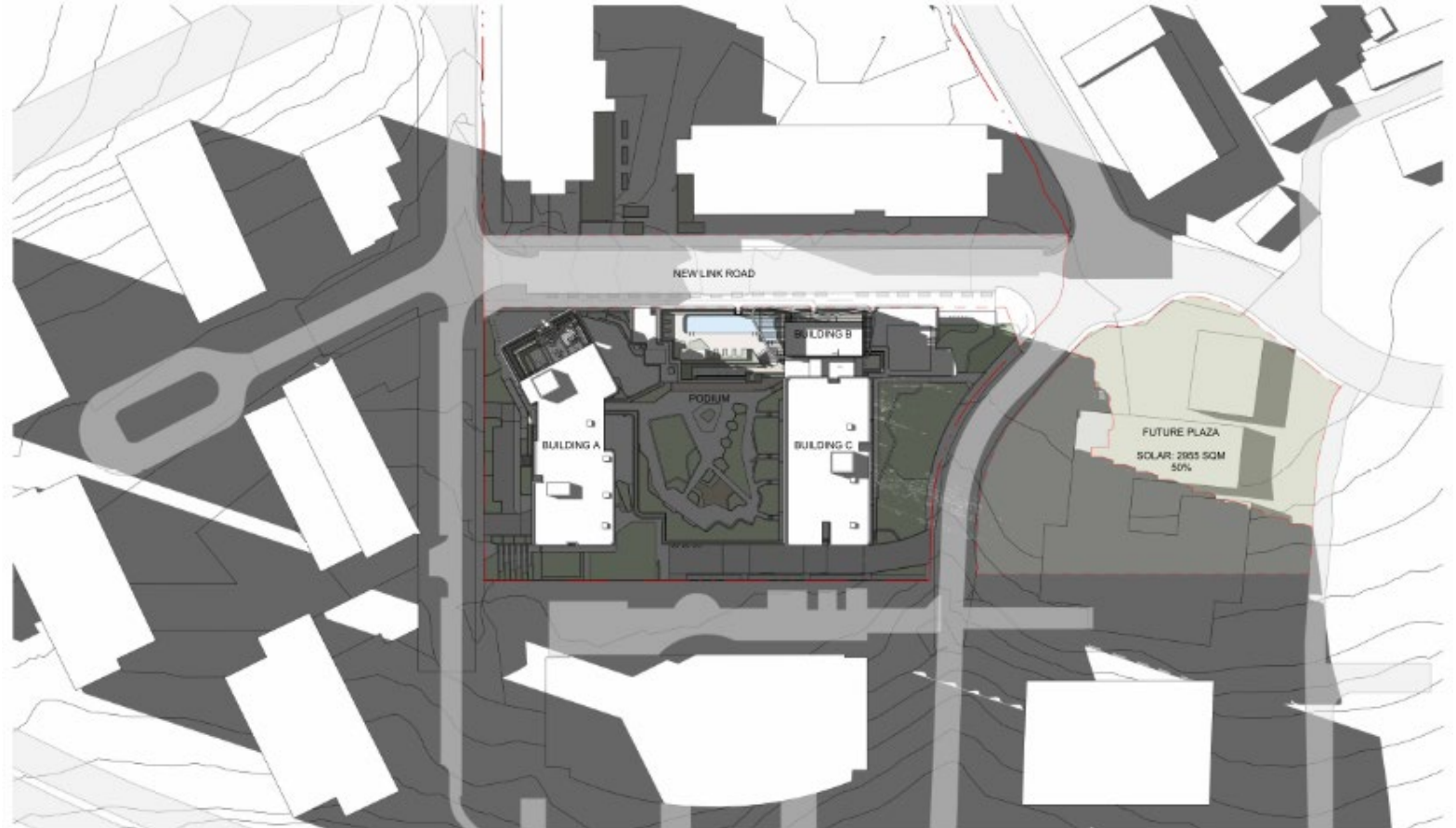


2 SHADOW DIAGRAM - 10AM WINTER  
1 : 1000



4 SHADOW DIAGRAM - 12PM WINTER  
1 : 1000

□ SHADOW FROM SUBJECT SITE  
■ EXISTING SHADOW



2 SHADOW DIAGRAM - 2PM WINTER  
1 : 1000



# Views



1 Network Place – RL 121 upper top-level north (existing)



1 Network Place - RL 121 upper top-level north (proposed)



1 Network Place - Viewpoint 3 – RL 109.0 upper mid-level (existing)

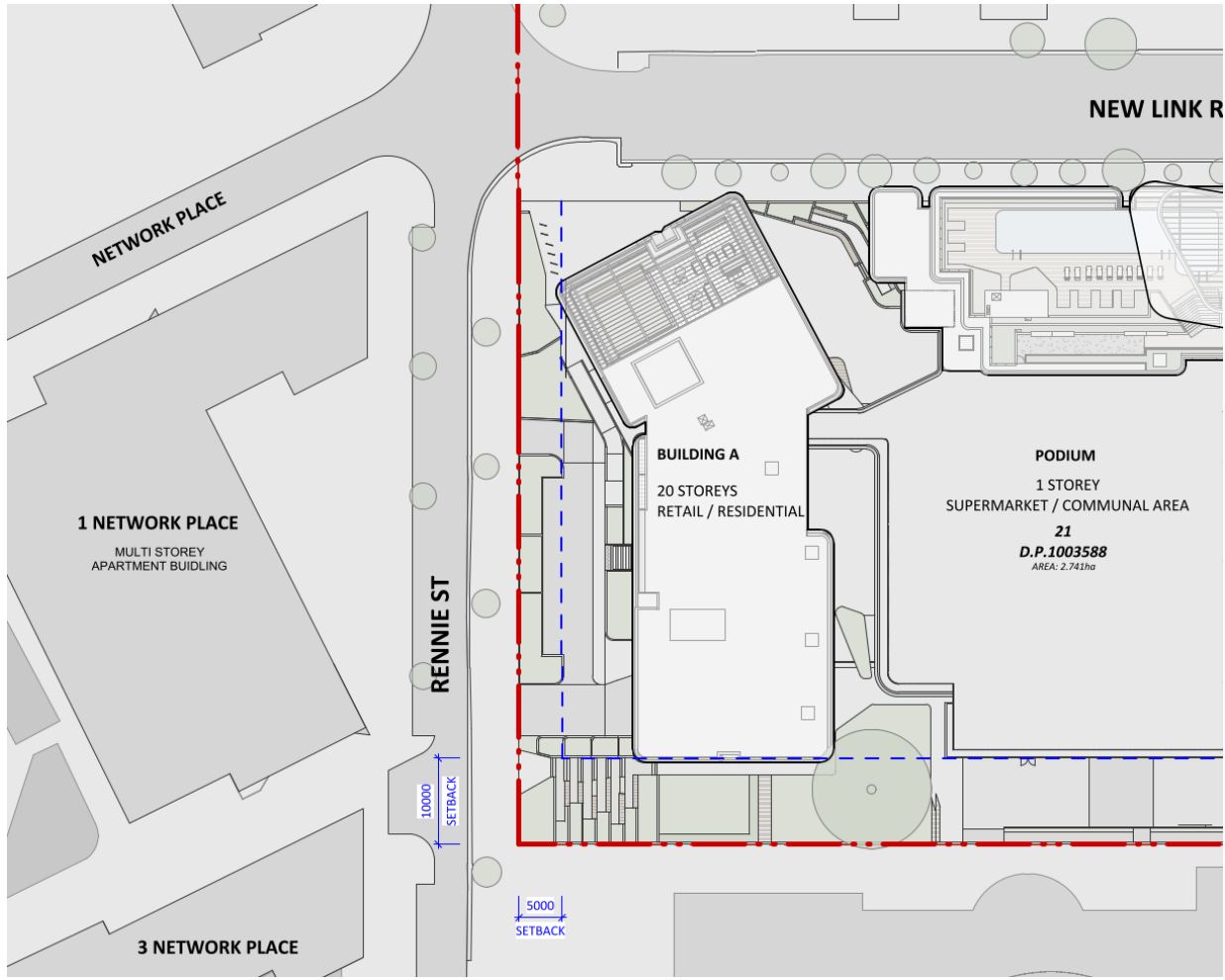
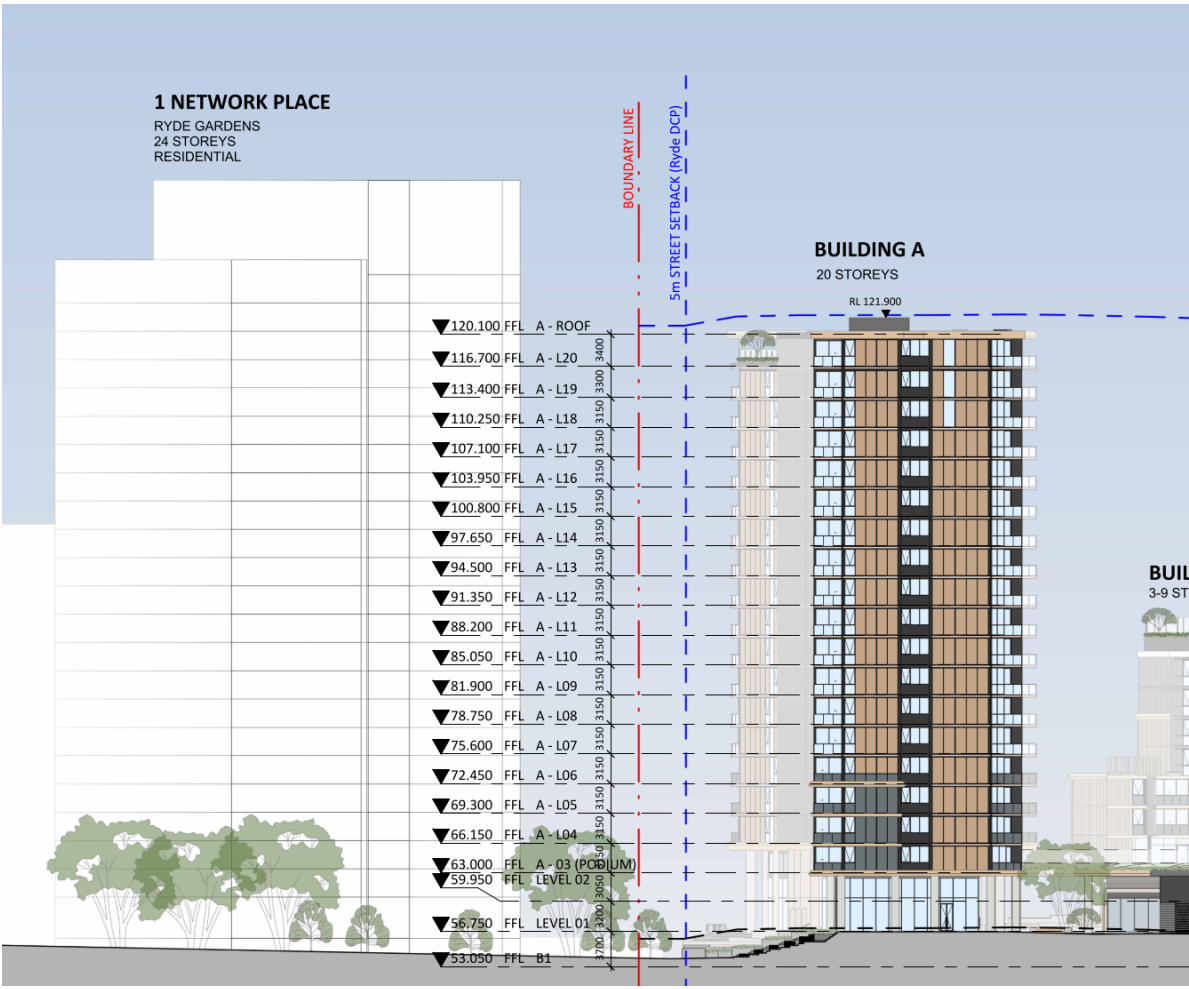


1 Network Place - Viewpoint 3 – RL 109.0 upper mid-level (proposed)



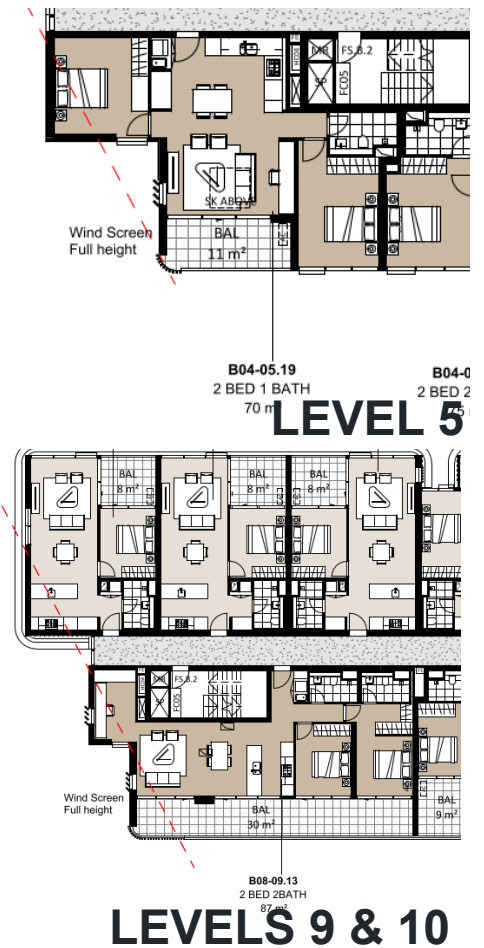
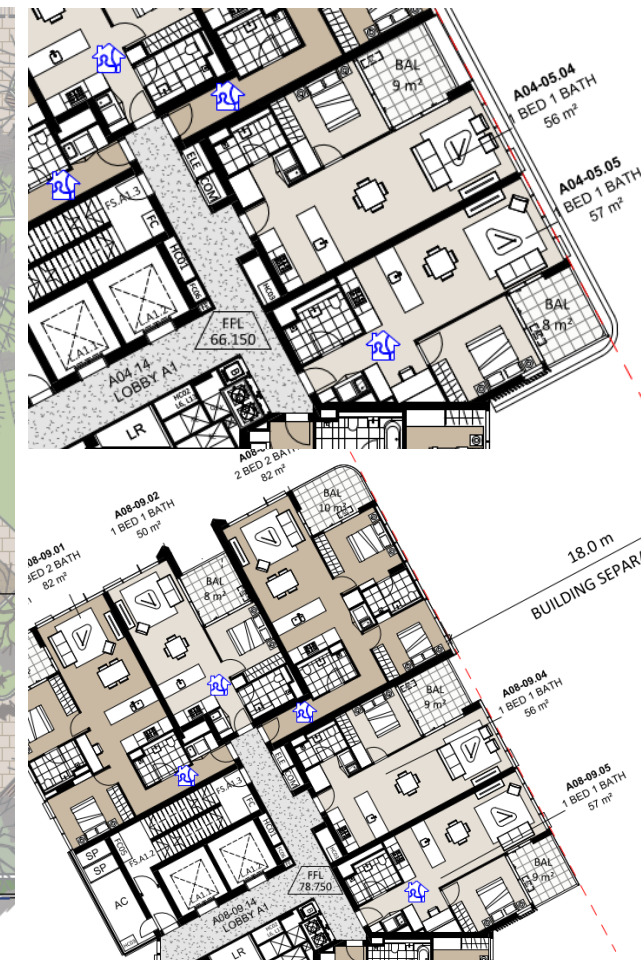
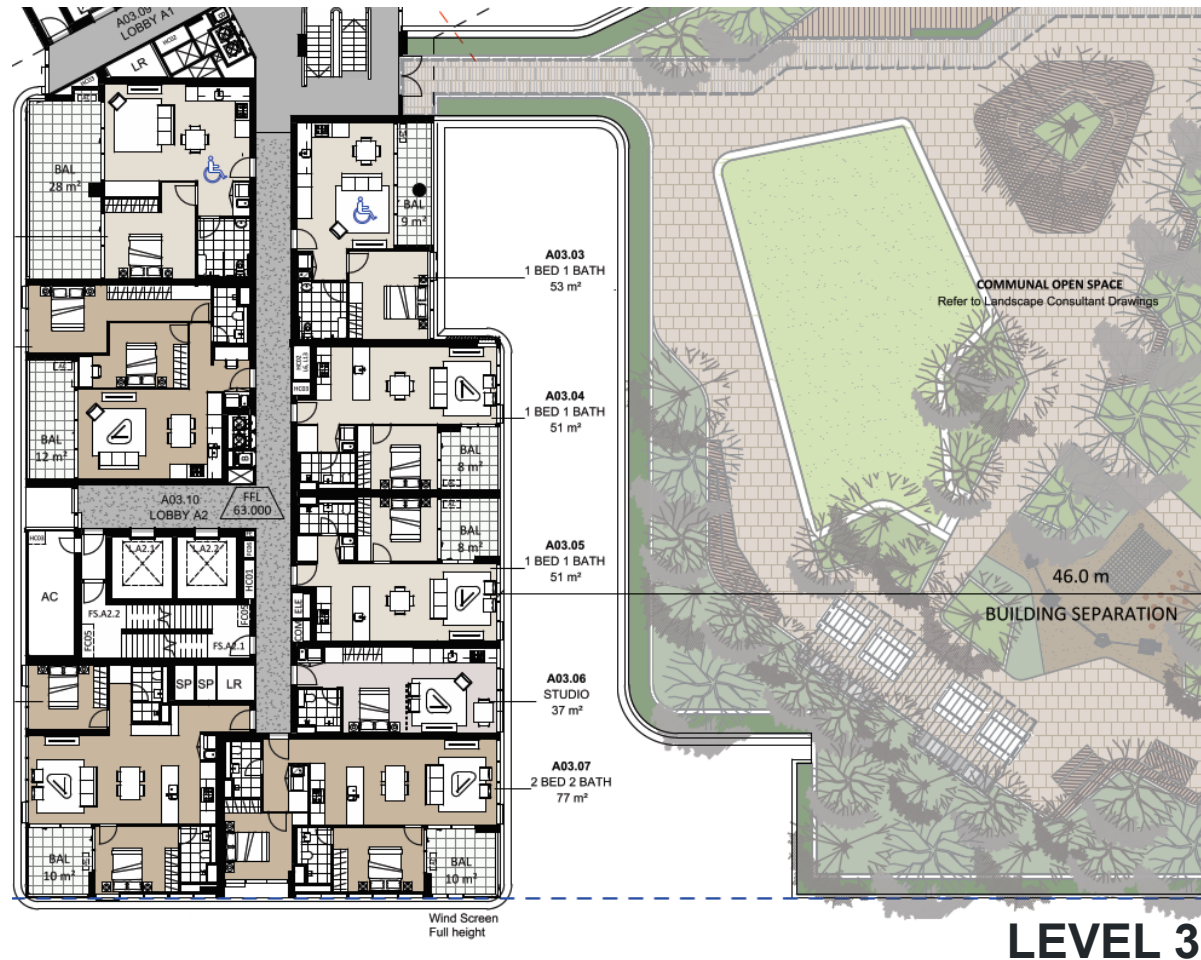


# Building separation and visual privacy





# Building separation and visual privacy





# Car parking

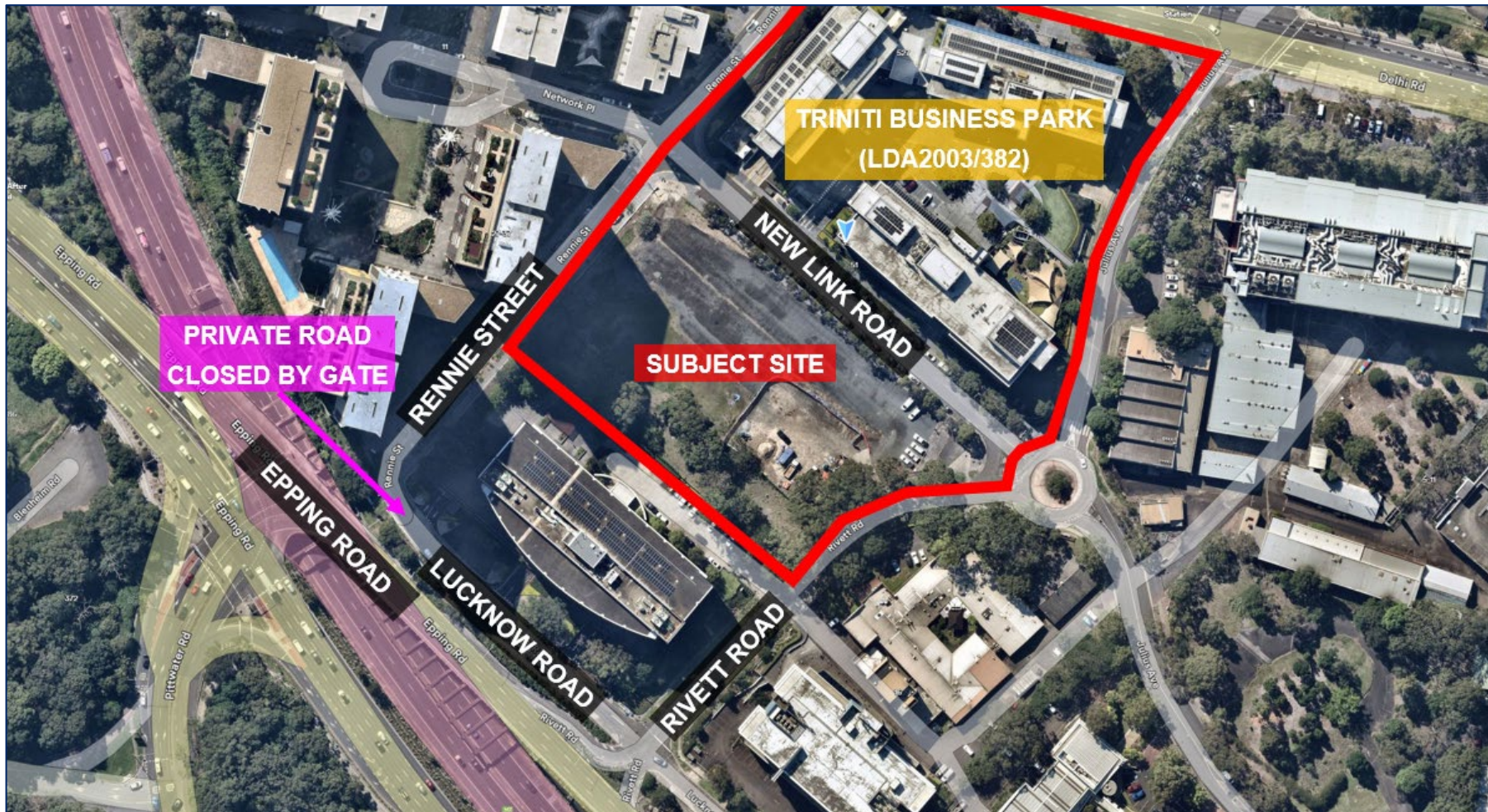
- A total of 319 car parking spaces including:
  - Reallocation of 164 existing car parking spaces from Trinita Business Park
  - Construction of 155 new car parking spaces comprising:
    - 92 spaces for BTR residents (including 12 wide Ambulant spaces)
    - 42 spaces for visitors (including 16 EV charging spaces)
    - 16 spaces for retail (including 3 EV charging spaces and 2 accessible spaces)
    - 5 car share spaces

## Summary of parking requirements compared to proposed development

Land use	Housing SEPP	Ryde DCP	Proposed
Residential	102	393	256 (164 existing + 92 proposed)
Residential visitors	-	51	42
Retail	-	65	16
Car Share	-	-	5
Total	102	509	319



# Operational traffic





# Recommended conditions of consent

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## **Conditions to address key concerns raised in submissions**

- a Construction Environmental Management Plan to manage all construction impacts
- car parking and traffic movements to be managed in accordance with an operational car parking, loading and servicing management plan.
- acoustic amenity and noise during operation.

## **Conditions to address Council's key concerns**

- modify existing Trinita Business Park consent to update car parking numbers allocated to the development.
- existing commercial consent on the subject site to be surrendered.
- a covenant to prevent double dipping on the existing Trinita Business Park site should it be redeveloped in the future.
- the tenanted component of the buildings are managed for the purpose of BTR in perpetuity.
- car parking to clearly describe the car parking requirements of the development.
- VPA and contributions.



# Questions?