

17 June 2024

Brad James
Principal Case Manager
Office of the Independent Planning Commission
Suit 15.02 Level 15 134 King Street
Sydney NSW 2001

Dear Brad,

Re: Triniti Lighthouse Build-to-Rent, North Ryde (SSD-55844212)

This letter has been prepared on behalf of Stockland Development Pty Ltd to provide additional information to the Office of the Independent Planning Commission (IPC) regarding the Triniti Lighthouse Build-to-Rent, North Ryde State Significant Development Application (SSD-55844212).

During the Applicant Briefing Session held on 11 June 2024, the IPC requested additional information to be submitted to the for their review. The specific items requested are as follows:

- 1) Applicant to provide further information regarding the Lighting Design Principles that would apply to the entirety of the site.
- 2) Applicant to suggest a condition requiring the lighting strategy to be prepared and signed off at CC stage.
- 3) Applicant to provide an addendum arborist report including construction mitigation measures to protect the tree discussed in the meeting.
- 4) Department's acceptance of the Amended Application
- 5) Any comments on the recommended conditions of consent

The applications responses to each item above is provide in the table below.

Table 1 *IPC Comment and Response*

Ref.	Question	Response
1	Applicant to provide further information regarding the Lighting Design Principles that would apply to the entirety of the site.	An External Lighting Concept Report has been prepared by Stantec, and is provided at Attachment A . The External Lighting Concept report details the relevant Australian Standards, luminaire technical parameters, lighting philosophy, safety and wayfinding strategy, external lighting established standards and lighting concepts.
2	Applicant to suggest a condition requiring the lighting strategy to be prepared and signed off at CC stage.	It is proposed to amend Condition E22 to reference the External Lighting Concept Report prepared by Stantec provided at Attachment A .
3	Applicant to provide an addendum arborist report including construction	An Addendum to the Arboricultural Impact Assessment Report Statement has been provided at Attachment B . Three additional trees have been identified and assessed in this addendum, identified as Tree 124, 125 and 126. The

	mitigation measures to protect the tree discussed in the meeting.	<p>addendum has assessed the impact of the proposed development on the viability of the three trees, and has concluded that tree sensitive construction methods will be required for the proposed boundary retaining wall and adjoining footpath to retain all three trees in a viable condition. To minimise root loss in the TPZ of the trees, the footings of the proposed retaining wall must bridge over significant tree roots and minimise root loss. To ensure that significant roots are retained, it must be demonstrated by the project engineer that the following construction methods can be implemented:</p> <ul style="list-style-type: none"> • All excavations must be carried out manually under the supervision of the Project Arborist. • The location of all footings must be flexible to avoid significant roots greater than 40mm in diameter. All roots greater than 40mm in diameter must be retained unless the Project • Arborist has assessed and approved in writing that severing the root will not impact the condition or stability of the tree. • Footings should be located a minimum of 200mm from any root to be retained that is greater than 40mm in diameter to allow for future growth. <p>An amendment to the conditions of consent is proposed, as discussed below, to reference the mitigation and management measures outlined in the Addendum to the Arboricultural Impact Assessment Report.</p>
4	Department's acceptance of the Amended Application.	Attachment C provides extracts from DPHI's assessment report which clearly shows evidence of acceptance of the amendments of the plans as part of the development application assessment process.
5	Any comments on the recommended conditions of consent.	<p>Thank you for providing Stockland with the opportunity to comment on the draft conditions of consent issued by the Department of Planning, Housing and Infrastructure.</p> <p>Following the project team's review of the draft conditions of consent, Stockland respectfully requests amendments to various conditions, as drafted in Attachment D. These are summarised as follows:</p> <p>Staging of Construction Certificates</p> <p>Namly, the requested amendments to conditions relate to the staging of construction certificates. Currently, Condition A6 requires that the development be carried out in accordance with four construction certificates, being CC1, CC2, CC3, CC4.</p> <p>As currently drafted, the staged construction certificates do not align with the construction staging and methodology anticipated for the project and will therefore will limit the efficient construction of the development. Accordingly, it is requested that Condition A6 be deleted. Subsequently, various conditions require amendment to remove reference to the specific construction certificates (CC1-4) and rather reference the 'relevant' construction certificate. This will allow the efficient satisfaction of conditions which best aligns with the construction methodologies anticipate for the development. It is noted that Condition A7 remains, which requires the staged occupation of the development.</p> <p>Amendment to Correct Gross Floor Area Certification</p> <p>The applicant also requests an amendment to Condition B2, which nominates the maximum gross floor area of the approved development and requires details confirming compliance with that gross floor area amount to be submitted to the certifier prior to the issue of a construction certificate. It is proposed to amend the condition to reference a floor space ratio and the total gross floor area which includes the existing gross floor area, and the gross floor area approved under this consent. These gross floor area amounts align with those identified by DPHI in Paragraph 70 of their assessment report. The condition is therefore proposed to make accurate reference to the approved GFA, which aligns with that nominated by DPHI.</p>

External Lighting Plan

It is proposed to amend Condition E22 to reference the External Lighting Concept Report provided at **Attachment A**. Specifically, it is proposed to amend the condition to require that the installed lighting associated with the development is consistent with the External Lighting Concept Report. This is to address the IPC queries regarding external lighting across the site.

Reference to Addendum to Arboricultural Impact Assessment Report

A reference to the mitigation and management measures outlined within the Addendum Arboricultural Impact Assessment Report is proposed to be made at Condition B11(b).

Correction of Minor Drafting Errors

Other minor amendments are requested to correct various drafting errors.

These comments have been made with regard to *Guideline for drafting conditions for State significant projects* (DPE, June 2023), and in particular the guiding principles that conditions should be imposed for a planning purpose and should fairly and reasonably relate to the development.

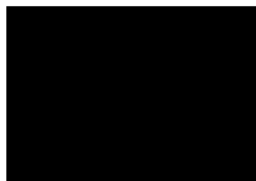
Once again, we thank the Independent Planning Commission for the opportunity to comment on the draft conditions.

We trust that the above information provides adequate responses to the Commissioners' request for additional information. Should you have any queries about this matter, please do not hesitate to contact us.

Yours sincerely,



Mercedes Janeczek
Principal, Planning



Andrew Duggan
Director, Planning



Attachment C – Relevant Exerts from DPHIs Assessment Report

4.1.2 Public exhibition of the response to submissions

32. On 22 July 2024, the Department accepted the Applicant's Response to Submissions (RtS) which made a number of key refinements to the proposal as described in **Appendix A**. The Department:



- publicly exhibited the RtS from Thursday 1 August 2024 until Wednesday 14 August 2024 on the NSW Planning Portal to provide the public an opportunity to consider changes to the built form which responded to objections and agency feedback on potential impacts.
- notified occupiers and landowners in the vicinity of the site and previous submitters about the public exhibition.
- re-notified and invited comment from relevant government agencies and Council.

Appendix A – Summary of key revisions to the project

Since lodgement, some key aspects of the project have been revised in response to public submissions, agency advice and at the request of the Department via the RtS that was publicly re-exhibited.

A summary of the key revisions is provided in Table 11.

Table 11 | Key revisions

Aspect		Original project in EIS	Revised project
Built Form & Layout		 <p>SSDA Scheme</p>	 <p>Proposed Scheme</p>
Gross Floor Area		42,400m ²	42,084m ²
Site Coverage		7,446m ²	6,482m ²
Number of Units	Studio	43 (8%)	48 (9%)
	1 Bed	204 (40%)	217 (43%)
	2 Bed	237 (47%)	219 (43%)
	3 Bed	24 (5%)	26 (5%)
	Total	508	510
Solar Access to Planned Open Space (10am-2pm on 21 June)		21%	50%
Public Domain (% of total area)		2,750m ²	5,257m ²

Aspect	Original project in EIS	Revised project
Communal Open Space	5,412m ² (51%)	8,098m ² (76.3%)
Deep Soil	765m ² (7.2%)	1,700m ² (16%)
Tree Canopy Coverage	1,947m ² (18.34%)	2,706m ² (25.5%)
ADG Solar Access	369 units (73%)	355 units (70%)
ADG Cross Ventilation	128 units (60%)	158 units (60%)
Street Wall (New Link Road)	4 storey street wall	4-9 storey street wall