



30 June 2025

Paulina Wythes  
Director Social & Diverse Housing Assessments  
Department of Planning, Housing and Infrastructure

via email: [REDACTED]

Dear Paulina,

**Triniti Lighthouse Build-to-Rent, North Ryde (SSD-55844212)**  
**Questions on Notice**

I refer to the State significant development application for the Triniti Lighthouse Build-to-Rent, North Ryde Project, currently before the Independent Planning Commission (**Commission**) for determination.

The Commission is seeking information from the Department of Planning, Housing and Infrastructure (**Department**) on the following matters.

1. The Commission has formed the preliminary view that the revisions purported to be made to the Application as lodged (set out in table 11 of the Department's Assessment Report) require formal amendment under section 37 of the *Environmental Planning and Assessment Regulation 2021*. It is noted that under Schedule 2, Item 10 of the Commission's delegation to the Department (linked [here](#)), the Department (acting as the Commission's delegate) is authorised to approve such amendments.
2. Could the Department please clarify how, in its view, the Application complies with or does not comply with clause 74(2)(d)(i) of the *State Environmental Planning Policy (Housing) 2021*, as referenced in paragraph 111 of the Department's Assessment Report.
3. Can the Department provide further details regarding the timing and likely planning pathway for the future planned open space to the south-east of the Site, illustrated in Figure 5 of the Department's Assessment Report.

In order to respond to the queries above, please consult as necessary with the Applicant. The Commission requests that the Department provide a response by **5pm on 27 June 2025**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact me on [REDACTED] or [REDACTED].

Regards,

[REDACTED]  
Brad James  
Acting Planning Director