

Department of Planning, Housing and Infrastructure

Our ref: SSD-55844212

Mr Brad James
Acting Planning Director
Independent Planning Commission
Suite 15.02, Level 15, 135 King Street
Sydney NSW 2000

Via email: [REDACTED]

27 June 2025

Subject: Trinit Lighthouse Build-to-Rent, North Ryde (SSD-55844212) – Response to request for further information

Dear Mr James

I refer to your letter dated 20 June 2025, seeking the Department of Planning Housing and Infrastructure's (the Department) response to the NSW Independent Planning Commission's (Commission) request for information to assist in its consideration of the Trinit Lighthouse Build-to-Rent, North Ryde State significant development (SSD) application.

In response to the Commission's request, clarification on the matters raised in the correspondence is provided as follows:

- The Applicant has confirmed their intention to lodge a request to amend the application under section 37 of the Environmental Planning and Assessment Regulation 2021 (Regulation). Once the application for an amendment is received on the NSW planning portal, the Department will determine the amendment in accordance with section 38 of the Regulation.
- The Department considers that the car parking proposed in the application does not meet the non-discretionary development standard (NDDS) outlined in cl 74(2)(d)(i) of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). Therefore, the Department considers the consent authority has discretion to impose car parking requirements as per the recommended planning outcomes outlined in the Assessment Report (see paragraphs [107] to [112]). This is on the understanding that the NDDS in cl 74(2)(d)(i) is to be interpreted as an exact threshold (not as a "minimum" or "maximum" threshold). The NDDS in cl 74(2)(d)(i) does not operate as a minimum, unlike NDDS in other clauses of the Housing SEPP which use the words "at least" to indicate they operate as a minimum. The proposed car parking exceeds the exact threshold of 102 car parks required to be consistent with the NDDS.

- The relevant property is held in private ownership and the timing of delivery of the park is not fixed.

We trust this additional information assists the Commission in reaching a determination on the SSD application. Please do not hesitate to contact Gabriel Wardenburg, Team Leader on [REDACTED] if you require any further information or clarification on these matters.

Yours sincerely,



Paulina Wythes
Director
Social and Diverse Housing Assessments