

Subject: Objection to Trinit Lighthouse Build-to-Rent Development (SSD-55844212)

Dear Planning Authority,

I am writing to formally object to the proposed Trinit Lighthouse Build-to-Rent development in North Ryde. While I support thoughtful urban growth, this proposal raises significant concerns regarding its impact on the local community, infrastructure, and environment.

Key Objections:

1. **Access and Traffic Flow:** The development would obstruct viable access to Rivett Road and increase congestion on Rennie Street — the sole egress point — posing serious risks for emergency vehicle access and daily commuter flow.
2. **Parking Shortages:** The removal of existing parking spaces will worsen an already scarce supply, creating inconvenience for residents, office workers, and visitors.
3. **Overdevelopment and Density:** The scale and density of the project appear profit-driven, disregarding other undeveloped parcels of land that could be more appropriately utilised. The proposed height increase (from 37m to 65m) will result in significant view loss and overshadowing, particularly for Ryde Gardens residents.
4. **Lack of Community Consultation:** There has been insufficient engagement with local residents, raising concerns about transparency and the prioritisation of developer interests over community needs.
5. **Clause 6.9 of the Ryde LEP:** The application of Clause 6.9 appears to be stretched beyond its intended purpose. This clause should not be used to justify a development that fails to deliver genuine community benefit.
6. **Loss of Views and Amenity:** The development does not meet the principles of equitable 'view sharing'. Iconic views of the Harbour Bridge, Opera House, and Lane Cove River will be eliminated for many residents, with no meaningful mitigation proposed.
7. **Environmental and Social Impact:** The destruction of green space, increased noise, and potential security issues from a high-density residential influx will degrade the local environment and quality of life.
8. **Strain on Public Services:** The influx of residents will place additional pressure on already stretched school catchments, hospitals, and public transport infrastructure.
9. **Lack of Public and Recreational Spaces:** The proposal lacks sufficient communal, pedestrian, and recreational areas. To foster a vibrant and inclusive community, the development should incorporate parks, sports facilities, cafes, a library, and cultural spaces such as art galleries.

Conclusion:

This development, in its current form, does not align with the long-term interests of the North Ryde community. I urge the Planning Authority to reconsider the proposal and require significant revisions that prioritise livability, sustainability, and genuine community benefit.

Sincerely, 1 network place resident