



1 July 2025

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

via email: [REDACTED]

Dear Paulina,

**Trinit Lighthouse Build-to-Rent, North Ryde (SSD-55844212)  
Request for Information**

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

The Commission is seeking further information from the Department of Planning, Housing and Infrastructure (**Department**) regarding the Department's correspondence dated 27 June 2025. The Department's response to the Commission in that correspondence ([link](#)) states that:

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.

Noting section 4.15(3)(b) of the *Environmental Planning and Assessment Act 1979*, can the Department please clarify why a clause 4.6 variation request has not been required from the Applicant, given the Department's interpretation of clause 74(2)(d)(i) of the Housing SEPP 2021 (that the car parking development standard operates as an exact threshold, rather than a minimum or maximum)?

The Commission requests that the Department provide a response by **5pm on 8 July 2025**.

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

Regards,

[REDACTED]  
Stephen Barry  
Planning Director