

City of Ryde Submission to MOD-4 (SSD-8903)
Proposal to remove additional 7 trees
IVANHOE ESTATE REDEVELOPMENT

Submission Date: 22 June 2022



Thank you for this opportunity for Council to provide its comments to the proposed modification seeking removal of additional trees from the site.

City of Ryde seeks that the following concerns be addressed:

1. **Address erosion/sedimentation impact after removal:** Given the location of these trees, removal of 7 trees will leave the area open and exposed along the creek line section. Whilst the species nominated for removal are not consistent with the vegetation community of the area, recognition of their value should not be dismissed. Council requests that suitable stabilisation of the area occurs post removal of the trees. This is to minimise any sedimentation impacts in rain events or for waterway pollution and downstream sedimentation during and after the works/ machine works.
2. **Replacement trees:** It is suggested that the loss of these 7 trees be compensated by adequate replacement trees within the development area in the same vicinity for replacement of the canopy. Selection should be replaced with tree species consistent with the local area and vegetation community type. MOD 4 to include additional condition to ensure that replacement trees are planted prior to completion of this Stage of development.
3. **Retaining Wall:** All components of the retaining wall, including subsoil drainage, must be located entirely within the private land. The subsoil drainage lines of the retaining wall must be shown on the stormwater drainage concept plan.

To fully comply with this condition the following stages need to be met:

Prior to the issue of the relevant Crown building works

The following are to be submitted to the Certifier:

- Survey report by a registered surveyor.
- Geotechnical Engineers Report.
- Structure Engineers details for the retaining wall.

Prior to the Occupation or commencement of use

- Any necessary plan/documents for easement for support as part of this new retaining wall must be is to be registered with NSW Land Registry Services.
- Submit a certificate from a Structural Engineer certifying the retaining wall has been constructed in accordance with the Structural Engineers details.
- Submit a survey by a Registered Surveyor certifying that the retaining wall is wholly within the private land or any necessary easement.
- An approved balustrade may be required to be erected along the top of the wall in the interests of public safety.

Subject to the above matters being addressed, Council generally does not raise objection to the removal of additional nominated trees.