

11 Martin St
Hunters Hill,
NSW 2110
31 March 2018

The Department for Planning and Environment
NSW Government

Re: Modification 4 to SSD 5093 - M2 site, North Ryde Station Urban Activation Precinct

Dear Minister Roberts,

I object to this proposed Modification to SSD 5093 and ask that it be refused outright.

(Furthermore, I consider it a 'dirty trick' to run the period of exhibition over Easter.)

The proposed modification would require an additional loss of trees, and affects the shale forest in and around Bundara Reserve which is protected under Commonwealth and State threatened species legislation.

From the start of the Lachlan's Line development, Urban Growth was required by the Director General of Planning to assess the biodiversity impacts on Bundara Reserve of the whole development, including the pedestrian bridge.

Supporting environmental assessments to the original application proposed none or minimal disturbance to Bundara Reserve. Now it is proposed to remove 22 trees from Bundara Reserve and adjoining lands all of which are zoned for environmental protection in Ryde's LEP 2014.

For this reason, I consider Modification 4 to be inconsistent with the original approval, and therefore should be rejected.

Neither is it consistent with the newly adopted Greater Sydney Commission's North District Plan which provides the regional planning framework for development in North Ryde. As a priority, the North District Plan seeks to increase the urban tree canopy, not decrease it. This is an important step towards improving amenity and air quality along major roads with Epping Road recognized as one of the North District's busiest.

We ask that Landcom/Urban Growth design this pedestrian bridge) revert to the original bridge's alignment, and comply with the environmental constraints identified in the original environmental assessment so as to protect the urban tree canopy while providing access to the cemetery and the future community plaza areas.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alister Sharp'.

Alister Sharp PhD