

Department of Planning and Environment  
NSW Government

30 March 2018

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

To whom it may concern

I have lived in the Ryde area or near to it for almost 60 years. I have always enjoyed driving past the leafy area along Delhi Road including the Bundara Reserve. I can even remember when there was a Fairy Park on Delhi Road. I object to Modification 4 to SSD 5093 and it should be refused outright. This area forms part of the Macquarie Park business area which the Greater Sydney Commission has found to be the best economic area for Sydney and wants it replicated. However, the changes currently proposed will kill the Golden Goose that is laying golden eggs for New South Wales (NSW). It seems ludicrous in this day and age that a pre-construction shed needs to be so close to the site and **surely this can easily be relocated or pre-construction can take place elsewhere**. The Ryde Lord Mayor and elected Councillor, who know this area, do not support this change for good reasons. Please listen to them and the local community.

Please take time to stop and analyze why the Macquarie Business Park corridor is so successful. This will show you why this Modification must not be approved as it will not benefit this Business Park.

**Firstly**, this is an attractive area for people to work in as it provides beautiful landscaped commercial space and trees in surrounding homes and parks. Modification 4 proposes a significant loss of trees, some 17 additional trees, much greater in number than was originally proposed and given approval. The pedestrian bridge will unavoidably cause impact to a small area of Bundara Reserve, **causing loss of Sydney Turpentine-Ironbark Forest**. These trees are special and their removal for a temporary pre-constriction shed is not acceptable. This shale forest in and around Bundara Reserve which is protected under Commonwealth and State threatened species legislation. I would also like to request if there is any way to protect the 43 trees already approved for removal from the site if this could be done. Removal of these trees will make the location less attractive to work in and thereby will not be to NSW's economic advantage.

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.

**Secondly** the Macquarie Business Park has been accessible by transport. This includes making the environment around public transport and roads attractive, accessible and practical. The proposed pedestrian bridge will not enhance accessibility to businesses and residential apartments. It seems substantially higher than what was originally approved thereby making it less user friendly and sustainable. Landcom needs to be asked to redesign the bridge so that both the bridge's alignment and design will comply with the environmental constraints identified in the original environmental assessment. There is need for consideration of an improved alignment that both protects the urban tree canopy and provides better access to the cemetery and the future community plaza areas. Has Australia

become such a third world country that we cannot even design a footbridge which shows consideration for environmental constraints.

**Thirdly** this area is located close to a highly motivated and educated workforce many of whom live in highly sought-after suburbs. However, these suburbs are being destroyed by traffic congestion, tree loss, parking shortages and inferior quality buildings. The destruction of the environment caused by this modification will do nothing to enhance the livability of this area or nearby areas. **Thus, this workforce will move on to more desirable locations** such as Melbourne now provides and Brisbane is not far behind.

Modification 4 is not consistent with the newly adopted Greater Sydney Commission's *North District Plan* which now provides the regional planning framework for development in North Ryde. This *Plan* promotes providing livable, sustainable and productive areas. As noted this Modification will not be providing a productive area. It also ignores one of the *District Plan's* priorities which is the need to increase the urban tree canopy. Tree canopy is needed towards improving amenity and air quality along major roads with Epping Road recognized as one of the North District's busiest.

I also note that some of the trees are being removed for temporary convenience only and this will serve no long-term gain. Also, the trees were there first so don't build there if the trees present a potential risk. The arborist report records,

The trees assessed are identified to be either:

1. in direct conflict with the temporary or permanent bridge works, therefore requires removal
2. of a size that could potentially cause significant damage to the integrity of the bridge structure itself, in the event the tree was to ever fall on the bridge structure (as assessed by Landcom's bridge designer Arup). Therefore requires removal.

This means trees may be removed just as a temporary measure or for potential damage. This is unacceptable and these trees should be protected and alternative measures taken for construction. Put the temporary pre-construction shed elsewhere or pre-construction elsewhere or change the design. Surely this is not too difficult. It would seem cutting down protected trees is a lazy option and should not be supported.

In conclusion this proposal does not make economic or environmental sense. It does nothing to improve the livability or sustainability of the area. Modification 4 is not consistent with the original approval and must not be approved. There are other ways this can be managed other than the easy option of chopping mature trees down. This is not progress and the actions of a sophisticated civilization. It is barbarianism. I would also like to express my concern that this has been placed on exhibition over the Easter period. This is a sacred time of year for many Australians and should be respected.

Yours sincerely

M.McCartney