

Ryde Community Alliance
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4 April 2018

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

Ryde Community Alliance objects to the proposed modification of the approved application for construction of a pedestrian bridge and pylons for the following reasons:

1. Bundara Reserve has been the subject of many hundreds, even thousands of representations and submissions to the State and Federal Governments by environment groups and the community, over many years, all seeking to protect the bushland reserve for the future.
2. The Reserve has long been recognised for significant scientific and ecological values, and is listed as an endangered ecological community by the NSW Government.
3. Ryde Local Environmental Plan 2014, zoned the bushland as Environmental Conservation E2 to protect the high conservation values, in accordance with the NSW Government Planning Circular on the Use of Environmental Zones in LEPs.
4. The approval of the North Ryde Urban Activation Precinct Concept Plan specifically identified Bundara Reserve as a bushland reserve to be retained and excluded from urban redevelopment; as reported by Eco Logical in the Assessment reports which informed the approval.
5. The pedestrian bridge and pylons were subsequently approved. However, owing to the omission of key elements from the application, it is now proposed to modify the consent, to include an additional previously omitted third pylon, and by the addition of several new and unusually excessive requirements, to increase the adverse environmental impacts of the proposal by impinging on the bushland and clearing additional trees and vegetation, by extending the development footprint.

Significant Issues:

The Department of Planning, Landcom, and various other State Government agencies have been fully aware of the significance and value placed on Bundara Reserve by the community, environment groups, Ryde Council, and the NSW Scientific Committee, leading to the listing of Sydney Turpentine Ironbark Forest as an endangered ecological community by the NSW Government.

During the planning, design and approval of the North Ryde Urban Activation Priority Precinct, the Department of Planning received many thousands of representations and submissions regarding the Bundara Reserve, the lack of amenity and services for the people of Ryde and the future residents of the Precinct.

The zoning map of the North Ryde precinct clearly identifies the M2 motorway and arterial roads as the dominant land-use of the area.



There is an opportunity for the NSW Government to do the right thing by the community and the natural environment and rezone Bundara Reserve to E1 Nature Reserve and add other remaining bushland areas adjacent, as well as other single dwellings to the Nature Reserve as they become available.

The future prospect for Bundara Reserve is very bleak should this development be approved. The planning outcomes for the residents of the precinct and surrounding area are also extremely poor. Between 7 and 10,000 residents will occupy high rise towers. In Lachlan's Line and 27-37 Delhi Road, residents facing north and north-west will be overlooking the M2 motorway and the Delhi Road, Epping Road and Pittwater Road intersections. There will be only minimal relief from noise, fumes and a harsh urban environment for the future residents of the many high rise towers already approved, see below, if this proposed modification is approved.



Ryde Community Alliance calls for the NSW Government:

- (i) to zone all existing bushland on and adjacent to Bundara Reserve to Environmental Conservation E1 - Nature Reserve to provide the new residents with some visual relief and some amenity from the traffic below, and conserve the bushland in an expanded parcel. This expanded parcel should include adjoining single lots as the land becomes available for acquisition and tenancies are also terminated.
- (ii) And further, refuse the current application for modification of consent, given the omission of key elements from the original approval; and,
- (iii) Require an alternative plan be prepared for the improvement of public access to the North Ryde Station from the surrounding area, including new and existing residential developments, and areas to the south-west whose residents have no practical access to the Station under this proposed modification or existing approval.