



Department of Planning and Environment
NSW Government
29 March 2018

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

Dear Minister Roberts,

We object to the above Modification to SSD 5093 and ask that it be refused outright. We find it unacceptable that this is on exhibition over Easter.

Modification 4 proposes a significant loss of trees, much greater in number than that originally proposed and given approval. In particular it 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.

Also the cost of the pedestrian bridge seems substantially higher than originally approved.

We do not consider Modification 4 is consistent with the original approval.

We do not consider it is consistent with the newly adopted Greater Sydney Commission's North District Plan which now provides the regional planning framework for development in North Ryde.

One of the North District Plan priorities is the need 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 (previously Urban Growth who did the design for the pedestrian bridge) be directed to go back to the "drawing board" on both the bridge's alignment and design and 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.

Yours sincerely

