



STEP Inc

Community-based Environmental Conservation since 1978

5 April 2018

Department of Planning and Environment
NSW Government

Dear Minister Roberts,

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

STEP Inc is a local community-based environmental group based in northern Sydney, with a membership of over 400 in the Hornsby/Ku-ring-gai area. Our main objective is to preserve natural bushland in northern Sydney from alienation or degradation and ensuring proper management of this bushland.

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

Modification 4 proposes a significant loss of trees that is much greater in number than 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 of 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. We object to Modification 4 because:

- Modification 4 is not consistent with the original approval.
- The tree removal 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. One of the North District Plan priorities is 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.
- The suggestion that bird droppings from the trees will damage the bridge is ridiculous.

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,

Jill Green
President