

Mr Greg Betts
Development Director
Landcom
Level 14, 60 Station Street
PARRAMATTA NSW 2124

By email: gbetts@landcom.nsw.gov.au

20 June 2018

Our Ref: D18/138696

Dear Mr Betts,

Modification request to amend the approval for the M2 Site (SSD5093MOD4)

Reference is made to your confidential correspondence dated 24 May 2018 proposing further modifications to protect Bundara Reserve.

I acknowledge your approach to Council constitutes a consultation only and that you have not formally responded to the Department of Planning and Environment.

I can advise that Council staff have reviewed your proposed amendments at Pier 2 (Bundara Reserve and RMS land). In doing so we acknowledge that Council has no jurisdiction over the RMS/road reservation and that the construction of this pedestrian bridge (already approved) is a vital piece of infrastructure for the North Ryde Station Precinct.

Accordingly, access for construction of the bridge via a temporary 21m² corner section of Bundara Reserve and removal of 3 trees only to allow works for a period of approximately 9 months is supported subject to the following conditions:

1. Undertaking a suitable 5 year Vegetation Management Plan (VMP) for the affected Pier 2 works location to rehabilitate and promote the values of the STIF habitat.
2. Paying a minimum \$35k monetary contribution, calculated using the Biobanking Credit calculator, which can be put towards ensuring the ongoing rehabilitation of the Lane Cove National Park curtilage, similar to the work Landcom is undertaking with bush regenerators associated with the Delhi Road works we are managing.

Note: This amount is not to be considered as part of the contribution connected to the Delhi Road works as was previously agreed as part of the RMS road widening agreement. This contribution to remain separate and the contribution used locally to strengthen local corridor connections or within the park at the discretion and advice of Council under the VMP.

The \$35k contribution should not solely be utilised for works within the Lane Cove National Park but coordinated with Councils Environment team for advice on rehabilitation works and locations in the Ryde LGA.

3. The Biodiversity Assessment Report for Piers 2 & 3 requires finalisation of the report prior to any construction on the site.
4. Prior to enacting the VMP, Landcom and suggested 'bush care experts' from the Royal Botanical Gardens are to consult with Council staff to review and agree on the VMP proposed works for funding, rehabilitation and promotion of the local STIF and surrounding communities. A timeline of when this is to occur to be provided to Council prior to any construction on the site.
5. As per advice of the RMS contact Anthony McMahon (8 June 2018), RMS confirmed the 3m 'preferred' RMS maintenance buffer and confirmation that this zone will not inhibit any future bush land management or regeneration works at the site post construction. Future works under a VMP or Council contracts, will continue to permit planting of small shrubs, small trees and groundcovers in the vicinity of the maintenance zone and will not reduce the habitat ability within the reserve site and not impact the bridge function or cause damage.
6. Biobanking as discussed with Landcom is not supported by Council. Whilst the scheme allows offsetting for developmental impacts it does not directly benefit the local STIF community or corridor connections within the Ryde LGA. Council's requirement will be to spend the monetary contribution referred to above within the Ryde LGA to ensure the ecological integrity of such parcels of habitat is not diminished by such activity and enhanced into the future.
7. Final plans for the site including *Tree Protection, Sediment and Erosion Control and Construction and Environmental Management Plans* be provided to Council prior to works commencing to ensure adequate controls are placed to protect the reserve from disturbance impacts including:
 - Written confirmation by Landcom that no machinery will enter the reserve at any time other than the nominated 21m² corner section during construction as per the amended plans (May 2018) at any time and that

- this area be clearly defined and securely cordoned off during the construction period.
- All staff inducted into the site are made aware of the sensitivity of the reserve and protective measures are followed whilst works are undertaken
 - sediment and erosion controls plans including placement and including locations of any stockpiling of materials
 - Tree Protection plans for the *Eucalyptus Paniculata* Grey Ironbark tree located within Bundara Reserve and the works site be submitted to Council prior to any works commencing for review including mitigation and irrigation considerations
 - Details of nominated trees that are proposed to be pruned and the extent of the proposed pruning.
8. Council staff to be on site to supervise any pruning of trees within the impact zone relating to Bundara Reserve.
9. No access will be granted by Council for any site investigation works (including geo technical investigations) that require access through the Bundara Reserve at any time.

Council appreciates that Landcom have worked proactively with our staff to address the concerns raised in regard to the impact on Bundara Reserve.

Should you require any additional clarification please contact me on 9952 8190 or 0409 032 422.

Kylie McMahon, Senior Coordinator Environment will continue to assist you as City of Ryde's key contact for the duration of this project and can be reached on 9952 8254 or 0411 950 891.

Yours sincerely



Liz Coad
Director City Planning and Development

20/6/2018