

29 Kennedy St
GLADESVILLE NSW 2111
18 June 2019

Department of Planning

RE: Ivanhoe Estate SSD-8707

I object most strongly to the proposed Ivanhoe Estate.

It is impossible to see how the felling of over 850 trees can be justified in a time when the effects of climate change are being felt. Trees are the most effective carbon storage mechanism available and the cutting down of them will only increase our carbon emissions. When the trees are removed, the habitat and biodiversity of that area will be severely diminished.

The STIF is a vital part of the development site and sadly, is now classified by the NSW Threatened Species Scientific Committee as a critically endangered ecological community. It is irresponsible to allow the loss of this important ecological community.

I understand from the proposal that the STIF will lose a strip of trees along the northern edge due to insufficient set-back of buildings which means that the understorey will be lost as well. In addition, the buildings next to the STIF will be high rise and will cast a shadow over the STIF in the winter, which will result in a change of the micro climate for this vegetation community.

I do not believe the current proposal for a slip road off Epping is necessary. The vegetation along that area will be fragmented and not be able to provide a safe corridor for fauna.

The Biodiversity Assessment Report (BAR) contains several flaws in its assessment of the site and has not taken into account important components of the area such as hollow-bearing trees, vital for birds such as the powerful owl and threatened species of plants.

The existing E2 zone adjoining the Ivanhoe Estate needs to be extended into the Ivanhoe Estate site within the riparian corridor along the estate's eastern side and Epping Road. In addition, Shrimpton's Creek Corridor must also be protected and vitalised. The habitat connection under the new two-lane bridge must be preserved.

Although the revised footprint has reduced the impact on the STIF, there seems to be an assumption on the developer's part that the biodiversity value of the site will only be marginally impacted. I cannot see how this assumption can be made.

The protection of this remnant must be an obligation of the developer which cannot be ignored or downplayed and that all of the STIF, not just a part of it, is protected. What is needed is the highest level of conservation management protection which must include

increased buffers and setbacks to the threatened communities. Biodiversity offsets must not be an option.

It is imperative, therefore, that the design and extent of the Ivanhoe Estate be further revised to include the retention of more trees, fully protect the current critically endangered ecological community and to dramatically reduce the size of the development's footprint. In addition, the slip road must not be constructed.

Anything less is unacceptable.

Yours sincerely

Pamela Reeves