

June, 2019

I write in objection to the redevelopment proposal for the "Ivanhoe Estate" as tabled thus far. I am a Ryde resident, and have been for a number of years.

It is worth noting I have read the official responses to the proposal as tabled on the DPE web page for this project. In this respect I wish to highlight the submissions of both Ryde City Council and the Office of Environment and Heritage, as they encompass my concerns and articulate them with professional experience.

I submit that:

- There has been inadequate productive dialogue with Ryde City Council to achieve practical consensus on a feasible, reasonable, sustainable development. A desirable development draws people to the area for ambience and amenity, not simple proximity.
- OEH have clearly identified inaccuracies in environmental assessment processes to date (this is used as a general descriptive term, not targeting one particular report). As no further documents are furnished by DPE, it is reasonable to assume the requests from OEH for correction of inaccuracy or provision of further information, were not actioned.
- The desired (proposed) scale of the development appears excessive and rooted in the notion that environmental issues can be shrugged off, paid out or displaced to another site. At some point the buck has to stop and developers must lead by example – or we risk becoming a facsimile of polluted third world cities.

In this light I joint the voices of others who call for a substantial review of many facets to the project – retention of natural features, full investigation of underlying Aboriginal cultural heritage, abandonment of the proposed slip road alignment, and reduction of density (improved FSR and lower gross population) on the site.