

Ivanhoe Estate

Please accept my submission in respect of the Ivanhoe Estate Redevelopment - Concept SSD-8707 EXH-2601.

Critically Endangered Ecological Community (CEEC)

Sydney Turpentine and Ironbark forest (STIF) has been identified on the development site and is impacted by the proposed development.

I note that the Executive Summary on page X of the **Biodiversity Assessment Report** (Appendix J) states that the latest development (and demolition) plan will retain 94% of the existing CEEC within the development site. I acknowledge that this is a significant increase in the CEEC to be retained when compared to the earlier development plan. Details of the impacted CEEC are discussed in the **Abor cultural Impact Assessment** (Appendix I).

In the light of the information as discussed in this assessment it would seem reasonable that the new development and demolition plan provide for retention of 100% of the CEEC.

It seems that the six percent of CEEC to be removed falls within the buffer zone for demolition and the buffer zone for the proposed earthworks and two alcoves that are recessed into the landscape and which will be removed.

Pages 1 and 2 of the Assessment state that there is a 3m buffer around built forms to be removed and that it may be possible to save some trees that fall within this demolition buffer.

It is also states that the development footprint includes a 2m buffer around the proposed earthworks and the actual impacts may be less than those presented.

On page 2 the Assessment states that the retention of a retaining wall along the CEEC boundary will protect the occurrence of STIF onsite. (Reference is made to photograph 1 but this does not seem to be included in the document). Page 2 also states that intermittently along the CEEC, alcoves are recessed into the landscape and only two of these that occur at the CEEC interface will be removed.

Taking into account the significant change in the footprint for the proposed development to retain 94% of the CEEC it is not clear from the documents why it is not possible to develop a plan that addressed the above items. It would seem entirely reasonable to further revise the plan to achieve 100% retention of the CEEC.

Other Trees

The Aboricultural Impact Assessment states on page 4 that 796 trees from a total of 1238 will be removed from the site owing to demolition or construction works. Page 73 of the Assessment states that any loss of trees should be offset in accord with the recommendations of the Biodiversity Assessment Report and Offset Strategy (Appendix J). Page 73 also states that replacement planting and landscaping within the future development should also consider the species identified for removal in the Aboricultural Impact Assessment.

I note that the Biodiversity Assessment Report and Offset Strategy covers only the SFIT and no other trees on the site. There does not seem to be any documentation concerning the offset of the loss of other trees and vegetation

Page 12 of the Ethos Urban Report (Appendix E) states that 950 trees will be planted as part of the redevelopment.

The documents should provide more detailed information about the plans to replace the trees that will be removed during demolition and construction. Such plans should include the species of trees to be planted which should be local native species in accord with the policy of the Council of the City of Ryde.

Shrimptons Creek

There are no details in respect of Shrimptons Creek in the documents apart from those relating to flooding and drainage. The documents should include detailed design of this area and this should meet the requirements of the Council of the City of Ryde. In addition to Council being the design determining authority, implementation of the approved design should be by Council with funding provided by the proponent.

Any Shrimptons creek line work must be carried out by the Council of City of Ryde, because the developer, Frasers Property, was cited in two adverse articles in the local TWT paper for having left the "Putney Hill" site, on which they had worked, in an unsatisfactory state together with a pond with poisoned water and dying ducks.

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