

Wednesday 6 June 2018

## **IVANHOE ESTATE: HUNDREDS OF TREES TO BE DESTROYED AND PUBLIC AREAS DEVOID OF SUNLIGHT**

The City of Ryde has raised serious concerns about the NSW Government's plans to build 3500 new dwellings on the corner of Herring and Epping roads at Ivanhoe Estate, warning that the new priority precinct will result in the destruction of endangered Sydney Turpentine Ironbark Forest and more traffic congestion on local roads.

In a 74-page submission to the NSW Department of Planning and Environment on the proposed redevelopment at Ivanhoe Estate, the City of Ryde also raised concerns about the size of the development, inadequate building separation, insufficient recreation open spaces and inadequate sunlight in key public areas.

The 3500 units set to replace the old Ivanhoe estate represents a 1250% increase on the 259 dwellings to be demolished by the NSW Government.

Member for Ryde, the Hon. Victor Dominello, has trumpeted the redevelopment of Ivanhoe Estate as a way for the Ryde community "to reap the benefits of community growth".

However, the concept proposal released by the NSW Department of Planning and Environment will result in the removal of 858 trees, a number the City of Ryde has described as "totally unacceptable" and that will have a negative impact on an endangered ecological forest of Sydney Turpentine Ironbarks as well as drastically changing the landscape character of the area.

City of Ryde Mayor, Cllr Jerome Laxale, said the proposed development at Ivanhoe Estate was a direct contradiction to recent statements by the NSW Government that Ryde had endured too much development in recent years.

"I stood side by side with the residents of Ivanhoe Estate and urged the NSW Government to reconsider its plans. This 3500 unit monster, supported by Mr Dominello, will decimate Ryde's natural environment and will cause traffic chaos," Cllr Laxale said.

"How can Mr Dominello be against over-development a few days ago, but also champion this application lodged by the NSW Government?"

"A total of 3500 units, 858 trees destroyed, deficient in open space, over-shadowing, wind tunnels and a traffic disaster. This isn't a bad dream, this is Ryde's future if the NSW Government and Mr Dominello get their way.

“Mr Dominello says the right things in Ryde, but does the exact opposite in parliament. He is treating all of us like mugs.”

In its submission, the City of Ryde states that the proposal has a lack of regard to the urban design guide for the Ivanhoe Estate redevelopment provided with the tender, exceeds the allowable floor space ratio and has inadequate building setbacks between the surrounding streets and Shrimptons Creek.

In addition, the sheer size of the development could lead to “wind washing” – air movement that causes significant loss of heat flow – adversely affecting the pedestrian environment and mean a proposed town plaza would receive little direct sunlight in the middle of winter.

The submission also points to concerns about increased traffic congestion, with parts of the current development proposal likely to increase traffic in the area and also significantly underestimating traffic volumes during peak school runs in the morning and afternoon.

The NSW Government’s own departments have also raised concerns about the proposed development.

The Environment Protection Authority “notes with concern” the proximity of Shrimptons Creek to the development.

Meanwhile, the Office of Environment and Heritage points out that no details of a habitat assessment have been provided. It also states that the removal of trees may impact the native habitat including the population of Powerful Owls, which have been recorded a number of times in the vicinity of Ivanhoe Estate.

The City of Ryde recently resolved to call on the NSW Government to abolish the contentious priority precincts policy and restore balance into the planning system.

---

**Media Contact: Michael East, City of Ryde Communications**  
p • 9952 8083 m • 0466 091 059 e • [meast@ryde.nsw.gov.au](mailto:meast@ryde.nsw.gov.au)