

Thursday 28 February 2019

COUNCIL DEMANDS RETHINK ON IVANHOE ESTATE CONCEPT DESIGN

The City of Ryde has voiced its opposition to the concept design for Ivanhoe Estate, requesting an urgent meeting with the State Government to ask for a reduction in the development's size, scale and density.

Under the State Government's plans, 858 trees will be removed to make way for approximately 3,500 new dwellings – a 1250% increase on the 259 dwellings that were previously located at Ivanhoe Estate.

In calling for a significant revision of the concept design for the Ivanhoe Estate, Council said the eastern side of Ivanhoe Estate should be rezoned to an E2 Environmental Conservation area to protect existing vegetation and ensure stronger conservation management.

The move comes after the City of Ryde previously raised concerns about the Ivanhoe Estate concept design.

In a submission, Council claimed the concept design would have a negative impact on the endangered forest of Sydney Turpentine Ironbark trees as well as drastically change the landscape character of the area, inadequate building setbacks between the surrounding streets and Shrimptons Creek.

Council's concerns have been echoed by the Office of Environment and Heritage, which stated the removal of trees may negatively impact the native habitat of local wildlife including the population of Powerful Owls currently located in the area.

City of Ryde Mayor, Cllr Jerome Laxale, said the Ivanhoe Estate concept design in its current form would create an "ecological disaster".

"The Ivanhoe Estate is a prime example of the State Government's overdevelopment agenda. This is state-owned land that this government wants to overdevelop with 3500 units," Cllr Laxale said.

"The removal of trees is unprecedented for any one site in the City of Ryde and not enough has been done in the planning of the proposed development to avoid directly impacting the threatened ecological communities in the area.

"The State Government needs to revise its overdevelopment plans for Ivanhoe Estate and include enhanced tree retention, reduced building footprint and more open space for the community. It also needs to guarantee the conservation of the Shrimptons Park Corridor and protect significant trees located along Epping Road."

Council has also asked that the State Government complete an Aboriginal cultural assessment to be undertaken prior to the determination of the concept plan, as was recommended by the Office of Environment and Heritage.