

Attachment H - Ecological Advice

Murray Donaldson
Greenland (Australia) Investment Pty Ltd
Suite 201, 233 Castlereagh Street,
Sydney NSW 2000

17WOL - 8639

13 October 2017

Dear Murray,

Re: Ecological advice addendum for overshadowing of Bundara Reserve, North Ryde

Greenland (Australia) Investment Pty Ltd (Greenland) engaged Bates Smart Architects and Urbis to progress a concept for the redevelopment of the mixed Use Precinct on the Lachlan's Line site within the North Ryde Station Precinct. Greenland engaged Eco Logical Australia Pty Ltd (ELA) to provide advice regarding the potential impacts to Bundara Reserve as a result of overshadowing of proposed buildings located on lot 104. This proposed development is located directly to the north of Bundara Reserve.

Under the development control plan (DCP) for the North Ryde Station Precinct *"No overshadowing of Blenheim Park or Bundara Reserve is to occur after 9am on June 21"* (Department of Planning and Infrastructure 2013). Eco Logical Australia provided advice regarding the overshadowing of Bundara Reserve on 18 July 2016. ELA understands that changes to the development proposal would increase the shading of Bundara Reserve. Shadow diagrams have been prepared by Bates Smart Architects for 21 June, 21 at 9.00am, 10.00am, 11.00am, 12noon, 1.00pm and 3.00 pm, that demonstrates the following in relation to solar access to Bundara Reserve:

- No overshadowing of Bundara Reserve occurs between 9.00am and 11.00am. No changes to shading as per the original DA are expected.
- At 12.00pm solar access is maintained to approximately 70% of Bundara Reserve. No changes to shading as per the original DA are expected.
- At 1.00pm solar access is maintained to approximately 55% of Bundara Reserve, representing a 5% reduction in solar access when compared to the original DA.
- At 2.00pm solar access is maintained to approximately 20% of Bundara Reserve. No changes to shading as per the original DA are expected.
- At 3.00pm solar access is maintained to approximately 10% of Bundara Reserve. No changes to shading as per the original DA are expected.

Previous advice and potential impacts

The initial advice provided by ELA concluded that the potential shading of the site may lead to an increase in soil moisture and contribute to changes in community structure over time. Structural changes could include mesic shrub invasion and an increased presence of weeds. Weed control and management practises were recommended to occur within the Reserve and target weed species that are likely to increase in shaded conditions. The changes to Sydney Turpentine Ironbark Forest and threatened fauna habitat within Bundara Reserve are unlikely to be significant, provided adequate weed control and appropriate management of the reserve is implemented.

Updated advice

Provided adequate weed control and appropriate management of the reserve is implemented, any structural changes in the community caused by the decrease in solar access to the Reserve at 1:00 pm are unlikely to be significant.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a horizontal line and a small flourish.

Alex Gorey

Ecologist