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BUSH RANGER

Newsletter of the
Lane Cove Bushland & Conservation Society Inc

May 2018

Contents

- 'Sacrifice Zone' Movie Screening 7 May
- New Complying Development Legislation Councils Report Summarised
- Sustainability Small Grants Program
- Lane Cove Planning Panel- 14 Gay St.
- Towards a Makarrata/Treaty – 8 May
- Willoughby Public Forum: 15 May:
Logging Our Wildlife Away
- Repair Café Sundays - 6 & 13 May



Sacrifice Zone: a movie about the real gas crisis in Australia

The Great Artesian Basin Protection Group

LANE COVE SCREENING WITH GUEST SPEAKER

Monday 7th May, 6.30pm – 8.30pm

Lane Cove Library, 139a Longueville Rd, Lane Cove

Entry by donation

Pizza, tea, coffee provided, BYO wine and drinks

[Lane Cove Coal and Gas Watch](#)

The Society meets at the Lane Cove Tennis Club Central Park, Kenneth St, Longueville

Every 2nd Tuesday of the month, except January
Anyone is welcome to attend

Next meeting: Tuesday 8 MAY
From 7:30pm

Complying Development Legislation

NSW Govt.'s New Medium Density Housing Code:

Council's REPORT - REJECTS NEW MEDIUM DENSITY HOUSING CODE



Photo: Medium Density from NSW Dept. Planning & Environment
<http://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Medium-Density-Housing>

Extraordinary Council meeting Tues 1st May: LC Councillors voted unanimously at this meeting to remove the land use 'multi dwelling housing' from the R2 Low Density Residential zone

Council called an extraordinary meeting for 8pm on 1st May to discuss changes to the LEP, in response to the NSW Govt.'s. proposed Complying Development legislation- the Medium Density Housing Code. The legislation comes into effect on 6th July.

The Society spoke against the new Code as it will permit villas and terraces/townhouses in the R2 (low density residential) zone as 'complying development,' superseding Council's controls.

Lane Cove Bushland & Conservation Society Inc

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Summary of LC Council's REPORT : RESPONSE TO NEW MEDIUM DENSITY HOUSING CODE

All Councillors voted unanimously to support the Recommendation (see below) of the Extraordinary Meeting's Report

The Agenda Report is available on the Council website and is also summarised below:
http://lccweb.lanecove.nsw.gov.au/bps/Open/2018/CNL_01052018_AGN_EXTRA_WEB.HTM

The effect of the Govt's. new 'Medium Density Housing Code' and Design Guide that permits villas/terraces/townhouses in the R2 (low density residential) zone as 'complying development' will also be the loss of trees, garden and backyards to cement carspaces etc.

Complying Development is fast track assessment by an accredited certifier or by council.

Allowing multi dwelling housing to continue as a permissible land use in the R2 zone would result in an unacceptable and unintended planning outcome (as the Code overrides Councils existing controls). These controls are reasonable and justified in a policy sense, critical to maintain the local character and built form.

Background:

LC Council's Local Environmental Plan 1987 contained specific controls that were developed to differentiate between 'townhouses' and 'villas'(single storey dwellings) based on the local context . The Department of Planning in 2006, supported the inclusion of 'multi dwelling housing' in the **R2 Low Density Residential zone with a height control of 5 metres** (limiting it to single storey).The LEP was gazetted on 19 Feb. 2010.

Two storey townhouses were to be located only in the **R3 Medium Density Residential** zone in order to be consistent with Council's long standing planning approach.

The new 'Medium Density Housing Code' and Design Guide will supersede Council's planning controls by permitting villas and terraces/townhouses in the R2 zone, because 'the Code' permits both villas and terraces to a height of 8.5 metres, overriding Council's height control of 5 metres.

The LEP controls will remain in place for any application which cannot meet the 'complying development' process, for eg. just a few of the restrictions are :

- Must be a minimum of 600 m² to create multi dwelling housing (terraces) and a minimum of 750 m² (for attached dual occupancies) & 900 m² (for detached dual occupancies);
- Cannot be a battle-axe lot
- Cannot be creating a multi dwelling housing (terraces) on bush fire prone land etc.

While this eliminates a large number of properties from utilising the new Code for multi dwelling housing, **it is important to note that many of the eligible properties (circa 2000) are on the Lane Cove River.**

The Code would apply to the areas next to the Lane Cove River as the adjacent foreshore area is not excluded from the Code and Design Guide

Council's existing LEP objective for the R2 Low Density zone is to 'encourage new dwelling houses that are not highly visible when viewed from the Lane Cove River'.

Foreshore areas have a greater visual impact and are environmentally more sensitive than flat suburban land. It would be highly inappropriate to permit bulkier, intense development, which would not be subject to professional scrutiny from architects, planners and engineers, to minimise impacts.

Increases in density in the Lane Cove LGA are to be in locations within proximity to transport, such as in St Leonards, or near shops/services, such as near the Lane Cove Village. Much of the R2 zoned land impacted by the Code is not near the above services or centres and a large proportion of this land is along the Lane Cove River.

All Councillors voted unanimously to support the Agenda's/Council's Report Recommendation that:
"Given the local planning context surrounding multi-dwelling housing, it is considered appropriate to submit a Planning Proposal requesting removal of the land use 'multi dwelling housing' from the R2 Low Density Residential zone and any planning controls that support it."

Council's Community Consultation

The consultation would occur upon Gateway approval being granted for exhibition of the draft LEP and is designed to seek public comment on a planning proposal to remove 'multi dwelling housing' from the R2 Low Density Residential zone under LEP 2009. Any comments received will be reviewed and evaluated to determine whether or not to proceed. The Planning Proposal effectively only seeks to retain the status quo.

Sustainability Small Grants Program

At the 16 April Council Meeting, Council approved the three projects recommended for funding through Councils Sustainability Levy for 2018. Ten applications were received for Round 15 of the Sustainable Small Grants Program.

The purpose of the Sustainability Small Grants Program is to assist in the development of a range of initiatives that are of direct and practical benefit to a sustainable Lane Cove community and with a positive community based outcomes and long-term environmental benefits.

Organisations and community groups may apply for a grant of up to \$5,000 to implement sustainability projects.

1st Lane Cove Scouts received \$2,815 for an energy efficiency project; Happy Kids Early Learning Centre - \$1,400 for Recycling and Waste Minimization project and Lane Cove Theatre Company – \$5,000 for a Lighting Upgrade which also benefits local primary schools who borrow the lights for end-of-year performances.

The Society will be presenting a project this year for Round 16 funding by the Small Grants program.

Lane Cove Local Planning Panel Meeting **Rejects Overdevelopment !**

LCBCS Opposes Overdevelopment on Bushland adjacent to the Harry Howard Walk.

14 Gay Street, Lane Cove – DA 168/2017 to construct 7 multi-dwelling development

LCBCS ex- President, Margaret Bergomi spoke to the Lane Cove Local Planning Panel (LCLPP) meeting on Tues. 1 May as a representative of the Society, against approval of this DA which has a long frontage to Stringybark Creek. The development was rejected on 1 May by The LCLPP under the chairmanship of The Hon David Lloyd QC. Former Councillor and Mayor, Mary Rawlings is the Panel's Lane Cove Community representative. LC Council itself was highly critical of the proposal and previously refused it on many grounds.

The principal reason for refusal was the excessive height of the building, the removal of more than 60 trees, with even more tree removal required to satisfy asset protection requirements. Doug Stuart's two submissions for The Society were taken into account. The bushland values which The Society has long recognised were formally recognised by an amendment to the Lane Cove Environmental Plan (LEP) in Dec. 2015 to designate that part of the site which adjoins Stringybark Creek as Environmental Protection Land.



**Towards a Makarrata/Treaty:
Australia's Hidden History**
Lane Cove Library: 6.15 pm, Tuesday 8 May
Bookings: 9911 3634

**Speaker: Kerrie McKenzie OAM, Co-Convenor,
Lane Cove Residents for Reconciliation
will present this informative talk.**

Acknowledging the truth of Aboriginal and non-Aboriginal history empowers us all to create a better future - so that, one day we can walk together as Australians, with dignity, upon this Ancient Land.

Makarrata is a Yolgnu word symbolising the restoration of peace after a dispute.



Public Forum: Logging Our Wildlife Away - Willoughby Workshop

How Government is destroying our national treasures and what you can do about it

**Tuesday 15 May, 6.45pm
121 Edinburgh Rd, Castlecrag**

Hosted by NPA NSW, NCC and WEPA

Register at:

<https://www.eventbrite.com.au/e/public-forum-logging-our-wildlife-away-tickets-45465453395?aff=efbeventix>

There are two million hectares of publicly owned state forests in NSW. What do you think is the best use of these forests?

1. Logging them for timber and woodchips
2. Logging and burning them for energy
3. Protecting them for wildlife, nature, water supplies and storing carbon

90% of people polled in the north coast seats of Ballina and Lismore chose the latter!

So why are the threats to forests and wildlife escalating against community wishes?

Destructive public native forest logging allowed under the Regional Forest Agreements is set to be renewed for another 20 years by the NSW government without an independent scientific review and assessment of alternative options for forest use.

Unless we stop them.

Please join us for this informative public forum to find out how the Commonwealth and State Coalition Governments are destroying our national treasures and what you can do about it.

Speakers to be announced

<https://www.facebook.com/events/196327791169264/>



The Lane Cove Bushland & Conservation Society Submission on the Regional Forest Agreement can be found under 'Communications' on our website: <http://lanecovebushland.org.au/news/>



Date & Time: 2pm to 4pm **Sundays May 6 and May 13** (always 1st & 2nd Sundays of the month)

Place: Living and Learning Centre, 180 Longueville Rd, Lane Cove.

Parking: free all day parking along Longueville Rd or park for 3 hours free on Little St Car Park

Information: contact Wendy 94204884 or 0410280912

Email: enquiries@repaircafesydneynorth.net

Website: repaircafesydneynorth.net or our Facebook page

BROKEN ITEMS we fix for FREE includes: jewellery, ceramics, shoes, toys, clothes, bags, household battery operated items, sharpening knives, secateurs, pruning tools. For items not mentioned, contact us for more information

If you value nature, clean air, have architectural skills, an interest in environmental management, planning, writing/editing/ web skills, helping on stalls etc., join with other society members in any capacity to further these interests!

Become involved in campaigns to hold the Government accountable for the environment. Our Submissions can be found under 'Communications' on our website: <http://lanecovebushland.org.au/news/>

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