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BUSHRANGER

Newsletter of the
Lane Cove Bushland & Conservation Society Inc

February 2019

**Next Meeting 7.30 pm
Tuesday 12 February**

Lane Cove Tennis Club,
Blaxlands Corner
Kenneth St & River Rd, Longueville

All welcome

Diary Dates

Friday 8 February - Deadline for submissions on Overdevelopments in St Leonards -Crows Nest -Wollstonecraft east- Lane Cove

Wednesday 13 February - URGENT! Deadline for submissions on Complying Medium Density Development in Lane Cove's R2 Zone (see article this page)

Tuesday 19 February - Election Forum on Environmental Issues @ Glenaeon School Hall, 121 Edinburgh Rd, Castlecrag. Hosted by the NPA and WEPA (see article below)

Sunday 3 & 10 February Repair Café North- fix broken things! **2-4pm** @ Living & Learning Centre 164-180 Longueville Rd, Lane Cove

Saturday 23 February - PUBLIC RALLY- organised by 'Overdevelopment-We're Over It' **1 pm, Earnest Place, Crows Nest.** Invited speakers include The Premier, Ministers & Shadow Ministers, MLC David Shoebridge & Elizabeth Farrelly (SMH).

Sunday 3 March – Clean Up Australia Day @ Stringbark Creek

Saturday 30 March - LCBCS Native Plant Stall in Lane Cove Plaza

Resident Support Needed to Override new Medium Density Housing Code

Contact Council GM before 13th February

Quote "Multi Dwelling Housing Proposal SU7248" and support the LC Council's amendments in full.

Email: lccouncil@lanecove.nsw.gov.au

The NSW State Government's proposed Complying Medium Density Housing Code will allow **terraces, manor houses (2 up, 2 down) and duplexes to be built in R2 low density housing zones (most of Lane Cove)**. They can be built as a "complying development" (ie no DA) on the approval of a private certifier and **neighbours would not be able to object or comment, and only need be given one week's notice** before work begins.

The Code would apply to all Local Government areas that allow 'multi dwelling housing' with consent in their LEP (Lane Cove has this provision) **but** would override any controls placed on such development.

In order to prohibit multi dwelling housing (MDH) in the R2 zone, Council is proposing to remove this permissible land use in this zone, and remove all supporting height and floor space ratio controls relating to MDH. These controls will no longer be needed as MDH will not be permitted. Council intends to delete them altogether – all other planning controls will remain.

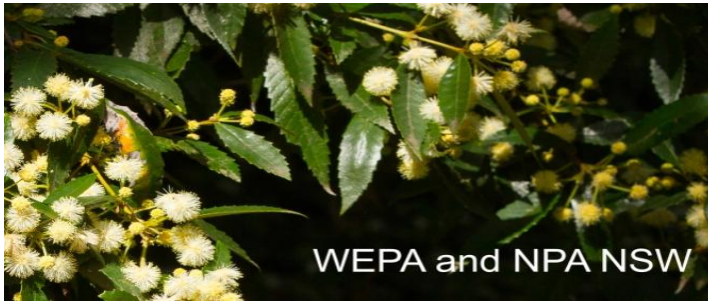
The proposed LEP amendments seek to:-

1. Permanently prohibit the land use 'multi dwelling housing' in the R2 Low Density Residential Zone.
2. Remove the height control for multi dwelling housing in the Low Density Residential Zone: and
3. Remove the floor space ratio control for multi dwelling housing in Low Density Residential zone.

It is important that the community show their opposition to the NSW Government's code. Residents are strongly urged to support Council's amendments. We need numbers to support this issue.

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East Ward of Lane Cove included in St Leonards South development plans

The NSW Department of Planning has targeted the St Leonards and Crows Nest area as a growth centre for jobs and housing. This Precinct includes a significant part of East Ward of Lane Cove & LC Council proposed the idea.

Most houses in Lane Cove's St Leonards South Precinct (over 300 approximately) have been sold and are now rented. The Master Plan for the St Leonards South development (see image below -Marshall Ave, Canberra Ave & one side of Park Rd) is expected to go on exhibition soon and, will be considered by the Independent Planning Commission, sometime in February. The IPC recommendation will go to Anthony Roberts.

It is now crucial for the **Greenwich Community Association- St Leonards South groups** to get a commitment from Labor regarding the plan before the State election this March.



Lane Cove Council - St Leonards South ...
lanecove.nsw.gov.au

Invitation to an Election Forum on Environmental Issues

When: **7pm, Tuesday 19 February 2019**

Where: **Glenaeon School Hall**

121 Edinburgh Rd, Castlecrag, NSW.

You are invited to participate in a non-partisan **Election Forum on Environmental Issues**, hosted by the [National Parks Association of NSW](#) (NPA) and the [Willoughby Environmental Protection Association Inc](#) (WEPA).

All members of the public welcome- supper served.

The Forum asks the sitting member and candidates standing in the **Willoughby** and **North Sydney** electorates at the forthcoming State election to consider six issues that the NPA and WEPA believe to be of key importance for our environment and community.

The State-wide issues are drawn from the joint environment group platform '[A Cleaner Greener NSW](#)' launched in 2018. The issues for discussion are:

Issue 1: **Northern Beaches and Western Harbour Tunnels**

Issue 2: **Expanding and Protecting our National Parks**

Issue 3: **Great Koala National Park & Koalas**

Issue 4: **Logging of Public Native Forests**

Issue 5: **Urban Environment - Health and Wellbeing**

Issue 6: **Climate Change**



CLEAN UP AUSTRALIA DAY

When: **Sunday 3rd March, 9:00am - 12:00**

Where: **Stringybark Creek Park** opposite 66 Johnston Crescent, Lane Cove.

There will be a sausage sizzle at the end. To register:

Land & Conservation Society Inc

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WRITE YOUR SUBMISSION AGAINST OVERDEVELOPMENT OF LANE COVE - ST LEONARDS – CROWS NEST - NORTH SYDNEY

Friday **8 February** is the deadline for submissions on the various documents in the St Leonards and Crows Nest 2036 Plan package:-

- Metro Re-zoning Plan
- Metro SSD
- Local Character Statement
- Draft Plan 2036
- Green Plan
- Special Infrastructure Plan

The Department of Planning's '2036 Plan' process is very complicated, with hundreds of pages of documents that comprise the Plan and a messy submission process at the end.

<https://www.planning.nsw.gov.au/Plans-for-Your-Area/Priority-Growth-Areas-and-Precincts/St-Leonards-and-Crows-Nest> is the site to go to if you want more information about the various documents in the 2036 Plan.

Last week the LC Bushland & Conservation Society forwarded you an email with attachments of 6 suggested templates that you may wish to use as the basis of your own submissions - to make things a little less complicated so as we get plenty of submissions to the Department of Planning by 8/2/19.

The email included information about how to submit your comments to the Department of Planning.



Crows Nest & St Leonards South development Image: Greenwich Community Association

The St Leonards and Crows Nest 2036 Plan **includes St Leonards South**. This massive development is not hard to find in the image above. Nor are the blue towers along the highway, all of which are in Lane Cove LGA and approved or under construction.



Sydney Metro's initial sketches of low buildings and views maintained the local character of the Crows Nest Village (left) but now propose a row of big buildings, two of them over the Metro are 27 storeys high.

For more information on the Crows Nest Metro go to:
<https://committeefornorthsydney.org.au/crows-nest/>

Please make submissions on the 2036 Plan

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Bushland Management Advisory Committee - BMAC REPORT

The Society has three members who are representatives on the Councils 'Bushland Management Advisory Committee' and in January they identified a number of important issues to be dealt with this year. The Committee provides advice to the General Manager on bushland management within Lane Cove and comprises three Councillors, a representative from a local Bushcare group, the Manager - Bushland (Jeff Culleton), and members of the Community (including a wildlife representative).

Ongoing proposed development adjacent to bushland

A lot is happening! - a number of large developments have been proposed which need to be watched, both during construction and in the long term to make sure that adjacent bushland is adequately protected and that existing trees are preserved where possible. Three of these developments have had their DA's refused or required changes on various grounds.

BMAC is waiting to see the DA for a large redevelopment of the Greenwich Hospital site; and adjacent to the beautiful *Ventemans Reach* is another site on Sirius Road's industrial area where the new owner and is looking to develop.

BMAC will review the 'Plan of Management for Bushland in Lane Cove' this year. This important document was last reviewed in 2007 so it is time for an update with fresh eyes to make sure it meets current regulations and fulfils its purpose. Our Bushland Manager, Jeff Culleton, provided a background briefing and BMAC will tackle this task during monthly meetings.

Ongoing and new issues emerge throughout the year to keep BMAC very busy, along with regular site inspections of our bushland reserves. The Society thanks our 3 members Norma Stuart, Yvonne Barber and Maralyn Lawson for the dedication and expertise they bring to this vital role, also informing the Society so that it can keep you informed.

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MORATORIUM WANTED ON REZONING FOR MORE HIGH RISE

Email the NSW Planning Minister – give Lane Cove a breather....

Lane Cove is on track to exceed its 2021 housing target by 900 dwellings. At the Lane Cove Council meeting on 20 August 2018, Councillors voted 6-0 in favour of Labor Cllr. Andrew Zbik's motions- importantly that:

Council to seek a moratorium on lodgement of any further Planning Proposals to re-zone land for residential purposes in Lane Cove until the earlier of the finalisation of the *Precinct Plan* or 1 July 2020; and for

Council to ask the Minister for Planning make the necessary legislative changes to support 2 above.

Read the Society's *November 2018 'Bushranger'* on our website for an explanation about recent events.



Email the Hon. Anthony Roberts, the NSW Planning Minister, asking him to give Lane Cove a breather - if you have not done so already. Go online:

<https://givelanecoveabreather.good.do/givelanecoveabreather/givelanecoveabreather/>

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