



Lane Cove Bushland & Conservation Society Inc

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The Hon Rob Stokes,
Minister for Planning.

Planning Proposal from Lane Cove Council to change their LEP 2009

The Lane Cove Bushland and Conservation Society has been advocating for the environment for the last 48 years, both supporting and challenging authorities on plans that impact on the environment. We are a respected community group in our local Council area, having representatives on Council Advisory Committees. In this matter we are supporting Council in their endeavours to protect the character and amenity of the municipality.

The Society requests you as Minister for Planning, to endorse the Planning Proposal from Lane Cove Council to prohibit “Multi Dwelling Houses” in R2 residential zone in their LEP 2009.

We are not against medium density housing but consider that it should be in planned areas where it is controlled, the cumulative effects on services and infrastructure are assessed and catered for and adequate landscaping can be provided. We do not consider the indiscriminate and random use of this type of development throughout low density residential areas is appropriate.

A short history.

Lane Cove included Multi Dwelling Houses in the R2 zoning in the 1980s with the aim, and concurrence of the then Department of Planning, to allow single storey villas in this zone. There were height, FSR and density per block of residences controls written into the DCP. The proposal for Complying Medium Density Housing would override these controls if this type of housing is included in the LEP. Your predecessor introduced a stay of the introduction of the Code until 1st July 2019, requiring Councils to undertake a survey of residents to ascertain their attitude to the new Code, after which Council could apply for exemption if the community opposed the Code.

Council carried out the survey and there was overwhelming support to remove multi dwelling houses from the LEP. Council have applied in February of this year to the Department of Planning to prohibit Multi Dwelling Houses in the R2 zone in the LEP, with a request that this be given prior to 1st July 2019.

Our Request

It is this application that we are urging you to approve before that date so that the new Complying Medium Density Housing Code will not apply to the R2 zoned land in Lane Cove.

Over 50% of dwellings in Lane Cove are already in either medium or high density units, with many more being built in St Leonards. The possibility of more medium density housing in the single house residential areas would completely overshadow the character, ambience and liveability of our municipality. We are a small LGA and feel that we have more than done our fair share of the heavy lifting as far as increased density is concerned and that this type of uncontrolled development would devastate the great area we, and many visitors, now enjoy.

We ask that this request be attended to as a matter of urgency.

Doug Stuart for the Committee,
Lane Cove Bushland and Conservation Society Inc