



Lane Cove Council
Craig Wrightson - General Manager,
cc all Councillors.

Dear Craig and all Councillors,

Submission by the Lane Cove Bushland & Conservation Society The Lane Cove Sport & Recreation Precinct Concept Design

The Bushland Society was first formed in 1971 because of the threat to Bushland Park from a proposal to extend this very same Golf Course..... since then Lane Cove's environmental consciousness has evolved, which is ever more critical in the new reality of climate change and the need for open space with pandemics. The golf precinct is adjoined on three sides by bushland, Bushland Park was put on the Register of the National Estate for containing rare and threatened species and so the Lane Cove Bushland & Conservation Society wishes to comment on the proposal for a 'Sport' precinct

With an eye to the effects on nature, the Society supports the Council in its responsibility to conserve, upgrade and best manage its green open spaces and our community recreation and social spaces. Our comments on this specific proposal are listed below:

1. The Bushland Plan of Management' (BPM):

- **The BPM must be an integral consideration with any proposal** to develop the Golf Clubhouse or Golf course into a Sport and Recreation Precinct as they are adjacent to bushland on three sides. Our heritage listed Bushland Park has high conservation status, with the highest number of fungi, *Hygrophoraceae* found anywhere in Australia, a threatened ecological species. Bushland Park is also home to several other endangered fauna species.

2. The Consultation Process:

- Members simply opening the online Survey to look at it found a flaw- that the Survey counted simply 'opening' as a contribution, when none was made. This could limit responses.

- There really is a lack of detail provided for such a project. For example, there is no mention of the Shared User Path that is supposed to be accessing the Precinct from the north side of 266 Longueville Road then though the bushland there or about what indigenous vegetation/trees will be lost due to the development overall.

- All stakeholders were not included in determining the requirements, the outcome appears pre-determined: from the outset the Council's planning and consultation process only considered engaging sporting operators and did not include representatives of the non-sport community clubs and associations who regularly book and use the venue, or the social, musical & dance community who book and attend the Auditoriums as a venue for social events. The size of this venue provides Covid-safe community meeting and event space.

- The two Council/community consultations at the Golf Club Auditoriums (a large Covid-Safe space) were advertised as from 9am -11am, and naturally residents expected they could drop-in during these times, however, both became 'forums' of Question & Answer, so those "dropping-in" at various times missed the majority of information. Only 30mins was left at the end to approach the Council representatives.

3. **Bushland Park and bushland between the Golf Clubhouse and Longueville Rd** (behind 266 Longueville Rd):

- There are no plans for the vegetation and bush on site or overall bushland assessment of the site
- This bushland is a high value, wildlife corridor containing valuable trees and also functions as a passive green recreation corridor that should not be negatively impacted by development of the Golf Clubhouse or associated shared user path and road construction.
- Night time light spill from the driving range will be across much more of the valley than at present (only from tennis courts) and together with extended hours of noise, would impact and disturb native wildlife, possibly affecting the ecology. Increasing the height of the Clubhouse may also impact the adjoining bushland corridor and wildlife behind Longueville Rd, adjacent to the Clubhouse, if inappropriate night lights and noise are not considered and mitigated.
- This native bushland should not be damaged and reduced: the proposal for a 3 metre wide, shared user path would remove large trees and vegetation in contravention to 'The Bushland Plan of Management'. The gradient from 266 Longueville Rd (proposed aged-care development) to the Golf Clubhouse is also inappropriate for a shared bike path as the zig-zagging of paths necessary would remove the native bushland.
- An alternative fenced shared pathway or walking route around the perimeter has not been considered and could be a good alternative to removal of bushland

4. **The Driving Range and Putt-Putt area:**

- Night time light spill and excessive noise from the proposed Driving Range, into the adjacent heritage listed **Bushland Park** would impact and disturb native wildlife, possibly adversely affecting the ecology.
- The area of the Golf greens proposed for a driving range and putt-putt contain a connected stand of mature native trees that would be removed if the driving range goes ahead. Trees are important to provide shade, reduce local temperatures and the impacts of climate change.

5. **The Golf Clubhouse:**

- should have a Landscaping DCP (plan) for native vegetation to enhance the Clubhouse and sports precinct as befitting a location adjacent to a heritage listed bushland setting.

The large adjoining community social spaces of Auditorium areas, food service, bar and Terrace is shown as replaced by sports courts- this is opposed as it is a loss of a valuable community social asset:

- The PRIMARY COMMUNITY SOCIAL FUNCTION of the large Auditorium areas adjacent to the bar, food service and glass Terrace overlooking the greens and bushland should be retained as

adjoining areas in any redevelopment, with its current capacity to host up to 200 people (approx). It has been deleted.

- It must retain the same ambience, capacity and appropriate furnishings to accommodate social functions and the same beautiful vista. The Auditorium areas could provide enhanced entertainment options for residents and return a profit with professional Event management services.
- In the proposed 'Sports' venue plans, the food service (restaurant) is shown as a stand-alone venue, therefore disconnected from a 'Club' or as currently and possible Music/Dance/Wedding/Community meetings/ Social venue. Lane Cove has few venues of this size and location, they enhance community. It is too valuable an asset to lose.

6. The Economics

The Society members considers it inappropriate and reckless for the Council to go into debt to finance this project, which was originally to be financed by the development of 266 Longueville Road to aged care. Lane Cove Council has proudly been well managed and free of debt, an element which helped eventually to show it should not be amalgamated.

Recommendations

- The Proposal should provide more detail before public submissions are considered, including economic implications.
- Council should conduct an overall bushland assessment of the site and it form part of the public exhibition
- Bushland Park and other bushland should not be negatively impacted by development
- All stakeholders of the Clubhouse should be included in determining the requirements, not just Sport groups and current community social space retained
- If a SUP or cycle path is proposed it should not go through bushland but use a quieter route from Longueville Rd, and go via Richardson Street West down to the edge of the golf course, and follow the course edge to the Precinct. This route has good sight lines all the way and flat on the course. Protective fencing is needed. Plans for the SUP should go out for community consultation.

Please do contact me if you wish to discuss this Submission.

Sincerely,

Shauna Forrest (President)

on behalf of the Executive and members of the Lane Cove Bushland & Conservation Society

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