



Lane Cove Bushland & Conservation Society Inc

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22 June 2020

The General Manager,
Lane Cove Council,
PO Box 20, Lane Cove NSW 1595
Email: service@lanecove.nsw.gov.au

RE: 'Proposed DCP Plan for 1 Girraween Avenue – SU6268'

Dear Mr Wrightson,

The LCBCS offers the following comments on the proposed DCP SU6268 and requests that our recommendations below be considered favourably by Council and incorporated in the DCP.

Comments and Recommendations

1. The DCP Plan, Concept Plans and Design Review do not address the existing trees or future landscaping. The DCP and accompanying plans should provide guidelines to ensure that as many of the existing trees as possible should be retained, particularly several mature eucalypti at the western end of the site. We recommend that this area should be restored, upgraded and replanted to retain a grassed area, together with a green canopy that would remain visible from the surrounding streets.
2. We are concerned that the 7m setback on the southern side would be occupied by a driveway to the basement parking. We recommend that it should be available for deep soil planting and not paving. This would allow substantial tree planting that would soften the impact on the neighbouring houses that face Kullah Parade to the south, which otherwise will have a severely diminished amenity. It would also soften the appearance of the development in streetscape views from Kullah Parade and Girraween Avenue.

Our comments and recommendations are based on a site visit and review of the Key Documents on exhibition including the following:

- Council Report and Resolution.
- DCP Plan (i.e. Plan showing Indicative building heights and building footprint)
- Concept Plans, prepared by LHA (Pacific) Pty Ltd, dated 7/05/20, on which it appears that the DCP plan is based; and,
- Design Review of Concept, prepared by Council's Environmental Services Division, dated April 2020.

While we understand that the 1 Girraween Avenue development resulted from a land swap that expanded the site for Mindarie Park, nonetheless we regret that a small grassy pocket park which contains many mature trees (approximately 20) will be lost. This green treed character is not replicated in the new Mindarie Park which focuses more on activities and playgrounds that are essentially hard landscaping. Therefore, we consider it important that a carefully landscaped green space with substantial planting and trees should be incorporated in the new development.

We request the opportunity to be present at any meeting held to consider the proposed DCP and that we be further advised accordingly.

Yours sincerely

LCBCS