



Lane Cove Bushland & Conservation Society Inc

P.O Box 989, Lane Cove NSW 1595

ABN 50 518 833 556

Email: lanecove_bushland@yahoo.com

Web. www.lanecovebushland.org.au

14 October, 2020.

The General Manager

Mr Craig Wrightson

Lane Cove Council

Cc: The Mayor, Cllr Pam Palmer, and All Councillors

LCBCS Submission: 'Proposed DCP Plan for Northwood Shops Facility – SU8095'

Dear Mr Wrightson & Councillors,

The Lane Cove Bushland & Conservation Society forwards our Submission to the General Manager & Councillors on the amendment to the Lane Cove DCP 'Proposed DCP Plan for Northwood Shops Facility – SU8095'

The Society is happy to see that Bushland Protection measures are included in the DCP. It is also positive that the Provisions for **'Active Frontage'** (p5) include the space for trees on a busy Northwood road: *Design of the awnings shall be integrated into the design of the ground floor and not to compromise street trees.*

The Society Recommends that the impacts of Shadowing and Solar Access for offsite bushland by development needs to be (& is not) addressed in the DCP, only the actual site and residential properties are considered. Night time light shedding into the adjacent bushland is also an issue that needs to be addressed.

As the naturally occurring mature native trees are significant, particularly Turpentines as geological boundary markers, we suggest that the DCP recommends the retention of them as a first priority, where possible, rather than replanting.

We are however concerned that the overall aims of the DCP to retain adequate deep soil areas for the development of mature trees and vegetation at the borders, *"To achieve appropriate separation .. buffers"* for neighbours who will be heavily impacted by the 'overlooking' of a five story high rise, may be undermined by some of the DCP clauses that we address below.

The Northwood Draft DCP, under Setbacks- Objectives (p5) states:

To achieve an adequate landscape buffer to all side and rear boundaries, to protect and minimise impacts to neighbouring bushland, with adequate depth of soil to accommodate trees.

However the Society strongly object to two different parts of the Provision (b) under 'Setbacks', that: **Basement parking may encroach into side setback areas**, provided sufficient deep soil is retained to permit the setback areas to be replanted with native indigenous plants

We strongly object to "Basement parking may encroach into side setback areas"

as this is at odds with the Objective and Provisions of 'Open space and landscape areas' p7

Objective 4. To achieve mature landscaping to all side and rear site edges.

and

Provision (a) All setbacks to side boundaries are to be landscaped to reduce the visual scale of any new development and

Provision (f) All deep soil areas shall be landscaped to create a visual buffer to adjacent residential dwellings and to accommodate the growth of mature trees.

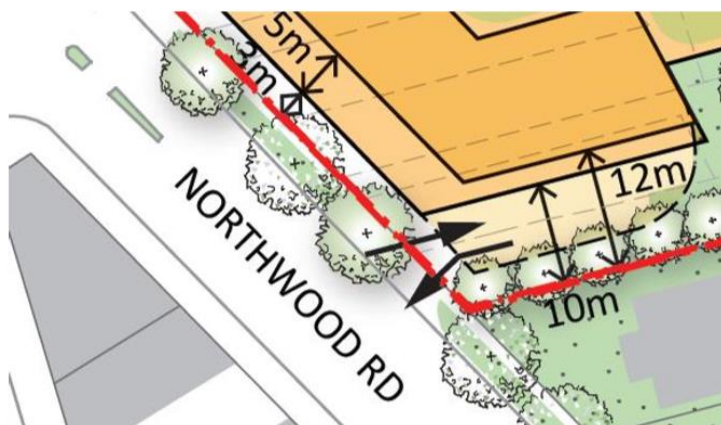
And object to the insertion of the word "plants" Provision (b) under 'Setbacks', that:

"be replanted with native indigenous plants" - it is contradictory as "plants" does not imply the area necessary for the growth of mature trees.

The entrance to the high rise apartments and community rooms of the development on Pottery Lane is an example of where underground car parking was allowed to encroach with the negative result of no deep soil available. We note the resulting lollipop shaped, non-indigenous Magnolia trees set in large above ground containers, due to the car park extending under the road above. These 'miniature trees' provide no screening, habitat or shade to Pottery Lane. The many mature trees that were formerly on this site have not been replaced.

The setback and allowance for deep soil planting and root zones and canopy for mature trees at the Southern boundary seems to be inadequate to achieve the purposes of the DCP, as roads are hard surfaces, as per the sketch provided:

Transport and Parking (p9) Provisions b) *Provide landscape buffers between any vehicle access points and adjacent residential development.*



Indicative Vehicular Access Location

Yours sincerely,
Shauna Forrest, President,
on behalf of the Lane Cove Bushland & Conservation Society
0410 041279

Open space and landscape areas p7.

Objectives

1. To achieve appropriate separation and landscape buffers between new development on site and neighbouring residential buildings.
2. To achieve high quality external recreational areas for residents.
3. To encourage casual passive surveillance to the bushland edge to the rear of the site.
4. To achieve mature landscaping to all side and rear site edges.
5. To achieve an expanded public domain for the centre.

Provisions

- a) All setbacks to side boundaries are to be landscaped to reduce the visual scale of any new development.
- b) Provide new street trees to the existing Northwood Road verge
- f) All deep soil areas shall be landscaped to create a visual buffer to adjacent residential dwellings and to accommodate the growth of mature trees.