

LANE COVE COUNCIL MEETING MONDAY 19 APRIL 2021

PRESENTATION:

The Lane Cove Bushland & Conservation Society supports the recommendation to Council that the General Manager makes a submission in relation to the State Government changes to Clause 4...6 of all Local Environmental Plans (LEP)

We are greatly concerned that variations only take public benefit into **consideration** rather than demonstrating a public benefit as previous required by Section 96 which Clause 4.6 has now replaced.

Too often we see multiple applications from developers that modify the required standards in an LEP, accompanied by arguments that they should have the right to do so. It is difficult enough now to maintain these standards and if this change to Clause 4.6 is accepted, we will see more and more variations that water down our LEP.

It seems these changes, proposed in the light of developments in other local government areas, are being applied to all LGAs and the risk of the improper use of Clause 4.6 could therefore extend to all LGAs in NSW.

ICAC did not support this change. Their report recommended only that the State Government “*Considers the circumstances in which the application of both maximum height of building development standards and maximum floor space ratio (FRS) development standards should be mandatory in LEPs.*”

We are already seeing the effect of variations in developments such as **South St Leonards**, even though extensive consultation, review and agreements have occurred over many years, and similar could occur with the proposed Aged Care Facility at 4 Northwood Road.