



Lane Cove Bushland & Conservation Society Inc

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Mark Brisby,
Executive Manager
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Lane Cove Council

Lane Cove Bushland & Conservation Society Submission to [DA64/2021](#) Development Application for a Sports and Recreation Facility on the golf course site

Thank you for the opportunity to comment on this DA. Our comments and Recommendations generally address the 'Biodiversity Development Assessment Report of the Proposed Sports and Recreation Facility'

The Society urges the Council to delay consideration of the DA64/2021. We have consulted members of the Society, environmental and other experts and oppose the DA64/2021 for several reasons which are summarised here, with full discussion of detail further below:

TRANSPARENCY

Transparency is lacking as the widening of Stevenson St for the Access Rd. into the Sport and Recreation Facility parking is inextricably interconnected with DA64/2021 and

- a) was not, but should have been exhibited as part of Council's two earlier Community Consultation Processes
- b) an *Ecological Report* and *Arboricultural Impact Assessment Report* for widening Stevenson St should have been completed and considered together with DA64/2021 for the total, cumulative environmental impact of the proposal.
- c) The Lane Cove public is unaware of the total impact on Biodiversity due to lack of transparency
- d) The Biodiversity Report falsely claims there are no threatened species within the development site as the DA removed the tree loss from widening & construction of the essential Access Road.
- e) Has Council exhibited the tree loss due to the RFS condition "all areas to the north of the sports and multipurpose halls for a distance of 60 metres must be maintained as an inner protection area"

ACCESS

The community has been unable to read Attachments to the documents during the exhibition as they have not been accessible. Attachments to Council Agendas were also inaccessible for periods

FINANCIAL

The estimated cost burden of \$51,968,392.00 is likely to lead to further loss of the wildlife corridor behind 266 Longueville Rd connecting to the Clubhouse and Stevenson St as the Council under financial pressure deals with developers. We understand the 10m setback was already reduced.

LOCATION

We recommend alternatives to the current location, design and plan for a Sport and Recreation Facility be considered and exhibited due to environmental, financial and social impacts. The site is on bushfire prone land and the proposal does not meet recommendations of Rural Fire Services Commissioner for preservation of human life.

Discussion and Recommendation

TRANSPARENCY

The Society recommends that the entirety of impacts on the natural environment of the development be quantified in total and exhibited publically, not separated into a Roundabout and two DA's as the development is surrounded on all sides by wildlife corridors, including for a variety threatened species. Because they are not considered together, the overall degrading environmental and climatic impacts are obfuscated and must be exhibited with Reports covering the complete area.

- The great loss of mature native trees must be reversed
- Alternative designs that allow for a wider demographic and greater community uses facilitating and better suited to the attractive location should be presented to the community.

We recommend as there are THREE aspects (& 2 DA's) that are inextricably interconnected that they be considered and exhibited together for their total, cumulative environmental impact:

- The Sports and Recreation / club house / restaurant and entertainment building,
- The existing golf course, its uses and its relationship to the S & R facility and
- The transport access into the Golf Club affecting Stevenson Street (DA for the roundabout at corner of Northwood/River Rd)

The roundabout into the Clubhouse via Stevenson St and DA64/2021

The minutes for the 'Sport & Rec.' DA64/2021 from 19 April Ordinary Council meeting say: "An arborist report identifying significant trees has assisted in sympathetic placement of the building reducing impacts of tree removal," however, there is no reference in the '**Arboricultural Impact Assessment Report**' to the numbers and species of trees lost in and adjacent to Stephenson St. The construction and widening of Stevenson St for road 'Access' by busses and cars to parking in the new 'Sport & Rec.' facility should form part of the same DA as Access is interconnected and essential for the Facility. This area is part of a wildlife corridor containing mature Turpentine and Ironbark trees essential to threatened species such as the grey-headed flying fox.

ACCESS

Attachments to the documents during the exhibition have not been accessible. Also, previously, despite several representations to Council officers, we were unable for weeks to open the two Attachments for Ordinary Council Meeting 19 April 2021, Subject: Submission of a development application for the Lane Cove Indoor Sport and Recreation, and the diagram of the newly proposed entrance into Stephenson St for the Golf Clubhouse to inform our members. Other people spoken

to had the same problem, although we had no problem opening the body of Agendas/ Minutes on the Website. Members of the public couldn't view the diagrams & documents.

FINANCIAL

The estimated cost of \$51,968,392.00 including governments grants make this a major concern for all residents of Lane Cove.

We question why alternative visions and financial solutions were not presented to the community?

We question why this situation of poor financial management was facilitated for so long by Council's leases when it was evident that past mismanagement has been a major issue? It should not be expected that golf club members were really suited to running such a large facility.

LOCATION

We question why alternatives to the current location, design and plan for a Sport and Recreation Facility were not seriously considered from the start?

The idea of building an increase in indoor courts that specifically do NOT utilise or require the views of this particularly green, attractive and sensitive landscape is not in the wider public interest.

The very special location of the Clubhouse within the largest green open space in Lane Cove and providing beautiful views of native bushland and Bushland Park (with its endangered communities) requires greater consideration when deciding its future.

Other locations should have been canvassed as the DA reduces the availability of a very large community function space for a wider demographic in this unique setting, particularly concentrating use to a narrower, young demographic, not necessarily local. We question the concentration of LCC's Netball facilities here at the expense of other users.

Netball facilities could be provided in areas such as West Lane Cove light industrial area, close to Primary schools and with better access to public transport.

5.8 BIODIVERSITY

Control 6.1 Location in Table 5. We cannot agree that the proposal adheres to this Control that "maximises the retention and protection of native fauna habitat" or "existing indigenous plants" due to the cumulative loss of mostly mature indigenous trees for the longer entrance into the carpark, from Stevenson St entrance and impacting threatened and vulnerable species such as the grey-headed flying fox, for one.

Part J Landscaping – 2.2.4 Trees on public land. The Society understands from that a total of 84 trees will be removed from this DA site - a majority being indigenous to Lane Cove, at odds with the Control that it "not generally be permitted". Not mentioned in this DA is that a possible 40+ more could be taken from Stevenson St. to facilitate a widened access road required for entry to the proposed Sport Facility, but approved in a separate DA for a Roundabout. The impact on biodiversity of the inextricably interconnected yet separate DA's should be considered together.

b) The pruning or removal of any naturally occurring indigenous trees will not generally be permitted unless the tree is a risk to public safety.

- The proposed removal of 84 trees is required to facilitate the proposed development building footprint.

Therefore we cannot agree that "the removal of native vegetation contains no important habitat for threatened species within the subject land..." or with the conclusion below:

The Biodiversity Development Assessment Report for the Proposed Sports and Recreation Facility DA64/2021 says:

There is no important habitat for threatened species within the development site.

The proposed removal of 0.40ha of native vegetation contains no important habitat for threatened species within the subject land and is in low to moderate condition.

Where will native wildlife go with the loss of so many mature trees (over 120), such as the Turpentine, Ironbark and Angophoras and Blackbutt along the River Road bush strip?

While the Landscape plan proposes 158 new trees, they take up to 20 years to be useful as wildlife habitat and up to 50yrs to form hollows for nesting. With over 120 mostly mature trees lost just in this section, carbon sequestration services of mature trees are ignored and Council's commitment to its promise of Climate Emergency action is not upheld.

266 Longueville Rd (former Music & Cultural centre/ old Women's Bowling site) is connected by a wildlife corridor of mature native trees to Stevenson St and the Golf course, and in the name of 'funding' the increase in multi-purpose /netball courts, Council's future development decisions could also see many more mature native trees destroyed.

Yours sincerely,
Shauna Forrest- President,
Lane Cove Bushland & Conservation Society