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# Lane Cove Bushland & Conservation Society Inc

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11 May, 2022

Mr Mark Brisby,  
Executive Manager Environmental Services  
Lane Cove Council

Cc: The GM, Craig Wrightson,  
and The Mayor, Cllr Zbik

## **Discrepancies with Mapping of Bushland in Lane Cove**

Dear Mr Wrightson, Mr Brisby and Mr Zbik,

The Lane Cove Bushland & Conservation Society draws your attention and seeks a resolution to an important matter affecting the protection of native bushland in Lane Cove. We understand from many sources, including Society members, BMAC and Councillor input, that there are out-of-date zonings in the LEP and discrepancies between the LEP and the DCP Part H (land adjacent to bushland) map. We consider some bushland destruction and loss of trees may be due to the loss of protection that correct maps would afford by alerting planners and residents in advance of development.

As examples:

1. Last year (2021) the Society found issues in the LEP for the lower Stringybark Creek Valley when the Society was alerted to significant destruction of trees for a development on Orion Road by then Councillor Vissel, but only as it became before a panel (too late to respond), not in advance by the Council as would have been expected. This was possibly because there does not appear to be any bushland nearby as the whole area is still zoned industrial, despite residential at 150 Epping Road and the strip of bush along Epping Road dedicated to Council as part of that development.
2. Our current attention to this issue stems from problems Sue Gould from the Bushland Society has identified on Kallaroo Road (Riverview) property boundaries edging an E2 zone. There is a narrow zone of E2 behind 60-72 Kallaroo Road which has been on the LEP since 2009. It is unchanged as it appears all versions including the most recent version of the LEP for this quarter of Lane Cove (LZN002) See: <https://pp.planningportal.nsw.gov.au/publications/environmental-planning-instruments/lane-cove-local-environmental-plan-2009>

While the 2009 Part H map showed 60-72 Kallaroo Road as yellow/adjacent to bushland, it did not show the relevant E2 next to it. The Part H map was updated in early 2021 and the yellow removed, probably because there was not green next to it (perhaps not checking the LEP first), compounding the error as we now have neither the green reserve or yellow properties shown in this area. See: <https://www.lanecove.nsw.gov.au/Development/DevelopmentControls/Pages/LEPandDCP.aspx>

We believe there may be further such issues around the LGA, but below is our current list of problems relating to bushland in Lane Cove's LEP & DCP maps:

**1. The LEP maps E2 zones** (recently renamed C2), which are generally our bushland, while the key to the **Part H map** indicates the bush zones are **SEPP 19 bushland**. This is an odd discrepancy and is just confusing.

**The Society would like to know what is the reason for this or is it just a hangover from the past where the Part H map has not been brought into line with current zoning terminology?**

**2. Woodford Bay:** the Nov 2020 LEP update shows an unbroken zone of E2 along the shoreline below Arabella Street from Woodford Bay Reserve to an unnamed area of RE1 in southwest corner of bay. On the Part H map, the bushland is fragmented with some of foreshore just shown as adjacent to bushland, rather than bushland. However, despite this anomaly, it seems that all land that should be yellow/adjacent to bushland is so shown, due to the specific block configurations. So there appears to be a problem here with the green but not the yellow on this map.

**3. Bob Campbell Oval/Gore Creek Reserve:** there is significant discrepancy between the mapping of bushland on the two maps (LEP and Part H) in the area between the western side of BCO and Upper Cliff Drive. This does not impinge on private land, rather it is the relative shape of bushland and recreation land.

**4. On lower St Vincents Road** there is E2/bushland zoning on both maps. However, the Part H map does not show the adjacent RE1 area between the bushland and Frenchs Road as yellow/land adjacent to bushland. As other RE1 areas on this map are shown yellow if adjacent to bushland, this area should also be yellow.

**5. Tambourine Bay:** As discussed above, the LEP shows a narrow band of E2 bushland from behind no 60 across to no 70 Kallaroo Road. This bushland does not appear on the 2021 Part H map, nor are the adjacent blocks shown in yellow.

**6. Lower Stringybark Creek Valley:** The 2019 LEP update does not show 150 Epping Road as residential, nor the new conservation band along Epping Road from 150 Epping Rd to Sam Johnson Way as E2. If the LEP was appropriately updated, Part H map would also have to be updated and a large adjacent area adjacent should be shown yellow (the Johnson's land).

The LEP is clearly an important map guiding development and land use in and it should be updated where different uses are permitted or agreed so that it accurately reflect changes in land uses. We also believe it is important for the Part H map to be accurate because:

- a) it may guide planners for referrals of DAs to the LCC Bushland Coordinator, and to other bushland interests such as the Society
- b) it may alert property owners at an early stage of their development that they must ensure their DAs adhere to the specific requirements of DCP Part H.

The Society requests that Council give attention to updating /correcting these maps as soon as possible. Members of the Executive would like to meet with the Council to discuss the resolution of the issues we have raised and await your response.

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