



Lane Cove Bushland & Conservation Society Inc

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2 August 2022.

**The GM, Craig Wrightson,
cc All Councillors,**

Submission to the General Manager St Leonards South DCP Part Storeys Amendment – SU8877

The Lane Cove Bushland & Conservation Society (LCBCS) writes in support of the Council resolution of 23 June 2022, the St Leonards South DCP Part Storey Amendment- SU8877 (below), a proposed amendment to the Lane Cove Development Control Plan (DCP) to clarify the definition of "Part Storeys" in St Leonards South.

The LCBCS supports the concerns Council has raised that the DCP Part Storeys control does not operate in conjunction with the storeys control map. Extra building height can have a great impact as shade from buildings onto communal areas, footpaths and adjacent parks can dramatically affect the natural and human environment.

The Society's members are supportive of measures that maintain solar access and the tree-lined nature of the urban environment which function as Wildlife Corridors, habitat, carbon sinks, clean the air and provide well documented mental health benefits to residents.

The addition to the Built Form Objective (3) to minimise subterranean carpark protrusions is also supported as these protrusions reduce the area available for deep soil, necessary for planting large trees in urban streets. Such protrusions may also destroy the root zones of large existing trees. An example is found in Little Lane where the street trees are only small, decorative magnolias in above ground boxes due to the underground carpark protruding under a public footpath and road (lane).

At its 23 June 2022 meeting, Council resolved to:

1. "limit to one (1) the number of Part Storeys in each building in the St Leonards South precinct, and to limit residential floorplates within a Part Storey to a maximum of 50% of the floorplate in the Part Storey;
2. ensure that the Savings Provisions of clause A.1.7 of the Lane Cove Development Control Plan 2009 shall not apply to the amendments proposed in relation to Part Storeys, and to make appropriate amendments to the Lane Cove Development control Plan 2009 to facilitate this objective;"

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