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# Lane Cove Bushland & Conservation Society Inc

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23 January, 2023.

The General Manager  
Mr Craig Wrightson, Lane Cove Council  
Cc: The Mayor and All Councillors

Dear Mr Wrightson,

## **LCBCS Submission: s.4.55 Modification of Consent DA117/17 266 Longueville Road, Lane Cove**

The Lane Cove Bushland & Conservation Society welcomes the opportunity to comment on this Modification of Consent to DA117/17 (The Village Pty Ltd -Pathways Residences) and submits that Council's consent should **not be given** as we consider the modifications are so significant that the Applicant should submit a new DA.

The application does not satisfy the criteria that it is substantially the same development under s4.55(2) (a) primarily due to the change from providing 70 aged-care beds, to 0 aged care beds, and the increase in apartments. However, we focus on some of the significant environmental reasons for this view:

### **Environmental Issues**

The vegetation **behind and** downslope from 266 Longueville Rd is part of a wildlife corridor to **Gore Creek and** may suffer from changes to subterranean water flow with the very substantial addition of car spaces "a new level for underground car park and reconfiguration of all other 7 levels."

**and also may be impacted by the inclusion of a** swimming pool and auditorium. The 10 meter setback from bushland must be upheld to protect wildlife, which is declining across NSW due substantially to urban encroachment leading to habitat loss.

**Light spill from the increase in balconies** into the bushland (at the rear in this case) from high-rise is a problem for nocturnal wildlife which has not yet been regulated due to the lack of a policy for native wildlife. So, the increase in balconies may have an impact not only on habitat viability, including for threatened species, but also for neighbouring residences.

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