



Lane Cove Bushland & Conservation Society Inc

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Submission by Lane Cove Bushland & Conservation Society DA147/2022 - 180 River Rd Lane Cove Sports facility.

Dear Mr Wrightson and All Councillors,

The Lane Cove Bushland & Conservation Society has a history of over 50 years protecting the bushland reserves of Lane Cove and has worked proactively with Council to achieve best practice. We have made numerous submissions concerning the proposed Sports and Recreation facility at the Lane Cove Golf Course and would appreciate that they all be taken into consideration when the Sydney North Planning Panel is making its determination.

It is clear that the community hold many reservations concerning the proposed facility, most of which the Society share. As our focus is the environment, the preservation of the remnant urban bushland adjacent to the Lane Cove Golf Clubhouse site is of great concern.

The mayor, Andrew Zbik, has stated that “for every tree cut down, two new trees will be planted,” but replacing mature trees with new planting, even though in greater number, is not a solution due to the length of time for regrowth particularly the formation of nesting hollows, a minimum of 50years, and the resulting impact on native bird and animal species.

The presence of a variety of threatened species using the bushland here as a wildlife corridor also highlights the ecological significance of the area.

It has become increasingly obvious that urban remnant bushland has a vital role to play in heat mitigation with climate change. Lane Cove has had a good record in this respect but is under increasing pressure from development, and the proposed Sport and Recreation facility would contributed further to the reduction of tree canopy.

There are other aspects of the proposal that give us further cause for concern:

- Alternative sites should have been researched in greater depth as the golf course site is inappropriate for such a large sports facility;

- The increase of car traffic to the site: the budget is dependent on high use of the netball courts according to the plans presented by Council and netball associations at the meeting last year. If this proves to be true, which is questionable, it will be very disruptive and contrary to the unique nature of the space;
- The proposal offers little net gain other than four new indoor courts;
- The design of the new building does not provide an improvement in community use such as dining, dancing and meeting spaces; and finally
- The facility comes at a high cost, using most of the financial reserves of the council from developer contributions

The following are also issues of concern and we recommend that:

- A plan be developed to minimise light spillage into the bushland during and post construction due to its effect on wildlife when night time sport and functions are being held. See for example: [National Light Pollution Guidelines for Wildlife \(dcceew.gov.au\)](https://www.dcceew.gov.au/land/wildlife/management/light-pollution-guidelines) January 2020;
- Consider and mitigate the impact of changes on the water flow through the entire site which was shown to be a potential problem during the heavy rainfall last year. The site is on the side of a flood plain and tributary to the Lane Cove River Basin and drains into the Lane Cove River;
- Regularly check the quality of the erosion control on the site and ensure all building rubble and waste generated through the construction process and worker activity onsite are contained on site and appropriately removed;
- That fines imposed by Council for breaches are sufficiently punitive to encourage/ensure compliance (from the start, not after a breach when the damage has been done).

Specific Bushland Concerns & Recommendations:

Areas should be zoned E2/C2 Bushland Reserve so they can be consolidated and protected.

The Society Recommends that the arc of bush along River Road and around on the escarpment above the existing carpark must be both conserved and properly regenerated as it contributes not only to a beautiful natural setting for any building there. It also has both heritage significance as remnant bushland and wildlife significance as a corridor joining Northwood slope to the bigger bush areas of Bushland Park and to the Gore Creek Reserve. New planted trees will not substitute for these values.

In terms of the whole bush community here, it is very important that the area be funded for proper bush regeneration under the management of the bushland team - and not just to the site boundary but all the remnant bush in the area above the facility.

Species selection is very important. There should also be evidence that only species of local provenance grown by the nursery will be used for replanting given how close this area is to bushland on both sides of the golf course.

It is disturbing to see the Landscape Drawings refer to 'regeneration planting' for these areas. It shouldn't be planted as planting is not the first resort for bushland, rather it's the last resort in difficult, degraded or highly disturbed areas. The bushland here is potentially good and should respond well to proper regeneration practices.

We opposed Council seeking a reduced credit obligation (5.9.1, Statement of Environmental Effects), thereby decreasing our area of remnant bushland. The development will remove .21ha of PCT 1776 Smooth-barked apple- turpentine – blackbutt tall open forest, normally requiring 3 biodiversity credits. We urge Council to use this opportunity to actively increase our reserves by purchasing current private land which can result in bushland added to the public estate (for example at 14 Gaye Street).

The following individual trees that will be removed in the driveway area in fact most important: *Angophora costata* (5 trees), *Allocasuarina* sp (2), *Eucalptus saligna* (1), *Eucalyptus pilularis* (1), *Eucalyptus resinifera* (1), *Syncarpia glomulifera* (1). There should be more effort put into tweaking the design to retain more of these trees.

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