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# Lane Cove Bushland & Conservation Society Inc

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22 March 2023

## SUBMISSION

### Re Sport and Recreation Facility - March 2023 Progress Report SU9115 - 13111/23

The Mayor, Councillors and the General Manager  
Lane Cove Council

Dear Cllr. Zbik, Councillors and Mr Wrightson,

The Society has worked for over 50 years to protect the bushland reserves and conserve the environment of Lane Cove, working proactively with Council to achieve best practice. We have made many submissions with objections to the proposed Sport & Recreation facility at the site of the present golf club at 180 River Road and our objections still stand.

Councillors are being asked to vote on whether the project should progress to tender for a Construction Contractor to undertake the Major Works without final design documentation and Development Approval being in place. We understand that this is under pressure to commence construction before the end of June, 2023 to meet the terms of the Sport Grant Funding.

We are therefore concerned that should the project go ahead, certain conditions may not be enforced on the golf course site. Breaches of environmental controls on current construction sites have resulted in damage to the bushland.

We consider that the tender should specifically include:

- Detailed erosion and sediment control plans in the documentation;
- Double fencing on the steeper aspects of the site be provided;
- The bushland directly adjacent to the Lane Cove Golf Clubhouse site to be especially protected;
- All building rubble and waste generated through the construction process are contained on site and appropriately removed;
- Regular and consistent site monitoring with fines imposed by Council for breaches sufficiently punitive to ensure compliance from the start, not after a breach when the damage has been done.

We continue to be greatly disturbed by the estimate number of trees that will be destroyed. Their replacement with more trees is not a substitute for established tree and ground habitat.

We are concerned that traffic will increase in the construction phase, let alone after completion of the project. Should the estimate of attendance at the sports facility be correct, there does not seem to be any

credible analysis of how the number of vehicles in and out per Netball game can be managed effectively, especially Saturdays. Public transport to the site is very limited.

Council may have obtained in principle the installation of traffic signals on River Road from Transport for NSW but we gather the cost would be included in the overall budget for the project. There are no details of how the debt or loan principle can be repaid and in fact the total cost of the project to the Council and therefore the residents of Lane Cove continues to be of great concern. We consider that joint ventures with other councils should be explored further.

Other objections to the project still stand and it appears that Council has so favoured the sports facility, they have ignored the support from the community to develop a public venue in such an attractive area. The design of the building favours large indoor spaces at the cost of community rooms and outdoor terrace space. We appreciate the need for sport, particularly netball courts but feel the site is inappropriate and alternative sites should be explored further.

Yours sincerely,

Susan Ingham

on behalf of the Lane Cove Bushland & Conservation Society