



**Submission by Lane Cove Bushland & Conservation Society to
DA 147/2022 - 180 River Road- Section 4.55 Modification**

The Lane Cove Bushland & Conservation Society makes this Submission to the amendment proposed, in particular:

Condition A.1 – Approved plans and supporting documentation, and Condition A.4 Tree preservation and approved landscaping works and Condition C.11 – Entry Design.

The Society has visited the bushland surrounding the 180 River Road development area on many occasions to assess it and wishes to strongly support the views and recommendations expressed in the Submission of 20/12/23: by Lynne McLoughlin, *Link 4*.

Condition A.1 – Approved plans and supporting documentation

The Society strongly supports the need for changes to the landscape plan and drawings so that they distinguish between the planting zones of the embankments on the eastern side of the development and regeneration zones on the western side.

The landscape plans must be changed to distinguish between **planting areas -that are NOT regeneration areas** (all the dark green areas east of the building and the main entrance driveway) **and the bush regeneration areas** (west of the building and the entrance).

Because the eastern embankment is a completely new area requiring planting (so NOT a regeneration area) it should be treated quite differently to the western area.

The western area must be categorised as a bush regeneration area, and must be managed by Council's bushland team, not part of bulk planting by landscape contractors.

We recommend that simple changes to the drawings be made to distinguish between the two zones and their different treatment. These areas are currently coloured the same dark green shade with the same label of either 'revegetation' or 'regeneration planting.' The landscape contractor who gets these drawings and then orders in bulk will be doing the wrong thing, possibly with little timely oversight by Council.

Changes Needed to Species Lists:

We also believe that it is completely inappropriate that similar lists of species and planting densities are given for both the eastern slope (Northern Embankment and Fairway Embankment) and for the upper slopes on the west and southwest (Southern Embankment / Buffer Zone).

The eastern embankments should be shown in the landscape drawings as planting zones and the list of species (locally indigenous) **needs to be expanded and the inappropriate moist gully species replaced with species of the drier slopes.**

The west and southwest slopes (Southern Embankment / Buffer Zone) must be managed by Council's bushland team, not part of bulk planting by landscape contractor.

Tree Removal and Landscaping

Arboricultural Statement by 'Seasoned Tree Consulting' for 2 trees located within 180 River Road Lane Cove.

The Society agrees with the recommendation to remove the two small trees by 'Seasoned Tree Consulting' that the Conditions said were to be retained and protected. We agree that as they are both growing on the edge of the rock escarpment and "both are clearly separating the rock" they will most likely cause cracking with future growth and undermine the integrity of the rock.

Stevenson St new extension - P3 on the Landscape

The Society recommend all measures be taken to prevent adverse impacts on the trees in Stevenson St new extension area, shown as P3 on the Landscape Plan (coloured grey). It is recommended that the trees uphill and alongside W1 retaining wall (50cm wide), (not been addressed in this s4.55 Modification or any other report) are identified and included, such as with others as "Habitat Trees to be retained and protected."

Condition C.11 – Entry Design.

Stair to carpark deleted – Ground Level/Site Plan and Level 2

The Lane Cove Bushland & Conservation Society has booked and used the original Lane Cove Golf Club's meeting and function rooms for many meetings over many years and held a very large Christmas party for the Society that was both socially and financially very successful, as the Society booked a band. Individual members have been present for other large community meetings in the function room.

We express concern that any changes to "Stairs to the Carpark"(Level 2) that assist with ease of access from the carpark for equipment to the community areas suitable for function bookings and for bands bringing equipment easily to this area. An affordable well designed, accessible community function area of this size is most needed in Lane Cove as the population is ever increasing.

Bushland path deleted on south side.

The Society is concerned if this reduces amenity for the public.

Regards,

Shauna Forrest- President,

on behalf of the Lane Cove Bushland & Conservation Society

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