

# HIDDEN BUSHLAND GEM – MAKE SURE YOU SAVE IT ALL!

## LANE COVE BUSHLAND & CONSERVATION SOCIETY

### SUBMISSION GUIDE ON 14 GAY STREET

#### *Vote for OPTION 3 – All bushland with C2 Environmental Conservation zoning*

To make a submission by 26 June 2024:

EMAIL: [service@lanecove.nsw.gov.au](mailto:service@lanecove.nsw.gov.au) with the subject line **SU9252** and vote for

*OPTION 3 Dedicate the entire site to bushland with a C2 zoning.*

Only a C2 Environmental Conservation zoning ensures that bushland is protected public land.

Only Option 3 All bushland ensures that all of 14 Gay Street has a C2 Environmental Conservation zoning.

Less than half of 14 Gay Street will be C2 Environmental Conservation under Options 1 and 2.

#### **Why Option 3 - Dedicate the entire site to C2 bushland?**

- ❖ Three of Lane Cove's six Endangered Ecological Communities (EECs) are on and adjacent to this site:  
Blue Gum High Forest (BGHF), Sydney Turpentine Ironbark Forest (STIF), Coastal Escarpment Littoral Forest (CELF)
- ❖ Two of these – BGHF and STIF are protected by Commonwealth and State legislation
- ❖ 14 Gay Street with the adjacent bushland is the only accessible site of BGHF / STIF transition in Lane Cove
- ❖ The top north portion of 14 Gay Street contains the most valuable bushland – BGHF / STIF
- ❖ The top north portion of 14 Gay Street contains old large canopy trees with hollow (potential)
- ❖ The lower third of 14 Gay Street contains the State protected Littoral Forest
- ❖ This site is a vital wildlife corridor with rare nocturnal fauna and is a Powerful Owl roosting spot
- ❖ No extra substantial cost outlays required by Lane Cove Council

#### **Why not Options 1 or 2 of subdivide and build?**

- ❖ Less than 50% of the entire site would be C2 Environmental Conservation
- ❖ Building will be costly: poor access, difficult topography, canopy constraints
- ❖ Substantial additional cost outlays required by Lane Cove Council
- ❖ Public ownership and access to the bushland would be restricted

**OPTION 3 C2 Environmental Conservation Zoning = best fit for the entire site**