



24 June 2024

The General Manager and All Councillors
Lane Cove Council

Dear Mr Wrightson and All Councillors

Re: SU 9252 Consultation on 14 Gay Street

The Lane Cove Bushland and Conservation Society (LCBCS) is pleased to provide this submission on Lane Cove Council's public consultation on the three options of the potential future use and management of 14 Gay Street. The LCBCS was established in 1971 with the purpose of advocating for the protection and management of bushland in Lane Cove. The Society has been delighted with Council's purchase of the 14 Gay Street property in March 2023. It has, and continues to, **advocate for the dedication of the entire property to bushland with a C2 Environmental Conservation zoning.**

14 Gay Street is a rare property. It had been in one family since 1917 for 100 years and kept as bushland with the exception of a very modest late 1940s cottage at the property's entrance. In this entire period there has been minimal soil disturbance and the bushland has been able to flourish. The property at 2801 square metres is large, triangular in shape and is almost entirely nestled within the Upper Stringybark bushland reserve.

The property has long attracted community bushland interest with its densely forested slope and always made a valuable contribution to the surrounding bushland and wildlife habitat. Indeed, the Harry Howard bush track traverses almost the entire bottom portion of the property.

The property represents three of Lane Cove's six ecologically endangered communities (EECs): Blue Gum High Forest (BGHF), Sydney Turpentine Ironbark Forest (STIF), and Coastal Escarpment Littoral Rainforest (CELF). The top of the site near the old cottage represents predominately the Commonwealth listed BGHF/STIF EECs, while the bottom third is largely the NSW listed EEC littoral rainforest. BGHF occurred along the central spine of the North Shore from Crow's Nest to Hornsby (Benson and Howell, 1990) and there are now few representative trees left in Lane Cove. Lane Cove Council recognises that the BGHF/STIF ecological community "faces an extremely high risk of extinction in Australia in the immediate future" (LCC Meeting Report, October, 2023).

It is because of these highly valuable, endangered vegetation communities that the LCBCS is completely opposed to Council's options 1 and 2 which involve subdivision and building.

Any potential future building on the top portion of this property would be in this highly sensitive root and canopy zone. This would make building both risky and expensive. In addition, the expense of any building in such delicate areas would require Council to outlay significantly more money in order to recoup funds spent on the initial property purchase. On the contrary, option 3 C2 all bushland, has no further substantial cost outlays.

This is a once in a 100 year opportunity. One family kept this bushland intact and we should value and respect this and continue to keep the entire property as bushland for the enjoyment of the community, future generations and the benefit to the dwindling natural environment of Lane Cove.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Kate Moppett', with a long horizontal flourish underneath.

Kate Moppett
Secretary
For Lane Cove Bushland & Conservation Society

Reference

Benson, D. and Howell, J. (1990) Taken for Granted. The Bushland of Sydney and its Suburbs. Kangaroo Press.