

Media Release

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Developer contributions for St Leonards South Precinct

The Independent Pricing and Regulatory Tribunal (IPART) has published the Draft Report on its review of the Developer Contributions Plan proposed by Lane Cove Council for the St Leonards South Precinct.

Tribunal Chair Carmel Donnelly said IPART is seeking community and stakeholder feedback on the proposed amounts Lane Cove Council would charge developers who construct residential dwellings within the precinct.

Lane Cove Council proposed the minimum contribution rate of \$24,150 for a studio/1 bedroom dwelling and the maximum rate of \$53,474 for a 3+ bedroom dwelling in its St Leonards South Contributions Plan.

"Developer contributions help councils fund services and amenities, like roads, parks and stormwater drainage, for areas that have been rezoned to support more housing in existing suburbs," Ms Donnelly said.

"Our analysis of the revised St Leonards South Precinct Contributions Plan has found that the infrastructure in the plan is essential and reasonable and community consultation has been undertaken.

"The total area of the St Leonards South Precinct covers around 7 hectares, and the plan will provide essential infrastructure for an additional population of about 3,630 residents in about 1,840 additional dwellings."

Ms Donnelly said the proposed contribution rates have increased by around 19% since the plan was last reviewed by IPART in 2021.

"This proposed increase is driven by the actual cost of land acquisition and an increase in the estimated cost of future land acquisition and works," she said.

"However, the contribution rates are below the average of the contribution rates in other plans that IPART has recently assessed."

IPART has made 4 draft recommendations in its report on the Contributions Plan, which include updating the plan to reflect land acquisition, indexation of works and land costs, and updating the works schedule.

Submissions are due by 23 September 2025. The Draft Report is available on IPART's website ipart.nsw.gov.au.

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