

Media Release

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Developer contributions for St Leonards South Precinct

The Independent Pricing and Regulatory Tribunal (IPART) has published the Final 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 developer contributions help councils fund infrastructure, like roads, parks and stormwater drainage, for areas that have been rezoned to support more housing including in existing suburbs.

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

IPART has made 5 recommendations in its report on the SLS CP, which include updating the plan to reflect land acquisition, indexation of works and land costs, publishing the indices applied in the plan and updating the works schedule.

Ms Donnelly said the Tribunal has provided the report to the Minister for Planning and Public Spaces.

"The Minister (or Minister's nominee) will consider our recommendations and then advise the council on whether any changes are needed before it can adopt this revision of SLS CP," Ms Donnelly said.

"If the Minister accepts our recommendations, the total cost of SLS CP and the contribution rates charged on all dwelling types in the plan would increase by around 2% from what the council proposed."

Lane Cove Council proposed a minimum contribution rate of \$24,150 for a studio/1 bedroom dwelling and a maximum rate of \$53,474 for a 3+ bedroom dwelling in its revised SLS CP. Our recommendations, if accepted, will lead to a minimum contribution rate of around \$24,600 for a studio/1 bedroom dwelling and a maximum rate of around \$54,500 for a 3+ bedroom dwelling.

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. The plan commenced in 2022 and is expected to be completed by 2031. Lane Cove Council has revised the total cost of the plan to be about \$62.6 million as at March 2025 to provide infrastructure to service the St Leonards South Precinct. If our recommendations are accepted, the total cost of the plan would increase to \$63.8 million.

The Final Report is available on IPART's website ipart.nsw.gov.au.

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