

# Media Release

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## Final report on developer contributions for St Leonards South precinct

Today IPART released its final report on the contributions that Lane Cove Council can levy on developers in the St Leonards South precinct. The council will use the contributions it collects to fund road upgrades and new parks needed to support development.

Over the next 10 years, the St Leonards South precinct is expected to accommodate around 3,600 new residents with almost 2,000 new apartments.

Lane Cove Council proposes to levy about \$54 million in contributions, or around \$29,600 for a 2-bedroom apartment. Almost three-quarters of the contributions are to cover the costs of acquiring land for a new local park. The remainder is for road and stormwater upgrades and for open space embellishments.

IPART Tribunal member Deborah Cope said, "We found most of the infrastructure and costs in the plan are reasonable. We identified changes that would reduce the contributions by about \$1.2 million (or 2%). This would reduce the contributions rates for a 2-bedroom dwelling to \$28,972, a decrease of \$657."

Ms Cope said the timing of the delivery of the local park was a key issue raised by stakeholders during the review. Council currently plans to acquire the land for the park late in the plan's development timeline. We considered the impact of this on incoming residents, landowners and ratepayers. We have recommended that Council should investigate funding the park earlier in the development timeline, before incorporating changes in the next review of the plan in 3 years' time.

IPART's Final Report is now with the Minister for Planning and Public Spaces who may require the council to make changes to the plan before it is able to levy contributions on developers.

The Final Report is available at [www.ipart.nsw.gov.au](http://www.ipart.nsw.gov.au).

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