

22/9/25

RE: IPART on the Review of Lane Cove Council's revised St Leonards South Precinct (SLS CP) Contributions Plan.

Document: Draft Report - Assessment of Lane Cove Council St Leonards South Precinct Contributions Plan - August 2025

I make the following comments on sections of the IPART review as follows:

Pg	IPART Review	Comments
8	"Figure 3.22 shows the location of the planned infrastructure within the St Leonards South Precinct. There is a plan for a new local park (1), 2 new pocket parks (2a & 2b) and the expansion of the Newlands Park (3) by closing part of Canberra Avenue." <i>[bold added]</i>	1. Newlands Park was never part of the SLS Proposal and should not have appeared in commentary on the Precinct's open space. It was not until public consultation had finished that the potential road closure arose, meaning residents were never consulted on whether or not to close the road. Subsequent consultation, where 85% of respondents objected to the closure, was ignored. 2. Open space for SLS should have been sourced from within the SLS area, not stolen from the adjacent road network. 3. Closing Canberra Ave to expand an existing park is detrimental to good operating of the road network which was already going to be inadequate. It ignores the pressure the new population density and high rates of car parking LCC has allowed that will nothing to deter car ownership and use. 4. Page15 of the Lane Cove Council St Leonards South Precinct Contributions Plan (LCC SLS CP) says: <i>The inclusion of a road closure for open space at the southern end of Canberra Ave (approximately 3,500 m2) increases the rate of provision further to 0.28 hectares per 1,000 new residents.</i> This is misleading. The actual increase in open space from closing the road is exaggerated given approximately half of the road reserve is already part of the park, and a 2.5m wide shareway is planned for the Western edge of Canberra Ave following the road closure. 5. Page 17 of LCC SLS CP says that closure of Canberra Ave was noted as an issue of relevant that was "addressed in the council report from the 19th of April 2021". P.68 that report says: <i>"The Canberra Avenue road closure is in response to the need for further open space in the precinct, as resolved by Council on 11 May 2020. It is also a recommendation of the St Leonards/Crows Nest 2036 Plan, under P4 Pedestrian and cycle connection: Canberra Ave. There remains sufficient road capacity within the precinct. As part of its post-consultation changes, Council resolved to partially close Canberra Avenue for open space as well as reduce the overall built form by 5 %. The built form fronting this new open space was reduced to 6 storeys."</i> Since these statements, final approved plans have seen the built form increase significantly due to "part storeys". It is now clear that the buildings fronting Newlands Park are effectively 8 storeys + rooftop amenities.

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9	There is no change in the scope of work and population projections	Untrue. Council and IPART have ignored the increased population projections that have resulted from the State Government Affordable Housing SEPP. This has seen at least 4 of the current SLS developments be given approval for multiple additional storeys. An estimated 200 apartments (another 400+ people) have been added so far, with more expected. This change should have been addressed by Council/IPART in terms of infrastructure impacts and reconsideration of the logic of closing road infrastructure
16	The open space facilities include...Expansion of Newlands (an existing) park	As per above – the expansion of Newlands Park is outside the SLS area and should not contribute to any discussions of “open space” as relevant to SLS infrastructure being provided.
18	The council identified that the existing road network in the precinct was not designed and built to accommodate the expected increase in use. The council estimates a significant increase in daily vehicle trips, from 1,100 to 8,400 as a direct result of the medium and high density residential development in the precinct. The council also expects that the construction of the new development will damage existing road infrastructure	This comment in the Review highlights the absurdity of closing a road impacted by the SLS development. Even the LCC SLS CP noted on p. 17: <i>The existing infrastructure in the SLS and surrounding areas has been designed to meet current needs, not the demands generated by an extra 2,000 dwellings in a concentrated area.</i> It is beyond the comprehension of residents as to why Council has doggedly persisted with closing a road when their own reports identified the existing infrastructure was not designed to meet the needs of the future increased population density in light of an 8-fold increase in daily vehicle trips.
18	The provision of open space for the precinct is currently low at 1.19 hectares per 1,000. At a local government area level, in Lane Cove, the open space provision is 1.86 hectares per 1,000 people. The projected additional residents and planned open space infrastructure will result in a decreased provision of open space with a ratio of 0.79 hectares per 1,000 new residents	It is unclear if these calculations include Newlands Park. Newlands Park is not part of the SLS and the community has always maintained open space needs should have been addressed within the Precinct, not acquired from outside. Given the rest of Lane Cove averages 2.6 hectares per 1000 people and the generally accepted good practice is 2.83 hectares per 1000 people, it is not appropriate that such a low level is permitted WITHIN the SLS Precinct. Land from outside it (Canberra Avenue/Newlands Park) cannot be included in calculations.
29	...council has now acquired 5 of the 10 lots required for the local park.	It is unreasonable how long residents have had to wait to have their properties purchased for the new park. Something needs to be done to assist these remaining people who are not doubt being psychologically scarred by what they are having to endure by both the delays and the construction impacts.

Thank you for the opportunity to comment.