

TWO NEW RE-ZONING PROPOSALS AND CONCEPT DAs FOR ST LEONARDS SOUTH

At the 20 February GCA meeting our Mayor and East Ward Councillor, Pam Palmer, delivered some significant news (see 8 below) and we are still attempting to clarify what is actually going on.

Two Planning Proposals (re-zoning proposals) and Concept Development Applications have been lodged with Lane Cove Council for **sites within Council's St Leonards South Master Plan (SLS Plan) area.**

There are now many moving parts in the St Leonards South puzzle.

The key issues:-

1. Council's SLS Plan to re-zone 138 dwellings for 2400 high density units is awaiting Council's decision – refer 3 below.
2. The current Department of Planning deadline for finalisation of the SLS Plan is 2 June 2019. Council will need to vote on the plan by mid-April to meet this deadline.
3. The Department of Planning's approval conditions for the SLS Plan require it to be amended to be consistent with the recently released draft 2036 Plan for St Leonards and Crows Nest.
4. The 2036 Plan is a long way off finalisation as submissions only closed 8 February 2019.
5. The 2036 Plan requires the Independent Planning Commission to hold a review of the SLS Plan to advise the Minister for Planning if it is consistent with the 2036 Plan. It will have no power to say yes or no to the SLS Plan as this power remains with Council.
6. We have no date for this review.
7. If there is a change of government in the 23 March state election, we could see significant changes to both the 2036 Plan and the planning proposal system.
8. On 20 February we heard from our Mayor that Council has received two new planning or re-zoning proposals for parts of the SLS site.

9. Council can support these proposals to go to the next stage of an approval process with the Department of Planning or it can reject them. If it rejects them, the proponent can appeal to an external panel.

10. Our attempts to get information about the proposals have been unsuccessful.

Our Mayor has advised that only Council officers have access to the details of the planning proposals. We have been told that **our own Councillors do not know who has submitted the planning proposals, which sections of SLS they cover or how Council proposes to deal with them.**

11. The NSW Department of Planning had not heard about the new proposals until we emailed them on 22 February.

At 5 pm on 1 March the Department confirmed that, following our email of 22 February, it has attempted to obtain from Lane Cove Council information about the proposals but this information has not been provided.

12. The GCA thinks that the Independent Planning Commission should know of **all the re-zoning plans for St Leonards South**, Council's and the two new proposals. The Department of Planning has confirmed that it will be telling the Commission what information it has about the new proposals.

13. And the community should have this information as well.

How can community members make informed submissions to the Independent Planning Commission about the SLS Plan without key items of information like details of **all** planning or re-zoning proposals for the area?

So, in summary

- *We understand that two Planning Proposals for St Leonards South were submitted to Council approximately two weeks ago and they could set the trend for the entire SLS development.*
- *After two weeks Councillors have not been advised of the detail of these proposals by Council Officers.*
- *After two weeks the Department of Planning cannot find out the detail of these proposals despite several requests to Council.*
- *We note that North Sydney Council puts details of Planning Proposals that have been lodged with it on its website. This is not the case with Lane Cove Council.*
- *We have no idea if or when community members will find out who has lodged these proposals, what sites are affected and whether community members will have a chance to respond to them.*
- *The current SLS Plan was developed without adequate consultation with the broader Greenwich community and the community has every right to be concerned by the latest development.*

- *Failure to provide this information is, sadly, consistent with Lane Cove Council's selective approach to community engagement but we will persist in our efforts to get it.*

The future of SLS may not be near the top of the list in Council's priorities but it is for Greenwich.