

27 May 2019

Ms Ilona Millar
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
Sydney NSW 2000

Dear Ms Millar

Planning Proposal for the St Leonards South Residential Precinct

Infrastructure

One of the matters which the IPC has been asked to consider is the consistency of the St Leonards South Residential Precinct Planning Proposal initiated by Lane Cove Council with the overall vision, guiding design principles and specific design principles of the Draft St Leonards and Crows Nest 2036 Plan.

The St Leonards South Proposal will only be consistent with the 2036 Plan if the St Leonards South Residential Precinct is viable. To be viable, it will need sufficient and workable infrastructure.

Many of the submissions made to the IPC have given details of how the current infrastructure is inadequate for the proposed precinct, and that little or no additional infrastructure is planned.

To give but one example.

In the IPC's consultation with the Department of Planning and Environment, the Department said:

The Department of Education . . . advised that it had allowed for the growth assumptions of St Leonards South Planning Proposal and they were incorporated as part of a proposed upgrade to Greenwich Public School. But when the growth forecast for the broader St Leonards investigation area are taken into account, then (the) Department of Education has acknowledged the need for additional primary and secondary schools.

Greenwich Public School is already at capacity. It is difficult to understand how an upgrade could possibly deal with the additional 4,800 – 5,000 occupants contemplated by the St Leonards South Proposal.

As you know, there is already massive residential development underway or planned just outside the St Leonards South Precinct. I agree with the Education Department's conclusion that, when the broader St Leonards area is taken into account, additional primary and secondary schools will be needed.

At this stage, there are no plans for those additional primary and secondary schools, or where they will be located, or when they will be provided.

The St Leonards South Planning Proposal should not proceed until sufficient educational facilities are specifically planned and funded.

Similar arguments can be made in relation to other areas of infrastructure – green space, traffic, sewerage and drainage – each leading to the conclusion that the proposed St Leonards South Residential Precinct is unviable.

Sincerely

David Turner
Greenwich