

**Plain English Explanation:  
St Leonards South Planning Proposal**

Council's vision for St Leonards South is to create a liveable precinct by ensuring a holistic approach to housing while having regard to urban design, open space, pedestrian and traffic movements. This Planning Proposal is the next step in the process of achieving this vision by implementing site-specific planning controls which will coordinate development.

The main clauses from the current Planning Proposal include:

**1. Local Environmental Plan Incentives**

An 'incentive' clause and maps (similar to current ones operating in City of Sydney and Ryde Councils) will control development. The incentive maps identify suitable locations where additional floor space and height can be applied. These eligible sites must meet preferred land amalgamation patterns and have a high level of landscaping (as defined in the Landscape Master Plan) in order to be considered for incentives.

Further incentives are available to select sites closest to the St Leonards Station if they provide open space, multi-purpose facilities (child-care centres and community halls), key worker housing, and efficient pedestrian and traffic circulation. These incentives are designed to promote appropriately located built form that transitions down from the St Leonards Station to River Road.

**2. Protection against variations to Incentives**

To ensure that these Local Environmental Plan incentives are not varied, the Proposal includes a separate clause which will prevent applicants from changing development standards (i.e. floor space ratios and height limits).

**3. Land reservations for infrastructure and Open Space**

In order to achieve a new local park and link road (between Berry Road and Park Road), Council has identified and reserved land through this Planning Proposal. The Land Reservation maps identify land that shall be acquired. Identified lands to be acquired will be valued as if it was able to be developed at the same scale as adjacent lots (i.e. with a floor space ratio of 2.75:1).

**4. Additional State Contributions to Infrastructure**

This proposal includes a State Government clause for developer contributions towards State public infrastructure. At this stage it is unclear what form this contribution will take; however Council will continue to liaise with relevant government agencies and insert the State imposed infrastructure contribution into the final Planning Proposal.