



Dear Community Member

On 10 August the GCA received a letter from the Department of Planning that confirms what we have suspected for a while

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1 **Rubbery figures in the SLS dwelling reduction**

Council's claim that its amended SLS plan "***will reduce the expected number of dwellings to approximately 1,974, representing a 17% reduction in dwellings across the precinct***" (or, as the Mayor said in her letter to residents "*by nearly 20%*") **cannot be substantiated**.

In the week leading up to the 11 May meeting the GCA and other community members asked time and again for Council to produce the modelling used to determine dwelling numbers in its amended plan. **Council would not release the modelling to us.**

The closest we got was this explanation from the General Manager on the morning of 11 May-

"Dwelling numbers are never a certainty they are an estimate. The calculation used to originally estimate 2400 dwellings for the PP have been adjusted based on the impact of the changes proposed to allow for comparative consideration."

Since then, we have carefully analysed the reports that Council has relied upon to develop the SLS Plan. We found discrepancies in site dimensions that led us to believe that the 17% reduction in dwelling numbers in the amended plan was far from certain. In some of our modelling dwelling numbers actually exceeded the original proposed 2,400 dwellings.

We wrote to the Department in great detail about this on 19 July.

And here is the response –

*"The proposed 5% reduction in floor space ratio across the precinct by Council has been reviewed and is considered to result in a reduction of total dwellings. **It should however be noted that dwelling numbers are an approximation***

So, the Department considers there will be a reduction of total dwellings but it does not put a % or total on this and it is all subject to whatever developers put in their DAs.

The 17% (or nearly 20%) /1,974 dwelling reduction was a major factor for Councillors who voted to approve the amended SLS Plan. They talked about this all the time in the 11 May meeting and felt confident enough to include it in their final resolution.

We ask now - **did Councillors ever check for themselves that the dwelling number reductions could be substantiated or delivered?**

2. Council and the Department together worked up the Bob Campbell Oval grant plan before the 11 May decision to approve the SLS amended plan

There is not enough open space in Council's SLS. Nor is there enough open space in the high density St Leonards and Crows Nest Precinct generally.

So Council and the Department found a great way to fund the work Council wants to do at BCO.

As the Department says in its letter:-

"The Department has been working with Lane Cove Council on a project nomination to seek funding under the Precinct Support Scheme".

Our Council offered the community's natural green open space at BCO as a synthetic surface sporting field for the St Leonards Crows Nest Precinct. And it will link it to the Precinct with an engineeringly challenged shared user path route.

Not a problem that the community had not seen the plan before the \$3.62 million funding was sought and approved under the Precinct Support Scheme!

So, lots to talk about at our Wednesday 19 August meeting.

We will kick off at 7:30 pm.

Our venue is still to be determined so please watch out for another broadcast.

And plenty to read in our August newsletter :

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and Recreation Precinct – are due by **Sunday 16 August**.

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There are plenty of stakeholders with plenty of views - here is the GCA submission.

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