



Office of the Mayor of Lane Cove Council

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Ms Lucy Hughes Turnbull AO
Chief Commissioner
Greater Sydney Commission
PO Box 257
PARRAMATTA NSW 2124

Date: 10 April 2018
Doc Ref: 18988/18

Dear Ms Turnbull,

Re: North District Plan - Housing Strategy - Lane Cove Local Government Area

On behalf of Council, I would like to congratulate the Greater Sydney Commission on the finalisation of both the Greater Sydney Region Plan and the North District Plan. Our Council looks forward to working with the Commission to deliver liveable, productive and sustainable places supported by appropriate infrastructure.

I note that one of the key requirements of the District Plan is the development of a housing strategy for each Local Government Area (LGA).

The Lane Cove LGA has seen considerable growth in recent years. The 2006 Draft Inner North Sub-Regional Plan envisaged 3,900 additional dwellings by 2031. Council's 2009 LEP catered for this growth and more than 3,750 dwellings have now been delivered or are under construction. This represents a 30% increase in residential dwellings in our LGA.

Now the North District Plan envisages a further population increase for Lane Cove of 14,900 people by 2036, which equates to some 6,700 additional dwellings (or around 3,350 new dwellings during the 10-year period to 2026).

Council sees the future growth of St Leonards as the key component in its new housing strategy.

Planned developments east of the railway line should provide approximately 1,900 new dwellings. In addition, Council is currently considering a Planning Proposal (based on its own Master Plan) to rezone land for higher density residential on the western side of the railway line to provide some 2,400 additional new dwellings. The Planning Proposal was recently placed on public exhibition so Council is close to finalising implementation of the Master Plan.

Lane Cove therefore has strategies in place for a total of 4,300 new dwellings. This, combined with the capacity remaining in Council's 2009 LEP, will provide overall dwellings growth well in excess of the District Plan's 2026 target and indeed meets 65% of the 20-year, 2036 target.

I recently met with our local member, the Hon. Anthony Roberts MP, to discuss these plans. It is Council's view that this future growth should be considered as fulfilling Council's Housing Strategy to 2026 given that it accords with the Greater Sydney Commission's plans. If this could be ratified, it would provide Council and the community with the appropriate context and certainty for making the important decisions necessary to finalise our Master Plan.

Council therefore resolved on 19 March 2018 that I write to both you and the Minister for Planning seeking confirmation that, if the Master Plan proceeds, Council's plans for future growth in St Leonards, both east and west of the railway line, would constitute Council's Housing Strategy to 2026 under the North District Plan as it satisfies Council's proportion of the housing supply targets to 2036.

I would appreciate if you could ratify the above in writing, but please contact me if there is any matter on which you require further clarification.

Yours sincerely

Councillor Pam Palmer
Mayor