

Submission - St Leonards Crows Nest 2036 Draft Plan - Special Infrastructure Contribution (SIC)

I object to the introduction of this proposed SIC because:

- The planning package for SLCN is based on a 100% increase in population from 13,250 in 2016 to 26,400 in 2036. This is non-sustainable and well above the increase in the Greater Sydney population of 36%, and substantially above the increase in the North District plans of 22%.
 - The number of apartments already approved by the Lane Cove Council or Independent Panels will significantly reduce the number of apartments that will contribute to the SIC over 20 years. This is especially so if the St Leonards South project does not go ahead as planned – which it certainly should not.
 - Spending on major infrastructure must be made well in advance of the developments proceeding. It ignores the basic requirement that infrastructure planning needs to be done well in advance and not on ad hoc developments proposed by developers for individual sites. That is why Councils are best suited to dealing with in-kind agreements (VPAs) for particular community issues.
 - Government's role is to provide basic infrastructure funded from taxation and grant funds raised from things like Stamp Duties and Commonwealth contributions.
 - The SIC is just another form of tax ultimately paid by consumers
 - The SIC will not help provide affordable housing.
 - The proposal in its present form provides no guarantee that money collected will be quarantined for its intended purpose, and no guarantee that it will actually be spent at all. If past experience is any guide, the funds collected will go into consolidated revenue where it will be lost in the perpetual arguments between state and local government to release funds.
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