

Mr Ken Gouldthorp
General Manager
North Sydney Council
GPO Box 12
NORTH SYDNEY NSW 2059



Dear Mr Gouldthorp,

Thank you for your correspondence regarding the local Voluntary Planning Agreement (VPA) at 23-35 Atchison Street, St Leonards and Council's request to exempt the application from the St Leonard's and Crows Nest Special Infrastructure Contributions (SIC).

We appreciate the time and effort you have taken to provide the Department with information about the local VPA that Council has negotiated. The Department is keen to work with North Sydney Council to achieve the best outcomes for the community and does not intend to prevent or delay Council securing contributions towards infrastructure via its local VPA negotiation process.

The Department has reviewed the information provided and, in relation to the development application at 23-25 Atchison Street St Leonards, agrees that based on the executed local VPA, the developer will not be required to make a contribution under the SIC.

This decision was made on the basis that:

- the local VPA is providing a monetary contribution of \$2.8 million towards a regional open space project (Hume Street Park); and
- the proposed development was identified in the letter from Council on 30 July 2019 seeking a SIC exemption and it had commenced negotiation prior to announcement of the proposed St Leonards and Crows Nest SIC.

Please note that Council must include a SIC condition on the development consent as required under the adopted St Leonards and Crows Nest SIC determination and direction. However, the developer will not be required to make a contribution under this SIC for this application as the Department intends to issue a SIC Clearance Certificate based on the above.


Should the contribution towards regional open space, the VPA (or the development proposal more generally) substantially change, you should consult the Department as it may re-assess its decision.

The Department looks forward to continuing to work closely with Council regarding the St Leonards and Crows Nest precinct and the SIC. The Department values the

constructive input of Council and would like to work collaboratively to deliver public benefits and infrastructure in this area to benefit the wider community.

I have asked Sanghyun Yang, Acting Director, Operations, Infrastructure & Place Division to be available should you have any questions in relation to this matter. Mr Yang can be contacted on 8289 6675.

Yours sincerely



19 March 2021

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure