



TOPSPRING

Level 21, 201 Elizabeth Street
Sydney NSW 2000

topspring.com.au

11th June 2021

General Manager
Lane Cove Council
PO Box 20,
LANE COVE NSW 1595

Dear Mr Wrightson,

RE: SITES 7-11 ST LEONARDS SOUTH – PUBLIC BENEFIT OFFER

Dear Mr Wrightson

I am writing in relation to the Development Application (DA) submitted on behalf of Top Spring Development and Property Services Pty Ltd (the Landowner) which seeks to redevelop the site known as Sites 7-11 St Leonards South (aka 21 – 41 Canberra Avenue and 18 – 32 Holdsworth Avenue, St Leonards) for residential development realising the incentive height and FSR development standards nominated for the site under Clause 7.1 of the *Lane Cove Local Environmental Plan 2009*.

The DA would be subject to contributions under Section 7.11 of the Act as well as a Special Infrastructure Contribution (SIC). However, while the SIC Levy is already in force the 7.11 Contributions plan remains in draft form before IPART. The landowner therefore proposes a Planning Agreement with Council as a means of providing for appropriate developer contributions prior to the making of the contributions plan for the Precinct.

The VPA will require that in addition to the SIC levy an additional monetary payment will be made to Council in accordance with Council's Approved Contributions Plan, incorporating any amendments required by IPART.

Yours faithfully,

Top Spring Development and Property Services Pty Ltd

Sydney Ma
Director & General Manager