



Mr Marcelo Occhiuzzi
Manager Strategic Planning
North Sydney Council
GPO Box 12
NORTH SYDNEY NSW 2059

Dear Mr Occhiuzzi,

Thank you for your correspondence regarding the local Voluntary Planning Agreement (VPA) at 50-56 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 apologise for the delay in responding to this request as the Department was not aware of this letter until it was informed via email on 30 November 2021.

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 at 50-56 Atchison Street, St Leonards, agrees that based on the draft local VPA, the developer will not be required to make a contribution under the SIC.

This decision was made on the basis that:

- the draft local VPA is providing a monetary contribution of \$1.4 million towards a regional open space project (Hume Street Park); and
- the proposed was identified in the letter from Council on 30 July 2019 seeking a SIC exemption and it had commenced negotiation prior to the exhibition of the draft 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 development as the Department intends to issue a SIC Clearance Certificate based on the above.

Should the contribution towards regional open space, the local VPA (or the development 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, Manager 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

 21.01.2022

Geoff Thompson
Acting Executive Director
Infrastructure and Place