

IRF22/406

Mr Craig Wrightson
General Manager
Lane Cove Council
PO Box 20
LANE COVE NSW 1595

Dear Mr Wrightson,

I am writing in relation to the proposed *St Leonards South Precinct – Section 7.11 Development Contributions Plan* (Plan), which Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment. Upon completion of its assessment, IPART made four (4) recommendations in relation to the Plan.

On behalf of the Minister for Planning and Homes, I have considered IPART's recommendations and require Council to amend the Plan by making four (4) changes to the plan.

All the required changes to the contributions plan are listed in **Attachment A** to this letter. The IPART report can be found at <https://www.ipart.nsw.gov.au>. When Council has adopted the amended Plan, it will be considered as having met the requirements of Clause 5(3) of the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction (2012)* as amended, and the Plan will be deemed an IPART reviewed contributions plan for two years.

I would be grateful if you could advise the Department of Planning and Environment (the Department) once this process is completed and provide evidence that the changes have been made.

Should you have any questions in relation to this matter, please contact Mr Michael Hingley, A/Director, Infrastructure Programs and Coordination at the Department, on 8289 6669.

Yours sincerely



Tim Raimond
Deputy Secretary, Strategic Land Use Planning

9 March 2022

Encl: Attachment A: List of required amendments to St Leonards South Precinct – Section 7.11 Development Contributions Plan

Attachment A: List of required amendments to St Leonards South Precinct – Section 7.11 Development Contributions Plan

IPART No.	Required amendments to the Castle Hill North Section 7.11 Contributions Plan
1.	Remove shared paths cost (item 9) from the works schedule. (IPART Report, Page 4)
2.	Recalculate the cost of plan administration based on IPART recommended works costs. (IPART Report, Page 14)
3.	The Council should investigate funding the new local park earlier in the development timeline, before incorporating changes in the next review of SLS CP, in three years' time. (IPART Report, Page 22)
4.	The Council should review the plan within three years to include updated information on planning assumptions, and the scope and cost of land and works in the plan. (IPART Report, Page 24)