

Mr Marcelo Occhiuzzi  
Acting Chief Executive Officer  
North Sydney Council  
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Via: [Kara.Dwyer@northsydney.nsw.gov.au](mailto:Kara.Dwyer@northsydney.nsw.gov.au)

29 August 2024

**Subject:** Funding for community infrastructure

Dear Mr Occhiuzzi

Thank you for your correspondence on behalf of North Sydney Council about funding for community infrastructure for Crows Nest, as it is an accelerated precinct under the NSW Government's Transport Oriented Development (TOD) program.

I acknowledge and appreciate Council's commitment to the Government's housing reforms, including the TOD program.

The Housing and Productivity Contribution (HPC) plays an important role in providing for infrastructure to deliver the schools, hospitals, roads and regional open space needed to support our growing communities.

As you may be aware, the HPC amounts were recommended by the NSW Productivity Commissioner. The new framework began on 1 October 2023 to replace place-based funding mechanisms, such as the special infrastructure contribution, with a more equitable, broad-based charge. It was designed to spread the cost of delivering state infrastructure across all new residential, commercial and industrial development.

The NSW Government has committed \$520 million from the Housing and Productivity Fund to support delivery of community infrastructure across the accelerated TOD precincts (excluding Bays West). The funds are to be spent on open space and active transport opportunities, supporting higher density living close to the existing stations. The Government is currently developing program guidelines for the TOD funding allocation with further details to be released later this year.

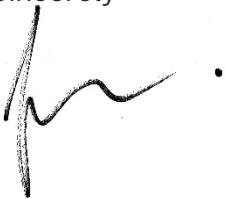
If the Council has any questions, Michael Hingley, Director, Strategy and Implementation, Infrastructure Programs, at the Department of Planning, Housing and Infrastructure can be contacted on 02 8289 6669 or at [michael.hingley@planning.nsw.gov.au](mailto:michael.hingley@planning.nsw.gov.au).

Regarding Council's concerns about utility upgrades, I am advised works scheduled under Sydney Water's Growth Servicing Plan will provide enough capacity to service initial growth until 2027 and servicing will be monitored and reviewed based on demand. Although there is limited servicing in St Leonards until 2026, this will be resolved following works in the area proposed under the Sydney Water Growth Servicing Plan 2022-2027.

Further, I understand engineering firm, Mott MacDonald, has been engaged to conduct a utilities study in the context of growth proposed by the Crows Nest TOD precinct. They have also lodged a feasibility application with Sydney Water.

If the Council has any questions about the Crows Nest TOD precinct, Brendan Metcalfe, Director, State Rezoning, at the Department can be contacted on 02 9860 1442 or at [brendan.metcalfe@planning.nsw.gov.au](mailto:brendan.metcalfe@planning.nsw.gov.au).

Sincerely

A handwritten signature in black ink, appearing to read 'Kiersten Fishburn', followed by a small black dot.

**Kiersten Fishburn**  
Secretary