

Wayne Rylands
City of Ryde Council
1 Pope Street
Ryde NSW 2112

7 May 2024

Dear Mr Rylands,

LETTER OF OFFER – 39 DELHI ROAD, NORTH RYDE

This Letter of Offer has been prepared by Stockland Development Pty Ltd for and on behalf of the landowner of the site (**Stockland**), the proponent of a State Significant Development Application (SSD-55844212) at 39 Delhi Road, North Ryde (**the site**), which relates to a new Build-to-Rent Housing development.

This letter represents the offer to enter into a Voluntary Planning Agreement (**VPA**) with City of Ryde Council (**Council**) under Section 7.7(3) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) in response to the Ryde Local Environmental Plan 2014 cl6.9 which relates to development in Macquarie Park Corridor.

Specifically, this letter outlines the scope and background of the proposed development, the reason for a VPA and the proposed public benefit offer. It should be read in conjunction with the following documents:

- New Link Road Embellishment zone prepared by SQ1 Landscape Architects (**Attachment A**);
- Cost Plan for embellishment of New Link Road prepared by RLB (**Attachment B**); and
- Summary of Development Contributions (**Attachment C**).

1. Background

1.1. Proposed Development

The subject State Significant Development Application (SSD-55844212) seeks approval for the construction of a new build-to-rent development comprising a shared podium with three new buildings ranging between 2 to 20 storeys as well as a basement carpark. Specifically, the development is proposed to comprise the following:

- ~1,437m² of non-residential floor area at ground level retail uses;
- ~39,246m² of build-to-rent housing, including a total of 510 dwellings; and
- ~1,715m² of communal residential amenity facilities located throughout the building.

In addition, and of particular relevance to this Letter of Offer, the development also proposes to dedicate the existing New Link Road – with Stockland to work alongside Council to renew this space accessible to

both pedestrians and vehicles (subject to specific conditions) as illustrated in **Attachment A** and further described below in **Section 2.0**.

1.2. Land to which this Letter of Offer Relates

This Letter of Offer relates to land located at 39 Delhi Road, North Ryde within the Ryde Local Government Area (**LGA**). The site has a total area of approximately 27,410m² and comprises the existing Trinita Business Campus (**Stage 1**) on the northern portion of the site and the Trinita Stage 2 site on the vacant southern portion of the site, which is currently vacant. An internal road traverses through the centre of the site in an east-west direction (**New Link Road**).

The site is legally described as Lot 21 in DP 1003588.

The site is located within the 'North Ryde Riverside – Narrami Badu Gumada' neighbourhood under the Macquarie Park Innovation Place Strategy (**the Place Strategy**) and is subject to Clause 6.9 of the Ryde Local Environmental Plan 2014 (**Ryde LEP**), which relates to development within Macquarie Park.

1.3. Reason for this Letter of Offer

As noted above, the proposed development is subject to Clause 6.9 of the Ryde LEP, which grants height and floor space ratio incentives for development within the Macquarie Park Corridor that include the provision of recreation area and an access network in accordance with the Ryde Development Control Plan (**Ryde DCP**).

Under the Ryde DCP, the site is not identified to provide any recreation areas, new roads or pedestrian pathways. However, it is noted that the "New Link Road" is shown on the access network within the DCP as an existing road, despite it being on land owned by Stockland.

Following extensive discussion and consultation with Council, both Stockland and Council are of the opinion that the embellishment of New Link Road for enhanced pedestrian use would be a beneficial outcome for the existing and future community as it would further activate and revitalise the site; and create a high quality connection for pedestrians travelling to and from the Metro Station and the future activity centre identified in the Macquarie Park Place Strategy. In particular the road will facilitate active transport from existing residential areas and the Metro Station towards the new park proposed to the east of the land owned by Stockland. It will also provide for areas of passive recreation and rest to align with the park and more active recreation that may be undertaken there. In this regard the provision of New Link Road as a public road will be consistent with clause 6.9 of the Ryde LEP 2014.

As such, this Letter of Offer is submitted to Council with the proposal to enter into a VPA to unlock the building height and floor space ratio incentives under Clause 6.9 of the Ryde LEP per the below table:

Site Area	27,410 sqm
FSR	
A. Total 'base' FSR - GFA permitted	54,820 sqm
B. Total 'incentive' FSR - GFA permitted	82,230 sqm
C. Existing Developed GFA	39,820sqm
D. Proposed Trinita Stage 2 GFA	42,398 sqm (to be confirmed per the final determined designs)

E. Total proposed developed GFA (C+D)	82,218 sqm
F. Total Incentive GFA Utilised (E-A)	27,398 sqm
Building Height	
Base maximum Height of Building	30m
Total incentive Height of Building	65m
Incentive Height of Building proposed	65m

The below table demonstrates how the proposal addresses Clause 6.9 of the RLEP 2014 requirements for the awarding of incentive floor space:

Clause 6.9 requirements	How the proposal addresses the requirements
(a) <i>There will be adequate provision for recreation and an access network.</i>	<ul style="list-style-type: none"> The proposed dedication and New Link Road embellishments provides for enhanced pedestrian use including passive recreation through the provision of play equipment, exhibition spaces, licensed retail outdoor seating and space for potential uses such as market stalls and food trucks. New Link Road is identified within the access network in the Ryde Council DCP.
(b) <i>The configuration and location of the recreation areas will be appropriate for the recreational purposes of the precinct; and</i>	<ul style="list-style-type: none"> The provision of a play, rest and recreational area close to existing and proposed residential and commercial developments, combined with its direct access to the North Ryde Metro Station demonstrates an appropriate location to be able to service and benefit a large group of local users and the broader community. The location combined with its configuration adjoining a proposed retail strip will allow people utilising the area to dwell and seek amenity to further support their time whilst utilising the facility.
(c) <i>The configuration and location of the access network will allow a suitable level of connectivity within the precinct.</i>	<ul style="list-style-type: none"> The proposed embellishment of New Link Road by Council provides greater suitability to the connectivity in the precinct. By prioritising pedestrians, this upgraded access connection provides a safer and higher level of pedestrian connectivity between the North Ryde Metro station and the adjoining Riverside Corporate Park and future activity centre as contemplated in the Macquarie Park Place Strategy.

Further detail on the proposed public benefit offer is provided below.

2. Intended Public Benefit Offer

On the basis of the above, Stockland's proposal offers to Council the payment of an Incentive Floor Space rate of \$305/sqm approved gross floor area above the base GFA, which Council will utilise, in part, to fund its proposed improvements to New Link Road generally in line with the scheme (as may be updated through consultation with Stockland) in attachment A.

It is noted that the proposed development will generate a total of \$17,462,323.88 (subject to indexation per council's standard processes) of development contributions, which is broken down in **Attachment C** and summarised below:

- **S7.11 contributions:** \$9,106,055.88 (note, that this is circa \$7,000,000 more than would be payable for a commercial development)
- **Incentive contribution:** \$8,356,268

As part of this VPA, Stockland proposes that the public benefit offer including the embellishment of New Link Road and the associated roadworks, that will be undertaken by Council at its cost, will be funded out of the abovementioned development contributions.

The proposed public benefit offer is made following extensive consultation and discussion with Council on the basis that the creation and embellishment of the zone and the associated roadworks (for the benefit of the local community) will now be undertaken by Council (and not by Stockland as per the original offer). Stockland is willing dedicate, at no cost to council, New Link Road in its current form to satisfy Clause 6.9 of Ryde LEP and that this dedication will not be offset against S7.11 contribution or the Incentive contribution values as outlined above.

1.4. Project Phasing

An indicative delivery and operation phasing strategy has been described below. This will provide the guidance for the staged payment of contributions in line with the staged delivery of the project:

- Phase 1 – Early works including site establishment and preparation, shoring to the basement walls and bulk excavation.
- Phase 2 – Construction and delivery of the basement, ground floor, Building A residential tower and partial communal open space.
 - This will include essential services required to operate the completed areas, as well as facilities and amenities such as the concierge and lobby area, loading dock, residential car parking, retail bathroom facilities, coworking and residential amenities.
- Phase 3 – Construction and delivery of Building B and C residential buildings, remainder of communal open space, related retail areas and retail car parking.
 - This will also include the end of trip facilities, residential amenities to the Rivett Road frontage.
 - It will also include completion of the final retail tenancies to New Link Road and the landscaping and public domain works surrounding the Building C tower footprint.
- Phase 4 – handover of New Link Road.
 - Enforcement Security: It is proposed that the planning agreement requires that an enforcement security to the value of \$500,000 be provided at the date of the execution of this Planning Agreement that is relinquished after Phase 4 – delivery.
- Phase 5 - The delivery of New Link Road works by Council.

- The timing of this delivery has only been shown indicatively. Access to Building C from other frontages will be restricted due to the operation of the previous phases. Due to this, access from New Link Road will be required to Tower C which would leave it the final delivery and occupation element of the project.
- Dedication will occur as noted in Phase 4 allowing Phase 5 works (by Council) to commence.

1.5. Phased Payment

In line with the staging of works, Stockland proposes the upfront payment of the S7.11 contributions prior to the first CC and staged payment of the GFA incentive in line with the issuance of Staged Construction Certificates for the work phases cited below (it is proposed that an audit of the GFA and GFA incentive payment be undertaken at the last phase payment to account for variances in GFA):

Phase	Stage	Area (GFA) sqm	Area %	s7.11 Paid at CC for first phase	GFA Incentive Contribution paid prior to CC for each Phase	Total
2	Construction and delivery of the basement, ground floor and Building A residential tower	18,259	43%	\$ 9,106,055.88	\$ 3,593,195.24	\$ 12,699,251.12
3	Construction and delivery of Building B and C residential tower, communal open space, remaining retail areas and retail car parking	24,139	57%	\$ 0.00	\$ 4,763,072.76	\$ 4,763,072.76
TOTAL		42,398	100%	\$ 9,106,055.88	\$ 8,356,268.00	\$ 17,462,323.88

The above distribution of GFA between phases is based on current information, however a final GFA number and incentive payment will be calculated based on the GFA proposed in each relevant CC.

3. Proposed New Link Road Embellishment [by Council]

The extent of embellishment zone proposed for New Link Road Zone is demonstrated in the below drawing prepared by SQ1 Landscape Architecture provided at **Attachment A**. Figure 1 provides an excerpt of this drawing.



Figure 1 Excerpt of Indicative General Arrangement and location of New Link Road
Source: SQ1 Landscape Architecture

We understand that it is Council's intent to now deliver the New Link Road embellishments itself. Stockland would like the following to be considered in this process:

- Stockland being considered a significant landowner in the area, would be consulted and informed by Council as part of the initial concept and detailed design of the embellishments along New Link Road, in line with Council's standard processes around consultation for projects. This may involve online survey feedback, submission to the design through Council's Have Your Say webpage, and face to face consultation sessions, if required
- Stockland will make best endeavours to work with Council and allow early and ongoing access, as well as any necessary approvals to deliver the works following dedication of the road post construction and Occupation Certificate for Phase 3 of the Trinity Stage 2 project
- Stockland will undertake a Dilapidation and Conditions Report prior to commencing works and provide to Council in a reasonable condition. Council will accept the road in the condition noted in the dilapidation report.

4. Conclusion

Stockland have prepared this Letter of Offer to accompany the SSDA for a new build-to-rent housing development at 39 Delhi Road, North Ryde.

We submit the abovementioned offer for City of Ryde's consideration, as a framework for a future Voluntary Planning Agreement to support the delivery of the SSDA. We trust that this offer clearly demonstrates our commitment to delivering a vibrant community in Macquarie Park. This offer will assist in enhancing the immediate environment and meet the needs of the people who live and work in the vicinity of the site, while also meeting the provisions of Clause 6.9 of the Ryde LEP.

With the benefits of this proposal in mind, and with the desire to realise the aims and objectives of the Macquarie Park Innovation Place Strategy, we are seeking to formalise this offer through a VPA. We are willing to meet with Council where possible to ensure a successful framework can be facilitated for the future realisation of a positive outcome on the site.

Should you require any additional information, or should you have any queries about this matter, please do not hesitate to contact the undersigned.

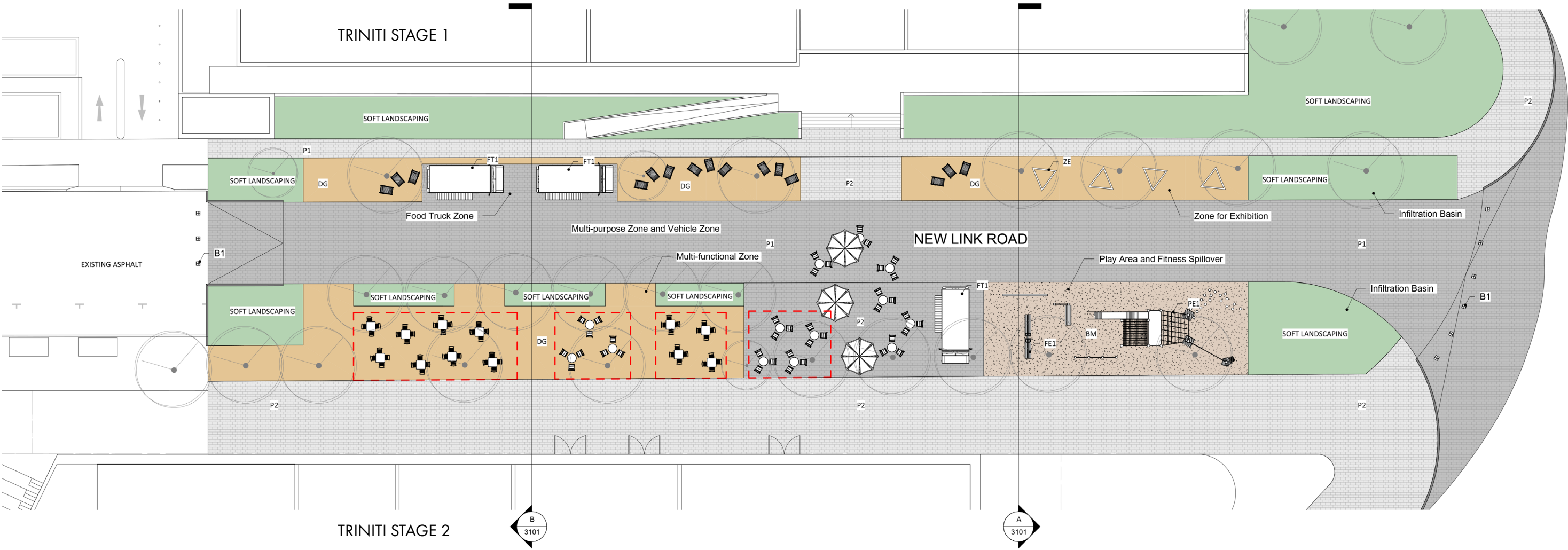
Yours sincerely,



Ben Christie

EGM – Apartments

Stockland



HARD LANDSCAPE	
	Paving Type 1
	Paving Type 2
	Bark Mulch
	Decomposed Granite
	Bollard
	Cafe Seating
	Play Equipment
	Food Truck
	Zone for Exhibitions
	Fitness Equipment
	Trees Refer to Soft Landscape Plan
	Licensed Seating Area

Trinity Stage 2 - Pedestrianisation of New Link Road - RLB Estimate

Item	RLB Qty	Unit	Rate \$	Total \$	RLB notes
NEW TURNING LANE FROM RENNIE STREET TO NEW LINK ROAD					
Allowance for New turning lane from reddie street to New link road	1	item	300,000	300,000	As per email advice
Subtotal					
PEDESTRIANISED SECTION OF NEW LINK ROAD					
DEMOLISHION					
Break-up and remove existing asphalt and hardstand	2,836	m2	30	85,080	
Allowance for tree protection	1	item	11,000	11,000	Existing 16 trees
EARTHWORK					
Allowance for site prep	2,836	m2	25	70,900	
Detailed excavation & trimming	2,836	m2	20	56,720	
Allowance for erosion and sediment control	2,836	m2	5	14,180	
Allow for noise, dust and vibration monitoring	1	Item	20,000	20,000	
Imported fill - say 150mm	425	m3	80	34,032	
Compact fill	1,912	m2	10	19,120	Pavings only (XR)
Allowance to tie into existing road networks and building footpaths	1	Item	10,500	10,500	138m length of junction
HARD LANDSCAPING					
Cobblestone paving to footpath and vehicle zone	1,912	m2	250	478,000	P.C. \$125/m2 supply
Road base for vehicle zone - P1 / concrete base slab	840	m2	150	126,000	
Road base for pedestrian zone - P2, DG	1,072	m2	40	42,880	
Mulch laid to required level	648	m2	10	6,480	BM only, other planting area msd sep
kerb and gutter	184	m	125	23,000	
Steel edging	461	m	105	48,405	
SOFT LANDSCAPING					
Infiltration basin area including drainage layer and imported topsoil	184	m2	40	7,360	
Landscaping bedding including mulch and imported topsoil	82	m2	35	2,870	
Planting	266	m2	65	17,290	
200L trees	10	No	300	3,000	
Tree pits	10	No	1,500	15,000	
Drainage	61	m2	20	1,220	
Irrigation	61	m2	20	1,220	
Make good the existing landscaping to Trinity stage 1	1	Item	20,000	20,000	
Establishment & maintenance of soft landscaping	1	Item	5,000	5,000	
FF&E					
Allowance for metalworks including bollards, bin, bubbler, etc.	1	Item	13,500	13,500	9 no. bollard
Allowance for signage	1	Item	25,000	25,000	
Allowance for play equipment	1	Item	50,000	50,000	
Allowance for fitness equipment	1	Item	30,000	30,000	
Allowance for street furniture including tables and chairs	1	Item	306,000	306,000	24 set table & seats + 15 other seat + 24 umbrella
Allowance for sculpture zone	3	Item	50,000	150,000	
WATER SUPPLY					
Cold water	112	m	250	28,000	
Connection	1	No	10,000	10,000	
STORMWATER					
150dia stormwater pipework in trench including all associated connections	225	m	300	67,500	Allow 225 dia
Grated inlet pit	4	No	4,000	16,000	
Connection	1	No	20,000	20,000	
ELECTRICAL SERVICES					

Triniti Stage 2 - Pedestrianisation of New Link Road - RLB Estimate

Item	RLB Qty	Unit	Rate \$	Total \$	RLB notes
Power supply	2,836	m2	20	56,720	Power point to food trucks, 3 for seating area & 3 all weather power supplies to art display area
Pedestrian walkway lighting Column	8	No	25,000	200,000	
Allowance for catenary lighting	1	Item	60,000	60,000	
Supply and install CCTV camera, mounted to the existing poles and weatherproof, including all associated cabling	8	No	5,000	40,000	
BWIC					
BWIC (3%)	1	Item		14,947	3% on services costs
RAISED ROAD LEVEL FROM RIVETT RD TO TIE INTO PEDESTRIANISED NEW LINK ROAD					
Allowance for raised road level from Rivett Rd to tie into pedestrianised new link road	1	Item	100,000	100,000	
Subtotal				2,606,924	
Builder's preliminaries (20%)				521,385	
Additional allowance for traffic control				25,000	
Builder's margin (5%)				156,691	
Net Construction Cost				3,310,000	
Contingency (15%)				496,000	
Design Consultants incl;. PM & DM (12%)				457,000	
Authority Fees (1.5%)				64,000	
Design Contingency (5%)				216,000	
Escalation to Q2 2027				636,000	
Estimated total cost				5,179,000	

ATTACHMENT C

Triniti Stage 2 Development - Estimated Development Contributions

<https://www.ryde.nsw.gov.au/files/assets/public/development/section-7.11/s7.11-development-contributions-plan-2020.pdf>

Table 1 - Area Data

Development Area Schedule	
Site Area (sqm)	27,410
(Existing Triniti Stage 1 GFA)	39,820
Base LEP FSR (#:1)	2
Incentive LEP FSR (#:1)	3
Max Allowable Entire Site GFA	82,230
Max Triniti Stage 2 Allowable GFA (Total)	42,410
Actual Triniti Stage 2 GFA	42,398
M2 extra over to base FSR	27,398

Table 2 - Residential Development Contribution Rates

Dwelling Type	Contribution \$ Amount per dwelling type
Per Resident	\$ 10,303.11
Studio / 1 Bedroom (per dwelling)	\$ 15,597.35
2 bedrooms (per dwelling)	\$ 20,000.00
3 bedrooms (per dwelling)	\$ 20,000.00

Table 3 - Non-residential land uses with applicable contribution rates

Non-residential land uses	Contribution \$ Amount per sqm
Office Premises (Commercial)	\$ 69.40
Shops (Supermarket, retail premises)	\$ 34.69
Food and Drink (Food/ Beverage + Bar/ Restaurant)	\$ 57.83
Business Premises/Health Services Facility (Medical, Gym + Business Premises)	\$ 43.38
Childcare	\$ 49.56

Table 6 - Total Development Contribution (Estimate)

Total Development Cntribution		
Section 7.11 Contribution	\$	9,106,055.88
Incentive Contribution	\$	8,356,268.00
Total	\$	17,462,323.88

Table 4 - Residential Development Contributions Calculations

Dwelling Type	No. of dwellings	Total Contributions
Per Resident	N/A	N/A
Studio / 1 Bedroom (per dwelling)	265	\$ 4,133,297.75
2 bedrooms (per dwelling)	219	\$ 4,380,000.00
3 bedrooms (per dwelling)	26	\$ 520,000.00
Total	510	\$ 9,033,297.75

Table 5 - Non-residential Contributions Calculations

Non-residential land uses	Total Proposed sqm	Total Contributions
Office Premises (Commercial)	0	0
Shops (Supermarket, retail premises)	447	15506.43
Food and Drink (Food/ Beverage + Bar/ Restaurant)	990	57251.7
Total	1,437	\$ 72,758.13

Table 7 - Council Incentive Floor Space Contribution Payable

Council Incentive Contribution Rate		
Rate per sqm of Incentive Floor Space		\$305 **** See Note
Amount of Incentive Floor Space Ratio		1 (Incentive FSR-Base FSR)
Amount of Incentive Floor Space available (sqm)		27,398 (excluding Stage 1 carparking)
TOTAL INCENTIVE CONTRIBUTION PAYABLE	\$	8,356,268

****Note: The \$305 incentive floor space rate may be subject to change - advice given verbally by Council