

DRAFT FOR DISCUSSION PURPOSES

24 June 2025

Our Ref: PLM:PXA:ISP003/4002

General Manager
City of Ryde
1 Pope Street
RYDE NSW 2112

By Email:
RobertPI@ryde.nsw.gov.au

Attention: Robert Platt - Development Contributions Coordinator

Dear Mr Platt

**6 - 8 Julius Avenue, North Ryde
Offer to enter into a Voluntary Planning Agreement (VPA)**

ISPT Pty Ltd as trustee of the Industry Superannuation Trust No. 1 (**ISPT**) is the owner of Lot 89 in DP 1082131 at 6 - 8 Julius Avenue, North Ryde (**Site**).

ISPT wishes to make an offer (**VPA Offer**) under section 7.4 of the *Environmental Planning and Assessment Act 1979* (**EPA Act**) to enter into a Voluntary Planning Agreement (**VPA**) with the Council of the City of Ryde (**Council**).

The VPA Offer is made in connection with the proposed State Significant Development application No. 80018208 (**SSDA**) for the Julius Avenue Data Centre.

In summary, the terms of the VPA are proposed to be as follows:

Parties	ISPT Pty Ltd as trustee of the Industry Superannuation Trust No. 1 (ISPT) and the Council of the City of Ryde (Council). The VPA will include a trustee limitation of liability clause. The Trust Deed for the owner is available from our legal representative for the VPA, being Penny Murray at Addisons lawyers, penny.murray@addisonslawyers.com.
Description of the land (s7.4(3)(a))	Lot 89 in DP 1082131 known as 6 - 8 Julius Avenue, North Ryde
Description of the development	The VPA relates to the SSDA which proposes: 1. site preparation works, including regrowth and tree clearing; 2. earthworks and additional site retaining; 3. infrastructure comprising civil works and utilities servicing; 4. construction of a data centre with basement parking for 54 cars (including 2 accessible), 2 data halls across 6 storeys (12 total) with an IT load of 115.2 MW and a maximum power consumption of 169MW, with enclosed upper level mechanical equipment and screened rooftop plant; 5. 6 storey office/front of house building to Julius Avenue and 6 storey screened / enclosed generator gantry to rear of data centre;

	6. provision for a new Ausgrid precinct-wide 132 kilovolt Sub-Transmission Switching Station to the rear of the site; 7. One new street along the southern part of the Site; 8. two new pedestrian through-site link; and 9. complementary landscaping and offset planting.
Nature and extent of the provision to be made by the developer, and the times and manner in which the provision is to be made (s7.4(3)(c))	The VPA is to take effect on exchange of executed copies by ISPT and Council. If this offer is accepted a draft VPA would be prepared and placed on exhibition in conjunction with the exhibition of the SSDA (if practicable). Public benefits ISPT's proposal for public benefits under the VPA are set out below. <i>Monetary Contribution</i> ISPT will make a monetary contribution to Council prior to issue of the first Occupation Certificate which is to be calculated by applying the agreed rate of \$322.48/m² (subject to CPI indexation) to the additional GFA above the height control and that relies on the incentive height control in clause 7.7 of the <i>Ryde Local Environmental Plan 2014 (LEP)</i>, estimated at 4,739m² (being 4,194 on level 5, 481m² on Level 6 and 64 m² on Level 7) and with a value of \$1,528,232.72. This amount can be adjusted applying the agreed rate of \$322.48/m² to reflect the additional GFA that relies on the incentive height control in clause 7.7 of the LEP up until issue of the final occupation certificate. A copy of the Site Plan, area schedules/development yield summary tables and sections prepared by Greenbox are included at Annexure A. Despite the above, it is intended that in the VPA parties will acknowledge and agree that Monetary Contribution: (a) contained in this VPA Offer will be more than offset by the value of the works to be undertaken by ISPT within the Site (estimated at \$8,753,638.09) and described below as demonstrated by Annexure B which contains a schedule of costs for the works described in Annexure C and this letter of offer; and (b) will not be payable in full or in part where the works as described in the VPA are carried out and the value of those works as stated in Annexure B exceeds the monetary contribution amount. <i>Access network and Recreation Areas</i> ISPT will provide an access network through and around the Site as demonstrated in purple, yellow, green and blue on the plan by Arcadia "Landscape Elements – VPA offset" which is attached at Annexure C prior to the first Occupation Certificate. This access network has been configured to provide connectivity within the Precinct including through the Lane Cove National Park and to provide new connections to The Great North Walk from Julius Avenue. It will include: -vehicular and pedestrian network through roads and walking tracks; and

	- bushfire/emergency access. ISPT will also agree to register public access easements over the proposed access network prior to the grant of an Occupation Certificate for the SSDA. Such easements will be: 1. Limited in height and depth 2. Enable pedestrian public access 3. Enable vehicle access along the access road and road from Julius Avenue. 4. Allow limited closure of access for maintenance and emergencies. Existing easements applying to the Site may need to be removed/reconfigured to accommodate the links. Recreation Areas ISPT will provide a recreation area to be utilised by the public identified in the plan at Annexure C in green as "recreation area and lookout" prior to the first Occupation Certificate. Dedication of land to Council or easement for public access ISPT will construct a new street along the southern part of the Site as demonstrated on Annexure C as "access road" and dedicate it to Council if requested by Council or otherwise provide a public access easement prior to the first Occupation Certificate.
Exclusion of s7.11, s7.12 and s7.24 contributions (s7.4(3)(d))	(a) Sections 7.11 and 7.12 of the EPA Act are not excluded; and (b) Section 7.24 of the EPA Act is not excluded.
Whether benefits under the Agreement are or are not to be taken into consideration in determining a development contribution under s7.11 (s7.4(3)(e))	No.
Mechanisms for resolution of disputes (s7.4(3)(f))	Conventional dispute resolution mechanisms including mediation and expert determination will be included in the VPA.
Enforcement of the agreement by a suitable means (s7.4(3)(g))	The VPA will provide for: (a) registration of the VPA on title, and confirmation that Council will have a caveatable interest in the Site up until the point in time the VPA is registered on title; (b) a restriction on the issue of some construction, occupation and subdivision certificates for the SSDA until the public benefits are provided.

	ISPT offers to provide security of \$100,000 upon execution of the VPA. Such security to be released upon the public benefits being made. The obligations under the VPA will be released and it can be discharged from the title upon delivery of the public benefits.
Other provisions	ISPT agrees to pay Council's reasonable costs of preparing, negotiating, executing and stamping the VPA within 28 days of invoices demonstrating costs being provided. The VPA is to include a provision to the effect that the VPA does not limit or prevent in any way the exercise of any statutory discretion or duty imposed on the Council. The VPA is to include administrative provisions relating to: ▪ notices; ▪ entire agreement; ▪ governing law and jurisdiction – in this case New South Wales; ▪ the novation of the VPA to incoming parties and release of outgoing parties; ▪ the process for amending the VPA; ▪ waiver; and ▪ execution of the VPA in counterparts, and by electronic means.

This offer is subject to negotiation and finalisation of terms.

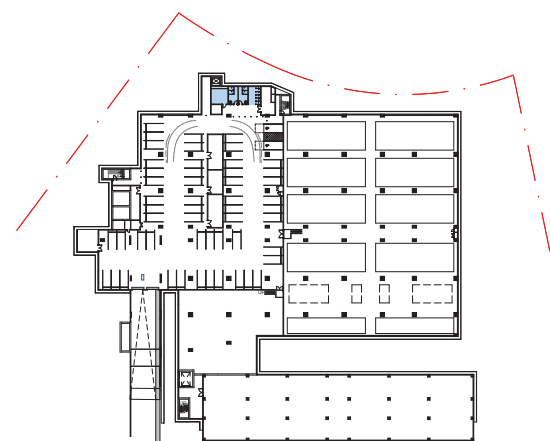
We look forward to Council's confirmation that the above offer is acceptable.

Yours faithfully

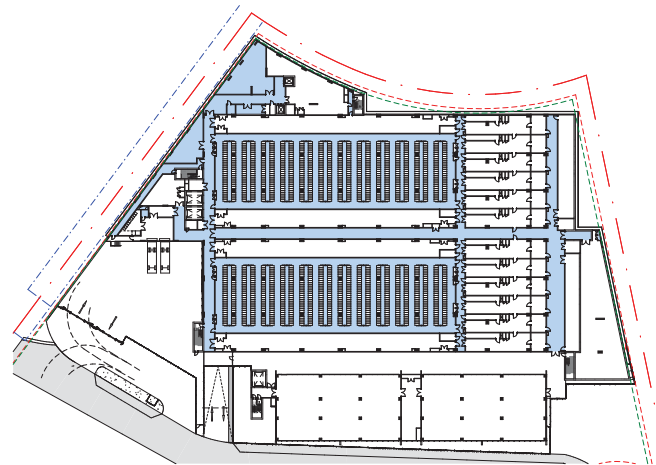
ISPT Pty Ltd as trustee of the Industry Superannuation Trust No.1

Enclosures:

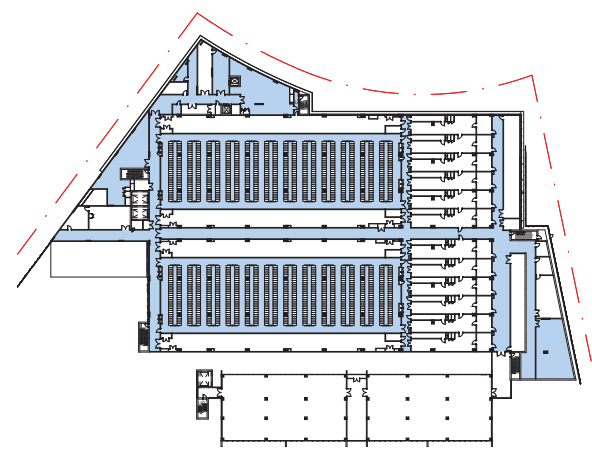
1. Annexure A – Site Plan, GFA schedules/development yield summary tables and sections prepared by Greenbox
2. Annexure B – Landscape Cost for VPA
3. Annexure C – Landscape Plans



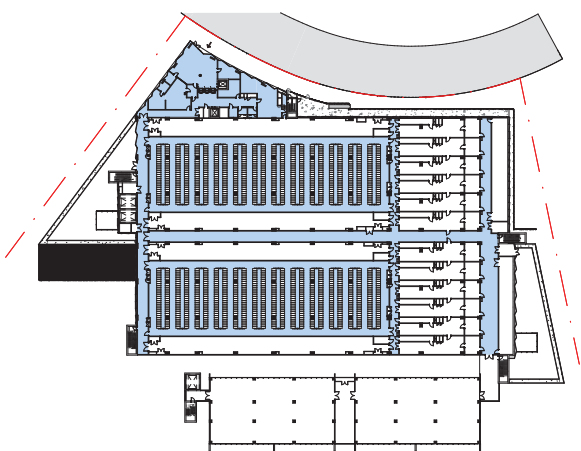
1 GFA BASEMENT PLAN
1:100



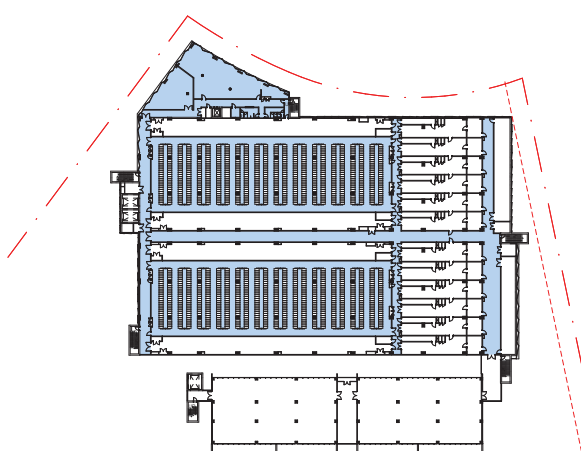
2 GFA GROUND FLOOR PLAN
1:100



3 GFA LEVEL 01 PLAN
1:100



4 GFA LEVEL 02 PLAN
1:100



5 GFA LEVEL 03 PLAN
1:100



Date: 2023.02.17
Description: GFA CALCULATION DIAGRAMS
Drawn By: AD
Checked By: AD
Approved By: AD

Notes

Key Plan

Project Manager



Construction Manager

Client

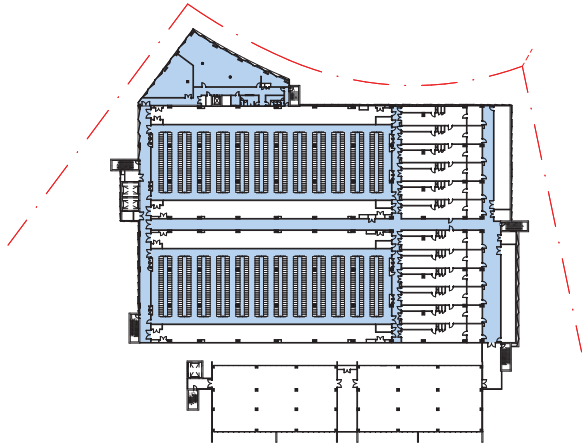


451 2 808 880
10/10, 12
88 PITT STREET
SYDNEY NSW 2000, AUSTRALIA

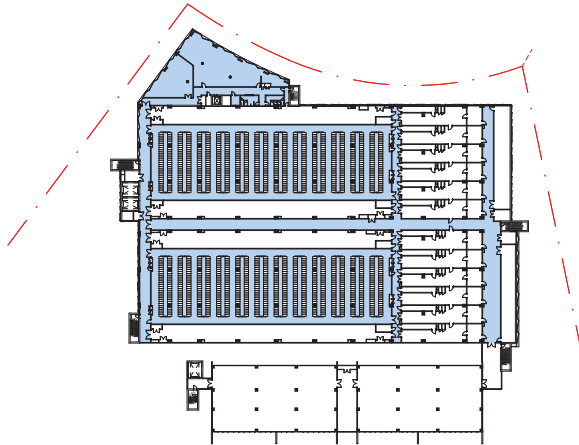
GREENBOX ARCHITECTURE PTY LTD
88/120, 120/120 STREET
SYDNEY NSW 2000, AUSTRALIA

Use within drawings only
Do not scale from drawings
Contractors shall verify all dimensions on-site prior to construction and ensure all dimensions are in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
Approved By: AD
Project Manager: AD
Client: SPT
Project: JULIUS AVENUE DATA CENTRE
68 JULIUS AVE
NORTH RICE NSW

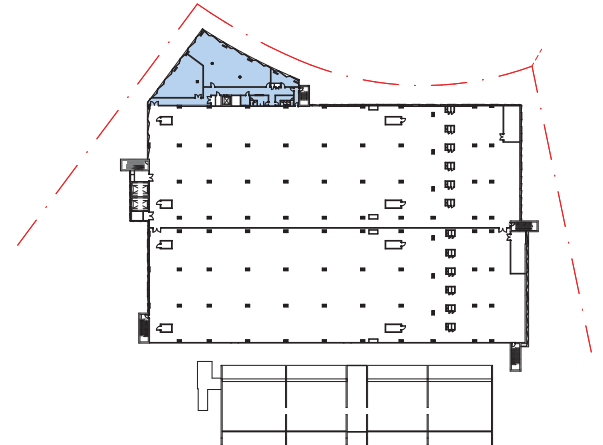
Scale: 1:100
Sheet: A4
Scale Bar: 0 5 10 15 20m
Drawing Title: GFA CALCULATION DIAGRAMS
Drawing Number: 040001
Issue: 2



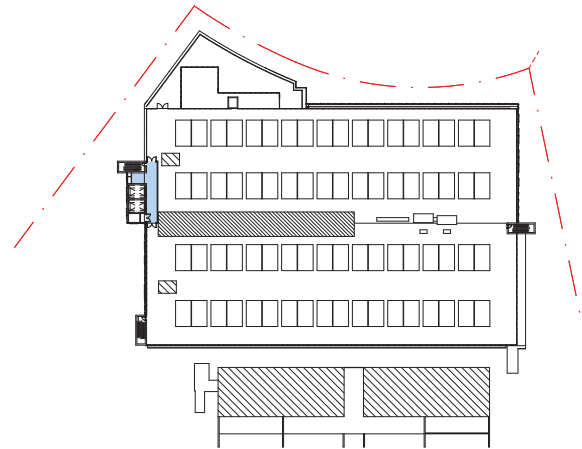
4 GFA LEVEL 04 PLAN
1:500



3 GFA LEVEL 05 PLAN
1:500

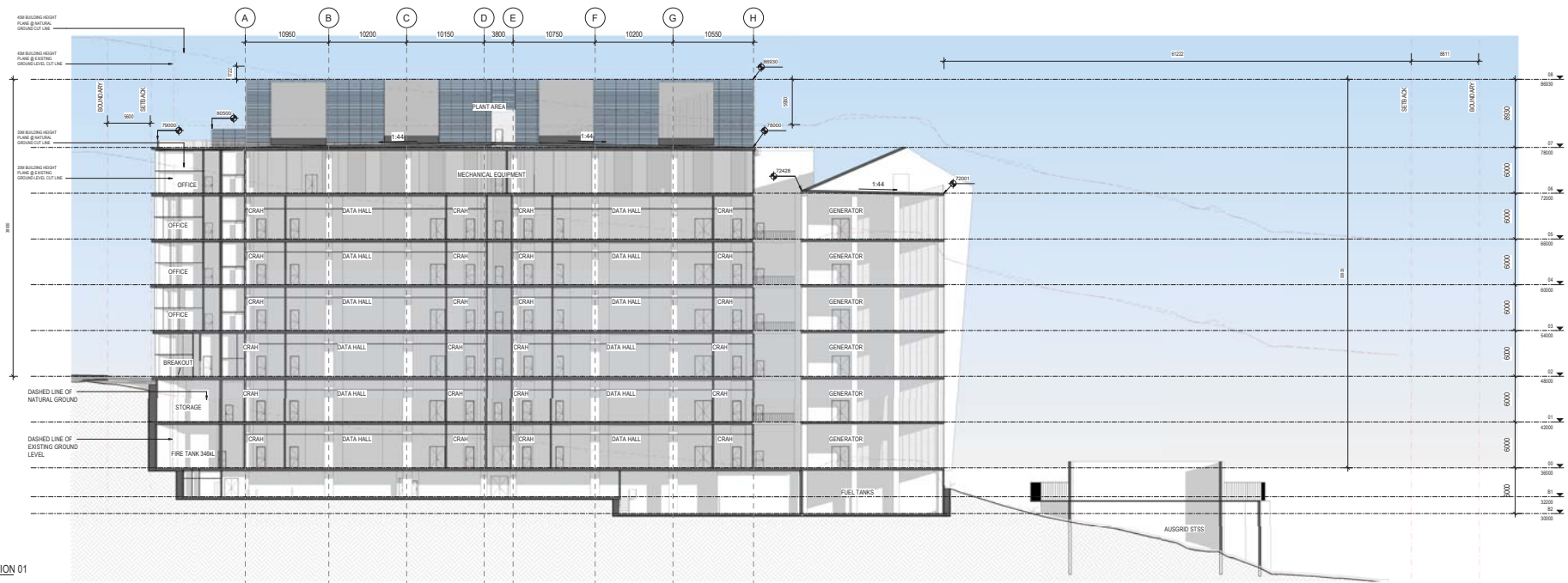


2 GFA LEVEL 06 PLAN
1:500



1 GFA ROOF PLAN
1:500

GFA per Level	
Level	GFA
04	1,000.00
05	1,000.00
06	1,000.00
07	1,000.00
08	1,000.00
09	1,000.00
10	1,000.00
11	1,000.00
12	1,000.00
13	1,000.00
14	1,000.00
15	1,000.00
16	1,000.00
17	1,000.00
18	1,000.00
19	1,000.00
20	1,000.00
21	1,000.00
22	1,000.00
23	1,000.00
24	1,000.00
25	1,000.00
26	1,000.00
27	1,000.00
28	1,000.00
29	1,000.00
30	1,000.00
31	1,000.00
32	1,000.00
33	1,000.00
34	1,000.00
35	1,000.00
36	1,000.00
37	1,000.00
38	1,000.00
39	1,000.00
40	1,000.00
41	1,000.00
42	1,000.00
43	1,000.00
44	1,000.00
45	1,000.00
46	1,000.00
47	1,000.00
48	1,000.00
49	1,000.00
50	1,000.00
51	1,000.00
52	1,000.00
53	1,000.00
54	1,000.00
55	1,000.00
56	1,000.00
57	1,000.00
58	1,000.00
59	1,000.00
60	1,000.00
61	1,000.00
62	1,000.00
63	1,000.00
64	1,000.00
65	1,000.00
66	1,000.00
67	1,000.00
68	1,000.00
69	1,000.00
70	1,000.00
71	1,000.00
72	1,000.00
73	1,000.00
74	1,000.00
75	1,000.00
76	1,000.00
77	1,000.00
78	1,000.00
79	1,000.00
80	1,000.00
81	1,000.00
82	1,000.00
83	1,000.00
84	1,000.00
85	1,000.00
86	1,000.00
87	1,000.00
88	1,000.00
89	1,000.00
90	1,000.00
91	1,000.00
92	1,000.00
93	1,000.00
94	1,000.00
95	1,000.00
96	1,000.00
97	1,000.00
98	1,000.00
99	1,000.00
100	1,000.00



1 DA BUILDING SECTION 01
1:200

Rev	Date	Description
1	2023-02-14	Issue for construction
2	2023-02-17	Issue for construction
3	2023-02-20	Issue for construction
4	2023-02-23	Issue for construction
5	2023-02-26	Issue for construction
6	2023-02-29	Issue for construction
7	2023-03-02	Issue for construction
8	2023-03-05	Issue for construction
9	2023-03-08	Issue for construction
10	2023-03-11	Issue for construction

Notes	Key Plan

Project Manager	Client
logic	ISPT
Construction Manager	

Greenbox
4512 800 800 10/10, 11 80 PITT STREET SYDNEY NSW 2000, AUSTRALIA 900 8001 CERTIFIED QUALITY SYSTEM

Client
ISPT
Project: JULIUS AVENUE DATA CENTRE 6/8 JULIUS AVE NORTH RYDE NSW

Scale	Sheet	Scale Bar
1:200	A1	0 1 2 3 5 10m
Checked By: A1	Drawn By: A1	Project Status: PRELIMINARY
Approved By: A2	Drawn By: A2	BUILDING SECTION - SHEET 01
Page Number: 240089	Drawing Number: 200001	Scale: 10



Client ISPT	Scale 1:200	Sheet A0	Scale Bar 0 1 2 3 5 10m
Drawn By AI		Project Status PRELIMINARY	
Project JULIUS AVENUE DATA CENTRE 64 JULIUS AVE	Checked By MS	Drawing Title BUILDING SECTION - SHEET 02	
Approved By			



1 DA BUILDING SECTION 04
1:200



2 DA BUILDING SECTION 03
1:200

Rev	Date	Description
1	2020-08-11	FOR INFORMATION
2	2020-08-18	FOR INFORMATION
3	2020-08-18	FOR INFORMATION
4	2020-08-18	FOR INFORMATION

Notes

Key Plan

Project Manager



Construction Manager

Client



412 808 888
10/10 10
88 PITT STREET
SYDNEY NSW 2008 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
880 881 CERTIFIED QUALITY SYSTEM

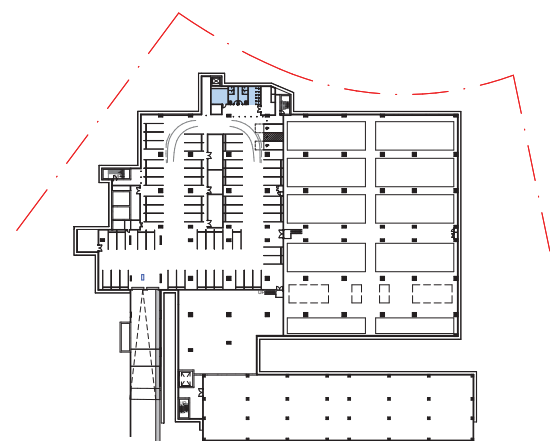
Use within drawings only
Do not scale from drawings
Constructors shall verify all dimensions on-site prior to construction
All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
No part of this drawing shall be reproduced without the written permission of Greenbox Architecture Pty Ltd

Client

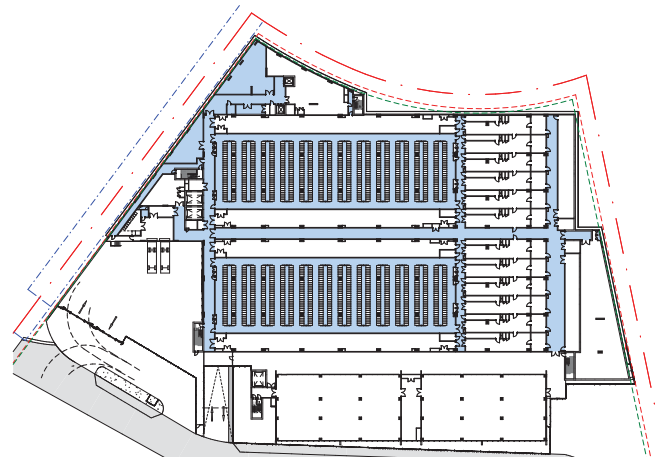
ISPT

Project
JULIUS AVENUE DATA CENTRE
41 JULIUS AVE
NORTH RYDE NSW

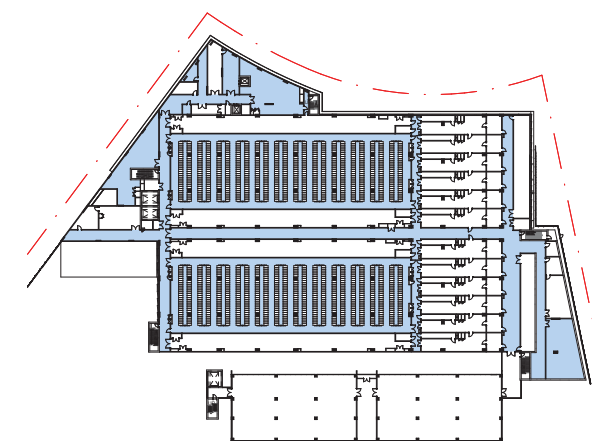
Scale	Sheet	Scale Bar
1:200	A4	0 1 2 3 4 5 10m
Checked By	Drawn By	Project Manager
Approved By	Reviewed By	Building Section - Sheet 03
240089	200003	4



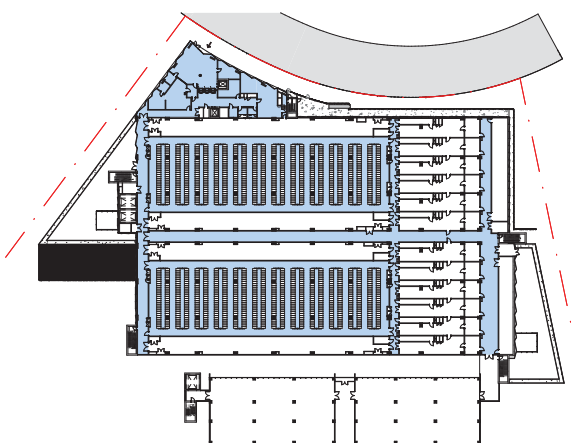
1 GFA BASEMENT PLAN
1:100



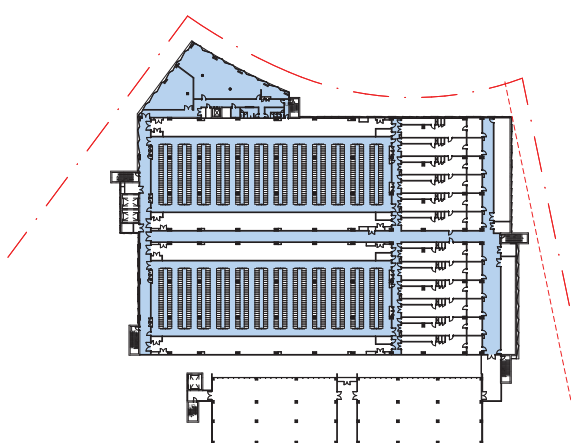
2 GFA GROUND FLOOR PLAN
1:100



3 GFA LEVEL 01 PLAN
1:100



4 GFA LEVEL 02 PLAN
1:100



5 GFA LEVEL 03 PLAN
1:100



GFA per Level	
Level	Area
S1	63 m ²
S2	4157 m ²
S1	6274 m ²
S2	4156 m ²
S3	4195 m ²
S4	4192 m ²
S5	4194 m ²
S6	481 m ²
S7	64 m ²
Overall GFA	30638 m²

6-8 Julius Ave - Western Side

Public Footpath Upgrade & Extended Pathway from Julius Avenue Down to the bushland

item	description	unit	qty	rate	cost
<u>XR</u>	<u>ROADS, FOOTPATHS AND PAVED AREAS</u>				
461	External pavement	m2	480	122	\$ 58,637.88
476	Insitu concrete paving with granite banding incl compacted subgrade, base course, 100mm thick slab with exposed aggregate finish (assume reinforced) & City of Ryde standard granite banding [PV03]	m2	96	400	\$ 38,400.00
<u>XN</u>	<u>BOUNDARY WALLS, FENCING AND GATES</u>				
420	Vehicle barrier (no details)	m	28	300	\$ 8,400.00
426	Indicative retaining wall on Civil Dwgs (no details), 5-10m level retention incl drainage & backfill (footing msd sep)	m	40	10,784	\$ 431,340.00
<u>XL</u>	<u>LANDSCAPING AND IMPROVEMENTS</u>				
471	Trade Works Total	m2	100	250	\$ 25,000.00
472	Proposed planting on podium incl drainage cell with filter fabric, drainage sand 50D, topsoil mix B circa 300D, topsoil mix A 300D, pine bark mulch 75D, & shrub / groundcover planting [PL03]	m2	53	250	\$ 13,200.00
488	Trees supply	Lot	1	10,000	\$ 10,000.00
489	Tree planting incl root anchors - 400L	Lot	1	5,000	\$ 5,000.00
490	Tree planting incl staking - 75L	Lot	1	2,000	\$ 2,000.00
	Trade Works Total				\$ 591,977.88
	Preliminaries				\$ 88,796.68
	Margin				\$ 27,230.98
	Escalation to construction commencement (Aug 2026)				\$ 35,400.28
	Construction Works Total				\$ 743,405.82
	<u>MARGINS & ADJUSTMENTS</u>				
	Professional Fees				\$ 37,170.29
	LSL				\$ 1,951.44
	Authority Fees				\$ 5,086.43
	Contingency				\$ 39,380.70
	Project Works Total				\$ 826,994.68
					orange

6-8 Julius Ave - Northern Side

Recreation Space Julius Avenue Zone under the trees

item	description		unit	qty	rate	cost
<u>XR</u>	<u>ROADS, FOOTPATHS AND PAVED AREAS</u>					
475	Insitu concrete paving incl compacted subgrade, base course & 100mm thick slab with exposed aggregate finish (assume reinforced) [PV02]		m2	149	125	\$ 18,625.00
<u>XL</u>	<u>LANDSCAPING AND IMPROVEMENTS</u>					
469	Make good any disturbed areas with existing vegetation (bush regeneration works) [PL01]		m2	355	20	\$ 7,100.00
488	Trees supply		Lot	1	10,000	\$ 10,000.00
489	Tree planting incl root anchors - 400L		Lot	1	5,000	\$ 5,000.00
490	Tree planting incl staking - 75L		Lot	1	2,000	\$ 2,000.00
		Trade Works Total				\$ 42,725.00
		Preliminaries				\$ 6,408.75
		Margin				\$ 1,965.35
		Escalation to construction commencement (Aug 2026)				\$ 2,554.96
		Construction Works Total				\$ 53,654.06
		<u>MARGINS & ADJUSTMENTS</u>				
		Professional Fees				\$ 2,682.70
		LSL				\$ 140.84
		Authority Fees				\$ 367.10
		Contingency				\$ 2,842.24
		Project Works Total				\$ 59,686.94
						red

6-8 Julius Ave - Eastern Side

Public Footpath from Julius Avenue all the way down to Richardson Place

item	description	unit	qty	rate	cost
XR	ROADS, FOOTPATHS AND PAVED AREAS				
476	Insitu concrete paving with granite banding incl compacted subgrade, base course, 100mm thick slab with exposed aggregate finish (assume reinforced) & City of Ryde standard granite banding [PV03]	m2	296	400	\$ 118,400.00
XL	LANDSCAPING AND IMPROVEMENTS				
469	Make good any disturbed areas with existing vegetation (bush regeneration works) [PL01]	m2	948	20	\$ 18,960.00
472	Proposed planting on podium incl drainage cell with filter fabric, drainage sand 50D, topsoil mix B circa 300D, topsoil mix A 300D, pine bark mulch 75D, & shrub / groundcover planting [PL03]	m2	39	250	\$ 9,750.00
488	Trees supply	Lot	1	10,000	\$ 10,000.00
489	Tree planting incl root anchors - 400L	Lot	1	5,000	\$ 5,000.00
490	Tree planting incl staking - 75L	Lot	1	2,000	\$ 2,000.00
	Trade Works Total				\$ 164,110.00
	Preliminaries				\$ 24,616.50
	Margin				\$ 7,549.06
	Escalation to construction commencement (Aug 2026)				\$ 9,813.78
	Construction Works Total				\$ 206,089.34
	MARGINS & ADJUSTMENTS				
	Professional Fees				\$ 10,304.47
	LSL				\$ 540.98
	Authority Fees				\$ 1,410.08
	Contingency				\$ 10,917.24
	Project Works Total				\$ 229,262.11
					yellow

6-8 Julius Ave - Eastern Corner

Recreation Area & Lookout

item	description	unit	qty	rate	cost
<u>XR</u>	<u>ROADS, FOOTPATHS AND PAVED AREAS</u>				
473	Stone unit paving incl base slab & 60mm thick stone unit paving [PV01]	m2	61	750	\$ 45,750.00
<u>XN</u>	<u>BOUNDARY WALLS, FENCING AND GATES</u>				
482	Retaining wall 1-3.5m high (no details) incl drainage & backfill (footing msd sep) [WL01]	m	47	5,968	\$ 280,500.00
<u>XL</u>	<u>LANDSCAPING AND IMPROVEMENTS</u>				
469	Make good any disturbed areas with existing vegetation (bush regeneration works) [PL01]	m2	109	20	\$ 2,180.00
472	Proposed planting on podium incl drainage cell with filter fabric, drainage sand 50D, topsoil mix B circa 300D, topsoil mix A 300D, pine bark mulch 75D, & shrub / groundcover planting [PL03]	m2		250	\$ 3,750.00
483	Trade Works Total	m		1,500	\$ 24,000.00
488	Trees supply	Lot	1	10,000	\$ 10,000.00
489	Tree planting incl root anchors - 400L	Lot	1	5,000	\$ 5,000.00
490	Tree planting incl staking - 75L	Lot	1	2,000	\$ 2,000.00
	Trade Works Total				\$ 373,180.00
	Preliminaries				\$ 55,977.00
	Margin				\$ 17,166.28
	Escalation to construction commencement (Aug 2026)				\$ 22,316.16
	Construction Works Total				\$ 468,639.44
	<u>MARGINS & ADJUSTMENTS</u>				
	Professional Fees				\$ 23,431.97
	LSL				\$ 1,230.18
	Authority Fees				\$ 3,206.46
	Contingency				\$ 24,825.40
	Project Works Total				\$ 521,333.46
					green

6-8 Julius Ave - Access Road

Upgraded and Extended Public Pathway from Julius Avenue down to the bushland

item	description	unit	qty	rate	cost
XR	ROADS, FOOTPATHS AND PAVED AREAS				
461	External pavement	m2	640	122	\$78,183.84
467	Footpath to City of Ryde specs	m2	28	360	\$10,080.00
XN	BOUNDARY WALLS, FENCING AND GATES				
420	Vehicle barrier (no details)	m	166	300	\$49,800.00
428	Indicative retaining wall on Civil Dwgs (no details), over 10m level retention incl drainage & backfill (footing msd sep)	m	143	22,487	\$3,215,710.00
	Trade Works Total				\$3,353,773.84
	Preliminaries				\$503,066.08
	Margin				\$154,273.60
	Escalation to construction commencement (Aug 2026)				\$200,555.68
	Construction Works Total				\$4,211,669.19
	MARGINS & ADJUSTMENTS				
	Professional Fees				\$210,583.46
	LSL				\$11,055.63
	Authority Fees				\$28,816.50
	Contingency				\$223,106.24
	Project Works Total				\$4,685,231.02
					purple

6-8 Julius Ave - Southern Bushland

New Extensive Bush Walkways

item	description	unit	qty	rate	cost
<u>XL</u>	<u>LANDSCAPING AND IMPROVEMENTS</u>				
477	Gravel path [PV05]	m2	186	75	\$ 13,950.00
478	Boardwalk, 38mm thick reinforced fibreglass FRP decking (mini mesh profile) fixed to structural steel frame & incl footings (balustrade msd sep) [FRP]	m2	736	1,500	\$ 1,104,000.00
479	Balustrade to boardwalk, assumed galvanised finish incl handrail [FRP]	m	815	1,400	\$ 1,141,000.00
480	EO boardwalk for stairs in same finish [FRP]	m2	66	1,500	\$ 99,000.00
488	Trees supply	Lot	1	10,000	\$ 10,000.00
489	Tree planting incl root anchors - 400L	Lot	1	5,000	\$ 5,000.00
490	Tree planting incl staking - 75L	Lot	1	2,000	\$ 2,000.00
	Trade Works Total				\$ 2,374,950.00
	Preliminaries				\$ 356,242.50
	Margin				\$ 109,247.70
	Escalation to construction commencement (Aug 2026)				\$ 142,022.01
	Construction Works Total				\$ 2,982,462.21
	<u>MARGINS & ADJUSTMENTS</u>				
	Professional Fees				\$ 149,123.11
	LSL				\$ 7,828.96
	Authority Fees				\$ 20,406.19
	Contingency				\$ 157,991.02
	Project Works Total				\$ 3,317,811.50
					blue



Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Design Group Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.

Koyla
n



[NOT FOR CONSTRUCTION]

Project
**Julius Avenue
Data Centre**
6-8 Julius Ave North Ryde

Project Status
Schematic Design



Drawing No.
JADC-ALA-DR-ALA-DIAGRAM
001
Drawing Name
LANDSCAPE ELEMENTS -
VPA OFFSET

Job No. 24-1085
Issue
Scale @A1

Sydney, Suite 70, Jones Bay
Wharf, 25-32 Pirrama Road,
Pyrmont NSW 2009
e sydney@arcadiala.com.au
t 02 8571 2900

ARCADIA