

Ms Gail Connolly
General Manager
Council of the City of Ryde
Civic Centre
1 Devlin Street
RYDE NSW 2112

4 May 2016

Dear Gail,

SHEPHERDS BAY – MEADOWBANK – STAGE A
VOLUNTARY PLANNING AGREEMENT (VPA) FOR PUBLIC BENEFITS

I refer to our letter dated 14 March 2016 setting out our VPA offer in respect of Stage A (refer attached copy).

As requested at the meeting held with Council officers on 3 May 2016, I now set out below the financial implications associated with the option to reduce the height of the northern wing (the “podium building”) of the Stage A building as suggested in our 14 March 2016 letter. I attach a plan and an elevation to illustrate in principle the extent of building envelope reduction offered.

Our architects have advised that the removal of two levels of the podium building would result in a reduction in total GFA of **882 sqm**. On this basis the amount of \$4.13 million previously offered would be reduced by \$1.36 million, resulting in a revised offer of **\$2.77 million**.

Please let me know if you have any queries regarding this.

I look forward to receiving Council’s response to our alternative VPA offers.

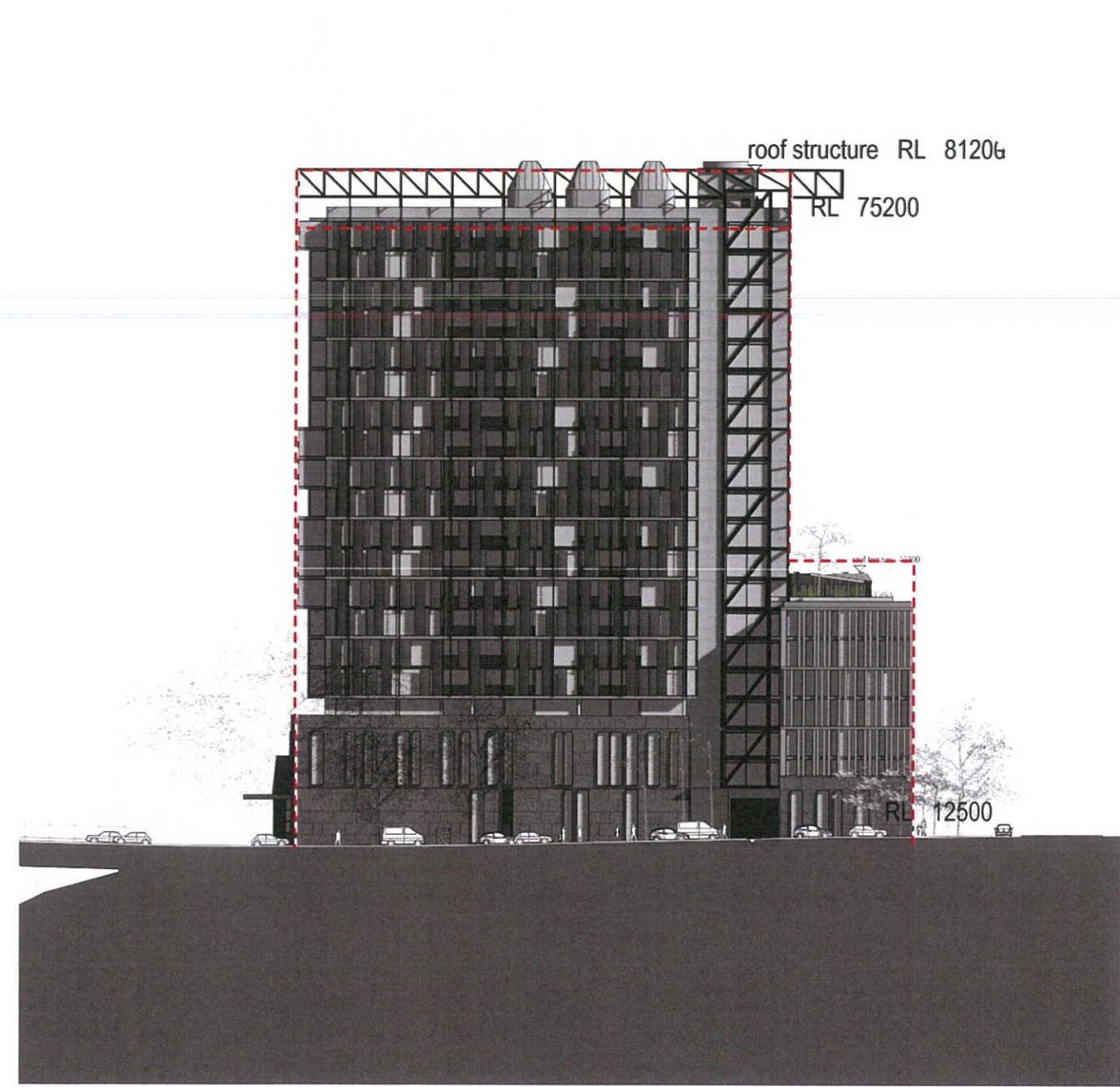
Yours sincerely,



GAVIN D M CARRIER
Head of Development

Cc Liz Coad – Acting Director City Strategy & Planning, Ryde Council
Paul Kapetas – General Counsel, Ryde Council

CHURCH STREET ELEVATION



COMPETITION HEIGHT



DA SCHEME

Envelope
sought in S75W



Ms Gail Connolly
General Manager
Council of the City of Ryde
Civic Centre
1 Devlin Street
RYDE NSW 2112

COMMERCIAL-IN-CONFIDENCE

14 March 2016

Dear Gail,

**SHEPHERDS BAY – MEADOWBANK - STAGE A
VOLUNTARY PLANNING PROPOSAL (“VPA”) FOR PUBLIC BENEFITS**

I refer to our recent discussions regarding the potential public benefits arising from the above development. The public benefits we propose providing as part of our carefully-considered design solution for Stage A are set out in the package sent to you under cover of CPSD letter dated 14 March 2016 (further copy attached for ease of reference).

I now set out below Holdmark’s considered offer to Ryde Council in respect of a VPA for further public benefits relating to the GFA of **2672 sqm** contained within the four additional levels included in our proposed DA design for Stage A compared to the scheme which won the Design Excellence Competition (refer to diagram attached).

In this regard, Holdmark is prepared to provide community benefits to Council comprising assets/work-in-kind to a total value of **\$4.13million**. We draw your attention to the fact that this amount has been calculated based upon the very specific attributes of this particular site. If the additional GFA were to be provided on another site the calculation of the benefit we could offer would be quite different.

Holdmark proposes that this amount of \$4.13million be utilised to create one or more of the following (final mix to be discussed and agreed with Council):

- A. Apartments for Affordable Key Worker Housing
- B. Café/kiosk to be located close to the riverfront within the existing parkland (Anderson Park) between our Shepherds Bay development and the Parramatta River (exact position and design to be discussed and agreed with Council)
- C. Swimming baths in the Parramatta River (accessed from Anderson Park - exact position and design to be discussed and agreed with Council)



In respect of Item A, these would be apartments within the Stage A building to be selected in discussion with Council and may be with or without parking at Council's discretion (parking spaces would obviously add to the cost of an apartment).

In respect of items B and C, it is proposed that Holdmark would actually implement the physical work required to create these community assets as this would be a much more cost-effective way of utilising the funds to create the maximum benefit. Holdmark would carry out the works on an open-book, at-cost, no margin basis. In respect of timing, the \$4.13m would be committed in full prior to the issue of an Occupation Certificate for Stage A.

Please note the following:

1. This offer is based upon consent being granted for the full GFA contained in our Stage A DA (ie **22,357.1 sqm**)
2. If the eventual determination of our Stage A DA resulted in a reduction in GFA compared to that for which application is made, we reserve the right to amend this offer appropriately.

We have carefully examined any other opportunities to create further public benefits and have identified that:

- sunlight penetration into the new public plaza
- the public domain scale and pedestrian relationship and
- the enhanced views from the area north of our development

could all potentially be improved even more by reducing, by two levels, the height of the northern wing of the Stage A building. This would be achieved by deleting Levels 1 and 4. This would reduce the height of development fronting Wells Street to only 5 levels which is significantly less than that approved under the Concept Plan Consent. Such an amendment to the design would also result in a loss to us of approximately 890sqm of GFA so, if Council wished to pursue this option, the above financial offer of \$4.13 million would have to be revised downwards. We seek your advice on this option before proceeding any further with it.

Holdmark is prepared to enter into a VPA to reflect the above offer.

This offer has been very carefully considered and we sincerely hope that Council will find it to be a very fair and acceptable proposal. I look forward to receiving your feedback.

Yours sincerely,

GAVIN D.M CARRIER
Head of Development