



City of Ryde

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Mr Ian Cady
Associate Director
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MIN2010/6

24 November 2011

Dear Mr Cady

110-114 Herring Road, Macquarie Park – Voluntary Planning Agreement Offer

I refer to your letter dated 14 September 2011 presenting an offer to Council to be pursued as a Voluntary Planning Agreement (VPA) associated with the current Major Projects application for redevelopment of 110-114 Herring Road, Macquarie Park (Stamford Grand Hotel). In accordance with Council policy, the offer has received initial consideration and advice on Council's position on the offer is given below.

The offer presented to Council was:

- Full payment of levies in accordance with Council's Section 94 Contributions Plan 2007, plus
- Dedication of a road reserve along the southern boundary of the site as a full width Type 3 Street (as per the Macquarie Park Structure Plan), plus
- Dedication of a road reserve along the western boundary of the site as half width of a Type 3 Street. The offer involves a variation to the Macquarie Park Structure Plan which shows a full width Type 3 Street on the adjoining property to the west; plus
- Full construction of the above roads to Council's specifications; plus
- Construction and dedication of a Community Room within the proposed Building L of the development. The room is shown with an area of 230m² and includes a kitchen, toilets and storeroom.

In terms of value, the construction and dedication of the roads has been identified by you as being \$1.2 million. Based on 625 dwellings with the identified mix and commercial floor space of 1110m², the Section 94 levy has an indicative value of approximately \$9.3 million. The Community Room has not been valued.

The issues arising from the submitted offer from Council's perspective are:

1. Relocation of the proposed road on the western boundary
2. The proposed Community Room
3. The overall height, scale and density of the proposed development

With regard to first item, Council generally supports the relocation of the subject road from the riparian corridor on the adjoining property to the shared boundary. This is subject to no objection being raised by the adjoining landowner to the relocation of the road or to the altered development potential of that site. This matter has been raised in Council's submission to the Department of Planning and Infrastructure (DoPI) on the Major Projects application (MP10_0112).

With regard to the second item and following consideration of community facilities in the locality and future needs, Council does not wish to receive a dedicated Community Room as part of any VPA offer for this site. Instead, Council recommends that the proponents consider the dedication of two (2) appropriately sized and located dwelling units within the future complex to be administered as Affordable Housing. This recommendation is considered more in keeping with the potential size and character of the redevelopment proposal. Further, nothing prevents the proponents from providing facilities like a meeting room within the future development for the use of residents including the Owners Corporation.

With regard to the third item, Council has raised concern in its submission to DoPI on the height, scale and density of the proposed development. Council notes your advice that the terms of any final VPA offer will depend on the determination made by the State Government as the approval authority for the current application.

The final acceptance of any offer for a VPA is subject to Council endorsement. However, I hope this advice provides sufficient information to assist you in progressing development proposals for the site.

Yours sincerely



Dominic Johnson
Group Manager
Environment and Planning