

14 September 2011

Mr John Neisch  
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Ryde City Council  
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RYDE NSW 2112

Sent via email to [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)  
and facsimile to (02) 9952 8070

**Attention: Mr Dominic Johnson**

Dear Mr Johnson,

**Major Project Application MP10\_0112 – Proposed Public Contributions  
Macquarie Park Village - 114 Herring Road, North Ryde**

Further to our meeting in relation to the above application on 2 September 2011, I am writing on behalf of the proponent, Stamford Property Services Pty Ltd, to confirm the public contributions proposed as to be included in the Preferred project Report for the application.

In addition to the payment of a monetary contribution to Council, calculated in accordance with Council's Section 94 Development Contributions Plan 2007, it is proposed to dedicate the new roads proposed within the northern and eastern boundaries of the site to Council. It is also proposed to increase the size of the originally proposed community facility within the development, and to provide additional street activation to Herring Road.

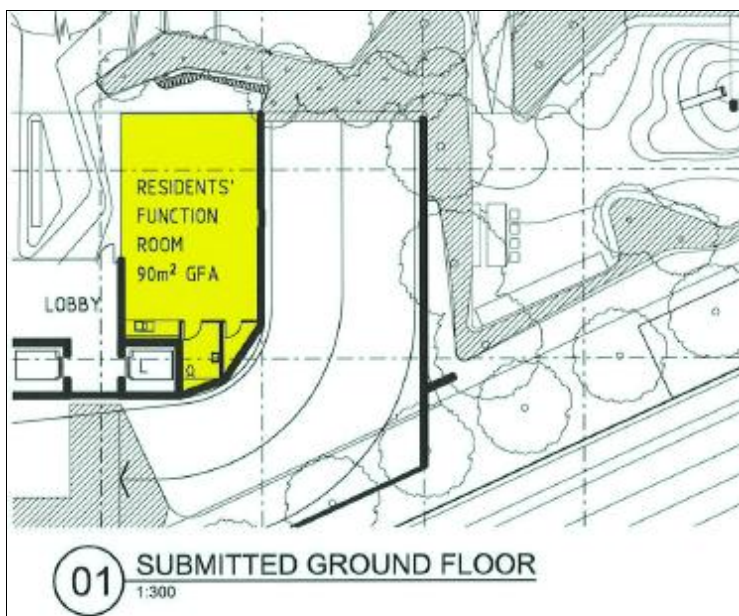
*Dedicated Roads*

As detailed in the Draft Statement of Commitments within the submitted Concept Plan, Type 3 Roads proposed within the northern and eastern boundaries of the property will be designed and constructed by the proponent in accordance with relevant Australian Standards, and dedicated to Council as Local Roads, that will be owned and maintained by Council in perpetuity. Secondary internal roads will remain part of the site, being owned and maintained by the Owner's Corporation.

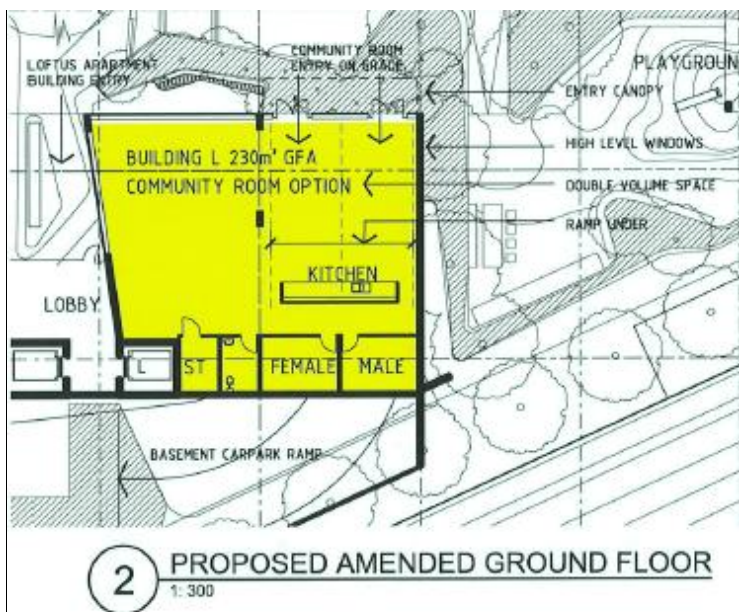
Preliminary quantity surveyor's advice suggests the roads proposed to be dedicated to Council will cost the proponent approximately \$1.2m.

### Community Facility

The submitted EA details the provision of a 90m<sup>2</sup> resident's function room at ground level within the southern end of proposed Building L (see image below).



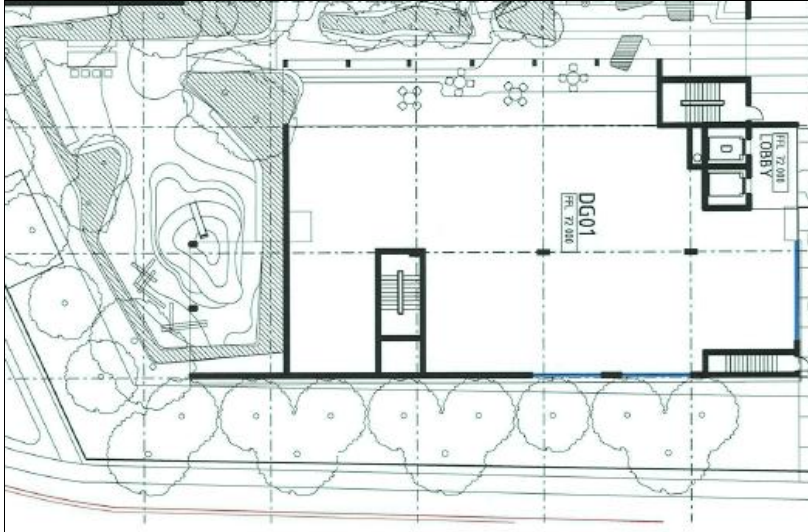
Following Council's request for a public facility fit for use as a 'community room', the proponent agrees to increase the size of this facility to not less than 230m<sup>2</sup>, and to provide a kitchenette, store room and toilet facilities, generally as indicated in the image below.



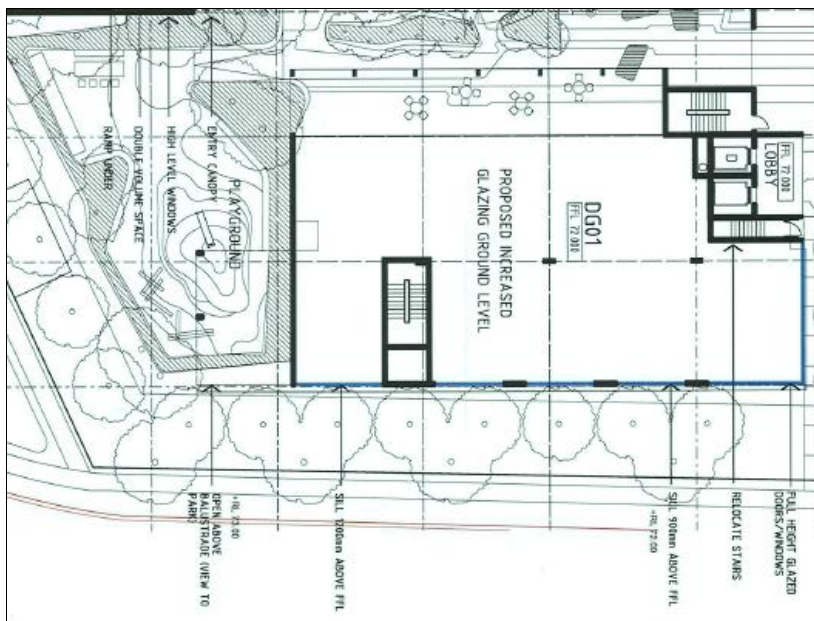
The proponent also agrees that the facility will be dedicated to Council, who will own and operate it on behalf of the local community in perpetuity. However, this agreement is predicated on the floor space of the facility being excluded from consideration of the total floor space ratio of the project, and the calculation of monetary developer contributions and the like.

## Activation to Herring Road

Council has requested that the level of activation of ground level uses to Herring Road in Building D be increased. The retail activation to Herring Road proposed within the submitted application is indicated below.



The proponent agrees to increase this as indicated below, providing nearly continuous retail activation of the Herring Road frontage, retuning unbroken into the proposed north-south street.



### *Conclusion*

The above package of community contributions is proposed as part of the submitted Concept Plan application in recognition that the project proposes floor space in excess of the applicable floor space ratio standard. Should the final approval relate to a reduced version of the originally proposed scheme, the above contributions would be accordingly reduced.

Yours sincerely,



Ian Cady  
Associate Director

cc. Michael Woodland  
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NSW Department of Planning  
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