

From: Louise McDonald [REDACTED]
Sent: Monday, 16 June 2025 1:09 PM
To: Bradley James; Sanju Reddy
Cc: Nicholas Najar; Justin Byrne; Kandace Lindeberg; Geoff Kwok
Subject: RE: Triniti Lighthouse BTR North Ryde (SSD-55844212) - Council Stakeholder Meeting

Hi Brad,

Thanks for your time and the IPC’s time last week. To aid the IPC’s decision, please see the below responses to your questions:

1) Council to provide an updated s7.11 developer contributions amount for the Commission’s consideration (recommended condition A10)

Council’s draft conditions were provided to DPHI on 30 January 2025. On 30 April 2025, the ABS released the March quarterly CPI figure. In line with the Ryde 7.11 Contributions Plan the March Quarterly CPI Index figures, Council recommends the Development Contributions amount under Condition Number A10 be updated as follows:

Developer Contributions

Before the issue of a Construction Certificate, the Applicant must provide written evidence to the Certifier that a monetary contribution pursuant to the provisions of the City of Ryde Section 7.11 Development Contributions Plan 2020 has been paid to Council as follows:

Column A – Contribution Type	Column B – Contribution Amount
Community & Cultural Facilities	\$3,011,171.58 \$3,022,469.16
Open Space & Recreation Facilities	\$5,011,009.50 \$5,832,831.76
Roads & Traffic Management Facilities	\$420,932.73 \$430,605.92
Plan Administration	\$130,756.33 \$139,270.43
The total contribution is	\$9,389,870.22 \$9,425,177.27

The above amounts are current at the date of this consent and are subject to quarterly adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

A copy of The Ryde 7.11 Contributions Plan is published on Council’s website at <https://www.ryde.nsw.gov.au/files/assets/public/v/1/development/section-7.11/section-7.11-contributions-plan-2020-version-2.pdf>

2) How would the contributions be used by Council in providing infrastructure that benefits the immediate community surrounding the proposed development?

Appendix A of the Ryde Section 7.11 Contributions Plan contains an infrastructure schedule that is funded by contributions collected under the Plan. The majority of these projects have a direct nexus to the anticipated growth in the Macquarie Park area, which includes 39 Delhi Rd. Contributions collected under the Plan have already funded a range of infrastructure benefitting 39 Delhi Rd, including the delivery of the Blenheim Park Masterplan (located 220m west of 39 Delhi Rd). A report to Council is targeted for late-2025 seeking a resolution to commence delivery of the Christie Park Stage 2 and 3 upgrades. This project comprises the delivery of new synthetic sports fields and futsal courts to address significant demand in and around the Macquarie Park area and is estimated to cost \$25.3M. These fields will provide important organised sport and active recreation opportunities for future residents of and around 39 Delhi Rd. Contributions collected under SSD-55844212 will also fund the delivery of this project as well as other future projects identified in the infrastructure schedule such as the delivery of new full-size turf field at Magdala Park (670m south of 39 Delhi Rd).

Additionally, chapter 1.5 of the recently adopted Macquarie Park 7.12 Plan (prepared by the NSW Department of Planning, Housing and Infrastructure) allows the pooling of funds previously paid under the Ryde Section 7.11 Contributions Plan to deliver infrastructure in the new 7.12 plan. This could allow 7.11 contributions paid under SSD-55844212 to be used for nearby future projects such as the land acquisition and widening of Julius Avenue, or E-Bike hubs at North Ryde Station.

3) Council to provide an updated public domain works defects and security bond condition

Please see below Council’s recommended Condition 53 that has been updated to provide clarification on the time the bond will be held.

53 – Public domain works defects bond

53	Public domain works (defects and security bond)
	<i>To ensure satisfactory performance of the public domain works, a defects liability period of twelve (12) months shall apply to the works in the road reserve - Rennie Street and Rivett Road - following completion of the works. The defects liability period shall commence from the date of issue by Council, of the Compliance Certificate for External Works. The applicant shall be liable for any part of the work which fails to perform in a satisfactory manner as outlined in Council’s standard specification, during the twelve (12) months’ defects liability period.</i>
	<i>A bond in the form of a cash deposit or Bank Guarantee of \$430,000 shall be lodged with the City of Ryde prior to the issue of a Construction Certificate to guarantee this requirement will be met. The bond will only be refunded when the works are determined to be satisfactory to Council after the expiry of the twelve (12) months defects liability period.</i>
	Condition reason: To ensure compliance with specifications and identification of defects not visible at final inspection.

For the IPC’s understanding, please see below rationale as how Council determined the bond value.

The marked aerial below shows the total area / extents of required public domain works under the conditions of consent B27 and B28 of the recommended conditions under consideration by the IPC. Council applies a \$1000/ sqm rate for the total value of public domain centres in town centre areas – this includes a range of risk contingencies including relocation of utilities and management costs. A 20% rate is then applied to calculate the bond amount and rounded to the nearest \$10,000 – this calculation is shown in the table below.



Figure Showing the Scope of the public domain frontage for which the bond applies too.

Frontage	Area	Value of Works	20% Bond
Rennie Street	860	\$ 860,000.00	\$ 172,000.00
Rivett Road	1300	\$1,300,000.00	\$ 260,000.00
Total:	2160	\$2,160,000.00	\$ 432,000.00

Table demonstrating how the bond value was determined.

4) Council to provide a draft condition regarding decommissioning/destressing of ground anchors for excavation

Please see below Council’s recommended condition for decommission of ground anchors.

- 109 -Decommissioning of ground anchors

109	Decommissioning of ground anchors
	Prior to the issue of any occupation certificate, a certificate from a suitably qualified Structural or Geotechnical Engineer confirming that all temporary soil/ground anchors installed into the public road reserve, have been decommissioned and are not transferring any structural loads into the road reserve must be prepared to the satisfaction of Council.

Condition reason: To ensure compliance and protection of public assets.

I trust the above information assists the IPC in their decision of the matter.

Any additional questions, please feel free to reach out.


Kind Regards

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 The City of Ryde wishes to acknowledge the Traditional Custodians of the Land on which we work and pay our respect to the Elders past, present and emerging, and extend that respect to all Aboriginal and Torres Strait Islander peoples.