

Planning Agreement

Environmental Planning and Assessment Act 1979

11-17 Khartoum Road and 33-39 Talavera Road, Macquarie Park, New South Wales

Exhibit A

The Contributions Value Schedule is Exhibit A to the Planning Agreement between Council of the City of Ryde, The Trust Company Limited as custodian for Stockland Trust Management Limited as Trustee for Advance Property Fund, Stockland Trust Management limited as Responsible Entity for the Advance Property Fund and Sydney North Planning Panel.

Date: _____

Signature by Council

Signed sealed and delivered for and on behalf of the **Council of the City of Ryde** by a duly authorised officer who by their signature testifies that they are duly authorised to sign

Signature of Witness

Signature of Authorised Officer

Name of Witness
(please print)

Name of and position of Authorised Officer

Signature by the Owner

Signed sealed and delivered for and on behalf of **The Trust Company Limited ACN 004 027 749** by its Attorney pursuant to Power of Attorney

Book _____ No. _____

, and the Attorney declares that the Attorney has not received any notice of the revocation of such Power of Attorney, in the presence of:

Signature of Witness

Signature of Attorney

Name of Witness
(please print)

Name of and Attorney *(please print)*

Signed for and on behalf of the **Stockland Management Trust Limited ACN 001 900 741** by a duly authorised officer (who by their signature testifies that there are duly authorised to sign this instrument) in the presence of

Signature of witness

Signature of Authorised Officer

Name of witness *(please print)*

Name and position of Authorised Officer

Signature by the Consent Authority

Executed for and on behalf of the **Sydney North Planning Panel** by each of its members in accordance with a resolution of the Panel made on _____ in the presence of:

Signature of witness

Signature of Panel members

Name of witness *(please print)*

VPA Calculations

	Proposed	Existing GFA		Demolished Use	Demolished	Nett	S94 per stage		Incentive per Stage Ratio	Incentive GFA per stage	Incentive Contribution per stage		Total per Stage before Offsets (Incentive + S94)		Offsets	Monetary Contributions after Offsets
Stage 1 Building A		17,759	16,217	Office		4,680	13,079	\$ 1,738,774.62	30%	8831	\$ 2,362,746.42	\$ 4,101,521.04	\$ 270,000.00	\$ 3,831,521.04		
Stage 2 Building B		12,600	11,537				12,600	\$ 1,748,628.00	21%	6266	\$ 1,676,367.18	\$ 3,424,995.18	\$ 2,087,500.00	\$ 1,337,495.18		
Stage 3 Building E		10,050	4,270	Office		7,267	2,783	\$ 386,224.74	17%	4998	\$ 1,337,102.40	\$ 1,723,327.14	\$ 2,270,000.00	\$ -		
Stgae 4 Building C		9,460		Wharehouse		4,270	5,190	\$ 952,001.10	16%	4704	\$ 1,258,605.84	\$ 2,210,606.94	\$ 3,732,500.00	\$ -		
Stage 4 Building D		9,350					9,350	\$ 1,297,593.00	16%	4650	\$ 1,243,970.89	\$ 2,541,563.89	\$ -	\$ 472,997.96		
Retail		550					550	\$ 51,458.00	1%	274	\$ 73,174.76	\$ 124,632.76	\$ -	\$ 124,632.76		
TOTAL		59,769				16,217	43,552	\$ 6,174,679.46	100%	29,722	\$ 7,951,967.48	\$ 14,126,646.94	\$ 8,360,000.00	\$ 5,766,646.94		

TOTAL	59,769	GFA for the site as applied for	\$ 4,554,679.46	S94 Amount after Public Domian Offsets	\$ 1,211,967.48	Incentive amount after Road 22 Contruction and Acquisition Costs and	\$ -	Variation test
S94 Applicable GFA	43,552	Site Area	30046.89204 sqm					
			3.004689204 ha					

Base GFA 30,047
Incentive GFA Max 60,094

Incentive GFA subject to Incentive Rate 29,722

Incentive Rate \$ 250.00 (not indexed)
Index Base 108.3 Sydney CPI
Today 115.9 Sydney CPI
factor 1.070175439

Incentive Rate Indexed \$ 267.54

Incentive Contribution \$ 7,951,967.48

S94 Liability \$ 6,174,679.46

Subtotal Contributions \$ 14,126,646.94

Incentive Offsets Road 22	Base (date VPA Executed)	CPI'd value
Road Area sqm	2784	
Construction \$ per sqm	\$1,121	\$1,121
Land Value \$ per sqm	\$625	\$625
Land Dedication Value	\$ 1,740,000	\$ 1,740,000
Cost of Works by QS exc GST	\$ 3,120,000	\$ 3,120,000
TOTAL Road Offset	\$ 4,860,000	\$ 4,860,000

S94 Offsets Pedestrian Links	Base (date VPA Executed)	CPI'd value
ped path Area sqm	1056	
Construction \$ per sqm	\$1,780	\$1,780.30
Land Value \$ per sqm	\$0	\$0
Land Dedication Value	\$ -	\$ -
Cost of Works by QS	\$ 1,880,000	\$ 1,880,000
TOTAL Ped Path Offset	\$ 1,880,000	\$ 1,880,000

S94 Offsets Public Domain Works	Base (date VPA Executed)	CPI'd value
Public Domain Area sqm	1410	
Construction \$ per sqm	\$1,149	\$1,148.94
Land Value \$ per sqm	\$0	\$0
Land Dedication Value	\$ -	\$ -
Cost of Works by QS	\$ 1,620,000	\$ 1,620,000
TOTAL Pub Domain Offset	\$ 1,620,000	\$ 1,620,000

These Rates adjusted in accordance with the s7.11 Plan

S94 Com per sqm \$ 138.78
S94 Retail per Sqm \$ 93.56
S94 Ind per Sqm \$ 84.51

CPI Calculator for Public benefits

Index Base 115.9 Sydney CPI
Today 115.9 Sydney CPI
factor 1

\$ 5,766,646.94 TOTAL VALUE OF MONETARY CONTRIBUTIONS

\$ 8,360,000.00 TOTAL VALUE OF PUBLIC BENEFITS

\$ 14,126,646.94 TOTAL VALUE OF VPA