

Appendix A: Assumed development characteristics

Table A.1: Key residential development characteristics

Characteristic	Bushland Housing	Low density residential	Low-medium density residential
Developable area (site area less minor roads)	0.95	0.8	0.8
Yield (dwellings/developable hectare)	5.0	12	21
Developable area for each dwelling (sqm)	1,900	530 (average)	350 (average)
Dwelling occupancy (people)	2.7	2.7	2.15
Trip generation (trips/day/developable hectare)	40	90	104
Impervious area (developable area)	10%	50%	60%

Table A.2: Key education, commercial and retail, and industrial development characteristics

Characteristic	Education	Commercial & retail	Industrial
Site area (developable area less minor roads)	0.5	0.8	0.8
Plot ratio (% of developable hectare)	0.35	0.5	0.5
GFA for each employee (sqm)	NA	23/35	100
Employees for each developable hectare	NA	160/200	40
Trip generation (trips/day/developable hectare)	300/ha of building	600	200
Impervious area (developable area)	100% of building, 5% other	90%	90%

Table A.3: Planning Units contained within Contribution Areas

Charge Area	Planning Units
1	1, 2, 3, 4, 5, 11
2	5N, 6, 7, 8, 9, 10, 12, 12, 13, 14, 15, 16

Table A.4: Residential new growth development (planning units)

Planning Unit	Very low density housing (Ha)					Bushland					Low Density Housing					Low Medium Density Housing				
	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020
1	-7.9	0.0	-47.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	39.8	0.0	0.0	5.8	0.0	7.9	0.0	0.0
2	0.0	-3.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	1.6	0.0	0.0	0.0
3	-3.0	0.0	0.0	-23.1	0.0	0.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0	22.9	0.0	0.0	0.0	0.0	0.1	0.0
4	0.0	-23.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.2	0.0	0.0	0.0	13.9	0.0	0.0	0.0
5	-2.6	0.0	0.0	0.0	-28.8	0.0	0.0	0.0	0.0	4.3	2.6	0.0	0.0	21.4	0.0	0.0	0.0	0.0	0.0	3.1
5N	0.0	0.0	0.0	0.0	-12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	12.3
6	0.0	0.0	0.0	-12.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.9	0.0	0.0	0.0	0.0	4.0	0.0	0.0
7	-7.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
8	-9.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
9	0.0	0.0	0.0	-8.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
11	-3.4	-10.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.4	5.1	0.0	0.0	0.0	5.8	0.0	0.0	0.0	0.0
12	0.0	0.0	0.0	-11.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
13	-3.5	0.0	-4.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.5	0.0	4.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
14	0.0	0.0	0.0	-7.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	0.0	0.0	0.0	3.0	0.0	0.0
15	-17.0	-5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.0	0.6	0.0	0.0	0.0	4.5	0.0	0.0	0.0	0.0
16	0.0	0.0	0.0	0.0	-7.5	0.0	0.0	0.0	0.0	7.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	-54.0	-42.5	-52.7	-63.3	-48.8	0.0	0.0	0.0	0.0	11.8	31.7	16.8	44.8	47.9	21.6	5.8	25.7	7.9	7.2	15.5

Table A.5: Residential new growth development (Contribution Areas)

Charge Area	Very low density housing (Ha)					Bushland					Low Density Housing					Low Medium Density Housing				
	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020
1	-17.0	-37.5	-47.8	-23.1	-28.8	0.0	0.0	0.0	0.0	4.3	11.2	16.2	39.8	22.9	21.4	5.8	21.2	7.9	0.1	3.1
2	-37	-5	-5	-40.2	-20.1	0.0	0.0	0.0	0.0	7.5	20.5	0.6	4.9	25.0	0.2	0.0	4.5	0.0	7.1	12.3
Total	-54.0	-42.5	-52.7	-63.3	-48.8	0.0	0.0	0.0	0.0	11.8	31.7	16.8	44.8	47.9	21.6	5.8	25.7	7.9	7.2	15.5

Table A.6: Other new growth development (planning units)

Planning Unit	Education					Commercial					Industrial				
	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020
1	8.8	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
5N	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.1	0.0	0.0	0.0	0.0
8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.5	0.0	0.0	0.0	0.0
9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	8.2	0.0
10	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
11	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
12	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
13	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
14	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
15	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
16	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0
Total	8.8	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	16.6	0.0	0.0	8.2	0.0

Table A.7: Other new growth development (Contribution areas)

Charge Area	Education					Commercial					Industrial				
	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020
1	8.8	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.6	0.0	0.0	8.2	0.0
Total	8.8	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	16.6	0.0	0.0	8.2	0.0

Table A.8: Residential forecast development (planning units)

Planning Unit	Very low density housing (Ha)					Bushland					Low Density Housing					Low Medium Density Housing				
	Existing	2005	2010	2015	2020	Existing	2005	2010	2015	2020	Existing	2005	2010	2015	2020	Existing	2005	2010	2015	2020
1	65.1	65.1	17.4	17.4	17.4	0.0	0.0	0.0	0.0	0.0	3.3	3.3	43.2	43.2	43.2	5.8	5.8	13.7	13.7	13.7
2	4.6	1.1	1.1	1.1	1.1	0.0	0.0	0.0	0.0	0.0	0.0	1.9	1.9	1.9	1.9	0.0	1.6	1.6	1.6	1.6
3	38.7	38.7	38.7	15.6	15.6	0.0	0.0	0.0	0.0	0.0	4.1	4.1	4.1	27.0	27.0	1.5	1.5	1.5	1.5	1.6
4	23.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.2	9.2	9.2	9.2	0.0	13.9	13.9	13.9	13.9
5	43.4	43.4	43.4	43.4	14.7	0.0	0.0	0.0	0.0	4.3	16.5	16.5	16.5	16.5	37.9	0.0	0.0	0.0	0.0	3.1
5N	12.5	12.5	12.5	12.5	0.0	0.0	0.0	0.0	0.0	0.0	1.8	1.8	1.8	1.8	2.0	0.5	0.5	0.5	0.5	12.8
6	12.9	12.9	12.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.9	8.9	5.3	5.3	5.3	9.3	9.3
7	5.0	5.0	5.0	5.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
9	8.2	8.2	8.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10	46.2	46.2	46.2	46.2	46.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
11	10.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	26.0	31.1	31.1	31.1	31.1	0.7	6.5	6.5	6.5	6.5
12	11.3	11.3	11.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.3	11.3	0.0	0.0	0.0	0.0	0.0
13	6.9	6.9	1.9	1.9	1.9	0.0	0.0	0.0	0.0	0.0	4.6	4.6	9.5	9.5	9.5	0.0	0.0	0.0	0.0	0.0
14	7.9	7.9	7.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	4.8	0.0	0.0	0.0	3.0	3.0
15	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.7	21.2	21.2	21.2	21.2	0.0	4.5	4.5	4.5	4.5
16	8.3	8.3	8.3	8.3	0.8	0.0	0.0	0.0	0.0	7.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	310.0	267.5	214.8	151.5	102.6	0.0	0.0	0.0	0.0	11.8	76.9	93.7	138.5	186.4	208.0	13.8	39.5	47.4	54.6	70.1

Table A.9: Residential forecast development (Contribution Areas)

Charge Area	Very low density housing (Ha)					Bushland					Low Density Housing					Low Medium Density Housing				
	Approved	2005	2010	2015	2020	Approved	2005	2010	2015	2020	Approved	2005	2010	2015	2020	Approved	2005	2010	2015	2020
1	185.8	148.3	100.6	77.5	48.7	0.0	0.0	0.0	0.0	4.3	49.9	66.1	106.0	128.9	150.3	8.0	29.2	37.1	37.3	40.4
2	124.2	119.2	114.2	74.0	53.9	0.0	0.0	0.0	0.0	7.5	27.0	27.6	32.5	57.5	57.7	5.8	10.3	10.3	17.3	29.7
Total	310.0	267.5	214.8	151.5	102.6	0.0	0.0	0.0	0.0	11.8	76.9	93.7	138.5	186.4	208.0	13.8	39.5	47.4	54.6	70.1

Table A.10: Other forecast development (planning units)

Planning Unit	Education					Commercial					Industrial				
	Existing	2005	2010	2015	2020	Existing	2005	2010	2015	2020	Existing	2005	2010	2015	2020
1	11.9	11.9	11.9	11.9	11.9	2.2	2.2	2.2	2.2	2.2	0.0	0.0	0.0	0.0	0.0
2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5	0.0	0.0	0.0	0.0	0.0	0.7	0.7	0.7	0.7	0.7	0.0	0.0	0.0	0.0	0.0
5N	0.0	0.0	0.0	0.0	0.0	1.1	1.1	1.1	1.1	1.1	0.0	0.0	0.0	0.0	0.0
6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.1	7.1	7.1	7.1	7.1
8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.3	14.3	14.3	14.3	14.3
9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.2	8.2
10	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
11	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
12	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
13	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
14	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
15	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
16	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	11.9	11.9	11.9	11.9	11.9	4.0	4.0	4.0	4.0	4.0	21.4	21.4	21.4	29.5	29.5

Table A.11: Other forecast development (Contribution areas)

Charge Area	Education					Commercial					Industrial				
	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020	Approved	2001-2005	2006-2010	2011-2015	2016-2020
1	11.9	11.9	11.9	11.9	11.9	2.9	2.9	2.9	2.9	2.9	0.0	0.0	0.0	0.0	0.0
2	0.0	0.0	0.0	0.0	0.0	1.1	1.1	1.1	1.1	1.1	21.4	21.4	21.4	29.5	29.5
Total	11.9	11.9	11.9	11.9	11.9	4.0	4.0	4.0	4.0	4.0	21.4	21.4	21.4	29.5	29.5

Appendix B: Waterways

Table B.1: Waterways Equivalent Hectares conversion rates

Local Plan Classification	Conversion rates
Bushland housing	0.2222
Low density housing	1.0000
Low - Medium density housing	1.2000
Education	0.8497
Commercial	1.9000
Industrial	1.9000

Table B.2: Future development as waterways Equivalent Hectares (Contribution area 1)

	Very low density housing	Bushland housing	Low density housing	Low-Medium density housing	Education	Commercial	Industrial	Total
Existing situation	41.3	0.0	76.9	16.6	10.1	7.6	40.6	193.0
Ultimate situation	41.3	0.9	188.5	62.4	17.5	11.8	40.6	363.0

Table B.4: New growth development as waterways Equivalent Hectares (Contribution area 1)

Year	Very low density housing	Bushland housing	Low density housing	Low-Medium density housing	Education	Commercial	Industrial	Total
Year 2001/02 (Approved)	0.0	0.0	11.2	6.9	7.4	4.2	0.0	29.8
Year 2002/03	0.0	0.0	4.1	6.4	0.0	0.0	0.0	10.4
Year 2003/04	0.0	0.0	4.1	6.4	0.0	0.0	0.0	10.4
Year 2004/05	0.0	0.0	4.1	6.4	0.0	0.0	0.0	10.4
Year 2005/06	0.0	0.0	4.1	6.4	0.0	0.0	0.0	10.4
Year 2006/07	0.0	0.0	8.0	1.9	0.0	0.0	0.0	9.9
Year 2007/08	0.0	0.0	8.0	1.9	0.0	0.0	0.0	9.9
Year 2008/09	0.0	0.0	8.0	1.9	0.0	0.0	0.0	9.9
Year 2009/10	0.0	0.0	8.0	1.9	0.0	0.0	0.0	9.9
Year 2010/11	0.0	0.0	8.0	1.9	0.0	0.0	0.0	9.9
Year 2011/12	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2012/13	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2013/14	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2014/15	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2015/16	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2016/17	0.0	0.2	4.3	0.7	0.0	0.0	0.0	5.2
Year 2017/18	0.0	0.2	4.3	0.7	0.0	0.0	0.0	5.2
Year 2018/19	0.0	0.2	4.3	0.7	0.0	0.0	0.0	5.2
Year 2019/20	0.0	0.2	4.3	0.7	0.0	0.0	0.0	5.2
Year 2020/21	0.0	0.2	4.3	0.7	0.0	0.0	0.0	5.2
Total new growth	0.0	0.9	100.4	38.9	0.0	0.0	0.0	140.2
Total	0.0	0.9	111.6	45.8	7.4	4.2	0.0	170.0
NPV@6%	0.0	0.4	71.3	36.8	7.4	4.2	0.0	120.1

Table B.3: Future development as waterways Equivalent Hectares (Contribution area 2)

	Very low density housing	Bushland housing	Low density housing	Low-Medium density housing	Education	Commercial	Industrial	Total
Existing situation	27.6	0.0	27.0	7.0	0.0	2.0	40.6	104.2
Ultimate situation	27.6	1.7	78.2	35.6	0.0	2.0	87.6	232.7

Table B.5: New growth development as waterways Equivalent Hectares (Contribution area 2)

Year	Very low density housing	Bushland housing	Low density housing	Low-Medium density housing	Education	Commercial	Industrial	Total
Year 2001/02 (Approved)	0.0	0.0	20.5	0.0	0.0	0.0	31.5	52.0
Year 2002/03	0.0	0.0	0.1	1.3	0.0	0.0	0.0	1.5
Year 2003/04	0.0	0.0	0.1	1.3	0.0	0.0	0.0	1.5
Year 2004/05	0.0	0.0	0.1	1.3	0.0	0.0	0.0	1.5
Year 2005/06	0.0	0.0	0.1	1.3	0.0	0.0	0.0	1.5
Year 2006/07	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2007/08	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2008/09	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2009/10	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2010/11	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2011/12	0.0	0.0	5.0	1.7	0.0	0.0	3.1	9.8
Year 2012/13	0.0	0.0	5.0	1.7	0.0	0.0	3.1	9.8
Year 2013/14	0.0	0.0	5.0	1.7	0.0	0.0	3.1	9.8
Year 2014/15	0.0	0.0	5.0	1.7	0.0	0.0	3.1	9.8
Year 2015/16	0.0	0.0	5.0	1.7	0.0	0.0	3.1	9.8
Year 2016/17	0.0	0.3	0.0	3.0	0.0	0.0	0.0	3.3
Year 2017/18	0.0	0.3	0.0	3.0	0.0	0.0	0.0	3.3
Year 2018/19	0.0	0.3	0.0	3.0	0.0	0.0	0.0	3.3
Year 2019/20	0.0	0.3	0.0	3.0	0.0	0.0	0.0	3.3
Year 2020/21	0.0	0.3	0.0	3.0	0.0	0.0	0.0	3.3
Total new growth	0.0	1.7	30.7	28.6	0.0	0.0	15.5	76.5
Total	0.0	1.7	51.2	28.6	0.0	0.0	47.0	128.5
NPV@6%	0.0	0.6	36.8	14.4	0.0	0.0	39.2	91.1

Table B.6: Cost of apportioned items - Sheep Station Gully Catchment (Contribution area 1)

Item description	753846.1538		980000		Year constructed	Discounted cost
	Cost					
	Estimated cost	Indirect costs		Total		
Rate		Subtotal				
Revegetate downstream of Algester Road	\$923,077	30%	\$276,923	\$1,200,000	2010	\$670,074
Upgrade Benhiam Road crossings - 3/1350 diam RCP	\$188,462	30%	\$56,538	\$245,000	2008	\$153,716
Upgrade Benhiam Road crossings - 3/1050 diam RCP, 3/1050 diam RCP, 3/1200 diam RCP	\$565,385	30%	\$169,615	\$735,000	2008	\$461,148
Upgrade Formby Street crossings - 3/3600x1200 RCBC	\$130,769	30%	\$39,231	\$170,000	2008	\$106,660
Upgrade Ormskirk Road crossings - 3/3600x3000 RCBC	\$138,462	30%	\$41,538	\$180,000	2003	\$151,131
Acquire properties on Formby Street	\$1,317,692	30%	\$395,308	\$1,713,000	2003	\$1,438,268
Revegetate properties on Formby Street	\$149,231	30%	\$44,769	\$194,000	2003	\$162,886
Acquire properties on Algester Road	\$307,692	30%	\$92,308	\$400,000	2005	\$298,903
Revegetate properties on Algester Road	\$53,846	30%	\$16,154	\$70,000	2005	\$52,308
Construct detention basins at Calamvale School	\$230,769	30%	\$69,231	\$300,000	2008	\$188,224
Upgrade Hamish Street detention basin	\$38,462	30%	\$11,538	\$50,000	2004	\$39,605
Provide additional trunk drainage (near Benhiam Street/Beaudesert Road intersection) - 450mm to 1050mm diam. RCP	\$397,692	30%	\$119,308	\$517,000	2003	\$434,083
Provide additional trunk drainage (Along Hamish Street) - 825mm to 1050mm diam RCP	\$83,846	30%	\$25,154	\$109,000	2008	\$68,388
Provide additional trunk drainage (Along southern boundary of Nottingham Road properties) - 600mm to 750mm diam RCP	\$78,462	30%	\$23,538	\$102,000	2008	\$63,996
Provide additional trunk drainage (South of Calamvale Community College) - 675mm diam RCP	\$103,077	30%	\$30,923	\$134,000	2008	\$84,073
Provide additional trunk drainage (Perpendicular to Benhiam St, between Formby and Ormskirk) - 825mm diam. RCP	\$56,154	30%	\$16,846	\$73,000	2008	\$45,801
Provide additional trunk drainage (North of acquired Formby Street properties) - 750mm to 900mm diam RCP	\$216,154	30%	\$64,846	\$281,000	2012	\$139,648
Provide additional trunk drainage - Along Benhiam St, north (675mm to 1050mm diam RCP) and augment existing drainage	\$571,538	30%	\$171,462	\$743,000	2003	\$623,837
Revegetate land adjoining Benham Street	\$166,154	30%	\$49,846	\$216,000	2005	\$161,408
Preparation				\$20,000	2001	\$18,868
Total				\$7,452,000		\$5,363,026

Base year	2001
Discount rate	6%

Component Summary	NPV
Land Acquisition	\$1,737,171
Revegetation	\$1,046,676
Detention basins	\$227,828
Trunk drainage	\$1,459,827
Crossing upgrades	\$718,940
Preparation	\$18,868
Total	\$5,209,310

Table B.7: Cost of apportioned items - Algester Catchment (Contribution area 2)

Item description	753846.1538		980000		Year constructed	Discounted cost
	Cost					
	Estimated cost	Indirect costs		Total		
Rate		Subtotal				
Upgrade Paradise Road Crossings (2 x 5/2400x1200)	\$413,846	30%	\$124,154	\$538,000	2010	\$300,416
Upgrade Railway crossing 1 (1/850x750 + 2/1050 RCP)	\$100,000	30%	\$30,000	\$130,000	2012	\$64,606
Upgrade Railway crossing 2 (1/2100x2100 + 1/2100 RCPs)	\$119,231	30%	\$35,769	\$155,000	2012	\$77,030
Upgrade Railway crossing 4 (1/2400x2400 + 1/1200 RCP)	\$90,769	30%	\$27,231	\$118,000	2012	\$58,642
Upgrade Railway crossing 5 (1/900x900 + 4/1200 RCPs)	\$179,231	30%	\$53,769	\$233,000	2008	\$146,187
Upgrade Delathin crossing (2/1200x900)	\$60,769	30%	\$18,231	\$79,000	2012	\$39,261
Provide additional trunk drainage (near Busby Street) - 1050mm to 1200mm diam RCPs	\$223,846	30%	\$67,154	\$291,000	2012	\$144,618
Provide additional trunk drainage (near Algester Road/Beaudesert intersection) - 600mm diam RCP	\$103,846	30%	\$31,154	\$135,000	2012	\$67,091
Preparation				\$10,000	2001	\$9,434
Total	\$1,291,538			\$1,689,000		\$907,286

Base year	2001
Discount rate	6%

Component Summary	NPV
Road crossing upgrades	\$300,416
Railway crossing upgrades	\$385,726
Trunk drainage	\$211,709
Preparation	\$9,434
Total	\$907,286

Table B.8: Cost apportionment - Sheep State Gully Catchment (Charge area 1)

Item description	Discounted Cost	External use		Existing use		Future use		Contribution	
		% total use	Apportioned cost	% total use	Apportioned cost	% total use	Apportioned cost	NPV future demand	Contribution
Revegetate downstream of Algester Road	\$670,074	48%	\$321,635.39	0%	\$0	52%	\$348,438.34	120	\$2,902
Upgrade Benhiam Road crossings - 3/1350 diam RCP	\$153,716	0%	\$0.00	53%	\$81,723	47%	\$71,993.13	120	\$600
Upgrade Benhiam Road crossings - 3/1050 diam RCP, 3/1050 diam RCP, 3/1200 diam RCP	\$461,148	0%	\$0.00	0%	\$0	100%	\$461,148.09	120	\$3,840
Upgrade Formby Street crossings - 3/3600x1200 RCBC	\$106,660	0%	\$0.00	0%	\$0	100%	\$106,660.10	120	\$888
Upgrade Ormskirck Road crossings - 3/3600x3000 RCBC	\$151,131	0%	\$0.00	53%	\$80,349	47%	\$70,782.65	120	\$589
Acquire properties on Formby Street	\$1,438,268	0%	\$0.00	0%	\$0	100%	\$1,438,267.83	120	\$11,978
Revegetate properties on Formby Street	\$162,886	0%	\$0.00	0%	\$0	100%	\$162,886.14	120	\$1,356
Acquire properties on Algester Road	\$298,903	0%	\$0.00	0%	\$0	100%	\$298,903.27	120	\$2,489
Revegetate properties on Algester Road	\$52,308	0%	\$0.00	0%	\$0	100%	\$52,308.07	120	\$436
Construct detention basins at Calamvale School	\$188,224	0%	\$0.00	0%	\$0	100%	\$188,223.71	120	\$1,567
Upgrade Hamish Street detention basin	\$39,605	0%	\$0.00	0%	\$0	100%	\$39,604.68	120	\$330
Provide additional trunk drainage (near Benhiam Street/Beaudesert Road intersection) - 450mm to 1050mm diam. RCP	\$434,083	0%	\$0.00	0%	\$0	100%	\$434,083.17	120	\$3,615
Provide additional trunk drainage (Along Hamish Street) - 825mm to 1050mm diam RCP	\$68,388	0%	\$0.00	0%	\$0	100%	\$68,387.95	120	\$570
Provide additional trunk drainage (Along southern boundary of Nottingham Road properties) - 600mm to 750mm diam RCP	\$63,996	0%	\$0.00	0%	\$0	100%	\$63,996.06	120	\$533
Provide additional trunk drainage (South of Calamvale Community College) - 675mm diam RCP	\$84,073	0%	\$0.00	0%	\$0	100%	\$84,073.26	120	\$700
Provide additional trunk drainage (Perpendicular to Benhiam St, between Formby and Ormskirck) - 825mm diam. RCP	\$45,801	0%	\$0.00	0%	\$0	100%	\$45,801.10	120	\$381
Provide additional trunk drainage (North of acquired Formby Street properties) - 750mm to 900mm diam RCP	\$139,648	0%	\$0.00	0%	\$0	100%	\$139,648.39	120	\$1,163
Provide additional trunk drainage - Along Benhiam St, north (675mm to 1050mm diam RCP) and augment existing drainage	\$623,837	0%	\$0.00	0%	\$0	100%	\$623,837.13	120	\$5,195
Revegetate land adjoining Benham Street	\$161,408	0%	\$0.00	0%	\$0	100%	\$161,407.77	120	\$1,344
							\$0.00		
Preparation	\$18,868	0%	\$0.00	0%	\$0	100%	\$18,867.92	120	\$157
Total	\$5,363,026		\$321,635		\$162,072		\$4,879,319		\$40,634

Component Summary	\$/EH
Land Acquisition	\$14,467
Crossing upgrades	\$5,918
Revegetation	\$6,038
Detention basins	\$1,897
Trunk drainage	\$12,157
Preparation	\$157
Total	\$40,634

	Contribution (ICUs)
Bushland housing	9,029
Low density housing	40,634
Low - Medium density housing	48,761
Education	34,527
Commercial	77,205
Industrial	77,205

Table B.9: Cost apportionment - Algester Catchment (Charge area 2)

Item description	Discounted Cost	External use		Existing use		Future use		Contribution	
		% total use	Apportioned cost	% total use	Apportioned cost	% total use	Apportioned cost	NPV future demand	Contribution
Upgrade Paradise Road Crossings (2 x 5/2400x1200)	\$300,416	23%	\$69,096	0%	\$0	77%	\$231,321	91	\$2,541
Upgrade Railway crossing 1 (1/850x750 + 2/1050 RCP)	\$64,606	30%	\$19,382	0%	\$0	70%	\$45,224	91	\$497
Upgrade Railway crossing 2 (1/2100x2100 + 1/2100 RCPs)	\$77,030	0%	\$0	0%	\$0	100%	\$77,030	91	\$846
Upgrade Railway crossing 4 (1/2400x2400 + 1/1200 RCP)	\$58,642	0%	\$0	0%	\$0	100%	\$58,642	91	\$644
Upgrade Railway crossing 5 (1/900x900 + 4/1200 RCPs)	\$146,187	0%	\$0	0%	\$0	100%	\$146,187	91	\$1,606
Upgrade Delathin crossing (2/1200x900)	\$39,261	0%	\$0	0%	\$0	100%	\$39,261	91	\$431
Provide additional trunk drainage (near Busby Street) - 1050mm to 1200mm diam RCPs	\$144,618	0%	\$0	0%	\$0	100%	\$144,618	91	\$1,588
Provide additional trunk drainage (near Algester Road/Beaudesert intersection) - 600mm diam RCP	\$67,091	0%	\$0	0%	\$0	100%	\$67,091	91	\$737
Preparation	\$9,434	0%	\$0	0%	\$0	100%	\$9,434	91	\$104
Total	\$907,286		\$88,478		\$0		\$818,808		\$8,993

Component Summary	\$/EH
Road crossing upgrades	\$2,972
Railway crossing upgrades	\$3,592
Trunk drainage	\$2,325
Preparation	\$104
Total	\$8,993

	Contribution (ICUs)
Bushland housing	1,998
Low density housing	8,993
Low - Medium density housing	10,791
Education	7,641
Commercial	17,086
Industrial	17,086

Appendix C: Community purposes apportionment

Table C.1: Community purposes Equivalent Hectares conversion rates

Local Plan Classification	Conversion rates
Bushland housing	0.0833
Low density housing	1.0000
Low - Medium density housing	1.5972
Education	0.0000
Commercial	0.6597
Industrial	0.3299

Table C.2: Future development as Community Purposes Equivalent Hectares (Contribution area 1)

	Very low density housing	Bushland housing	Low density housing	Low-Medium density housing	Education	Commercial	Industrial	Total
Existing situation	15.5	0.0	49.9	12.8	0.0	1.9	0.0	80.1
Ultimate situation	15.5	0.4	161.5	73.7	0.0	3.4	0.0	254.5

Table C.4: New growth development as Community Purposes Equivalent Hectares (Contribution area 1)

Year	Very low density housing	Bushland housing	Low density housing	Low-Medium density housing	Education	Commercial	Industrial	Total
Year 2001/02 (Approved)	0.0	0.0	11.2	9.2	0.0	1.5	0.0	21.9
Year 2002/03	0.0	0.0	4.1	8.5	0.0	0.0	0.0	12.5
Year 2003/04	0.0	0.0	4.1	8.5	0.0	0.0	0.0	12.5
Year 2004/05	0.0	0.0	4.1	8.5	0.0	0.0	0.0	12.5
Year 2005/06	0.0	0.0	4.1	8.5	0.0	0.0	0.0	12.5
Year 2006/07	0.0	0.0	8.0	2.5	0.0	0.0	0.0	10.5
Year 2007/08	0.0	0.0	8.0	2.5	0.0	0.0	0.0	10.5
Year 2008/09	0.0	0.0	8.0	2.5	0.0	0.0	0.0	10.5
Year 2009/10	0.0	0.0	8.0	2.5	0.0	0.0	0.0	10.5
Year 2010/11	0.0	0.0	8.0	2.5	0.0	0.0	0.0	10.5
Year 2011/12	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2012/13	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2013/14	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2014/15	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2015/16	0.0	0.0	4.6	0.0	0.0	0.0	0.0	4.6
Year 2016/17	0.0	0.1	4.3	1.0	0.0	0.0	0.0	5.3
Year 2017/18	0.0	0.1	4.3	1.0	0.0	0.0	0.0	5.3
Year 2018/19	0.0	0.1	4.3	1.0	0.0	0.0	0.0	5.3
Year 2019/20	0.0	0.1	4.3	1.0	0.0	0.0	0.0	5.3
Year 2020/21	0.0	0.1	4.3	1.0	0.0	0.0	0.0	5.3
Total new growth	0.0	0.4	100.4	51.8	0.0	0.0	0.0	152.5
Total	0.0	0.4	111.6	60.9	0.0	1.5	0.0	174.4
NPV @6%	0.0	0.1	71.3	49.0	0.0	1.5	0.0	121.8

Table C.3: Future development as Community Purposes Equivalent Hectares (Contribution area 2)

	Very low density housing	Bushland housing	Low density housing	Low-Medium density housing	Education	Commercial	Industrial	Total
Existing situation	10.3	0.0	27.0	9.3	0.0	0.7	7.0	54.4
Ultimate situation	10.3	0.6	78.2	47.4	0.0	0.7	15.2	152.5

Table C.5: New growth development as Community Purposes Equivalent Hectares (Contribution area 2)

Year	Very low density housing	Bushland housing	Low density housing	Low-Medium density housing	Education	Commercial	Industrial	Total
Year 2001/02 (Approved)	0.0	0.0	20.5	0.0	0.0	0.0	5.5	26.0
Year 2002/03	0.0	0.0	0.1	1.8	0.0	0.0	0.0	1.9
Year 2003/04	0.0	0.0	0.1	1.8	0.0	0.0	0.0	1.9
Year 2004/05	0.0	0.0	0.1	1.8	0.0	0.0	0.0	1.9
Year 2005/06	0.0	0.0	0.1	1.8	0.0	0.0	0.0	1.9
Year 2006/07	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2007/08	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2008/09	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2009/10	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2010/11	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0
Year 2011/12	0.0	0.0	5.0	2.3	0.0	0.0	0.5	7.8
Year 2012/13	0.0	0.0	5.0	2.3	0.0	0.0	0.5	7.8
Year 2013/14	0.0	0.0	5.0	2.3	0.0	0.0	0.5	7.8
Year 2014/15	0.0	0.0	5.0	2.3	0.0	0.0	0.5	7.8
Year 2015/16	0.0	0.0	5.0	2.3	0.0	0.0	0.5	7.8
Year 2016/17	0.0	0.1	0.0	3.9	0.0	0.0	0.0	4.1
Year 2017/18	0.0	0.1	0.0	3.9	0.0	0.0	0.0	4.1
Year 2018/19	0.0	0.1	0.0	3.9	0.0	0.0	0.0	4.1
Year 2019/20	0.0	0.1	0.0	3.9	0.0	0.0	0.0	4.1
Year 2020/21	0.0	0.1	0.0	3.9	0.0	0.0	0.0	4.1
Total new growth	0.0	0.6	30.7	38.1	0.0	0.0	2.7	72.2
Total	0.0	0.6	51.2	38.1	0.0	0.0	8.2	98.1
NPV @6%	0.0	0.2	36.8	19.1	0.0	0.0	1.3	57.6

Table C.6: Cost of apportioned items (Contribution area 1)

Item description	E - Existing, F - Future	Cost									Total Cost	Year constructed	Discounted cost
		Land acquisition			Preparation	Improvements							
		Quantity	Rate	Subtotal	Subtotal	Quantity*	Rate	Subtotal					
D1874 - District sports (Illaweena Street)	E	15.90	\$250,000	\$3,975,000	\$750,000			\$1,800,000	\$6,525,000	2003	\$5,478,516		
D1353 - District sports	E	5.50	\$250,000	\$1,375,000	\$250,000			\$500,000	\$2,125,000	2001	\$2,004,717		
D 956 - Local informal	E	0.81	\$250,000	\$202,500	\$0	0.81	\$148,148	\$120,000	\$322,500	2018	\$112,986		
D1024 - Local informal	E	0.58	\$250,000	\$145,000	\$0	0.58	\$47,931	\$27,800	\$172,800	2018	\$60,539		
D1435 - Local informal	E	0.30	\$250,000	\$75,000	\$0	0.30	\$78,000	\$23,400	\$98,400	2008	\$61,737		
D1451 - Local informal	E	0.78	\$250,000	\$195,000	\$0	0.78	\$101,538	\$79,200	\$274,200	2003	\$230,224		
D1483 - Local informal	E	1.46	\$250,000	\$364,500	\$0	1.46	\$37,723	\$55,000	\$419,500	2013	\$196,678		
D1561 - Local informal	E	0.74	\$250,000	\$185,000	\$0	0.74	\$91,892	\$68,000	\$253,000	2003	\$212,424		
D1613 - Local informal	E	0.30	\$250,000	\$75,000	\$0	0.30	\$150,000	\$45,000	\$120,000	2003	\$100,754		
D1649 - Local nature	E	0.33	\$250,000	\$82,500	\$0	0.33	\$63,636	\$21,000	\$103,500	2013	\$48,525		
D1843 - Local nature	E	0.62	\$250,000	\$155,000	\$0	0.62	\$35,484	\$22,000	\$177,000	2018	\$62,011		
D2014 - Local informal (link park)	E	0.68	\$250,000	\$170,000	\$0	0.68	\$114,706	\$78,000	\$248,000	2003	\$208,226		
D1463 - Local sports	E	1.21	\$250,000	\$302,500	\$0	1.21	\$190,083	\$230,000	\$532,500	2003	\$447,097		
D1 - District (stage 1)	F	3.14	\$217,301	\$682,000	\$102,000	3.14	211,417	\$663,531	\$1,447,531	2007	\$962,691		
D1 - District (stage 2)	F	3.14	\$217,301	\$682,000	\$102,000	3.14	211,417	\$663,531	\$1,447,531	2017	\$537,562		
L9	F	0.36	\$300,000	\$108,000	\$7,200	0.36	47,778	\$17,200	\$132,400	2016	\$52,119		
L10	F	2.48	\$190,000	\$471,200	\$203,000	8.35	49,341	\$412,000	\$1,086,200	2003	\$911,994		
L11	F	0.30	\$300,000	\$90,000	\$6,000	0.30	150,000	\$45,000	\$141,000	2003	\$118,386		
L12	F	0.40	\$300,000	\$120,000	\$13,000	0.40	102,000	\$40,800	\$173,800	2003	\$145,926		
L13	F	0.28	\$300,107	\$84,000	\$13,000	0.28	77,170	\$21,600	\$118,600	2008	\$74,411		
L14	F	1.00	\$300,000	\$300,000	\$32,500	1.00	50,000	\$50,000	\$382,500	2008	\$239,985		
L15	F	0.87	\$260,606	\$227,900	\$25,600	0.87	154,374	\$135,000	\$388,500	2008	\$243,750		
L16	F	0.58	\$299,948	\$172,500	\$18,700	0.58	78,247	\$45,000	\$236,200	2008	\$148,195		
Preparation									\$35,000	2001	\$33,019		
Total		15.69		\$10,239,600		21.56		\$3,363,062	\$16,960,662		\$12,692,471		

Base year	2001
Discount rate	6%

Component	NPV
Existing district	\$7,483,233
Existing local	\$1,741,201
Planned district	\$1,500,252
Planned local	\$1,934,766
Preparation	\$33,019
Total	\$12,692,471

* Quantity shown is the supply rate contribution not park size

Table C.7: Cost of apportioned items (Contribution area 2)

Item description	E - Existing, F - Future	Cost									Total Cost	Year constructed	Discounted cost
		Land acquisition			Preparation	Improvements							
		Quantity	Rate	Subtotal	Subtotal	Quantity	Rate	Subtotal					
District sports	E	20.65	\$250,000	\$5,162,500	\$795,025			\$933,000	\$6,890,525	2001	\$6,500,495		
D 848 - Local corridor link	E	0.21	\$250,000	\$52,500	\$0	0.21	\$136,667	\$28,700	\$81,200	2012	\$40,354		
D 857 - Local informal	E	0.31	\$250,000	\$77,500	\$0	0.31	\$51,613	\$16,000	\$93,500	2014	\$41,355		
L1	F	11.47		\$0	\$0	11.47		\$0	\$0		\$0		
L2	F	3.00		\$0	\$0	3.00		\$0	\$0		\$0		
L3	F	1.00	\$300,000	\$300,000	\$32,500	1.00	\$79,500	\$79,500	\$412,000	2013	\$193,162		
L4	F	0.50	\$300,000	\$150,000	\$16,200	0.50	\$80,000	\$40,000	\$206,200	2004	\$163,330		
L5	F	1.73	\$190,116	\$328,900	\$47,975	1.73	\$45,087	\$78,000	\$454,875	2003	\$381,922		
L6	F	1.50	\$224,833	\$337,250	\$39,000	1.50	\$149,333	\$224,000	\$600,250	2013	\$281,421		
L7	F	0.66	\$300,000	\$198,000	\$13,200	0.66	\$51,515	\$34,000	\$245,200	2014	\$108,452		
L8	F	1.00	\$300,000	\$300,000	\$32,500	1.00	\$50,000	\$50,000	\$382,500	2013	\$179,331		
Preparation									\$15,400	2001	\$14,528		
Total		0.00		\$6,906,650	\$976,400	0.00		\$1,483,200	\$9,381,650		\$7,904,350		

Base year	2001
Discount rate	6%

Component	NPV
Existing district	\$6,500,495
Existing local	\$81,709
Planned local	\$1,307,617
Preparation	\$14,528
Total	\$7,904,350

Table C.8: Cost apportionment (Contribution Area 1)

Item description	E - existing, F - future	Discounted Cost	External use		Existing use		Future use		Contribution	
			% total use	Apportioned cost	% total use	Apportioned cost	% total use	Apportioned cost	NPV future demand	Contribution (\$/EH)
D1874 - District sports (Illaheena Street)	E	\$5,478,516	85%	\$4,656,738	5%	\$273,926	10%	\$547,852	122	\$4,496
D1353 - District sports	E	\$2,004,717	60%	\$1,202,830	13%	\$252,344	27%	\$549,542	122	\$4,510
D 956 - Local informal	E	\$112,986	0%	\$0	31%	\$35,555	69%	\$77,431	122	\$636
D1024 - Local informal	E	\$60,539	0%	\$0	31%	\$19,051	69%	\$41,488	122	\$341
D1435 - Local informal	E	\$61,737	0%	\$0	31%	\$19,428	69%	\$42,309	122	\$347
D1451 - Local informal	E	\$230,224	0%	\$0	31%	\$72,449	69%	\$157,775	122	\$1,295
D1483 - Local informal	E	\$196,678	0%	\$0	31%	\$61,892	69%	\$134,786	122	\$1,106
D1561 - Local informal	E	\$212,424	0%	\$0	31%	\$66,847	69%	\$145,576	122	\$1,195
D1613 - Local informal	E	\$100,754	0%	\$0	31%	\$31,706	69%	\$69,048	122	\$567
D1649 - Local nature	E	\$48,525	0%	\$0	31%	\$15,270	69%	\$33,255	122	\$273
D1843 - Local nature	E	\$62,011	0%	\$0	31%	\$19,514	69%	\$42,497	122	\$349
D2014 - Local informal (link park)	E	\$208,226	0%	\$0	31%	\$65,526	69%	\$142,699	122	\$1,171
D1463 - Local sports	E	\$447,097	0%	\$0	31%	\$140,696	69%	\$306,401	122	\$2,515
D1 - District (stage 1)	F	\$962,691	50%	\$0	16%	\$0	34%	\$329,872	122	\$2,707
D1 - District (stage 2)	F	\$537,562	50%	\$0	16%	\$0	34%	\$184,199	122	\$1,512
L9	F	\$52,119	0%	\$0	0%	\$0	100%	\$52,119	122	\$428
L10	F	\$911,994	0%	\$0	0%	\$0	100%	\$911,994	122	\$7,485
L11	F	\$118,386	0%	\$0	0%	\$0	100%	\$118,386	122	\$972
L12	F	\$145,926	0%	\$0	0%	\$0	100%	\$145,926	122	\$1,198
L13	F	\$74,411	0%	\$0	0%	\$0	100%	\$74,411	122	\$611
L14	F	\$239,985	0%	\$0	0%	\$0	100%	\$239,985	122	\$1,970
L15	F	\$243,750	0%	\$0	0%	\$0	100%	\$243,750	122	\$2,001
L16	F	\$148,195	0%	\$0	0%	\$0	100%	\$148,195	122	\$1,216
Preparation		\$33,019		\$0	0%	\$0	100%	\$33,019	122	\$271
Total		\$12,692,471		\$5,859,569		\$1,074,206		\$4,772,514		\$39,170

Component	\$/EH
Existing district	\$9,007
Existing local	\$9,794
Planned district	\$4,219
Planned local	\$15,879
Preparation	\$271
Total	\$39,170

Component	Contribution (ICUs)
Bushland housing	3,263
Low density housing	39,170
Low - Medium density housing	62,562
Education	0
Commercial	25,840
Industrial	12,922

Table C.9: Cost apportionment (Contribution Area 2)

Item description	- future	Discounted Cost	External use		Existing use		Future use		Contribution	
			% total use	cost	% total use	cost	% total use	cost	demand	Contribution (\$/EH)
District sports	E	\$6,500,495	84%	\$5,460,416	6%	\$370,923	10%	\$669,157	58	\$11,626
D 848 - Local corridor link	E	\$40,354	0%	\$0	36%	\$14,391	64%	\$25,963	58	\$451
D 857 - Local informal	E	\$41,355	0%	\$0	36%	\$14,748	64%	\$26,607	58	\$462
L1	F	\$0	0%	\$0	0%	\$0	100%	\$0	58	\$0
L2	F	\$0	0%	\$0	0%	\$0	100%	\$0	58	\$0
L3	F	\$193,162	0%	\$0	0%	\$0	100%	\$193,162	58	\$3,356
L4	F	\$163,330	0%	\$0	0%	\$0	100%	\$163,330	58	\$2,838
L5	F	\$381,922	0%	\$0	0%	\$0	100%	\$381,922	58	\$6,636
L6	F	\$281,421	0%	\$0	0%	\$0	100%	\$281,421	58	\$4,890
L7	F	\$108,452	0%	\$0	0%	\$0	100%	\$108,452	58	\$1,884
L8	F	\$179,331	0%	\$0	0%	\$0	100%	\$179,331	58	\$3,116
Preparation		\$14,528	0%	\$0	0%	\$0	100%	\$14,528	58	\$252
Total		\$7,904,350		\$5,460,416		\$400,062		\$2,043,871		\$35,511

Component	\$/EH
Existing district	\$11,626
Existing local	\$913
Planned local	\$22,719
Preparation	\$252
Total	\$35,511

Component	Contribution (ICUs)
Bushland housing	2,958
Low density housing	35,511
Low - Medium density housing	56,719
Education	0
Commercial	23,427
Industrial	11,715