

Appendix A: Assumed Development Characteristics

A1: Demand Conversion Rates

Community Purpose Land

Assumptions

DSS	1 ha parkland/1000 residents	10
	1 ha parkland/1000 employees	10
House occupancy	2.7 people per house	2.7
Commercial occupancy	4 people per 100 sq m GFA	0.04
Industrial occupancy	1 person per 100 sq m GFA	0.01
Multi-unit occupancy	1.8 persons per unit or per 100 sq m GFA	1.8

Type of Development	Desired parks provision per person		Desired parks provision per unit	Local Public Parks rate per unit	ET Conversion Rate	
Detached Dwelling	10	sq m	27	sq m LPP /House	1.00	ET/House
Multi-unit Dwelling	10	sq m	18.00	sq m LPP/MUD	0.67	ET/ MUD
Commercial	10	sq m	0.4	sq m LPP/1 sq m GFA	0.0148	ET/sq m GFA
Industrial	10	sq m	0.1	sq m LPP/1 sq m GFA	0.0037	ET/sq m GFA

Waterways

Assumptions

Impervious Fractions are from the Queensland Urban Design Manual, Sept 1992

Area of one house lot	500 sq m	500
Impervious fraction of house lot	60%	0.6
Impervious fraction of H-MDR	90%	0.9
Impervious fraction of Commercial	90%	0.9
Impervious fraction of Industrial	90%	0.9

EHL = Equivalent House Lot

Type of Development	One lot of Developable Area		Impervious Fraction	Demand Conversion Rate -A	
Detached Dwelling	500	sq m	0.6	1.00	EHL
Multi-unit Dwelling	500	sq m	0.9	1.50	EHL
Commercial	500	sq m	0.9	1.50	EHL
Industrial	500	sq m	0.9	1.50	EHL

Demand Conversion Rate -B	
Detached Dwelling	0.00200 EHL/sq m developable area
Multi-unit Dwelling	0.00300 EHL/sq m developable area
Commercial	0.00300 EHL/sq m developable area
Industrial	0.00300 EHL/sq m developable area

Transport

Assumptions

	General
Detached Dwelling	2.7 persons per house
Multi-unit Dwelling	1.8 persons per unit
Commercial	4-5 employees per 100 sq m GFA
Industrial	1 employee per 100 sq m GFA

Local Roads
6-6.5 vehicle trips per day, but assume 6 on trunk roads
Average 4.5-4.8 vehicle trips per day for 2BR unit, 2.5-3 for 1BR unit, 6 for 3BR unit.
2.5 vehicle trips per day per person or 12 person trips per day per 100 sq m GFA
5 vehicle trips per day per 100 sq m GFA

Public Transport and Paths
10 person trips per day per house, of which 1 trip is via PT & 1 trip via walk/cycle
6 person trips per day per unit, of which 0.5 trip is for PT & 0.5 trip is via walk/cycle
12 person trips per day per 100 sq m with mode split of 87% Car/7% PT/6% walk or cycle
7 person trips per day per 100 sq m with 2% of these trips each for PT and walk or cycle

Development Type	Vehicle Trips/Day/Development Unit		Development Unit	Road Conversion Rates
Detached Dwelling	6		Dwelling	1.0
Multi-unit Dwelling	4.6		Dwelling	0.7667
Commercial	0.12		sq m of GFA	0.02
Industrial	0.05		sq m of GFA	0.0083

Appendix A2: Base Parameters

Population Estimate Assumptions		Development Sequence Periods		
Plot Ratio	1:1.5 Residential	Jul 2001 - Jun 2006		
	1:1.5 Commercial	Jul 2006 - Jun 2011		
		Jul 2011 - Jun 2016		
		Jul 2016 - Jun 2021		
Res/Comm components				
Precinct 5 Riverside South	95% Residential	5% Commercial	0.95	0.05
Precinct 4 MR Central	20% Residential	80% Commercial	0.2	0.8
Precinct 10 MR South	50% Residential	50% Commercial	0.5	0.5
Sqm GFA per multi unit dwelling	100			
No. Employees/100sqm	4	0.04		
No. residents/unit	1.8			

Net Present Value

For the purposes of discounting to net present value (NPV), it is assumed that development will occur, and infrastructure will be built, generally in the middle of each sequence period. Development sequencing period and NPV year is as follows:

Sequence period	Assumed Year for NPV
1 July 2001 - June 2006	2005
2 July 2006 - June 2011	2009
3 July 2011 - June 2016	2014
4 July 2016 - June 2021	2019

NPV%
6.00%

Base Year
2005

The base year indicated represents 1 July 2004 - 30 June 2005 (i.e. financial year 2005)

Contingencies

Where specifically noted in the PSP, the following contingencies apply. Deviations from this are noted where they occur.

Contingencies	Percentage
General	30%
Design	10%
PSP	3%

Infrastructure Contribution Unit (ICU) Rate

ICU Rate
\$1.09

The ICU rate indicated represents that for 1 July 2004 - 30 June 2005

Depriciation Rate
9.00%

The 9% depreciation rate is used to adjust costs provided in \$2005-06 and \$2006-07 terms to \$2004-05 terms (the base year)

Appendix B1: Waterway Network Infrastructure Contributions

Table B1-1a: EHL Conversion Rates

Local Plan Land Use Type	Conversion Rate (EHL per 1 m ² allotment area)
Detached dwelling	0.0020
Residential (multi-unit dwelling)	0.0030
Commercial	0.0030
Industrial	0.0030

Note

1. The abbreviation EHL means an Equivalent House Lot and is based on a 500m² house lot with an impervious area of 300m² (60% of the lot area).

Table B1-1b: Land Use Split %

Precinct	Residential	Commercial
5	95%	5%
4	20%	80%
10	50%	50%

Table B1-1c: Existing (Q2) and future (Q50) infrastructure ratio

Q2/Q50
0.6

Note this ratio is used in determining credits for existing waterways infrastructure (Q2)

Table B1-2 (Contribution Area W1): Development as Waterway Network EHLs

Sequence period	Precinct	Total developable area, m ²	Land Use Split (refer to Table B.1b)		Demand Conversion in EHLs (refer to Table B.1a)		Total EHLs	Discount EHLs	Sequence period Total	
			Residential	Commercial	Residential	Commercial				
1 July 2001 - June 2006	5	8,561	8,133	428	24	1	26	26	26	
	4	0	0	0	0	0	0	0		
	10	0	0	0	0	0	0	0		
2 July 2006 - June 2011	5	71,550	67,973	3,578	204	11	215	170	170	
	4	0	0	0	0	0	0	0		
	10	0	0	0	0	0	0	0		
3 July 2011 - June 2016	5	64,722	61,485	3,236	184	10	194	115	127	
	4	810	162	648	0	2	2	1		
	10	5,812	2,906	2,906	9	9	17	10		
4 July 2016 - June 2021	5	53,037	50,385	2,652	151	8	159	70	113	
	4	8,380	1,676	6,704	5	20	25	11		
	10	23,578	11,789	11,789	35	35	71	31		
								435	TOTAL	

Note

236,450

1. "Precinct" refers to the Local Plan Precinct, where '5' represents Riverside South, '4' is Montague Road Central and '10' is Montague Road South
2. No discount to NPV occurs for Sequence Period 1, as it is assumed that this development has already occurred (i.e. it is existing)

Table B1-3 (Contribution Area W2): Development as Waterway Network EHLs

Sequence period	Precinct	Total developable area, m ²	Land Use Split (refer to Table B.1b)		EHL Conversion (refer to Table B.1a)		Total EHLs	Discount EHLs	Sequence period Total	
			Residential	Commercial	Residential	Commercial				
1 July 2001 - June 2006	5	6,458	6,135	323	18	1	19	19	19	
	4	0	0	0	0	0	0	0		
	10	0	0	0	0	0	0	0		
2 July 2006 - June 2011	5	13,192	12,532	660	38	2	40	31	34	
	4	1,323	265	1,058	1	3	4	3		
	10	0	0	0	0	0	0	0		
3 July 2011 - June 2016	5	30,310	28,795	1,516	86	5	91	54	112	
	4	32,546	6,509	26,037	20	78	98	58		
	10	0	0	0	0	0	0	0		
4 July 2016 - June 2021	5	8,964	8,516	448	26	1	27	12	53	
	4	31,043	6,209	24,834	19	75	93	41		
	10	0	0	0	0	0	0	0		
								219	TOTAL	

Note

123,836

1. "Precinct" refers to the Local Plan Precinct, where '5' represents Riverside South, '4' is Montague Road Central and '10' is Montague Road South
2. No discount to NPV occurs for Sequence Period 1, as it is assumed that this development has already occurred (i.e. it is existing)

Total EHLs (Contribution Area W1 + W2)

Total EHLs	Discount EHLs
1,081	654

Appendix B1: Waterway Network Infrastructure Contributions

Table B1-4 (Contribution Area W1): Waterway network infrastructure contribution calculation

Outlet (Infrastructure Item)	Base Cost 2005 (\$) (as apportioned to the WE Riverside PSP area)	Contingency (30%) ^{1a}	Design (10%) ^{1a}	PSP (3%)	Total Cost 2005 (\$)	Sequence period	Assumed Discounting year	Discounted Cost NPV 2005 (\$)	Discount EHLs	Contribution per EHL 2005 (\$)	ICU Contribution per EHL	Discounted PSP preparation cost (3% of Total Cost), NPV2005\$	Credit per EHL 2005(\$) ¹	ICU Credit per EHL
4	1,392,090	0	0	41,763	1,433,852	2	2009	1,135,745	435	2,610	2,394	33,080	1,635	1,500
5	2,589,366	0	0	77,681	2,667,047	2	2009	2,112,551	435	4,855	4,454	61,531	3,041	2,790
6	458,390	0	0	13,752	472,142	3	2014	279,460	435	642	589	8,140	402	369
7	486,608	0	0	14,598	501,206	3	2014	296,663	435	682	625	8,641	427	392
15	1,576,968	0	0	47,309	1,624,277	3	2014	961,407	435	2,209	2,027	28,002	1,384	1,270
15a	2,929,994	0	0	87,900	3,017,894	3	2014	1,786,287	435	4,105	3,766	52,028	2,571	2,359
Private Outlet	72,784	0	0	2,184	74,968	2	2009	59,381	435	136	125	1,730	85	78
Davies Park	163,667	0	0	4,910	168,577	2	2009	133,528	435	307	282	3,889	192	176
								6,765,023	TOTAL		14,262		9737	8933

Note

1. Credit per ET = [NPV (Total cost attributed to PSP area - PSP preparation cost) / NPV Total ET]*Q2/Q50 ratio (refer Table B1-1e)

Table B1-5 (Contribution Area W2): Waterway network infrastructure contribution calculation

Outlet (Infrastructure Item)	Base Cost 2005 (\$) (as apportioned to the WE Riverside PSP area)	Contingency (30%) ^{1a}	Design (10%) ^{1a}	PSP (3%)	Total Cost 2005 (\$)	Sequence period	Assumed Discounting year	Discounted Cost NPV 2005 (\$)	Discount EHLs	Contribution per EHL 2005 (\$)	ICU Contribution per EHL	Discounted PSP preparation cost (3% of Total Cost), NPV2005\$	Credit per EHL 2005(\$) ¹	ICU Credit per EHL
17	2,164,248	0	0	64,927	2,229,175	2	2009	1,765,715	219	8,079	7,412	51,429	5,060	4,642
22	1,220,185	0	0	36,606	1,256,791	2	2009	995,496	219	4,555	4,179	28,995	2,853	2,617
21	3,741,226	0	0	112,237	3,853,462	2	2009	3,052,303	219	13,965	12,812	88,902	8,747	8,025
23	4,199,634	0	0	125,989	4,325,623	2	2009	3,426,298	219	15,676	14,382	99,795	9,819	9,008
								9,239,813	TOTAL		38,784		26,480	24,293

Note

1. Credit per ET = [NPV (Total cost attributed to PSP area - PSP preparation cost) / NPV Total ET]*Q2/Q50 ratio (refer Table B1-1e)

2. Please note that the infrastructure cost contingencies and design escalation are already included in each of the infrastructure costs in Appendix B2: Estimates of Existing and Proposed Stormwater Drainage.

Table B1-6: Waterway network infrastructure contribution rates

Type of Development	Gross Contribution	
	W1	W2
Residential (multi-unit dwelling) (ICU per 1 m ² allotment area)	43	116
Commercial (ICU per 1 m ² allotment area)	43	116
Industrial (ICU per 1 m ² allotment area)	43	116
Residential (detached dwelling) (ICU per 1 m ² allotment area)	29	78
Residential (detached dwelling) (ICU per EHL)	14,262	38,784

16,004,836

Table B1-7: Waterway network infrastructure credit rates

Type of Existing Lawful Use	Credit	
	W1	W2
Residential (multi-unit dwelling) (ICU per 1 m ² allotment area)	27	73
Commercial (ICU per 1 m ² allotment area)	27	73
Industrial (ICU per 1 m ² allotment area)	27	73
Residential (detached dwelling) (ICU per 1 m ² allotment area)	18	49
Residential (detached dwelling) (ICU per EHL)	8,933	24,293

Note

1. The credit rate for waterways infrastructure is based on the improvement in services (the ratio of the value of the proposed Q50 and existing Q2 infrastructure), refer Table B.1-1e

Appendix B2: Estimates of Existing and Proposed Stormwater Drainage

Table B2-1 Estimates of existing and proposed stormwater drainage

Outlet	Total Area ha	PSP Area		Upstream Area		PSP Proportion	Stormwater Drainage Value							Stormwater Quality Improvement				Total PSP Proportion
		ha	Fraction Impervious	ha	Fraction Impervious		Existing (still used)	Proposed Q10 Design	Proposed Q50 Design	PSP Proportion of Existing	PSP Proportion of Proposed Q10	PSP Proportion of Proposed Q50	PSP Proportion of Total	SQIDs	PSP Proportion of SQIDs	PSP Porous paving	PSP Street trees	
4	7.49	6.71	0.90	0.79	0.60	92.74%	-\$510,742	\$710,654	\$1,488,929	-\$473,687	\$659,095	\$778,275	\$963,683	\$115,000	\$106,657	\$175,500	\$146,250	\$1,392,090
5 + 6	19.25	9.03	0.90	10.22	0.60	56.99%	\$191,427	\$1,736,210	\$2,569,361	\$109,094	\$989,463	\$833,151	\$1,931,708	\$214,000 Existing (still used)	\$121,958	\$292,200	\$243,500	\$2,589,366
7	11.23	3.03	0.90	8.20	0.60	35.67%	\$777,595	\$1,948,016	\$1,096,603	\$277,394	\$694,923	-\$851,413	\$120,904	\$97,000	\$34,603	\$180,600	\$150,500	\$486,608
15	4.04	4.04	0.90	0.00	0.60	100.00%	\$801,260	\$1,119,763	\$392,558	\$801,260	\$1,119,763	-\$727,205	\$1,193,818	\$101,000 Existing (still used)	\$101,000	\$153,900	\$128,250	\$1,576,968
15a *	10.72	4.40	0.90	6.32	0.60	51.10%	\$93,873	\$764,312	\$2,960,377	\$47,970	\$390,568	\$2,196,065	\$2,634,603	\$140,000	\$71,541	\$122,100	\$101,750	\$2,929,994
Private Outlet	1.35	1.35	0.90	0.00	0.60	100.00%	\$11,733	\$962,457	\$61,051	\$11,733	\$962,457	-\$901,406	\$72,784	\$0	\$0	\$0	\$0	\$72,784
Davies Pk (DPa)	1.87	0.75	0.90	1.13	0.60	49.88%	\$14,884	\$48,925	\$180,765	\$7,424	\$24,402	\$131,840	\$163,667	\$0	\$0	\$0	\$0	\$163,667
Total Contribution Area W1	55.96	29.31	0.90	26.65	0.60		\$1,562,242	\$7,530,410	\$9,038,688	\$885,030	\$4,977,490	\$1,508,278	\$7,370,798	\$773,000	\$496,168	\$983,400	\$819,500	\$9,669,866
17 ** + 22 ***	26.75	8.60	0.90	18.15	0.60	41.54%	\$1,259,259	\$1,920,819	\$2,661,821	\$523,116	\$797,938	\$741,002	\$2,062,055	\$246,000	\$102,192	\$0	\$0	\$2,164,248
21	10.93	4.21	0.90	6.72	0.60	48.43%	\$314,237	\$1,438,610	\$4,083,834	\$152,200	\$696,785	\$2,645,224	\$3,494,209	\$510,000	\$247,017	\$0	\$0	\$3,741,226
23	11.81	3.92	0.90	7.90	0.60	42.68%	\$450,867	\$592,834	\$4,310,207	\$192,429	\$253,020	\$3,717,373	\$4,162,822	\$86,250	\$36,811	\$0	\$0	\$4,199,634
Total Contribution Area W2	49.49	16.73	0.90	32.77	0.60		\$1,836,481	\$5,365,260	\$13,148,541	\$789,695	\$2,334,724	\$7,783,281	\$10,907,701	\$918,250	\$417,592	\$0	\$0	\$11,325,292
24	3.98	3.98	0.90	0.00	0.60	100.00%	\$592,750	\$788,794	\$145,575	\$592,750	\$788,794	-\$643,218	\$738,325	\$45,200	\$45,200	\$0	\$0	\$783,525
32	14.91	11.48	0.90	3.43	0.60	83.38%	\$3,054,537	\$488,991	\$1,280,694	\$2,546,766	\$407,704	\$791,703	\$3,746,173	\$111,750	\$93,173	\$0	\$0	\$3,839,346
Total	124.35	61.49	0.90	62.85	0.60		\$7,046,010	\$14,173,455	\$23,613,498	\$4,814,242	\$8,508,712	\$9,440,043	\$22,762,997	\$1,848,200	\$1,052,133	\$983,400	\$819,500	\$25,618,030

+ trunk drainage lines 5 & 6 service the same major sub-catchment
 * pipe flow from sub-catchments 17a and 17b have been redirected through 15a
 ** Jane Street sub-catchment. Includes 17c, 18, 19, 20, 22a, 22b and part of Davies Park (DPa).
 *** Buchanan Street sub-catchment. Includes 22c.

Appendix B3: Waterways Infrastructure Items (\$2004/05)

Table B3-1 Outlet 4 - Ferry Street, West End, Ref Dwg No CD-050907, Sheet W2-1101.

Outlet	Item Description	Item No	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
4	Pipe and Assets	v4.1	750	34	\$57,462	35%	\$20,112	\$77,574		
	Pipe and Assets	v4.2	450	45	\$48,682	35%	\$17,039	\$65,721		
	Pipe and Assets	v4.3	900	10	\$30,964	35%	\$10,837	\$41,801		
	Pipe and Assets	v4.4	600	45	\$47,804	35%	\$16,731	\$64,535		
	Pipe and Assets	v4.16	375	18	\$21,840	35%	\$7,644	\$29,484		
	Pipe and Assets	v4.6	900	13.3	\$37,453	35%	\$13,109	\$50,562		
	Pipe and Assets	v4.8	1200	85	\$143,646	35%	\$50,276	\$193,922		
	Pipe and Assets	v4.9	1350	18	\$53,250	35%	\$18,638	\$71,888		
	Pipe and Assets	v4.10	1500	32	\$63,251	35%	\$22,138	\$85,389		
	Pipe and Assets	v4.11	900	171	\$190,693	35%	\$66,743	\$257,436		
	Pipe and Assets	v4.13	525	10.5	\$31,257	35%	\$10,940	\$42,197		
	Pipe and Assets	v4.14	525	55	\$48,604	35%	\$17,011	\$65,615		
	Pipe and Assets	v4.15	600	10.5	\$31,710	35%	\$11,099	\$42,809		
	Pipe and Assets	v4.17	450	33	\$37,866	35%	\$13,253	\$51,119		
	Pipe and Assets	v4.18	375	18	\$22,206	35%	\$7,772	\$29,978		
	Pipe and Assets	v4.19	450	24	\$39,457	35%	\$13,810	\$53,267		
	Pipe and Assets	v4.20	375	16	\$21,667	35%	\$7,583	\$29,250		
	Pipe and Assets	v4.21	375	16	\$21,667	35%	\$7,583	\$29,250		
	Pipe and Assets	v4.22	900	12	\$38,347	35%	\$13,421	\$51,768		
	Pipe and Assets	v4.23	900	24	\$53,383	35%	\$18,684	\$72,067		
					\$1,041,209		\$364,423	\$1,405,632		

Table B3-2 Outlet 5 - Duncan Street, West End, Ref Dwg No CD-050907, Sheet W2-1102.

Outlet	Item Description	Item No	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
5	Pipe and Assets	v5.5	375	32	\$31,316	35%	\$10,961	\$42,277		
	Pipe and Assets	v5.6	375	20	\$20,044	35%	\$7,015	\$27,059		
	Pipe and Assets	v5.7	375	20	\$20,044	35%	\$7,015	\$27,059		
	Pipe and Assets	v5.8	450	32	\$25,862	35%	\$9,052	\$34,914		
	Pipe and Assets	v5.9	375	56	\$30,094	35%	\$10,533	\$40,627		
	Pipe and Assets	v5.10	600	12	\$19,484	35%	\$6,819	\$26,303		
	Pipe and Assets	v5.11	1500	84	\$150,206	35%	\$52,572	\$202,778		
	Pipe and Assets	v5.12	1500	50	\$86,548	35%	\$30,292	\$116,840		
	Pipe and Assets	v5.13	1500	56	\$130,849	35%	\$45,797	\$176,646		
	Pipe and Assets	v5.14	450	48	\$35,486	35%	\$12,420	\$47,906		
	Pipe and Assets	v5.15	525	48	\$46,485	35%	\$16,270	\$62,755		
	Pipe and Assets	v5.16	1500	24	\$68,037	35%	\$23,813	\$91,850		
	Pipe and Assets	v5.17	1350/1800	113/113	\$494,272	35%	\$172,995	\$667,267		
	Pipe and Assets	v5.18	375	24	\$19,941	35%	\$6,979	\$26,920		
	Pipe and Assets	v5.19	375	9	\$19,700	35%	\$6,895	\$26,595		
	Pipe and Assets	v5.20	1200	50	\$105,196	35%	\$36,819	\$142,015		
					\$1,303,564		\$456,247	\$1,759,811		

Table B3-3 Outlet 6 - Kurilpa Street, West End, Ref Dwg No CD-050907, Sheet W2-1102.

Outlet	Item Description	Item No	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
6	Pipe and Assets	v6.4	450	10.5	\$18,494	35%	\$6,473	\$24,967		
	Pipe and Assets	v6.6	375	32	\$19,544	35%	\$6,840	\$26,384		
	Pipe and Assets	v6.7	450	28	\$20,542	35%	\$7,190	\$27,732		
	Pipe and Assets	v6.8	450	20	\$22,701	35%	\$7,945	\$30,646		
	Pipe and Assets	v6.10	1200	21	\$41,492	35%	\$14,522	\$56,014		
	Pipe and Assets	v6.11	525	25.5	\$31,365	35%	\$10,978	\$42,343		
	Pipe and Assets	v6.12	375	18	\$29,839	35%	\$10,444	\$40,283		
	Pipe and Assets	v6.13	375	5	\$18,152	35%	\$6,353	\$24,505		
					\$202,129		\$70,745	\$272,874		

Table B3-4 Outlet 7 - Kurilpa Street, West End, Ref Dwg No CD-050907, Sheet W2-1102.										
Outlet	Item Description	Item No	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
7	Pipe and Assets	v7.4	1050	15.5	\$40,780	35%	\$14,273	\$55,053		
	Pipe and Assets	v7.5	1050	65.5	\$90,232	35%	\$31,581	\$121,813		
	Pipe and Assets	v7.6	1200	36	\$66,666	35%	\$23,333	\$89,999		
	Pipe and Assets	v7.7	375	8	\$16,690	35%	\$5,842	\$22,532		
	Pipe and Assets	v7.8	450	16	\$29,629	35%	\$10,370	\$39,999		
	Pipe and Assets	v7.9	1200	79	\$119,895	35%	\$41,963	\$161,858		
	Pipe and Assets	v7.10	375	16	\$23,775	35%	\$8,321	\$32,096		
	Pipe and Assets	v7.11	375	8	\$16,411	35%	\$5,744	\$22,155		
	Pipe and Assets	v7.12	1200	106.5	\$147,340	35%	\$51,569	\$198,909		
	Pipe and Assets	v7.14	1200	23	\$46,290	35%	\$16,202	\$62,492		
	Pipe and Assets	v7.15	375	12	\$25,137	35%	\$8,798	\$33,935		
	Pipe and Assets	v7.16	375	24	\$29,232	35%	\$10,231	\$39,463		
	Pipe and Assets	v7.17	450	6	\$17,603	35%	\$6,161	\$23,764		
	Pipe and Assets	v7.18	450	38	\$39,088	35%	\$13,681	\$52,769		
	Pipe and Assets	v7.19	375	12	\$25,137	35%	\$8,798	\$33,935		
	Pipe and Assets	v7.13	FI		\$19,450	35%	\$6,808	\$26,258		
					\$766,855		\$263,674	\$1,017,029		

Table B3-5 Outlet 15 - Victoria Street, West End, Ref Dwg No CD-050907, Sheet W2-1103.										
Outlet	Item Description	Item No	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
15	Pipe and Assets	v15.3	375	20	\$21,336	35%	7,468	\$28,804		
	Pipe and Assets	v15.4	450	40	\$40,037	35%	14,013	\$54,050		
	Pipe and Assets	v15.5	600	42	\$55,927	35%	19,574	\$75,501		
	Pipe and Assets	v15.6	450	16	\$25,096	35%	8,780	\$33,866		
	Pipe and Assets	v15.7	750	28	\$50,557	35%	17,695	\$68,252		
	Pipe and Assets	v15.8	375	8	\$20,380	35%	7,133	\$27,513		
	Pipe and Assets	v15.9	375	8	\$20,791	35%	7,277	\$28,068		
	Pipe and Assets	v15.10	375	16	\$20,201	35%	7,070	\$27,271		
	Pipe and Assets	v15.11	375	16	\$20,201	35%	7,070	\$27,271		
					\$274,516		96,081	\$370,597		

Table B3-6 Outlet 15a - Beesley Street, West End, Ref Dwg No CD-050907, Sheet W2-1103.										
Outlet	Item Description	Item No	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
15a	Pipe and Assets	v15a.4	1500	18	\$46,583	35%	\$16,304	\$62,887		
	Pipe and Assets	v15a.5	1500	46	\$91,978	35%	\$32,192	\$124,170		
	Pipe and Assets	v15a.6	1050	75	\$100,013	35%	\$35,005	\$135,018		
	Pipe and Assets	v15a.7	375	7	\$18,774	35%	\$6,571	\$25,345		
	Pipe and Assets	v15a.8	1050	66.5	\$93,395	35%	\$32,688	\$126,083		
	Pipe and Assets	v15a.9	375	13	\$20,257	35%	\$7,090	\$27,347		
	Pipe and Assets	v15a.10	1050	86	\$112,793	35%	\$39,478	\$152,271		
	Pipe and Assets	v15a.11	375	5	\$18,110	35%	\$6,339	\$24,449		
	Pipe and Assets	v15a.12	1650	37	\$88,359	35%	\$30,926	\$119,285		
	Pipe and Assets	v15a.13	450	14	\$30,056	35%	\$10,520	\$40,576		
	Pipe and Assets	v15a.14	375	44.7	\$19,404	35%	\$6,791	\$26,195		
	Pipe and Assets	v15a.15	1650	70	\$138,302	35%	\$48,406	\$186,708		
	Pipe and Assets	v15a.16	375	20	\$22,336	35%	\$7,818	\$30,154		
	Pipe and Assets	v15a.17	1200	76	\$105,208	35%	\$36,823	\$142,031		
	Pipe and Assets	v15a.18	375	7	\$18,774	35%	\$6,571	\$25,345		
	Pipe and Assets	v15a.19	375	7	\$18,774	35%	\$6,571	\$25,345		
	Pipe and Assets	v15a.20	375	30	\$37,568	35%	\$13,149	\$50,717		
	Outlet				\$10,000.00	35%	\$3,500	\$13,500		
					\$990,684		\$346,739	\$1,337,423		

Table B3-7 Outlet 17 - Jane Street, West End, Ref Dwg No CD-050907, Sheet W2-1104.											
Outlet	Item Description	Item No	Area	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
17	Pipe and Assets	v17.1	b	1050	40.3	\$77,308	35%	\$27,058	\$104,366		
	Pipe and Assets	v17.2	b	1050	52.5	\$92,874	35%	\$32,506	\$125,380		
	Pipe and Assets	v17.7	b	900	91	\$173,545	35%	\$60,741	\$234,286		
	Pipe and Assets	v17.9	b	375	12	\$37,137	35%	\$12,998	\$50,135		
	Pipe and Assets	v17.10	DP2	600	56	\$49,049.00	35%	\$17,167	\$66,216		
	Pipe and Assets	v17.11	DP2	600	49.5	\$46,235.00	35%	\$16,182	\$62,417		
	Pipe and Assets	v17.12	DP2	600	36	\$35,389.00	35%	\$12,386	\$47,775		
	Pipe and Assets	v17.13	DP2	675	33	\$35,812.00	35%	\$12,534	\$48,346		
	Pipe and Assets	v17.14	DP2	750	7.5	\$23,778.00	35%	\$8,322	\$32,100		
	Pipe and Assets	v17.15	DP2	450	5	\$20,244.00	35%	\$7,085	\$27,329		
	Pipe and Assets	v17.19	b	375	5	\$19,868	35%	\$6,954	\$26,822		
	Pipe and Assets	v17.20	b	900	25	\$47,171	35%	\$16,510	\$63,681		
	Pipe and Assets	v17.21	b	450	7.5	\$17,890	35%	\$6,262	\$24,152		
	Pipe and Assets	v17.22	b	MH		\$20,850	35%	\$7,298	\$28,148		
	Pipe and Assets	v17.23	b	450	7	\$18,027	35%	\$6,309	\$24,336		
	Pipe and Assets	v17.24	a	MH		\$20,850	35%	\$7,298	\$28,148		
	Pipe and Assets	v17.25	b	375	5	\$19,304	35%	\$6,756	\$26,060		
	Pipe and Assets	v17.26	b	900	80	\$151,507	35%	\$53,027	\$204,534		
	Pipe and Assets	v17.30	a	MH		\$20,850	35%	\$7,298	\$28,148		
	Pipe and Assets	v17.40	a	MH		\$20,850	35%	\$7,298	\$28,148		
						\$948,538		\$331,988	\$1,280,526		

Table B3-8 Outlet 21 - Donkin Street, West End, Ref Dwg No CD-050907, Sheet W2-1104.											
Outlet	Item Description	Item No	Area	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
21	Pipe and Assets	v21.5	d	600	16.5	\$35,955	35%	\$12,584	\$48,539		
	Pipe and Assets	v21.6	d	600	13.5	\$47,299	35%	\$16,555	\$63,854		
	Pipe and Assets	v21.19	d	375	6	\$16,908	35%	\$5,918	\$22,826		
	Pipe and Assets	v21.27	d	450	8.5	\$18,271	35%	\$6,395	\$24,666		
	Pipe and Assets	v21.33	d	600	38.4	\$37,877	35%	\$13,257	\$51,134		
	Pipe and Assets	v21.34	d	375	5.8	\$11,909	35%	\$4,168	\$16,077		
	Pipe and Assets	v21.35	d	450	10.6	\$16,148	35%	\$5,652	\$21,800		
	Pipe and Assets	v21.38	d	825	68.7	\$75,063	35%	\$26,272	\$101,335		
						\$259,430		\$90,801	\$350,231		

Table B3-9 Outlet 22 - Anthony Street, West End, Ref Dwg No CD-050907, Sheet W2-1104.											
Outlet	Item Description	Item No	Area	Dia (m)	Length (m)	Estimated Cost	Contingency Rate	Contingency	Total	Year Constructed	Discounted Cost
22	Pipe and Assets	v22.6	c	750	21.3	\$43,582	35%	\$15,254	\$58,836		
	Pipe and Assets	v22.10	c	750	13.8	\$41,255	35%	\$14,439	\$55,694		
	Pipe and Assets	v22.11	c	600	32.4	\$38,250	35%	\$13,388	\$51,638		
	Pipe and Assets	v22.12	c	450	6	\$19,449	35%	\$6,807	\$26,256		
	Pipe and Assets	v22.13	c	525	32	\$43,276	35%	\$15,147	\$58,423		
	Pipe and Assets	v22.14	c	600	4	\$19,466	35%	\$6,813	\$26,279		
	Pipe and Assets	v22.17	c	450	24	\$29,347	35%	\$10,271	\$39,618		
	Pipe and Assets	v22.18	c	375	5	\$19,868	35%	\$6,954	\$26,822		
	Pipe and Assets	v22.20	c	450	5	\$17,244	35%	\$6,035	\$23,279		
	Pipe and Assets	v22.24	c	375	6.5	\$17,097	35%	\$5,984	\$23,081		
	Pipe and Assets	v22.26	c	600	10	\$19,074	35%	\$6,676	\$25,750		
	Pipe and Assets	v22.28	c	375	6	\$16,175	35%	\$5,661	\$21,836		
	Pipe and Assets	v22.31	c	750	8.8	\$40,803	35%	\$14,281	\$55,084		
	Pipe and Assets	v22.36	c	375	6.6	\$14,514	35%	\$5,080	\$19,594		
	Pipe and Assets	v22.37	c	450	38	\$25,630	35%	\$8,971	\$34,601		
	Pipe and Assets	v22.39	c	375	10	\$14,944	35%	\$5,230	\$20,174		
	Pipe and Assets	v22.41	c	525	30	\$24,044	35%	\$8,415	\$32,459		
						\$444,018		\$155,406.30	\$599,424.30		

Appendix C1: Transport Network Infrastructure Charges

Table C1-1a: ET Conversion Rates (LOCAL ROADS only)

Local Plan Land Use Type	conversion rate
Detached dwelling	1.0000
Residential (per multi-unit dwelling)	0.7667
Commercial (per m ² GFA)	0.0200
Industrial (per m ² GFA)	0.0083

Table C.1-1b: Land Use Split %

Precinct	Residential	Commercial
5	95%	5%
4	20%	80%
10	50%	50%

Table C.1-1c: Plot Ratios

Precinct 5	Precinct 4, 10
1.5	1.5

Table C.1-1d: Dwelling unit ratio (Residential' only)

m ² per multi-unit dwelling	100.0
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Table C1-2 (Contribution Area T1): Development as Transport Network ETs

Sequence period	Precinct	Total developable area m ²	Land Use Split (refer to Table C.1b)		Plot Ratio multiplier (to GFA m ²) (refer to Table C.1c)		No. of multi-unit dwellings	ET Conversion (refer to Table C.1a)		Total ETs	Discount ETs	Sequence period Total
			Residential	Commercial	Residential	Commercial		Residential	Commercial			
1 July 2001 - June 2006	5	8,561	8,133	428	12,199	642	122	94	12.84	106	106	106
	4	0	0	0	0	0	0	0	0.00	0	0	
	10	0	0	0	0	0	0	0	0.00	0	0	
2 July 2006 - June 2011	5	81,470	77,397	4,074	116,095	6,110	1,161	890	122.21	1,012	802	802
	4	0	0	0	0	0	0	0	0.00	0	0	
	10	0	0	0	0	0	0	0	0.00	0	0	
3 July 2011 - June 2016	5	73,069	69,416	3,653	104,123	5,480	1,041	798	109.60	908	537	734
	4	7,401	1,480	5,921	2,220	8,881	22	17	177.62	195	115	
	10	6,619	3,310	3,310	4,964	4,964	50	38	99.29	137	81	
4 July 2016 - June 2021	5	55,456	52,683	2,773	79,025	4,159	790	606	83.18	689	305	654
	4	10,300	2,060	8,240	3,090	12,360	31	24	247.20	271	120	
	10	25,040	12,520	12,520	18,780	18,780	188	144	375.60	520	230	
TOTAL											2,297	TOTAL

Note

1. "Precinct" refers to the Local Plan Precinct, where '5' represents Riverside South, '4' is Montague Road Central and '10' is Montague Road South

Table C1-3 (Contribution Area T1): Cost of apportioned LOCAL ROAD

Item	Total cost of infrastructure 2005 (\$)			Infrastructure Use (%)			AppORTIONED Infrastructure Value Future Use (from outside PSP area)	AppORTIONED Infrastructure Value Future Use (from inside PSP area)	Discount ETs	Contribution per ET		Discounted PSP preparation cost (3% of Total Cost), NPV2005\$	Credit per ET 2005(\$) ²	ICU Credit per ET
	Total cost, 2005 (\$)	Infrastructure provision (year)	Total discounted cost 2005 (\$)	Existing Use (from inside PSP area)	Future Use (from outside PSP area)	Future Use (from inside PSP area)				ET 2005 (\$)	ICU Contribution per ET			
ROADS INTERNAL TO PSP														
Ferry Road	3,029,632	2009	2,399,752	0%	10%	90%	239,975	2,159,777	2,297	940	863	69,896	910	835
Bailey Street	0	2014	0	0%	10%	90%	0	0	2,297	0	0	0	0	0
Duncan Street	7,072,850	2009	5,602,360	0%	10%	90%	560,236	5,042,124	2,297	2,196	2,014	163,176	2,124	1,949
Kurilpa Street	3,254	2014	1,926	0%	10%	90%	193	1,733	2,297	1	1	75	1	1
Victoria Street	1,882,010	2014	1,113,959	0%	10%	90%	111,396	1,002,563	2,297	437	401	43,419	418	383
Beesley Street	2,318,266	2009	1,836,284	0%	10%	90%	183,628	1,652,656	2,297	720	660	53,484	696	639
Filmer Street	1,276,980	2014	755,842	0%	10%	90%	75,584	680,258	2,297	296	272	29,461	283	260
Pidgeon Close	1,898,153	2014	1,123,514	0%	10%	90%	112,351	1,011,162	2,297	440	404	43,792	421	386
Montague Road	75,210	2014	44,517	0%	10%	90%	4,452	40,065	2,297	17	16	1,735	17	15
New Road 1	9,976,482	2009	7,902,308	0%	10%	90%	790,231	7,112,077	2,297	3,097	2,841	230,164	2,997	2,749
Tondara Lane	3,626,537	2014	2,146,542	0%	10%	90%	214,654	1,931,888	2,297	841	772	83,667	805	738
TOTAL											8,243	8,672	7,956	

Note

1. For a breakdown of the above road costs, refer Appendix C2, Table C.2-1
2. Credit per ET = NPV (Total cost attributed to PSP area - PSP preparation cost) / NPV Total ET

Table C1-4 (Contribution Area T1): LOCALS ROADS Infrastructure Contribution Rate

Type of New Development	Gross Contribution
Residential (ICU per multi-unit dwelling)	6,320
Commercial (ICU per m ² GFA)	165
Industrial (ICU per m ² GFA)	68
Residential (ICU per detached dwelling)	8,243

Table C1-5 (Contribution Area T1): LOCAL ROADS Infrastructure Credit Rate

Type of Existing Lawful Use	Credit
(ICU per multi-unit dwelling)	6,100
Commercial (ICU per m ² GFA)	159
Industrial (ICU per m ² GFA)	66
(ICU per detached dwelling)	7,956

Appendix C1: Transport Network Infrastructure Charges

Table C1-6 (Contribution Area T2): Development as Transport Network ETs

Sequence period	Precinct	Total developable area m ²	Land Use Split (refer to Table C.1a)		Plot Ratio multiplier (to GFA m ²) (refer to Table C.1c)		No. of multi-unit dwellings	ET Conversion (refer to Table C.1a)		Total ETs	Discount ETs	Sequence period Total
			Residential	Commercial	Residential	Commercial		Residential	Commercial			
1	July 2001 - June 2006	5	6,458	6,135	323	9,203	484	92	71	9.69	80	80
		4	0	0	0	0	0	0	0	0.00	0	0
		10	0	0	0	0	0	0	0	0.00	0	0
2	July 2006 - June 2011	5	13,380	12,711	669	19,067	1,004	191	146	20.07	166	132
		4	1,323	265	1,058	397	1,588	4	3	31.75	35	28
		10	0	0	0	0	0	0	0	0.00	0	0
3	July 2011 - June 2016	5	27,821	26,430	1,391	39,645	2,087	396	304	41.73	346	205
		4	26,030	5,206	20,824	7,809	31,236	78	60	624.72	685	405
		10	0	0	0	0	0	0	0	0.00	0	0
4	July 2016 - June 2021	5	8,964	8,516	448	12,774	672	128	98	13.45	111	49
		4	29,123	5,825	23,298	8,737	34,948	87	67	698.95	766	339
		10	0	0	0	0	0	0	0	0.00	0	0
TOTAL											1,237	TOTAL

Note

1. "Precinct" refers to the Local Plan Precinct, where '5' represents Riverside South, '4' is Montague Road Central and '10' is Montague Road South

Total ETs (Contribution Area T1 + T2)

Total ETs	Discount ETs
3,838	3,534

Table C1-7 (Contribution Area T2): Cost of apportioned LOCAL ROADS

Item	Total cost of infrastructure 2005 (\$)			Infrastructure Use (%)			Apportioned Infrastructure Value Future Use (from outside PSP area)	Apportioned Infrastructure Value Future Use (from inside PSP area)	Discount ETs,	Contribution per ET 2005 (\$)		Discounted PSP preparation cost (3% of Total Cost), NPV2005\$	Credit per ET 2005(\$) ²	ICU Credit per ET
	Total cost, 2005 (\$)	Infrastructure provision (year)	Total discounted cost 2005 (\$)	Existing Use (from inside PSP area)	Future Use (from outside PSP area)	Future Use (from inside PSP area)				ET	ICU Contribution per ET			
ROADS INTERNAL TO PSP														
Jane Street	2,295,514	2014	1,358,711	0%	50%	50%	679,356	679,356	1,237	549	504	39,574	517	474
Buchanan Street	2,878,489	2009	2,280,033	0%	10%	90%	228,003	2,052,030	1,237	1,658	1521	49,624	1,618	1,485
Musgrave Street	1,726,279	2014	1,021,782	0%	10%	90%	102,178	919,603	1,237	743	682	29,761	719	660
Anthony Street	1,714,156	2014	1,014,607	0%	10%	90%	101,461	913,146	1,237	738	677	29,552	714	655
Donkin Street	1,782,989	2009	1,412,294	0%	10%	90%	141,229	1,271,065	1,237	1,027	942	30,738	1,002	920
TOTAL										4,326	4,571	4,194		

1. For a breakdown of the above road costs, refer Appendix C2, Table C.2-1

2. Credit per ET = NPV (Total cost attributed to PSP area - PSP preparation cost) / NPV Total ET

Table C1-8 (Contribution Area T2): LOCAL ROADS Infrastructure Contribution Rates

Type of New Development	Gross Contribution
Residential (ICU per multi-unit dwelling)	3,317
Commercial (ICU per m ² GFA)	87
Industrial (ICU per m ² GFA)	36
Residential (ICU per detached dwelling)	4,326

Table C1-9 (Contribution Area T2): LOCAL ROADS Infrastructure Credit Rates

Type of Existing Lawful Use	Credit
Residential (ICU per multi-unit dwelling)	3,215
Commercial (ICU per m ² GFA)	84
Industrial (ICU per m ² GFA)	35
Residential (ICU per detached dwelling)	4,194

Table C1-10: Infrastructure Contributions Schedule

Infrastructure Network	Contribution Area T1				Contribution Area T2			
	Residential (ICU per multi-unit dwelling)	Commercial (ICU per m ² GFA)	Industrial (ICU per m ² GFA)	ICU per detached dwelling	Residential (ICU per multi-unit dwelling)	Commercial (ICU per m ² GFA)	Industrial (ICU per m ² GFA)	ICU per detached dwelling
Roads (LOCAL)	6,320	165	68	8,243	3,317	87	36	4,326
Infill Road Access ²	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP
Infill Paths ²	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP
Infill Bus stops/ bus infrastructure ²	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP
Infill Ferry infrastructure ²	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP	Refer to Infill PSP

Note

1. Above values are in ICU

2. These contributions are derived from the Infill Transport Infrastructure Contributions PSP (adjusted by application of the relevant ET conversion rate)

Appendix C2 Transport Infrastructure

Table C2-1 Infrastructure costs

Roads to be upgraded	Land acquisition cost*, 2005 \$		Preparation & Embellishments costs**, 2005 \$						Total cost, 2005 \$		
	Land acquisition cost, 2005 \$	Contingency (30%)	Quantity (m ²) - construction	Rate (2005 \$/ m ²) - construction	Quantity (m ²) - landscaping	Rate (2005 \$/ m ²) - landscaping	Services relocation cost, 2005 \$	Preparation & embellishments cost, 2005 \$		Design (15%)	PSP Preparation contingency (3%)
Roads internal to PSP - Contribution Area T1											
Ferry Road	861,429	258,429	4,200	218	2,100	81	496,470	1,583,941	237,591	88,242	3,029,632
Bailey Street	0	0	0	-	-	-	-	0	0	0	0
Duncan Street	2,889,000	866,700	9,800	158	-	-	1,153,880	2,705,343	405,801	206,005	7,072,850
Kurilpa Street	2,430	729	0	-	-	-	-	0	0	95	3,254
Victoria Street	0	0	4,700	205	1,200	92	516,458	1,588,865	238,330	54,816	1,882,010
Beesley Street	773,740	232,122	4,500	204	900	-	166,238	1,082,506	162,376	67,522	2,318,266
Filmer Street	514,700	154,410	1,265	191	-	-	254,768	496,240	74,436	37,194	1,276,980
Pidgeon Close	160,800	48,240	825	204	-	-	166,238	1,420,719	213,108	55,286	1,898,153
Montague Road	56,169	16,851	-	-	-	-	-	0	0	2,191	75,210
New Road 1 (Rogers Rd ext)	6,139,500	1,841,850	4,200	209	1,900	76	462,345	1,482,222	222,333	290,577	9,976,482
Tondara Lane	1,395,031	418,509	4,950	183	-	-	579,150	1,484,670	222,700	105,627	3,626,537
total	\$12,792,799	\$3,837,840						\$11,844,505	\$1,776,676	\$907,555	\$31,159,374
Roads internal to PSP - Contribution Area T2											
Jane Street	1,560	468	4,173	464	-	-	-	1,936,197	290,429	66,860	2,295,514
Buchanan Street	79,560	23,868	4,824	485	-	-	-	2,340,193	351,029	83,839	2,878,489
Anthony Street	0	0	2,839	510	-	-	-	1,447,156	217,073	49,927	1,714,156
Donkin Street	0	0	3,340	451	-	-	-	1,505,267	225,790	51,932	1,782,989
Musgrave Street	24,180	7,254	2,805	510	-	-	-	1,430,056	214,508	50,280	1,726,279
total	\$105,300	\$31,590						\$8,658,869	\$1,298,830	\$302,838	\$10,397,427

Note

1. For details on preparation and embellishment costs refer Appendices C4 and C5, note that construction, landscaping and services relocation costs include 30% contingency
2. For details on land acquisition rates refer Appendix C3
3. A cost of \$1,086,467 has been added into Pidgeon Close costs to account for the remediation of the truncated corner of Pidgeon Close and Beesley Street.

Table C2-2- Cost of remediation of the truncated corner of Pidgeon Close and Beesley Street

Cost in 2007 (\$)	Depreciation Rate (%)	Cost in 2005(\$)
1,312,000	9%	1,086,467

Note: Cost of remediation included only in the Pidgeon Close Road prep. & emb. cost

Appendix C3 Transport Infrastructure - Land Acquisition													
Table C3-1 Land Acquisition													
Unit No	House No	Suffix	Street Name	Lot No	Plan No	Title Area (m ²)	Area to be dedicated (m ²)	Acquisition Rate (2005\$/m ²)	% pro rata value used to determine dedication rate	Dedication Rate (2005 \$/m ²)	Land dedication cost, 2005 \$	Road to which dedication contributes	PSP Contributi on Area
		8	FERRY RD		3 RP44119	443	78	1,300	25%	325	25,350	Ferry Rd	T1
		10	FERRY RD		3 RP10967	521	47	1,300	18%	234	10,998	Ferry Rd	T1
		12	FERRY RD		4 RP10967	521	47	1,300	20%	260	12,220	Ferry Rd	T1
1		14	FERRY RD	4	5 RP10967	521	47	1,200	20%	240	11,261	Ferry Rd	T1
		16	FERRY RD		6 RP10967	521	47	1,200	20%	240	11,333	Ferry Rd	T1
		18	FERRY RD		7 RP10967	521	47	1,200	20%	240	11,206	Ferry Rd	T1
		20	FERRY RD		8 RP10967	521	47	1,200	20%	240	11,160	Ferry Rd	T1
1		24	FERRY RD	4	9 RP70423	787	71	1,200	20%	240	17,040	Ferry Rd	T1
		40	FERRY RD		18 RP197695	524	47	1,300	20%	260	12,220	Ferry Rd	T1
2		42	FERRY RD	4	19 RP197695	524	47	1,300	18%	234	10,897	Ferry Rd	T1
		46	FERRY RD		1 RP10968	809	80	1,300	20%	260	20,800	Ferry Rd	T1
1		50	FERRY RD	4	1 RP90532	1,667	37	1,300	20%	260	9,620	Ferry Rd	T1
		60	FERRY RD		2 RP124659	3,162	0	2,000	30%	600	0	Ferry Rd	T1
1		38	FERRY RD	4	17 RP218570	525	47	1,300	20%	260	12,142	Ferry Rd	T1
		36	FERRY RD	4	16 RP218570	525	47	1,300	20%	260	12,217	Ferry Rd	T1
		34	FERRY RD	4	15 RP218570	525	47	1,300	20%	260	12,103	Ferry Rd	T1
2		32	FERRY RD	4	14 RP218570	525	47	1,300	20%	260	12,184	Ferry Rd	T1
1		28	FERRY RD	3	3 RP218570	1,054	94	1,300	20%	260	24,492	Ferry Rd	T1
		26	FERRY RD	4	1 RP218570	783	70	1,300	20%	260	18,312	Ferry Rd	T1
1		21	FERRY RD	4	6 RP10971	405	49	1,200	20%	240	11,760	Ferry Rd	T1
		23	FERRY RD		7 RP10971	407	49	1,300	20%	260	12,740	Ferry Rd	T1
		25	FERRY RD		8 RP10971	407	49	1,300	20%	260	12,740	Ferry Rd	T1
1		27	FERRY RD	4	9 RP10971	405	49	1,200	20%	240	11,760	Ferry Rd	T1
		29	FERRY RD		10 RP10971	405	49	1,200	20%	240	11,760	Ferry Rd	T1
1		31	FERRY RD	4	11 RP10971	405	49	1,200	20%	240	11,760	Ferry Rd	T1
		33	FERRY RD		12 RP10971	405	49	1,200	20%	240	11,760	Ferry Rd	T1
		41	FERRY RD		16 RP10971	405	49	2,000	30%	600	29,400	Ferry Rd	T1
1		36	DUNCAN ST	4	2 RP118610	23,610	105	2,000	30%	600	63,000	Ferry Rd	T1
		51	FERRY RD		1 RP118609	6,381	316	2,000	30%	600	189,600	Ferry Rd	T1
		19	FERRY RD		5 RP10971	405	50	1,200	20%	240	12,000	Ferry Rd	T1
		7	FERRY RD		3 RP52983	647	74	1,200	30%	360	26,640	Ferry Rd	T1
		9	FERRY RD		2 RP52983	647	74	1,200	30%	360	26,640	Ferry Rd	T1
		11	FERRY RD		1 RP52983	650	74	1,200	30%	360	26,640	Ferry Rd	T1
		15	FERRY RD		3 RP10971	405	56	1,300	28%	364	20,475	Ferry Rd	T1
		17	FERRY RD		4 RP10971	405	49	1,200	20%	240	11,760	Ferry Rd	T1
1		419	MONTAGUE RD		1 RP10971	2,363	259	1,200	30%	360	93,240	Ferry Rd	T1
		427	MONTAGUE RD		1 RP44119	454	111	1,000	20%	200	22,200	Ferry Rd	T1
		35	FERRY RD		13 RP10971	405	0	1,200	50%	600	0	Ferry Rd	T1
		37	FERRY RD		14 RP10971	405	0	1,200	50%	600	0	Ferry Rd	T1
		39	FERRY RD		15 RP10971	405	0	2,000	30%	600	0	Ferry Rd	T1
		395	MONTAGUE RD		17 RP10947	430	430	1,000	80%	800	344,000	New Road 1 (Rogers Rd ext)	T1
		34	BAILEY ST		18 RP10947	430	430	1,300	100%	1,300	559,000	New Road 1 (Rogers Rd ext)	T1
		32	BAILEY ST		19 RP10947	430	9	1,300	100%	1,300	11,700	New Road 1 (Rogers Rd ext)	T1
		399	MONTAGUE RD		100 RP142338	7,663	1,260	1,200	30%	360	453,600	New Road 1 (Rogers Rd ext)	T1
		33	BAILEY ST		9 RP89138	5,190	862	2,000	30%	600	517,200	New Road 1 (Rogers Rd ext)	T1
1		36	DUNCAN ST	4	2 RP118610	23,610	1,200	2,000	30%	600	720,000	New Road 1 (Rogers Rd ext)	T1
1		36	DUNCAN ST	2	2 RP118610	23,610	857	2,000	100%	2,000	1,714,000	New Road 1 (Rogers Rd ext)	T1
		36	DUNCAN ST		10 RP118614	890	540	2,000	100%	2,000	1,080,000	New Road 1 (Rogers Rd ext)	T1
1		37	DUNCAN ST	4	3 RP58345	556	370	2,000	100%	2,000	740,000	New Road 1 (Rogers Rd ext)	T1
		117	VICTORIA ST		1 RP128787	12,500	325	2,000	20%	400	130,000	Beesley St	T1
		321	MONTAGUE RD		2 RP141824	12,420	735			600	441,000	Beesley St	T1
1		28	BEESELY ST	4	6 RP10925	273	9	1,300	20%	260	2,340	Beesley St	T2
		10	PIDGEON CL		1 SP114795	7,384	334	2,000	30%	600	200,400	Beesley St	T1
1		35	FERRY RD	4	13 RP10971	405	405	1,200	50%	600	243,000	Duncan St	T1
		37	FERRY RD		14 RP10971	405	405	1,200	50%	600	243,000	Duncan St	T1
		39	FERRY RD		15 RP10971	405	286	2,000	30%	600	171,600	Duncan St	T1
1		36	DUNCAN ST	4	2 RP118610	23,610	3,217	2,000	30%	600	1,930,200	Duncan St	T1
		6	DUNCAN ST		69 RP10946	405	0	1,200	20%	240	0	Duncan St	T1
		102	VICTORIA ST		2 RP123155	1,778	340	2,000	20%	400	136,000	Duncan St	T1
		106	VICTORIA ST		1 RP123155	1,662	253	2,000	20%	400	101,200	Duncan St	T1
		102A	VICTORIA ST		3 RP205680	160	160	2,000	20%	400	64,000	Duncan St	T1
		10	KURILPA ST		1 RP112162	842	65	1,300	20%	260	16,900	Tondara Ln	T1
1		375	MONTAGUE RD	4	3 RP87126	736	36			260	9,360	Tondara Ln	T1
		377	MONTAGUE RD		4 RP87126	559	33			260	8,580	Tondara Ln	T1
1		379	MONTAGUE RD	4	8 RP10947	430	38			260	9,880	Tondara Ln	T1
		379 A	MONTAGUE RD		9 RP10947	430	38			260	9,966	Tondara Ln	T1
1		381	MONTAGUE RD	10	10 RP10947	430	39			260	10,020	Tondara Ln	T1
		383	MONTAGUE RD		11 RP10947	430	38			260	9,903	Tondara Ln	T1
		385	MONTAGUE RD		12 RP10947	430	38			260	9,877	Tondara Ln	T1
1		387	MONTAGUE RD	4	13 RP10947	430	39			260	10,158	Tondara Ln	T1
		389	MONTAGUE RD		14 RP10947	430	39			260	10,249	Tondara Ln	T1
		391	MONTAGUE RD		15 RP10947	430	38	1,000	80%	800	30,400	Tondara Ln	T1
1		393	MONTAGUE RD	4	16 RP10947	430	44	1,000	80%	800	35,520	Tondara Ln	T1
		32	BAILEY ST		19 RP10947	430	36	1,300	100%	1,300	46,800	Tondara Ln	T1
		26	BAILEY ST		5 RP157959	1153	75	1,300	30%	390	29,250	Tondara Ln	T1
1		24	BAILEY ST	4	23 RP10947	430	25	1,300	30%	390	9,750	Tondara Ln	T1
		22	BAILEY ST		24 RP10947	430	25	1,300	30%	390	9,750	Tondara Ln	T1
		20	BAILEY ST		25 RP10947	430	25	1,300	30%	390	9,750	Tondara Ln	T1
1		18	BAILEY ST	4	26 RP10947	430	25	1,300	30%	390	9,750	Tondara Ln	T1
		16	BAILEY ST		1 RP105434	402	25	1,300	30%	390	9,750	Tondara Ln	T1
		12	BAILEY ST		28 RP81227	670	37	1,300	30%	390	14,430	Tondara Ln	T1
		8	BAILEY ST		30 RP81227	645	37	1,300	20%	260	9,620	Tondara Ln	T1
		6	BAILEY ST		31 RP10947	430	25	1,300	20%	260	6,500	Tondara Ln	T1
		4	BAILEY ST		32 RP10947	430	25	1,300	20%	260	6,386	Tondara Ln	T1
		343	MONTAGUE RD		1 RP10937	369	9			260	2,340	Tondara Ln	T1
		363.4	MONTAGUE RD		88 RP133056	781	6	900	29%	261	1,566	Tondara Ln	T1
		399	MONTAGUE RD		100 RP142338	7,663	660	1,200	30%	360	237,600	Tondara Ln	T1
		403	MONTAGUE RD		4 RP64417	2,485	221	1,200	30%	360	79,387	Tondara Ln	T1
		405	MONTAGUE RD		2 RP43626	10,366	880	1,200	30%	360	316,800	Tondara Ln	T1
		419	MONTAGUE RD		1 RP10971	2,362	341	1,200	30%	360	122,760	Tondara Ln	T1
		9	KURILPA ST		87 RP133056	1,515	553	900	30%	270	149,207	Tondara Ln	T1
		70	VICTORIA ST		6 RP10937	506	506	900	30%	270	136,620	Tondara Ln	T1
		72	VICTORIA ST		7 RP10937	506	60	900	30%	270	16,200	Tondara Ln	T1
		6	DUNCAN ST		69 RP10946	405	9	1,200	23%	270	2,430	Kurilpa St	T1
							0			0	Bailey St	T1	
							0			0	Wolfe St	T1	
							0			0	Victoria St	T1	
		10 A	FILMER ST		1 RP127566	35	35			0	0	Filmer St	T1
		91	VICTORIA ST		11 RP10935	506	315	1,300	20%	260	81,900	Filmer St	T1
		117	VICTORIA ST		1 RP128787	12,500	1,082	2,000	20%	400	432,800	Filmer St	T1
		321	MONTAGUE RD		2 RP141824	12,420	268			600	160,800	Pidgeon Cl	T1
		365.4	MONTAGUE RD		2 RP56420	452	9			260	2,340	Montague Rd	T1
		337	MONTAGUE RD		2 RP53848	432	9			260	2,340	Montague Rd	T1
		325	MONTAGUE RD		2 RP50359	1,154	9	1,000	28%	280	2,520	Montague Rd	T1
		363.4	MONTAGUE RD		88 RP133056	781	9	900	29%	261	2,349	Montague Rd	T1
		343	MONTAGUE RD		1 RP10937	369	9			260	2,340	Montague Rd	T1
		399	MONTAGUE RD		100 RP142338	7,663	9	1,200	30%	360	3,240	Montague Rd	T1

Unit No	House No	Suffix	Street Name	Lot No	Plan No	Title Area (m ²)	Area to be dedicated (m ²)	Acquisition Rate (2005\$/m ²)	% pro rata value used to determine dedication rate	Dedication Rate (2005 \$/m ²)	Land dedication cost, 2005 \$	Road to which dedication contributes	PSP Contribution Area	
	419		MONTAGUE RD	1	RP10971	2,363	9	1,200	30%	360	3,240	Montague Rd	T1	corner truncation
	427	4	MONTAGUE RD	1	RP44119	454	9	1,000	20%	200	1,800	Montague Rd	T1	corner truncation
	393	4	MONTAGUE RD	16	RP10947	435	45	1,000	80%	800	36,000	Montague Rd	T1	
	261		MONTAGUE RD	1	RP82549	394	6			260	1,560	Jane St	T2	
	8		MUSGRAVE ST	55	RP10762	405	6			260	1,560	Musgrave St	T2	
	10		MUSGRAVE ST	56	RP10762	405	6			260	1,560	Musgrave St	T2	
	12		MUSGRAVE ST	57	RP10762	405	6			260	1,560	Musgrave St	T2	
	16		MUSGRAVE ST	59	RP10762	405	6			260	1,560	Musgrave St	T2	
	18		MUSGRAVE ST	60	RP10762	405	6			260	1,560	Musgrave St	T2	
	20		MUSGRAVE ST	61	RP10762	405	6			260	1,560	Musgrave St	T2	
	22		MUSGRAVE ST	62	RP10762	405	6			260	1,560	Musgrave St	T2	
	14		MUSGRAVE ST	58	RP10762	405	6			260	1,560	Musgrave St	T2	
	32		BUCHANAN ST	1	RP107428	789	45			260	11,700	Musgrave St	T2	
	32		BUCHANAN ST	1	RP107428	789	45			260	11,700	Buchanan St	T2	
	34		BUCHANAN ST	41	RP10762	405	25			260	6,500	Buchanan St	T2	
1	36	4	BUCHANAN ST	42	RP10762	405	25			260	6,500	Buchanan St	T2	
1	38	4	BUCHANAN ST	3	RP133720	521	18			260	4,680	Buchanan St	T2	
	40		BUCHANAN ST	4	RP133720	630	16			260	4,160	Buchanan St	T2	
	29		MUSGRAVE ST	35	RP223384	1395	64			260	16,640	Buchanan St	T2	
	31		ANTHONY ST	31	RP221302	1397	113			260	29,380	Buchanan St	T2	
							0				0	Anthony St	T2	
							0				0	Donkin St	T2	
							21,291				12,898,099			

Note: Along Montague Rd, only acquisition for corner truncations required for internal road widenings is included in this PSP. Land required for Montague Rd widenings will be identified in the Infill ICP.

Appendix C4 Transport Costs Contribution Area T1

Table C4-1 Infrastructure costs (local roads) breakdown - Contribution Area T1

Item No.	Description	Units	Rate \$ (2005)	Pidgeon		Beesley		Flimer		Duncan		Victoria		New Road 1		Ferry		Tondara	
				Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)
1	Establishment	-	<calculated>	-	5214	-	30783	-	7743	-	53100	-	32299	-	29998	-	30766	-	30485
2	Traffic Management	-	<calculated>	-	14503	-	44390	-	18606	-	62583	-	45755	-	43673	-	44375	-	44119
3	Remove Kerb	m	35	150	5250	400.0	14000	130.0	4550	450	15750	450.0	15750	0	420.0	14700	350.0	12250	
4	Spoil	m3	80	130.0	10400	675.0	54000	200.0	16000	2000	160000	710.0	56800	650.0	52000	630.0	50400	750.0	60000
5	Kerb or Kerb & Channel	m	80	150.0	12000	400.0	32000	230.0	18400	1000	80000	450.0	36000	400.0	32000	430.0	34400	900.0	72000
6	Pave - Crushed Rock	m3	85	55.0	4675	260.0	22100	80.0	6800	570	48450	270.0	22950	250.0	21250	250.0	21250	320.0	27200
7	Pavement - AC (supply & lay)	T	115	360.0	41400	1940.0	223100	550.0	63250	4230	486450	2025.0	232875	1820.0	209300	1825.0	209875	2200.0	253000
8	Driveways	m2	90	20.0	1800	110.0	9900	10.0	900	215	19350	150.0	13500	140.0	12600	50.0	4500	200.0	18000
9	Footpaths	m2	75	300.0	22500	0	0	460.0	34500	2000	150000	0	0	0	0	0	0	1800.0	135000
9a	City Signature Footpath	m2	130			1785.0	232050				0	1870.0	243100	1785.0	232050	1955.0	254150		0
10	Pedestrian Ramps	No.	150		0		0		0	20	3000		0		0		0		0
11	Landscaping - Topsoil	m3	60		0		0		0	225	13500		0		0		0		0
12	Landscaping - Turf	m2	15		0		0		0	2250	33750		0		0		0		0
13	Landscaping	ls	-																
14	Landscaping - Tree Planting	ea	300		0	15	4500		0	40	12000	15	4500	15	4500	15	4500		0
15	Threshold treatment	m2	75		0		0		0		0	90.0	6750	90.0	6750	90.0	6750		0
16	Signs & Lines	Item	-		1000		10000		1000		10000		5000		5000		5000		2500
17	Street Lighting	No.	3500	3	10500	8	28000	4	14000	13	45500	7	24500	7	24500	7	24500	12	42000
18	Traffic Signals	LS			0	0	0		0		0	1		1		0			0
19	Land Dedication Zone 1				0	900	0	700	5,010		0		3,520		0				640
20	Land Acquisition Zone 2				0														860
																			954
																			506
	Sub Total (\$)				\$129,242		\$704,822		\$185,748		\$1,193,433		\$739,778		\$673,620		\$705,166		\$696,554
	Contingencies (30%)				\$38,772		\$211,447		\$55,724		\$358,030		\$221,934		\$202,086		\$211,550		\$208,966

TOTAL (\$)				\$168,014	\$916,269	\$241,473	\$1,551,463	\$961,712	\$875,707	\$916,716	\$905,520
Services				\$166,238	\$531,375	\$254,768	\$1,153,880	\$516,458	\$462,345	\$496,470	\$579,150
Length				75	225.0	115.0	490	235	210	210.0	450
Cost/m				\$2,240	\$4,072	\$2,100	\$3,166	\$4,092	\$4,170	\$4,365	\$2,012
Area (within RP's)	m2			825.0	4500.0	1265.0	9800.0	4700.0	4200.0	4200.0	4950.0
Cost/m2				\$204	\$204	\$191	\$158	\$205	\$209	\$218	\$183

Total cost Roads, services, landscape 334252 1447644 496240 2705343 1588865 1482222 1583941 1484670
SOUTHERN SECTION OF DEVELOPMENT - BREAKDOWN (Extension - Landscaped area to Riverside)

Item No.	Description	Units	Rate \$ (2005)	Pidgeon		Beesley		Flimer		Duncan		Victoria		New Road 1		Ferry		Tondara	
				Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)
19	Remove Kerb	m	35									120.0	4200			210.0	7350		
20	Spoil	m3	75									180.0	13500	300.0	22500	320.0	24000		
21	Kerb or Kerb & Channel	m	80									120.0	9600			0			
22	Pave - Crushed Rock	m3	80									30.0	2400			0			
23	Pavement - AC (supply & lay)	T	110									210.0	23100			0			
24	City Signature Footpath	m2	130										0	380.0	49400	420.0	54600		
25	Landscaping - Topsoil	m3	60									110	6600	150	9000	170	10200		
26	Landscaping - Turf	m2	15									1050.0	15750	1500.0	22500	1680.0	25200		
27	Landscaping	ls	-										10000		7500		10000		
	Sub Total (\$)						\$0						\$85,150		\$110,900		\$131,350		
	Contingencies (30%)						\$0						\$25,545		\$33,270		\$39,405		

TOTAL (\$)					\$0							\$110,695	\$144,170	\$170,755					
Length	m						45.0					60	95	105.0					
Cost/m							\$0					\$1,845	\$1,518	\$1,626					
Area (within RP's)	m2						900.0					1200.0	1900.0	2100.0					
Cost/m2							\$0					\$92	\$76	\$81					

City Design Project Number: 041492
 Date of Revision: 13-Jan-05
 NB: To be read in conjunction with Plan 0288407/12 Issue F

Appendix C5 Transport Costs Contribution Area T2

Table C5-1 Infrastructure costs (local roads) breakdown - Contribution Area T2

Item No.	Description	Units	Rate \$ (2007)	Rate \$ (2005)	Jane		Buchanan		Musgrave		Anthony		Donkin	
					Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)	Qty	Total (\$)
1	Establishment	-	-	<calculated>	-	39,108	-	48,323	-	29,029	-	29,383	-	31,326
2	Traffic Management	-	-	<calculated>	-	51,615	-	58,975	-	42,779	-	43,107	-	44,882
3	Spoil	m ³	104	86	617	52,942	716	61,469	428	36,773	434	37,292	503	43,189
4	Kerb or Kerb & Channel	m	73	60	443	26,624	523	31,450	351	21,107	353	21,227	356	21,390
6	Kerb Restraint	m	69	57	0	0	0	0	0	0	0	0	0	0
8	Pave - Crushed Rock	m ³	112	93	227	21,100	213	19,777	125	11,600	127	11,812	186	17,271
9	Pave - Deeplift	m ²	380	315	567	178,537	532	167,345	312	98,150	317	99,944	464	146,143
10	Pave - Type 2 AC (supply & lay)	T	190	157	272	42,849	255	40,163	150	23,556	152	23,987	223	35,074
11	Driveways	m ²	276	229	74	16,887	160	36,522	128	29,293	128	29,290	98	22,521
12	Footpaths	m ²	276	229	1,769	404,926	2,487	569,429	1,480	338,919	1,498	342,926	1,398	320,145
13	Pedestrian Ramps	No.	242	200	2	401	8	1,603	4	801	4	801	2	401
14	Landscaping - Topsoil	m ³	97	80	0	0	0	0	0	0	0	0	0	0
15	Landscaping - Planting	m ²	259	215	0	0	0	0	0	0	0	0	0	0
16	Threshold treatment	m ²	107	89	71	6,272	0	0	0	0	0	0	0	0
17	Signs & Lines	Item	-	-	-	4,141	-	2,070	-	2,070	-	2,070	-	2,070
18	Street Lighting - Rate 2	No.	5,530	4,579	6	27,474	8	36,632	4	18,316	4	18,316	4	18,316
19	Street Lighting - Rate 3	No.	6,048	5,008	0	0	0	0	0	0	0	0	0	0
20	Traffic Signals	LS	750,000	621,075	1	0	0	0	0	0	0	0	0	0
Sub Total (\$)						872,876		1,073,759		652,394		660,157		702,729
Contingencies (30%)								305,507		195,718		198,047		210,819
Total (\$)						1,178,383		1,395,886		848,112		858,203		913,547
Services (\$)						665,614		832,868		513,846		520,040		520,040
TOTAL (\$) ²						1,936,197		2,340,193		1,430,056		1,447,156		1,505,267
Length		m				214		268		165		167		167
Cost/m						9,048		8,732		8,667		8,666		9,014
Area (within RP's)		m ²				4,173		4,824		2,805		2,839		3,340
Cost/m2						464		485		510		510		451

Depreciation Rate (%)
0.0900

Note: 1. As the infrastructure has been valued in year 2007, the cost value has been decreased by 0.0081 (i.e. 9% x 9%) for the two years of difference between years 2007 and 2005.

Appendix D1: Community Purposes Network Infrastructure Contributions

Table D1-1a: ET Conversion Rates

Local Plan Land Use Type	conversion rate
Detached Dwelling	1
Residential (per multi-unit dwelling)	0.67
Commercial (per m ² GFA)	0.0148
Industrial (per m ² GFA)	0.0037

Table D1-1b: Land Use Split %

Precinct	Residential	Commercial
5	95%	5%
4	20%	80%
10	50%	50%

Table D1-1c: Plot Ratios

Precinct 5	Precinct 4, 10
1.5	1.5

Table D1-1d: Dwelling unit ratio

m ² per multi-unit dwelling
100.0

Residential Local Plan Land Use type

Table D1-2 Development as Local Public Parks Network ETs

Sequence period	Precinct	Total developable area, m ²	Land Use Split (refer to Table D.1b)		Plot Ratio multiplier (to GFA m ²) (refer to Table D.1c)		No. of multi-unit dwellings	ET Conversion (refer to Table D.1a)		Total ETs	Discount ETs
			Residential	Commercial	Residential	Commercial		Residential	Commercial		
1 July 2001 - June 2006	5	15,019	14,268	751	21,402	1,126	214	143	17	160	160
	4	0	0	0	0	0	0	0	0	0	0
	10	0	0	0	0	0	0	0	0	0	0
2 July 2006 - June 2011	5	94,850	90,108	4,743	135,161	7,114	1,352	906	105	1,011	801
	4	1,323	265	1,058	397	1,588	4	3	23	26	21
	10	0	0	0	0	0	0	0	0	0	0
3 July 2011 - June 2016	5	100,890	95,846	5,045	143,768	7,567	1,438	963	112	1,075	636
	4	33,431	6,886	26,745	10,029	40,117	100	67	594	661	391
	10	6,819	3,310	3,310	4,964	4,964	50	33	73	107	63
4 July 2016 - June 2021	5	64,420	61,199	3,221	91,799	4,832	918	615	72	687	304
	4	39,423	7,885	31,538	11,827	47,308	118	79	700	779	345
	10	25,040	12,520	12,520	18,780	18,780	188	126	278	404	179
		381,015	381,015		438,127	133,395					2,899

Note

- "Precinct" refers to the Local Plan Precinct, where '5' represents Riverside South, '4' is Montague Road Central and '10' is Montague Road South
- No discount to NPV occurs for Sequence Period 1, as it is assumed that this development has already occurred (i.e. it is existing)

Appendix D1: Community Purposes Network Infrastructure Contributions

Table D1-3: Cost of Local Public Parks network apportioned items

WERP Mp Cost Plan Stage	Item and Code	Land acquisition cost 2005 (\$)				Preparation & Embellishments costs 2005 (\$)				Total cost of Infrastructure 2005 (\$)			Infrastructure Use (%)			Appportioned Infrastructure Value 2005 (\$) Future Use (from inside PSP area)	Discount ETs	Contribution per ET	ICU Contribution per ET	Discounted PSP reparation cost (3% of Total Cost) NPV2005\$	Credit per ET 2005(\$) ⁵	ICU Credit per ET	
		Quantity (m ²)	Rate (2005 \$)/m ²	Land acquisition cost 2005 (\$)	Contingency (30%)	Quantity (m ²)	Rate (2005 \$)/m ²	Preparation & embellishments cost 2005 (\$)	Preliminaries, contingencies and escalation	PSP Preparation contingency (3%)	Total cost, 2005 (\$)	Infrastructure provision (year)	Total discounted cost 2005 (\$)	Existing Use (from inside PSP area)	Future Use from outside PSP area)								Future Use from inside PSP area)
EXISTING INFRASTRUCTURE																							
-	South Brisbane Riverside	0	0	0	0	0	0	0	0	0	233,391	existing	233,391	0%	80%	20%	46,678	2,899	16	15	0		
-	Davies Park	0	0	0	0	0	0	0	0	0	1,114,671	existing	1,114,671	0%	60%	40%	445,868	2,899	154	141	0		
-	West End Riverside Lands	0	0	0	0	0	0	0	0	0	130,080	existing	130,080	0%	80%	20%	26,016	2,899	9	8	0		
-	Orleigh Park	0	0	0	0	0	0	0	0	0	1,028,614	existing	1,028,614	0%	80%	20%	205,723	2,899	71	65	0		
-	Kurilpa Park	0	0	0	0	0	0	0	0	0	909,422	existing	909,422	0%	90%	10%	90,942	2,899	31	29	0		
FUTURE INFRASTRUCTURE																							
Land Acquisition																							
-	281 Montague Road (adjoining Davies Park)	2,657	2,325	6,177,525	1,853,258	2,657	85	225,845	90,338	250,409	8,597,374	2009	6,809,926	0%	40%	60%	4,085,956	2,899	1,409	1,293	198,347	1,341	1,230
-	Kurilpa Structure Plan, 2nd Draft -new riverside parks	10,000	2,000	20,000,000	0	10,000	0	0	0	600,000	20,600,000	2015	11,502,932	0%	90%	10%	1,150,293	2,899	397	364	335,037	281	258
Works																							
-	Davies Park (embellishments only)	0	0	0	0	71,392	85	6,068,320	2,427,328	254,869	8,750,517	2011	6,168,770	0%	60%	40%	2,467,508	2,899	851	781	201,880	781	717
<i>West End Riverside Lands Parks (D0343):</i>																							
1A	Riverside Park South Precinct 1A	0	0	0	0	-	-	1,170,928	591,500	52,873	1,815,301	2009	1,437,889	0%	80%	20%	287,578	2,899	99	91	41,880	85	78
1A	Finger Park 1 (New Road 1)	0	0	0	0	1,767	29	51,288	28,210	2,385	81,883	2009	64,859	0%	20%	80%	51,887	2,899	18	16	1,889	17	16
1A	Kurilpa Street	0	0	0	0	-	-	103,067	55,510	4,757	163,334	2009	129,376	0%	20%	80%	103,501	2,899	36	33	3,768	34	32
1A	Victoria Street	0	0	0	0	-	-	84,051	48,230	3,968	136,250	2009	107,923	0%	20%	80%	86,338	2,899	30	27	3,143	29	26
1A	Finger Park 2 (Beesley Street)	0	0	0	0	659	56	36,992	29,120	1,983	68,095	2009	53,937	0%	20%	80%	43,150	2,899	15	14	1,571	14	13
<i>South Brisbane Riverside Lands Park (D0342):</i>																							
1B	Pontoon and Boardwalk A	0	0	0	0	-	-	229,432	111,930	10,241	351,603	2011	247,866	0%	80%	20%	49,573	2,899	17	16	8,112	14	13
1B	Jane Street	0	0	0	0	-	-	801,107	391,300	35,772	1,228,179	2011	865,818	0%	80%	20%	173,164	2,899	60	55	28,335	50	46
1B	Riverside Park South Precinct 1B	0	0	0	0	-	-	290,048	145,600	13,069	448,718	2011	316,328	0%	80%	20%	63,286	2,899	22	20	10,352	18	17
1B	Hockings Street	0	0	0	0	-	-	66,776	40,950	3,232	110,958	2011	78,221	0%	80%	20%	15,644	2,899	5	5	2,560	5	4
<i>Orleigh Park (D0346):</i>																							
2	Orleigh Park Precinct	0	0	0	0	-	-	517,925	261,170	23,373	802,468	2014	474,979	0%	80%	20%	94,996	2,899	33	30	18,513	26	24
2	Sailing Club Precinct	0	0	0	0	-	-	146,490	78,260	6,742	231,492	2014	137,020	0%	80%	20%	27,404	2,899	9	9	5,341	8	7
2	GPS Rowing Precinct	0	0	0	0	-	-	208,790	109,200	9,540	327,530	2014	193,864	0%	80%	20%	38,773	2,899	13	12	7,556	11	10
<i>South Brisbane Riverside Lands Park (D0342):</i>																							
3	Pontoon and Boardwalk B	0	0	0	0	-	-	341,500	170,170	15,350	527,020	2017	261,913	0%	80%	20%	52,383	2,899	18	17	12,159	14	13
3	Boundary Street	0	0	0	0	-	-	224,158	109,200	10,001	343,359	2017	170,639	0%	80%	20%	34,128	2,899	12	11	7,922	9	8
3	ACI Glass Works Link	0	0	0	0	-	-	320,042	161,980	14,461	496,483	2017	246,737	0%	80%	20%	49,347	2,899	17	16	11,454	13	12
3	Riverside Park North Precinct	0	0	0	0	-	-	530,447	262,990	23,803	817,240	2017	406,143	0%	80%	20%	81,229	2,899	28	26	18,854	22	20
TOTAL				26,177,525	1,853,258			11,417,207	5,112,986	1,336,829	49,313,981	-	33,091,316			9,711,343			3,370	3,092	2,772	2,543	

- Note
- The costs for Future Works were identified from Appendix D2: West End Riverside Drive Master Plan Indicative Cost Plan.
 - The staging for Future Works was taken from Council correspondence dated 9 July 2007, with the general mid-points of these years being used for the purposes of discounting calculations.
 - Dates identified in these spreadsheets refer to financial year end. For example, year 2009 refers to financial year ending 30 June 2009.
 - All figures reflect cost estimates prepared in 2004/05 or discounted to this year.
 - Credit per ET = NPV (Total cost attributed to PSP area - PSP preparation cost) / NPV Total ET

Table D1-4 Local Public Parks Network Infrastructure Contribution Rate

Type of New Development	Gross Contribution
Residential (ICU per multi-unit dwelling)	2,072
Commercial (ICU per m ² GFA)	46
Industrial (ICU per m ² GFA)	11
Residential (ICU per detached dwelling)	3,092

Table D1-5 Local Public Parks Network Infrastructure Credit Rate

Type of Existing Lawful Use	Credit
Residential (ICU per multi-unit dwelling)	1,704
Commercial (ICU per m ² GFA)	38
Industrial (ICU per m ² GFA)	9
Residential (ICU per detached dwelling)	2,543

Appendix D2: Westend Riverside Drive masterplan indicative cost plan

Table D2-1 Westend Riverside Drive masterplan indicative cost plan (cost estimates are in \$2005/06)

	STAGE 2				STAGE 1A						STAGE 1B					STAGE 3					Total, \$2005/06
	Orleigh Park Precinct	Sailing Club Precinct	GPS Rowing Precinct	SUB TOTAL	Riverside Park South Precinct 1A	Finger Park 1 (New Road 1)	Kurilpa Street	Victoria Street	Finger Park 2 (Beesley Street)	SUB TOTAL	Pontoon and Boardwalk A	Jane Street	Riverside Park South Precinct 1B	Hockings Street	SUB TOTAL	Pontoon and Boardwalk B	Boundary Street	ACI Glass Works Link	River Side Park North Precinct	SUB TOTAL	
Masterplan Precinct Works																					
1.00 DEMOLITION / ALTERATION	9,526	12,000	55,000	76,526	124,800	-	-	-	400	125,200	8,000	12,000	30,760	-	50,760	-	13,120	5,000	61,520	18,120	301,366
2.00 SITE PREPARATION	26,768	18,987	16,973	62,728	142,428	2,500	980	980	-	146,888	13,074	4,353	10,826	980	29,232	-	233	17,591	21,851	17,824	267,596
3.00 BASIC INFRASTRUCTURE WORKS	10,030	-	20,000	30,030	12,870	-	69,000	69,000	-	150,870	-	50,000	3,000	50,000	103,000	-	50,000	2,280	-	52,280	336,180
4.00 BOARDWALKS AND PATHWAYS	404,580	55,010	108,555	568,145	425,570	16,500	19,400	19,400	32,730	513,600	185,250	797,950	236,605	19,400	1,239,205	372,275	177,775	316,000	473,050	866,050	3,423,525
5.00 BUILDING WORKS	0	-	-	-	-	-	20,000	-	-	20,000	-	-	-	-	-	-	-	-	-	-	20,000
6.00 LANDSCAPING	84,944	51,581	12,512	149,037	518,667	8,360	1,880	984	5,520	535,411	18,000	13,035	25,544	3,000	59,579	1,000	2,200	7,824	23,488	11,024	745,627
7.00 SPECIAL FEATURES	2,500	-	-	2,500	-	27,000	-	-	-	27,000	-	-	-	-	-	-	-	-	-	-	29,500
8.00 FURNITURE	15,800	11,400	11,400	38,600	50,400	-	-	-	-	50,400	27,800	-	-	-	27,800	-	-	-	-	-	116,800
9.00 SIGNAGE	15,000	12,000	5,000	32,000	12,000	2,000	2,000	2,000	2,000	20,000	-	3,000	12,000	-	15,000	2,000	3,000	3,000	3,000	8,000	69,500
NET TRADES BUDGET	569,148	160,978	229,440	959,566	1,286,735	56,360	113,260	92,364	40,650	1,589,369	252,124	880,338	318,735	73,380	1,524,576	375,275	246,328	351,695	582,909	973,298	5,310,094
10.00 BUILDING PRELIMINARIES (10%)	57,000	17,000	20,000	94,000	129,000	6,000	12,000	10,000	5,000	162,000	26,000	89,000	32,000	8,000	155,000	38,000	25,000	36,000	59,000	99,000	539,500
11.00 CONTRACTOR'S OVERHEADS AND MARGIN (5%)	29,000	9,000	19,000	57,000	75,000	3,000	6,000	5,000	3,000	92,000	13,000	45,000	16,000	4,000	78,000	19,000	13,000	18,000	30,000	50,000	292,000
12.00 CONSTRUCTION CONTINGENCY (10%)	57,000	17,000	23,000	97,000	129,000	6,000	12,000	10,000	5,000	162,000	26,000	89,000	32,000	8,000	155,000	38,000	25,000	36,000	59,000	99,000	542,500
NET CONSTRUCTION BUDGET	712,148	203,978	291,440	1,207,566	1,619,735	71,360	143,260	117,364	53,650	2,005,369	317,124	1,103,338	398,735	93,380	1,912,576	470,275	309,328	441,695	730,909	1,221,298	6,684,094
13.00 ESCALATION TO START OF CONSTRUCTION (5%)	36,000	11,000	15,000	62,000	78,000	4,000	8,000	6,000	3,000	99,000	16,000	56,000	20,000	5,000	97,000	24,000	16,000	23,000	37,000	100,000	358,000
14.00 CONSULTANTS FEES (10%)	72,000	21,000	28,000	121,000	161,000	8,000	15,000	12,000	6,000	202,000	32,000	111,000	40,000	10,000	193,000	48,000	31,000	45,000	74,000	198,000	714,000
15.00 AUTHORITY FEES	Excl.	Excl.	Excl.	-	Excl.	Excl.	Excl.	Excl.	Excl.	-	Excl.	Excl.	Excl.	Excl.	-	Excl.	Excl.	Excl.	Excl.	-	-
16.00 ART BUILT-IN (2%)	Incl.	Incl.	Incl.	-	Incl.	Incl.	Incl.	Incl.	Incl.	-	Incl.	Incl.	Incl.	Incl.	-	Incl.	Incl.	Incl.	Incl.	-	-
17.00 DESIGN CONTINGENCY (5%)	36,000	11,000	15,000	62,000	78,000	4,000	8,000	10,000	10,000	110,000	10,000	40,000	20,000	10,000	80,000	20,000	10,000	20,000	30,000	80,000	332,000
TOTAL DESIGN & CONSTRUCTION BUDGET	856,148	246,978	349,440	1,452,566	1,936,735	87,360	174,260	145,364	72,650	2,416,369	375,124	1,310,338	478,735	118,380	2,282,576	562,275	366,328	529,695	871,909	1,458,298	8,088,094
EXCLUSIONS																					
1 - Goods and Services Tax																					
2 - Staging costs																					
3 - Headworks																					
4 - Land costs, legal, finance charges and holding costs																					
5 - EPA special requirements and other environmental protection measures																					
6 - Riverwall Works																					

Note
1. Cost estimates are shown in \$2005/06 in this table. They are then are discounted to \$2004/05 when shown in Table D.3