

Menangle Park Contributions Plan 2020



Menangle Park - Development Contributions Plan 2020
Works Schedule

Facility	Total Cost to Development	Total Area of Land to Acquired (m ²)	Residential	Employment	Retail/ Commercial	Community	Open Space & Recreation	Trunk Drainage & Water Quality			Traffic & Transport			Plan Preparation		
			per person	per net developable hectare	per 100m2 GFA	per person	per person	Residential per person	Employment per net developable hectare	Retail/ Commercial per 100m2 GFA	Residential per person	Employment per net developable hectare	Retail/ Commercial per 100m2 GFA	Residential per person	Employment per net developable hectare	Retail/ Commercial per 100m2 GFA
Community																
Land Acquisition	\$ 321,409	2961m2	\$ 33			\$ 33										
Capital Works	\$ -		\$ -			\$ -										
Total	\$ 321,409	0.30 ha	\$ 33			\$ 33										
Open Space & Recreation																
Land Acquisition	\$ 24,282,512	1243600m2	\$ 2,471				\$ 2,471									
Capital Works	\$ 12,729,035		\$ 1,295				\$ 1,295									
Total	\$ 37,011,547	124.36 ha	\$ 3,766				\$ 3,766									
Trunk Drainage & Water Quality																
Land Acquisition	\$ 11,509,205	161130m2	\$ 1,164	\$ -	\$ 346			\$ 1,164	\$ -	\$ 346						
Capital Works	\$ 46,339,205		\$ 4,687	\$ -	\$ 1,394			\$ 4,687	\$ -	\$ 1,394						
Total	\$ 57,848,410	16.11 ha	\$ 5,851	\$ -	\$ 1,740			\$ 5,851	\$ -	\$ 1,740						
Traffic & Transport																
Land Acquisition	\$ 3,716,478	196746m2	\$ 303	\$ -	\$ 3,697						\$ 303	\$ -	\$ 3,697			
Capital Works	\$ 39,221,342		\$ 3,197	\$ -	\$ 39,014						\$ 3,197	\$ -	\$ 39,014			
Total	\$ 42,937,820	19.67 ha	\$ 3,500	\$ -	\$ 42,711						\$ 3,500	\$ -	\$ 42,711			
Plan Preparation																
Plan Preparation Costs	\$ 1,474,344		\$ 149	\$ -	\$ 44									\$ 149	\$ -	\$ 44
Total	\$ 1,474,344		\$ 149	\$ -	\$ 44									\$ 149	\$ -	\$ 44

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Facility	Net developable area	Lot Area (m ²)	Occupancy Rate per dwelling	Community	Open Space & Recreation	Trunk Drainage & Water Quality	Traffic & Transport	Plan Preparation	TOTAL
Rate per person				\$33	\$3,766	\$5,851	\$3,500	\$149	\$13,298/person
Residential	330 ha								
Town Centre Unit		N/A	1.7	\$56	\$6,402	\$9,946	\$5,950	\$253	\$22,607/lot
Small Lot		300-419	2.4	\$78	\$9,038	\$14,042	\$8,399	\$358	\$31,916/lot
Standard Lot		420-599	2.4	\$78	\$9,038	\$14,042	\$8,399	\$358	\$31,916/lot
Standard Lot		600-949	3.5	\$114	\$13,181	\$20,477	\$12,249	\$522	\$46,544/lot
Traditional Lot		950-1999	3.5	\$114	\$13,181	\$20,477	\$12,249	\$522	\$46,544/lot
Large Lot		2000+	3.5	\$114	\$13,181	\$20,477	\$12,249	\$522	\$46,544/lot

Employment <i>(per net developable hectare)</i>	0 ha			\$0	\$0	\$0	\$0	\$0	\$0/ha
Retail / Commercial <i>(per 100m2 gross floor area)</i>	2 ha			\$0	\$0	\$1,740	\$42,711	\$44	\$44,495/100m2 GFA

Value of Works	TOTAL	Employment Retail/Commer	Subtotal	Residential
Community	\$321,409	\$0	\$0	\$321,409
Open Space & Recreation	\$37,011,547	\$0	\$0	\$37,011,547
Trunk Drainage & Water Quality	\$57,848,410	\$0	\$348,002	\$57,500,407
Transport	\$42,937,820	\$0	\$8,542,110	\$34,395,711
Plan Preparation	\$1,474,344	\$0	\$8,869	\$1,465,474
	\$139,593,529	\$0	\$8,898,981	\$130,694,548
			Ave Rate per lot	\$37,341

Rate Adjustment for CPI			
CPI rate at adoption date	Sep-16	110.4	(Sydney)
CPI rate at review date	Sep-17	112.5	(Sydney)
CPI adjustment		1.019021739	

Exhibition Values based on Sept 2017 figures

Target Yield	Projected Income at adoption date
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3500 lots	
160	\$3,617,106
435	\$13,883,304
1,505	\$48,033,039
925	\$43,052,869
456	\$21,223,901
19	\$884,329
Sub total	\$130,694,548
0 ha	\$0
200	\$8,898,981
TOTAL	\$139,593,529

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Rate Adjustment for

	CPI	PPI	PPI	Table 17
		Road & Bridge	Non-residential building	
	All Groups Sydney	Construction NSW	construction NSW	
Jun-2016	109.3	109.4	107.7	
Sep-2016	110.4	110.0	108.6	
Dec-2016	110.9	110.6	110.8	
Mar-2017	111.3	110.6	111.4	
Jun-2017	111.7	111.2	113.5	
Sep-2017	112.5	111.5	114.4	
Dec-2017	113.3	112.3	114.9	
Mar-2018	113.6	113.0	115.5	
Jun-2018	114.0	115.0	116.6	
	1.04300	1.05119	1.08264	
Jun-2018	114.0	115.0	116.6	
Sep-2018	114.7	116.6	118.1	
Dec-2018	115.2	117.0	118.9	
Mar-2019	115.1	117.3	119.8	
Jun-2019	115.9	117.9	121.5	
Sep-2019	116.5	118.5	121.5	
Dec-2019	117.1	118.3	121.5	
	1.02719	1.02870	1.04202	
Jun-2016	109.3	109.4	107.7	
Dec-2019	117.1	118.3	121.5	
	1.07136	1.08135	1.12813	

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Tables Calculation Input Data

Lot Type	Yield	People per lot	Population
Town Centre (units)	160	1.7	272
Small (300-419m2)	435	2.4	1044
Standard (420-599m2)	1,505	2.4	3612
Standard (600-949m2)	925	3.5	3238
Traditional (950-1999m2)	456	3.5	1596
Large (2000+m2)	19	3.5	67
TOTAL	3,500 (F)		9,828 (E)

previous (2011) 12,050

Proportion of Costs (from WT Partnership 3 November 2011 report page 8)

	Fees, charges and markups				Statutory compliance			Project Management (C)	Construction Contingency (D)	TOTAL
	Preliminaries	Professional Fees	LSL	TOTAL (A)	Plans of Management	Environmental Approvals	TOTAL (B)			
Civil - % value of Works cost	6.00%	8.00%	0.35%	14.35%	0.00%	1.00%	1.00%	3.00%	10.00%	28.35%
Building - % value of Works cost	6.00%	12.00%	0.35%	18.35%	0.00%	1.00%	1.00%	3.00%	10.00%	32.35%

CONTRIBUTION PLAN - CATCHMENT AREAS

(SMEC Plan 7523.09.P29 Rev B)

	Area		Traffic (1)		s94 Plan s4.3.3, table 8		2011 Split	ADOPTED	
	(m2)	%	AM/PM peak	%	AM Peak	%			
Residential	3304600(P)	99.4%	5880	82.7%	2482	80.1%	65.0%	80.1%	(G)
Employment	0(Q)	0.0%	0	0.0%	0	0.0%	16.0%	0.0%	(H)
Retail	20000(R)	0.6%	1233	17.3%	616	19.9%	19.0%	19.9%	(J)
	3324600(S)	100%	7113		3098		100%		

(1) traffic AM/PM peak total as supplied by AECOM 16/09/15 from TMAP; note TMAP assumes 50,000m2 retail while current forecast is 20,000m2, the retail AM/PM peak generation has been reduced proportionally to reflect the forecast GFA

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Works Schedule

Table A. Community Facilities

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(l) = (j) / (E)	(m) = (j) / (F)	
Plan Ref. (Fig 3)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per person)	Contribution Rate (per lot)	Timing
	Land Acquisition														
	Community Centre														
C1.1(a)	facility land	2500m2	\$120 /m2	300,000	0	0	0	0	321,409	100%	321,409	Nil	33	92	2030-2035+
	Other														
C1.1(c)	land	11200m2	\$120 /m2	1,344,000	0	0	0	0	1,344,000	0%	0	1,344,000	0	0	2030-2035+
	Sub-total			1,831,920	0	0	0	0	1,797,997		321,409	1,476,588	33	92	
	Works														
	Community Centre														
	facility	500m2	\$4,040 /m2	2,019,860	371,000	21,000	61,000	248,000	2,720,860	0%	0	2,720,860	0	0	2030-2035+
	parking allowance	847m2	\$173 /m2	146,642	27,000	2,000	5,000	19,000	199,642	0%	0	199,642	0	0	2030-2035+
	Sub-total			2,454,502	428,000	26,000	73,000	292,000	3,188,702		0	3,188,702	0	0	
	Total			4,286,422	398,000	23,000	66,000	267,000	4,986,699		321,409	4,665,290	33	92	

NOTE : 1. Half road width adopted as +8.7m wide

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Works Schedule

Table B. Open Space and Recreation

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(l) = (j) / (E)	(m) = (j) / (F)	
Plan Ref. (Fig 4)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per person)	Contribution Rate (per lot)	Timing
	Land Acquisition														
	Local Parks														
O1.1(a)	Local OS land	8200m2	\$265 /m2	2,173,000	0	0	0	0	2,232,090	100%	2,232,090	Nil	227	638	2030-2035+
O1.2(a)	Local OS land	7200m2	\$265 /m2	1,908,000	0	0	0	0	1,959,884	100%	1,959,884	Nil	199	560	2025-2029
O1.3(a)	Local OS land	5000m2	\$265 /m2	1,325,000	0	0	0	0	1,361,031	100%	1,361,031	Nil	138	389	2025-2029
O1.4(a)	Local OS land	5000m2	\$120 /m2	600,000	0	0	0	0	642,818	100%	642,818	Nil	65	184	2020-2024
	District Parks														
O1.5(a)	District OS land	21200m2	\$80 /m2	1,696,000	0	0	0	0	1,817,032	100%	1,817,032	Nil	185	519	2025-2029
O1.6(a)	District OS land	83000m2	\$102 /m2	8,466,000	0	0	0	0	8,696,216	100%	8,696,216	Nil	885	2485	2025-2029
O1.7(a)	District OS land	5600m2	\$153 /m2	856,800	0	0	0	0	880,099	100%	880,099	Nil	90	251	2030-2035+
	Sports Ground														
O1.8 (a)	Playing fields land	178500m2	\$35 /m2	6,247,500	0	0	0	0	6,693,342	100%	6,693,342	Nil	681	1912	2025-2029
O1.9	Riparian Corridor	929900m2	\$30 /m2	27,897,000	0	0	0	0	27,897,000	0%	0	Nil	0	0	Developer
	Sub-total	124.36 ha		51,169,300	0	0	0	0	52,179,512		24,282,512	0	2,471	6,938	

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Works Schedule

Table B. Open Space and Recreation

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(l) = (j) / (E)	(m) = (j) / (F)	
Plan Ref. (Fig 4)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per person)	Contribution Rate (per lot)	Timing
	Works														
	Local Parks														
O1.1(a)	Local OS	1	759,514	759,514	109,000	8,000	23,000	90,000	1,116,304	100%	1,116,304	Nil	114	319	2030-2035+
O1.2(a)	Local OS	1	695,166	695,166	100,000	7,000	21,000	83,000	1,022,276	100%	1,022,276	Nil	104	292	2025-2029
O1.3(a)	Local OS	1	73,807	73,807	11,000	1,000	3,000	9,000	110,339	100%	110,339	Nil	11	32	2025-2029
O1.4(a)	Local OS	1	360,960	360,960	52,000	4,000	11,000	43,000	531,306	100%	531,306	Nil	54	152	2020-2024
	District Parks														
O1.5(a)	District OS	1	514,691	514,691	74,000	6,000	16,000	62,000	758,886	100%	758,886	Nil	77	217	2025-2029
O1.6(a)	District OS	1	1,054,632	1,054,632	152,000	11,000	32,000	125,000	1,550,769	100%	1,550,769	Nil	158	443	2025-2029
O1.7(a)	District OS	1	26,877	26,877	4,000	1,000	1,000	4,000	41,602	100%	41,602	Nil	4	12	2030-2035+
	Sportsground														
O1.8 (a)	Playing Fields	1	4,163,971	4,163,971	598,000	42,000	125,000	493,000	6,116,709	100%	6,116,709	Nil	622	1748	2025-2029
	Car Park	2281m2	\$173 /m2	394,911	73,000	4,000	12,000	49,000	601,195	100%	601,195	Nil	61	172	2025-2029
	Amenities Building	213m2	\$2,712 /m2	577,738	107,000	6,000	18,000	71,000	879,649	100%	879,649	Nil	90	251	2025-2029
	Sub-total			8,622,268	1,280,000	90,000	262,000	1,029,000	12,729,035		12,729,035	0	1,295	3,637	
	Total			59,791,568	1,280,000	90,000	262,000	1,029,000	64,908,547		37,011,547	0	3,766	10,575	

NOTE : 1. Half road width adopted as +8.7m wide

Menangle Park - Development Contributions Plan 2020
Works Schedule

Table C. Traffic and Transport

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(n) = (j) x (G)	(o) = (j) x (H)	(p) = (j) x (J)	(l) = (j) / (F)	(m) = (j) / (E)	(q) = (o) / (Q)	(r) = (p) / (R)	
Plan Ref. (Fig 7)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to SIC	Contribution for residential catchment*	Contribution for employment catchment	Contribution for retail catchment	Contribution Rate (per lot)	Contribution Rate (per person)	Contribution for employment catchment (per ha)	Contribution for retail catchment (per 100m2 GFA)	Timing
	Land Acquisition																			
T1.3	Road Upgrade Works																			
(a)	Glenlee Road eastern side of M5	2956m2	\$77 /m2	226,000	0	0	0	0	232,146	100%	232,146	0	185,962	0	46,183	53	19	0	231	2030-2035+
(b)	Menangle Road																			
	- part lot 3003 DP802845	2103m2	\$65 /m2	137,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	Developer/SIC
	- 95% part lot 3004 DP802845	10291m2	\$65 /m2	668,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	Developer/SIC
	- part lot 2 DP842735 (north)	837m2	\$65 /m2	54,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	Developer/SIC
	- 50% part lot 2 DP842735 (south)	1951m2	\$65 /m2	127,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	Developer/SIC
T1.4	Collector Roads																			
(a)	local to collector width	20980m2	\$153 /m2	3,210,000	0	0	0	0	3,297,289	100%	3,297,289	0	2,641,322	0	655,967	755	269	0	3,280	Various - with each Stage
	Community Centre																			
C1.1(b)	half road frontage	461m2	\$265 /m2	122,192	0	0	0	0	125,514	100%	125,514	0	100,544	0	24,970	29	10	0	125	2020-2024
T1.5	Cycleways																			
(a)	Cycleways	503m2	\$119 /m2	59,900	0	0	0	0	61,529	100%	61,529	0	49,288	0	12,241	14	5	0	61	Various - with each Stage
	Sub-total	4.01 ha		4,604,092	0	0	0	0	3,716,478		3,716,478	0	2,977,117	0	739,361	851	303	0	3,697	

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Works Schedule

Table C. Traffic and Transport

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(n) = (j) x (G)	(o) = (j) x (H)	(p) = (j) x (J)	(l) = (j) / (F)	(m) = (j) / (E)	(q) = (o) / (Q)	(r) = (p) / (R)	
Plan Ref. (Fig 7)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to SIC	Contribution for residential catchment*	Contribution for employment catchment	Contribution for retail catchment	Contribution Rate (per lot)	Contribution Rate (per person)	Contribution for employment catchment (per ha)	Contribution for retail catchment (per 100m2 GFA)	Timing
	Works																			
	Road Upgrade Works																			
	Menangle Road Widening - 2 lane duplication from CH1060 to Glichrist Drive intersection	1	9,925,284	9,925,284	1,425,000	199,000	298,000	1,185,000	13,032,284	0%	0	13,032,284	0	0	0	0	0	0	0	Developer/SIC
	Menangle Rd and Glenlee Rd Intersection MR CH800 to CH1341.956	1	8,421,101	8,421,101	0	included	0	0	3,244,059	100%	3,244,059	0	2,598,681	0	645,378	742	264	0	3,227	2030-2035+
	Menangle Rd/Cummins Rd Intersection (lights)	1	1,752,084	1,752,084	252,000	18,000	53,000	208,000	2,468,819	100%	2,468,819	0	1,977,669	0	491,150	565	201	0	2,456	2025-2029
	Menangle Road/Collector Road Intersections (2 cfl)	1	727,150	727,150	105,000	8,000	22,000	87,000	1,026,366	100%	1,026,366	0	822,179	0	204,187	235	84	0	1,021	2020-2024
	Collector Roads																			
	standard	6,829 m	\$1,256 /m	8,577,224	1,231,000	86,000	258,000	1,016,000	12,076,791	100%	12,076,791	0	9,674,217	0	2,402,574	2,764	984	0	12,013	Various - with each Stage
	non busroute	3,214 m	\$1,187 /m	3,815,018	548,000	39,000	115,000	452,000	5,373,262	100%	5,373,262	0	4,304,298	0	1,068,964	1,230	438	0	5,345	Various - with each Stage
	Bridge over Howes Creek	1613	2,482	4,002,727	575,000	41,000	121,000	474,000	5,637,878	100%	5,637,878	0	4,516,271	0	1,121,607	1,290	460	0	5,608	2030-2035+
	Bridge over OS5	921	2,482	2,285,500	328,000	23,000	69,000	271,000	3,218,647	100%	3,218,647	0	2,578,325	0	640,322	737	262	0	3,202	2025-2029
	Community Centre																			
C1.1(b)	half road frontage	53m	\$1,600 /m	84,800	13,000	1,000	3,000	11,000	121,977	100%	121,977	0	97,710	0	24,266	28	10	0	121	2020-2024
	Cycleways																			
	Menangle Road																			
	- in road reserve	5,500	249	1,371,195	197,000	14,000	42,000	163,000	1,787,195	0%	0	1,787,195	0	0	0	0	0	0	0	Developer/SIC
	- M5 bridge augmentation	120	24,931	2,991,701	430,000	30,000	90,000	355,000	3,896,701	0%	0	3,896,701	0	0	0	0	0	0	0	Developer/SIC
	Collector Roads																			
	- in road reserve	8,724	179	1,560,740	224,000	16,000	47,000	185,000	2,198,109	100%	2,198,109	0	1,760,814	0	437,295	503	179	0	2,186	Various - with each Stage
	- Mark Evans bridge augmentation	324	7,104	2,301,740	331,000	24,000	70,000	273,000	3,243,777	100%	3,243,777	0	2,598,456	0	645,322	742	264	0	3,227	2030-2035+
	Playing Fields link	740	249	184,488	27,000	2,000	6,000	22,000	261,134	100%	261,134	0	209,183	0	51,950	60	21	0	260	2025-2029
	Spring Farm Parkway																			
	- Spur line to Collector North (m)	1,799	139	249,170	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	
	- Collector North to M5 Ramps (m)	415	139	57,479	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	
	- M5 Ramps to Menangle Road (m)	274	139	37,950	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	
	Miscellaneous																			
	Bus Stops Shelter	12	17,313	207,757	30,000	3,000	7,000	25,000	294,947	100%	294,947	0	236,269	0	58,677	68	24	0	293	Various - with each Stage
	Bus Stops Non Shelter	12	3,116	37,396	6,000	1,000	2,000	5,000	55,577	100%	55,577	0	44,521	0	11,057	13	5	0	55	Various - with each Stage
	Menangle Park Station Cycle Parking	1	5,771	5,771	0	0	0	0	0	100%	0	0	0	0	0	0.0	0	0	0	RailCorp
	Sub-total			48,596,275	5,722,000	505,000	1,203,000	4,732,000	57,937,522		39,221,342	18,716,180	31,418,594	0	7,802,748	8,977	3,197	0	39,014	
	Total			53,200,367	5,722,000	505,000	1,203,000	4,732,000	61,654,000		42,937,820	18,716,180	34,395,711	0	8,542,110	9,827	3,500	0	42,711	

Menangle Park - Development Contributions Plan 2020
Works Schedule

Table D. Trunk Drainage and Water Quality

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(l) = (j) / (S)	(m) = (j) / (E) x (P) / (S)			
Plan Ref (Fig 5)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per net developable hectare)	Contribution Rate (per person)	Contribution Rate for employment area (per hectare)	Contribution Rate for retail (per 100m2 GFA)	Timing
	Land Acquisition																
D1.1(a)	Basin 7 facility land	18600m2	\$170 /m2	3,162,000	0	0	0	0	3,247,984	100%	3,247,984	Nil	9,770	328	0	98	2025-2029
D1.2(a)	Basin 8 facility land	18800m2	\$119 /m2	2,237,200	0	0	0	0	2,298,036	100%	2,298,036	Nil	6,912	232	0	69	2025-2029
D1.3(a)	Basin 13 facility land	14000m2	\$102 /m2	1,428,000	0	0	0	0	1,466,832	100%	1,466,832	Nil	4,412	148	0	44	2030-2035+
D1.4	Wetlands Wetland drainage/bypass land	7700m2	\$68 /m2	523,600	0	0	0	0	537,838	100%	537,838	Nil	1,618	54	0	16	2030-2035+
D1.5	Wetland	Located within trunk drainage land															
D1.6	Wetland	Located within district open space															
D1.7	Existing Wetland Creek	5250m2	\$43 /m2	223,125	0	0	0	0	229,192	100%	229,192	Nil	689	23	0	7	2025-2029
D1.8	Wetland south of watercourse	2020m2	\$30 /m2	60,600	0	0	0	0	64,925	100%	64,925	Nil	195	7	0	2	2020-2024
D1.9	Bioretention and perched wetland	Located within trunk drainage land															
D1.10	Wetland to minor watercourse	1670m2	\$30 /m2	50,100	0	0	0	0	53,675	100%	53,675	Nil	161	5	0	1.6	2025/2029
D1.11	Wetland	1080m2	\$30 /m2	32,400	0	0	0	0	34,712	100%	34,712	Nil	104	4	0	1.0	2025-2029
D1.12	Wetland	1010m2	\$30 /m2	30,300	0	0	0	0	32,462	100%	32,462	Nil	98	3	0	1.0	2025-2029
D1.13(a)	Bioretention	Located within trunk drainage land															
D1.14	Wetland	Located within playing fields															
D1.15	Bioretention	0m2	\$30 /m2	0	0	0	0	0	0	100%	0	Nil	0	0	0	0	Developer
D1.16	Bioretention/Wetland	Located within district open space															
D1.17	Bioretention	Located within open space															
D1.18	Bioretention	Located within open space															
D1.19 (a)	Bioretention	Located within open space															
	Trunk Drainage																
R&I Drainage Land map(Fig 6) & D1.20	Trunk drainage land (land below 1% AEP)	91000m2	\$34 /m2	3,094,000	0	0	0	0	3,178,135	100%	3,178,135	Nil	9,559	321	0	96	Various - with each Stage
	Proposed Drainage Easements																
D1.21	Drainage easement	0m2	\$24 /m2	0	0	0	0	0	0	100%	0	Nil	0	0	0	0	2030-2035+
D1.22	Drainage easement	12600m2	\$10 /m2	128,520	0	0	0	0	132,015	100%	132,015	Nil	397	13	0	4	2025-2029
D1.23	Drainage easement	17000m2	\$10 /m2	173,400	0	0	0	0	178,115	100%	178,115	Nil	536	18	0	5	2025-2029
D1.24	Drainage easement	8600m2	\$6 /m2	51,600	0	0	0	0	55,282	100%	55,282	Nil	166	6	0	2	2025-2029
	Sub-total	199330m2		11,194,845					11,509,205		11,509,205	0	34,618	1,164	0	346	

Menangle Park - Development Contributions Plan 2020
Works Schedule

Table D. Trunk Drainage and Water Quality

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(l) = (j) / (S)	(m) = (j) / (E) x (P) / (S)			
Plan Ref (Fig 5)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per net developable hectare)	Contribution Rate (per person)	Contribution Rate for employment area (per hectare)	Contribution Rate for retail (per 100m2 GFA)	Timing
	Works																
	Basin 7																
D1.1(a)	detention facility - civils	1	815,198	815,198	117,000	9,000	25,000	97,000	1,149,692	100%	1,149,692	Nil	3,458	116	0	35	2025-2029
D1.1(a)	detention facility - landscaping	1	1,641,415	1,641,415	236,000	17,000	50,000	195,000	2,313,462	100%	2,313,462	Nil	6,959	234	0	70	2025-2029
	Basin 8																
D1.2(a)	detention facility - civils	1	1,371,800	1,371,800	197,000	14,000	42,000	163,000	1,933,243	100%	1,933,243	Nil	5,815	196	0	58	2025-2029
D1.2(a)	detention facility - landscaping	1	1,509,107	1,509,107	217,000	16,000	46,000	179,000	2,127,137	100%	2,127,137	Nil	6,398	215	0	64	2025-2029
	Basin 13																
D1.3(a)	detention facility - civils	1	790,631	790,631	114,000	8,000	24,000	94,000	1,114,476	100%	1,114,476	Nil	3,352	113	0	34	2030-2035+
D1.3(a)	detention facility - landscaping	1	802,414	802,414	116,000	9,000	25,000	96,000	1,133,705	100%	1,133,705	Nil	3,410	115	0	34	2030-2035+
	Trunk Drainage																
D1.20	civils and landscaping	1	1,949,238	1,949,238	280,000	20,000	59,000	231,000	2,745,812	100%	2,745,812	Nil	8,259	278	0	83	Various - with each Stage
	Wetlands																
D1.4	Wetland riparian corridor	7700m2	\$47 /m2	364,383	53,000	4,000	11,000	44,000	515,138	100%	515,138	Nil	1,549	52	0	15	2030-2035+
D1.7	Wetland riparian corridor	5250m2	\$47 /m2	248,443	36,000	3,000	8,000	30,000	351,919	100%	351,919	Nil	1,059	36	0	11	2025-2029
D1.10	Wetland riparian corridor	1670m2	\$47 /m2	79,029	12,000	1,000	3,000	10,000	113,573	100%	113,573	Nil	342	11	0	3	2025-2029
D1.11	Wetland riparian corridor	1080m2	\$47 /m2	51,108	8,000	1,000	2,000	7,000	74,730	100%	74,730	Nil	225	8	0	2	2025-2029
D1.12	Wetland riparian corridor	1010m2	\$47 /m2	47,796	7,000	1,000	2,000	6,000	68,986	100%	68,986	Nil	208	7	0	2	2025-2029
	Bioretention & stabilisation																
D1.17	Bio retention	1	457,816	457,816	66,000	5,000	14,000	55,000	646,450	100%	646,450	Nil	1,944	65	0	19	2030-2035+
D1.18	Bio retention	1	928,247	928,247	134,000	10,000	28,000	111,000	1,309,785	100%	1,309,785	Nil	3,940	132	0	39	2025-2029
D1.8 & D1.14	Wetlands and stabilisation to playing fields	1	3,556,359	3,556,359	511,000	36,000	107,000	422,000	5,009,214	100%	5,009,214	Nil	15,067	507	0	151	2025-2029
D1.9	Bioretention and stabilisation to corridor	1	3,135,326	3,135,326	450,000	32,000	95,000	372,000	4,416,598	100%	4,416,598	Nil	13,285	447	0	133	2025-2029
D1.13(a)	Bio retention	570m2	\$214 /m2	121,711	18,000	2,000	4,000	15,000	173,785	100%	173,785	Nil	523	18	0	5	2025-2029
D1.13(a)	Stabilisation and GPTs	1	239,028	239,028	35,000	3,000	8,000	29,000	339,575	100%	339,575	Nil	1,021	34	0	10	2025-2029
D1.15	Bio retention	0m2	\$214 /m2	0	0	0	0	0	0	0%	0	Nil	0	0	0	0	Developer
D1.19(a)	Bio retention	900m2	\$214 /m2	192,175	28,000	2,000	6,000	23,000	271,609	100%	271,609	Nil	817	27	0	8	2030-2035+
D1.7, D1.8, D1.16	Northern Corridor	1	1,954,781	1,954,781	281,000	20,000	59,000	232,000	2,753,969	100%	2,753,969	Nil	8,284	279	0	83	2025-2029
D1.5, D1.16	Northern Corridor 2 & 3	1	12,116,641	12,116,641	1,739,000	122,000	364,000	1,435,000	17,060,115	100%	17,060,115	Nil	51,315	1,725	0	513	2025-2029
D1.22, D1.23	HR1 and HR2 Stabilisation and GPTs (HR1 and HR2)	1	506,347	506,347	73,000	6,000	16,000	61,000	716,231	100%	716,231	Nil	2,154	72	0	22	2025-2029
	Sub-total			32,878,993	4,728,000	341,000	998,000	3,907,000	46,339,205		46,339,205	0	139,383	4,687	0	1,394	
	Total			44,073,838	4,728,000	341,000	998,000	3,907,000	57,848,410		57,848,410	0	174,001	5,851	0	1,740	

Menangle Park - Development Contributions Plan 2020 Works Schedule

Plan Preparation

(h)

(i)

$$(i) = (h) \times (i)$$
$$(k) = (h) - (j)$$
$$(n) = (i) / (S)$$
$$(m) = (j) / (E) \times (P) / (S)$$

Item	Facility	Consultant	Total Cost	Purpose of Report	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate per net developable hectare	Contribution Rate per person	Contribution Rate for employment catchment (per ha)	Contribution Rate for retail catchment (per 100m2 GFA)	Timing
1	Plan Preparation Structure Plan report	Urbis/Rohan Dickson Associates		Required to identify urban footprint, facilitate yield calculations and land acquisition planning to inform contributions plan.								
2	Spring Farm Parkway											
2(a)	Route Options Study	Northrop Engineering		Required to identify location of road for concept design, land acquisition planning and costing for contributions plan.								
2(b)	Concept grading and cost plan	Lean & Hayward		Required to establish reasonable cost plan allowance for contributions plan.								
3	TMAP	AECOM		Required to determine road network upgrade requirements for scope definition, land acquisition and costing for contribution plan.								
4	Flood investigation	GHD		Required to determine development footprint which then informs structure plan, land acquisition and drainage works requirements for contributions plan.								
5	Flood Report	GHD		Required to establish scope and scale of local trunk drainage provisions and land acquisition for contributions plan.								
6	Water Sensitive Urban Design Report	AECOM		Required to establish scope and scale of water quality management facilities required for development.								
7	Structure Plan refinement and yield assessment	Lean & Hayward		Required to confirm development yield for apportionment of overall cost to a per lot basis.								
8	Social Assessment Report	Heather Nesbitt		Required to determine social needs and assess population characteristics for determination of facilities and costs.								
9	Quantity Surveyor	WT Partnership		Required to validate the consultants' opinion of probable costs for contributions plans.								
10(a)	Project Management	APP		Required to manage the procurement of the studies and investigations necessary to prepare the contributions plan.								
(b)	Project Management	Lean & Hayward		As above								
11	Heritage Studies											
(a)	European	Casey & Lowe		Required to determine structure plan constraints								
(b)	Indigenous	Jo McDonald		As above								
12	Flora and Fauna, Riparian and Offset Study	GHD		As above								
13	Landscape Concept Designs											
(a)	Playing fields	JMD Design		Required to identify scope and scale of works for cost estimation.								
(b)	Open Space	JMD Design		As above								
(c)	Streetscape strategy	JMD Design		As above								
14	Survey base plans	Lean & Hayward		Required to support other studies and to determine land acquisition areas.								
15	Land Capability Study	Douglas Partners		Required to determine structure plan constraints								
17	Land Valuations	WC McManus (Valuations)		Required to determine acquisition cost for open space, community and drainage lands.								
18	Contributions Plan compilation											
(a)	Statutory Planner	MG Planning		Required to compile draft plan and IPART submission.								
(b)	Works plan preparation	Lean & Hayward		Required to identify location of items contained in works schedule.								
	Sub-total		\$1,474,344				0	\$4,435	\$149	\$0	\$44	
	Total Section 94		\$1,474,344				0	\$4,435	\$149	\$0	\$44	