

Supporting information

Project code

03ROAD0060 (Kent Lane)

Date of project delivery

Project not completed

Project cost breakdown

Item	Estimated cost
Site preparation & Establishment	\$19,066
Earthworks	\$25,410
Roadworks	\$151,254
Stormwater & drainage	\$34,020
Landscaping	\$4,932
Service adjustment	\$4,775
Site clean up	\$4,992
Project Detailed Design / Management / Contingency	\$118,558
Estimated Total cost	\$363,007

Apportionment assumptions

This project is apportioned 100% to the projected residential development that will benefit from the project. The residential projections have been calculated as follows:

Subject Land	Site Area (m2)
11 Fegen St (Lot 8 DP 758530 Sec 6)	2023.43
15 Fegan St (Lot A DP 390332)	1011.71
17 Fegan St (Lot B DP 390332)	1011.71
13 Nowra St (Lot D DP 384715)	733.49
11 Nowra St (Lot B DP 366929)	1011.71
20 Duncan St (Lot 2 DP 207532)	948.48
18 Duncan St (Lot 1 DP 207532)	1068.62
12 Duncan St (Lot 3 DP 310071)	771.4
10 Duncan St (Lot 2 DP 310071)	626
8 Duncan St (Lot 1 DP 310071)	626
46 Bowen St (Lot 2 DP 211031)	733.49
48 Bowen St (Lot 1 DP 101157)	910.54
Total site area	11476.58
FSR 1.0:1	11476.58
75% of FSR 1.0:1	8607.43

Estimate ET yield / contribution rate	
Estimated unit yield (120m ² /2-3unit based on 8,607.43m ²)	71.7
Estimated ET yield (0.7 / unit)	50.2
Less credit for existing 12 lots (1ET/Lot)	38.2
Estimated contributions per ET (\$363,007/38.2)	\$9,502.80
Estimated contributions per 2/3 unit (\$363,007)	\$6,651.96

Notes

The above estimates assume:

- 25% of the Floor Space Ratio (FSR) is compromised for circulation, servicing & balconies.
- On average the demand will be equal for 2 & 3 bedroom units (i.e. average ETs for 2 & 3 bedroom is 0.7 ET).
- An average Floor Space Area (FSA) is 120m² for 2 & 3 bedroom units (based on an average range of 110-140m²).
- It is not certain what or if any land will meet the bonus FSR provision of 1.3:1 (to encourage lot amalgamation) therefore this has not be factored in the calculations.
- 14 Duncan Street (Strata Villas) – is unlikely to be redeveloped in the near future and has not been included in the calculation.
- 7 Fegan Street (Heritage Listed) – is unlikely to be redeveloped in the near future and has not been included in the calculation.

However, recognising that that is not impossible for 14 Duncan Street & 7 Fegan Street to be redeveloped this land has been included in the contribution area for this project. If this additional land was to pay contributions or if the bonus FSR provision was applied to some land it may result in the completion of the lane sooner and/or to cover shortfalls in the above calculation where land does not reach its estimated ET yield.

Actual project cost

None applicable

History of amendment to this project

None applicable

Other relevant information

None applicable