

Supporting information

Project code

03ROAD0061 (Winnima Lane)

Date of project delivery

Project not completed

Project cost breakdown

Item	Estimated cost
Site preparation & Establishment	\$17,198
Earthworks	\$17,834
Roadworks	\$103,189
Stormwater & drainage	\$7,825
Landscaping	\$4,091
Site clean up	\$4,992
Project Detailed Design / Management / Contingency	\$75,236
Estimated construction cost	\$230,365
Estimated land acquisition (144m²)	\$25,000
Estimate total	\$255,365

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 (m ²)
18 Nowra St (Lot 2 DP 518703)	916.87
3 Beach St (Lot 3 DP 10561)	670.26
7 Winnima Lane (Lot 4 DP 10561)	670.26
7 Beach St (Lot B DP 359526)	1011.71
9 Beach St (Lot A DP 359526)	1011.71
11 Beach St (Lot 11 DP 758530 Sec 10)	1011.71
13 Beach St (Lot 7 DP 758530 Sec 10)	1011.71
21 Winnima Lane (Lot C DP 370595)	607.03
Total site area	6911.26
FSR 1.4:1	9675.764
75% of FSR 1.4:1	7256.82

Estimate ET yield / contribution rate	
Estimate unit yield (120m ² /2-3unit based on 7,256.82m ²)	60.5
Estimated ET yield (0.7 / unit)	42.3
Less credit for existing 8 lots (1ET/Lot)	34.3
Estimated contributions per ET (\$255,365)	\$7,445.04
Estimated contributions per 2/3 unit (\$255,365)	\$5,211.53

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 120 m² for 2 & 3 bedroom units (based on an average range of 110-140m²)
- 1 & 1A Beach Street (Unit/commercial development) – is currently under construction and unlikely to be redevelop in near future and has not been included in the calculation.
- 9 Winnima Lane (Strata Units) – is unlikely to be redeveloped in near future and has not been included in the calculation.

However, recognising that that is not impossible for 1 & 1A Beach Street & 9 Winnima Lane 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