

Community Infrastructure provision scenarios - worked examples

Scenario	Diagram of Scenario	Development details	Developer Contribution	Government Contribution	Comments
1		<p>GFA permitted = 5000 x 4 = 20,000m². plus 6000m² community facility.</p> <p>To keep the calculations simple commercial and retail use has been ignored.</p> <p>If just residential with an average apartment size with carpark = 100m² then 20,000 / 100 = 200 dwellings. Value of additional effort has been determined equal to 50 additional FAU residential units. Total residential GFA = 200 + 50 = 250 dwellings or 25,000m².</p>	<p>Interim DCP: 250 x \$15,900 = \$3.975m .</p> <p>May offset the DCP contribution against the cost of construction for the hub as works in kind. This would be agreed with the developer as part of a section 173 Agreement addressing the delivery and specification of the Community hub.</p> <p>Open space at 8% = 5000 x 0.08 x 4000 = \$1.6m</p>	<p>Cost for construction and fit out of the Hub - \$4000 psm x 6000 m² = \$24m less offset from Developer</p>	<p>Assumes that the VGV has determined the additional effort in building the facility is equal to 50 additional residential units.</p> <p>This will be determined on a case by case basis.</p> <p>Performance specification and timetable for delivery agreed prior and confirmed in s173 agreement.in s173 agreement.</p>
2		<p>Land purchased for \$10m. Construction cost is \$24m.</p>	<p>nil</p>	<p>Cost for construction and fit out of the Hub - \$4000 psm x 6000 m² = \$24m. Land cost is \$10m - total cost is \$34m.</p>	<p>This example assumes the construction cost for a stand alone building equals that within a mixed use development. Actual cost will vary between hub types and development built form.</p> <p>Actual cost will vary between hub types and development built form.</p>

Notes :

1. Scenarios are hypothetical.
2. Indexing of Interim DCP contributions has been ignored for these scenarios.