

Mildura South Development Contributions Plan (No. 1) March 2005

Development Contribution Rates and Explanatory Material
(Amended September 2019)

MILDURA RURAL CITY COUNCIL

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Mildura Rural City Council

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1 Introduction

1.1 Background

Mildura South is an active urban growth area within Mildura. It includes the Mildura South residential growth area and the Fifteenth Street retail and bulky goods precinct. The Development Contributions Plan (DCP) Area is shown in Figure 1 below.

The DCP Area accommodates approximately 2,400 dwellings in 2005 and is expected to have over 9,400 dwellings at full development, around 2030. Major retail floorspace is approaching 100,000 sqm in 2005 and could grow to 270,000 sqm over the long term. Small-scale shop, office and institutional development can also be expected over time.

This level of development will demand and make use of many infrastructure items over time. This will include road, bike path, open space, community facility and drainage projects. The cost of providing the infrastructure will be significant.

Mildura Rural City Council has resolved that new development in the DCP Area is required to meet 100% of its share of the capital cost of scheduled infrastructure, in accordance with State Government policy on development contributions. This DCP has been prepared on that basis.

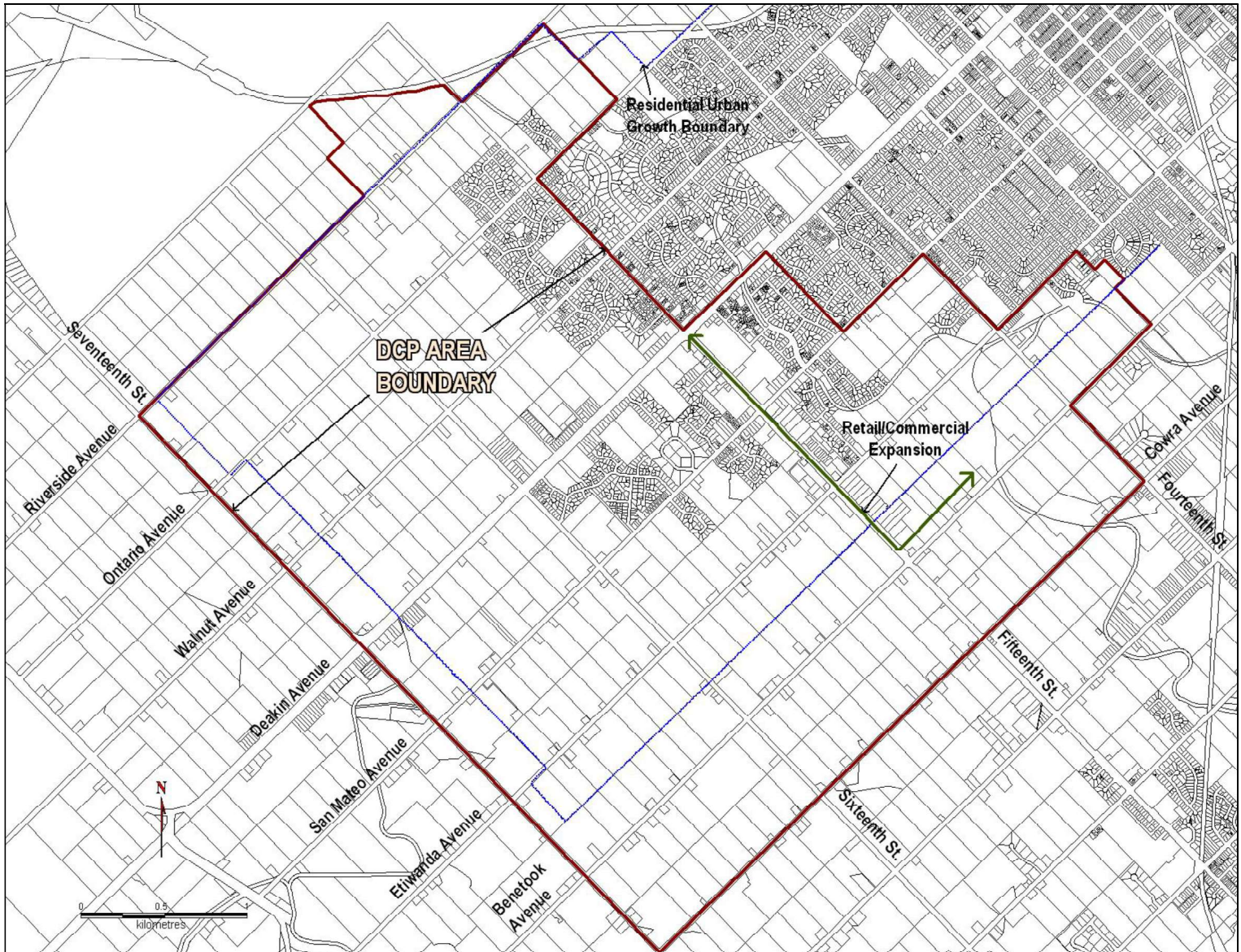
1.2 DCP Purpose

This Development Contributions Plan has been prepared:

- To list infrastructure items Mildura Rural City Council expects to provide over time to service the Mildura South area
- To calculate development contribution charges for all development types within Mildura South, based on anticipated share of usage
- To explain and justify all information inputs and the method of calculating charges

This Development Contributions Plan forms part of Mildura Rural City Council's Planning Scheme and must be read in conjunction with it.

Figure 1 - Mildura South Development Contributions Plan Area



1.3 Information Inputs and Justification

For this DCP, the following demarcation of responsibilities has been adopted:

- Infrastructure funding policy and procedural matters – Mildura Rural City Council
- Strategic base for the DCP - Mildura Rural City Council
- Development stocktake and projections – Mildura Rural City Council with support from SGS Economics & Planning and O’Neil Pollock & Associates
- Infrastructure project information and justification – Mildura Rural City Council
- Methodology and calculations – SGS Economics & Planning

1.4 Report Structure

This report comprises the following sections:

- Section 2 - Infrastructure Funding Principles and Policy
- Section 3 - Strategic Base for the DCP
- Section 4 - Charging Areas and Development Scenario
- Section 5 - Infrastructure Projects
- Section 6 - Development Contribution Charging Rates
- Section 7 - Procedural Matters

Detailed information inputs and calculations are presented in the Appendices as follows:

- Appendix 1 - Development Projections
- Appendix 2 - Demand Equivalence Ratios
- Appendix 3 - Infrastructure Project Details
- Appendix 4 - Infrastructure Project Calculations

2 Infrastructure Funding Principles and Policy

2.1 Infrastructure Funding Principles

As development in Mildura South progresses, each developer will be required to build on-site infrastructure to service the development site to specifications approved by Mildura Rural City Council. For these developments to fit properly as an extension of the Mildura urban community, certain off-site works will also need to be constructed. These infrastructure projects include a series of road, bike path, open space, community facility and drainage projects that will be shared by a number of developments.

The purpose of this DCP is to ensure that the cost of providing new infrastructure is shared between the various developers of Mildura South and the wider community on a fair and reasonable basis. Fairness requires that costs be apportioned according to share of usage of the required infrastructure.

The cost apportionment methodology adopted in this DCP relies on the nexus principle. A use or development is deemed to have a nexus with an infrastructure item if the occupants of, or visitors to, the site in question are likely to make use of the infrastructure in question.

Costs are apportioned according to projected share of infrastructure usage. Since development contributions are levied 'up-front', an accurate measure of infrastructure usage by individual sites / users (called demand units) is not possible. Hence costs must be shared in accordance with *projected* share of usage (ie. using best estimates).

This DCP calculates what each demand unit should pay towards provision of an infrastructure item. As suggested above, this is the total cost of the infrastructure item divided by total demand units within its usage catchment. Where necessary, an allowance for other or external usage of the infrastructure (from outside the main catchment area) is factored into the calculation in order to ensure users are charged fairly.

The DCP in practice is used to charge new development for its share of infrastructure cost. On this basis existing development is not charged through this funding tool – but is used in the calculation of charges. The proportion of infrastructure costs attributable to past development must be funded by means other than development contributions.

2.2 Infrastructure Funding Policy

New development in Mildura South is required to meet 100% of its share of the capital cost of warranted infrastructure – as measured by its projected share of usage of the infrastructure – through development contributions collected under this DCP.

The balance of the capital cost of the infrastructure projects not recovered under the DCP will be funded from alternative sources including general rates and Federal and State government funding.

Council reserves the right to collect the balance of the capital cost (or part thereof) of the infrastructure projects not recovered under the DCP (and funded by general rates) if this balance is due to development outside the current DCP Area, and where a future DCP is applied.

3 Strategic Base for the DCP

The strategic base for the DCP is provided by the Mildura Rural City Council planning framework and a range of strategies, policies, reports and internal Council documents that address planning and infrastructure development. A brief summary of the key reference documents follows. Refer to the documents for details.

3.1 General Planning

The reference documents are:

- Mildura Rural City Council Planning Scheme (2001) (incorporating Municipal Strategic Statement and Local Planning Policy Framework)
- Review of the Mildura & Irymple Residential Land Strategies (November 2003) (Maunsell Australia and O'Neil Pollock & Associates)
- Rural Residential Study Review – 2003 (O'Neil Pollock & Associates and Keaney Planning & Research)
- Mildura, Irymple and Red Cliffs Residential Development Plans (Connell Wagner, Draft August 2002)
- Review of the Mildura Retail Strategy 2000 (Final Report November 2003) (Maunsell Australia & Douglas March & Associates)
- Mildura Industrial Land Use Strategy (Draft Final, July 2003) (Maunsell Australia)
- Salinity Investigation for the Mildura Rural City Council (January 2004) (Sunraysia Environmental)
- Mildura Planning Scheme Amendment No. C28, Panel Report, February 2005

The DCP Area is based on the existing statutory framework and expanded to include the latest strategic framework as described below.

Existing Statutory Framework - The Mildura South area is predominantly zoned Residential 1 and Rural, with some pockets of Public Use Zone. Other land use zones include Business 4, Business 1, Low Density Residential and Public, Park and Recreation. Deakin Avenue is zoned as a Road Zone Category 1. The majority of the Residential 1 Zone area is subject to a Development Plan Overlay, while a Heritage Overlay applies to some property on the east side of Walnut Avenue. Much of Mildura South is subject to an Airport Environs Overlay.

2005 Strategic Framework - The strategic framework for the DCP Area is based on adopted Council strategies for Residential, Rural Residential (and Rural) and Retail development as follows. No significant industrial development is expected in the DCP Area at this time.

Residential Development - The Review of the Mildura & Irymple Residential Land Strategies forms the strategic basis for the future and long-term development of Mildura South beyond the existing statutory framework. An Urban Growth Boundary is established by this Strategy. The Urban Growth Boundary shown in the Review of the Mildura & Irymple Residential Land Strategies was initially amended in January 2004 based on the findings of the Salinity Investigation for the Mildura

Rural City Council. This position was further amended in February 2005 based on the outcomes of the Panel Report on Amendment C28. The adopted Growth Boundary is shown in Figure 1 above.

The Rural Residential Study Review dovetails with the Residential strategy above and identifies areas capable of accommodating low-density residential development. It also places firm controls on rural land subdivision to ensure rural zones are retained for rural purposes.

The Review of the Mildura Retail Strategy establishes a plan for the future expansion of retail / commercial areas in Mildura South.

Together, these strategies build on the statutory framework and identify a clear direction for the future development of the DCP Area. This DCP is based on this strategic framework.

3.2 Road Projects

The reference documents are:

- Mildura South DCP Road Works Schedules (Mildura Rural City Council, Internal Documents, 2002-05)
- Mildura Traffic Study Framework Report to the Year 2005 (City of Mildura, VicRoads and Shire of Mildura, February 1991)
- Mildura Road Hierarchy Major Traffic Route Proposals (Mildura Rural City Council, June 1997)
- Review of the Mildura South Development Contributions Plan (ARRB Transport Research, 2004)

The aim of the road and traffic studies is to determine road user travel demands and prepare a strategic road plan that provides a framework for future development.

Detailed infrastructure projects for Mildura South were identified within this framework by Mildura Rural City Council. See Section 5 and Appendices 3 and 4 for details.

3.3 Bike Path Projects

The reference documents are:

- Bike Path Works Schedules (Mildura Rural City Council, Internal Documents, 2002-05)
- Mildura Strategic Bicycle Plan (TraffixGroup, 2004)
- Mildura Rural City Council Strategic Bike Plan (TraffixGroup, 2001)
- Mildura Rural City Council Recreation Planning Study 1999-2003 (Leisure and Tourism Planners, 1999)

The outcome of bicycle planning is a long-term plan for developing the bicycle network in the Rural City. This plan is based on an audit of existing facilities and assessment of future demand for cycling infrastructure with an emphasis on connectivity of infrastructure.

Detailed infrastructure projects for Mildura South were identified within this framework by Mildura Rural City Council. See Section 5 and Appendices 3 and 4 for details.

3.4 Open Space Projects

The reference documents are:

- Open Space Works Schedules (Mildura Rural City Council, Internal Documents, 2002-05)
- Mildura Rural City Council Public Open Space Strategy (SGL Consulting Group, 2004)
- Mildura Rural City Council Planning Scheme (2001) – Public Open Space Provisions
- ResCode Residential Development Provisions (Department of Infrastructure, 2001)
- Mildura, Irymple and Red Cliffs Residential Development Plans (Connell Wagner, Draft August 2002)

These documents establish the basis for provision of open space. The residential development scenario warrants the provision of local open space (major and minor) and in addition to this regional open space is scheduled for the area, primarily following the drainage basin network.

Detailed infrastructure projects for Mildura South were identified within this framework by Mildura Rural City Council. See Section 5 and Appendices 3 and 4 for details.

3.5 Community Facility Projects

The reference documents are:

- Community Facility Works Schedules (Mildura Rural City Council, Internal Documents, 2004-05)
- Review of the Mildura & Irymple Residential Land Strategies (November 2003) (Maunsell Australia and O'Neil Pollock & Associates)
- Mildura Rural City Council Recreation Planning Study 1999-2003 (Leisure and Tourism Planners, 1999)

A multi-purpose community facility has been scheduled for the new residential area within Mildura South. Details of this project were identified by Mildura Rural City Council. See Section 5 and Appendices 3 and 4 for details.

3.6 Drainage Projects

The reference documents are:

- Drainage Concept Works Schedules (Mildura Rural City Council, Internal Documents, 2002-05)
- Mildura Rural City Council Sunraysia Drainage Strategy (Sinclair Knight Merz et al, Volume 1 Strategy and Volume 2 Final Draft, January 2002)

- Mildura Rural City Council Sixteenth Street Drainage Concept (TGM Group Pty Ltd, December 2001)
- ResCode Residential Development Provisions (Department of Infrastructure, 2001)
- Final Audit Report on Proposed Developer Charges Relating to the Drainage Component of the South Mildura Development Contributions Plan (Ron Dudley, 2004)

The Sunraysia Drainage Strategy provides a Masterplan that outlines how urban and irrigation development will be serviced with surface and subsurface drainage to the year 2050. The Strategy is built upon the planning framework and drainage management principles.

The Sixteenth Street Drainage Concept sets out required works to service the Mildura South area and surrounds. The Concept seeks to meet required standards for drainage management. This Concept forms the basis for the Mildura South Scheme in this DCP and informs the specifications of two additional schemes in this DCP: San Mateo to Benetook near Fifteenth Street Scheme and Ranfurly Drain near Fifteenth Street Scheme.

Detailed infrastructure projects for Mildura South were identified within this framework by Mildura Rural City Council. See Section 5 and Appendices 3 and 4 for details.

4 Charging Areas and Development Scenario

4.1 Charging Areas

In a DCP, contribution rates are set for areas known as 'charging areas'. A charging area is a small land area for which a discrete development contribution rate is calculated. All development within a particular charging area will be required to pay the same contribution amount.

In setting the boundaries of a charging area, the key principle is to ensure that the potential for serious 'cross-subsidies' should be kept as low as possible. A cross-subsidy occurs when development is asked to pay for infrastructure that it will not (or hardly ever) use.

A DCP will often include more than one charging area to ensure that development in any one area pays for infrastructure it will be deemed to make use of, and not other infrastructure. Contribution rates will often vary across different charging areas depending on the number and cost of infrastructure projects provided to service each area.

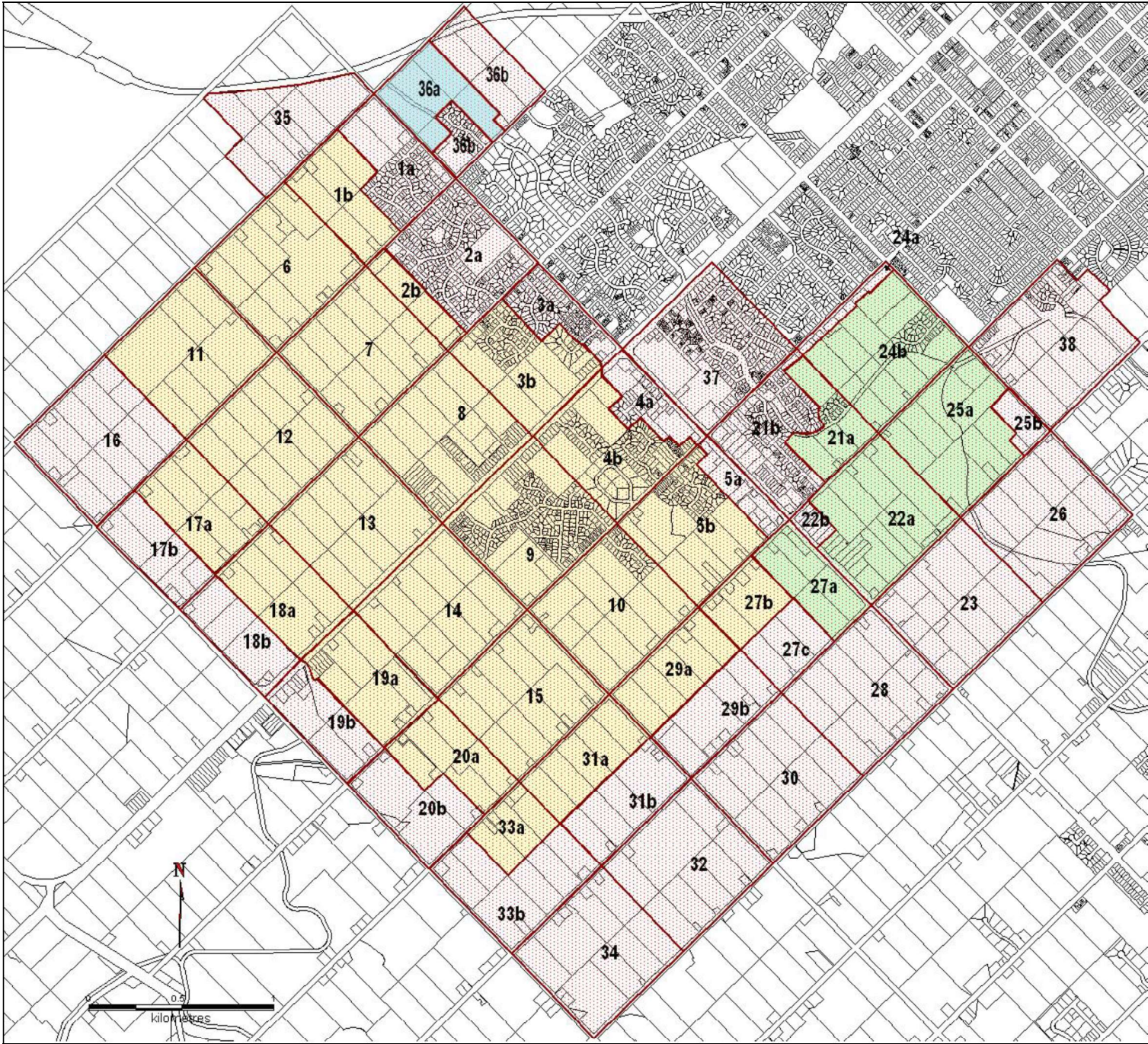
However, the avoidance of cross-subsidies ought not be taken to extremes. It is proper to allow a reasonable margin of error between usage nexus. In some cases where there is an overriding community of interest in place, a common charge could be reasonable across many areas.

In this DCP, Mildura South has been broken into **57 charging areas numbered 1a to 38** - see Figure 2 below.

The charging areas were originally based on a series of 40 hectares 'boxes' which can generally accommodate about 400 houses (and are therefore similar in size to a typical Census Collection District). These units are deemed small enough to eliminate the prospect of serious cross-subsidisation.

Furthermore, some charging areas have been broken into smaller units (eg. parts a, b and c) in order to follow drainage catchment boundaries - to make more precise the usage nexus for drainage projects. Other boundaries have been modified as required to follow growth area boundaries.

Figure 2 - Charging Areas



4.2 Development Stocktake and Projections

A stocktake of, and projections for, all major anticipated development types is provided for each charging area in Appendix 1.

The stocktake provides an estimate of existing development in 2005. The development projections are provided for each year to 2030. This information is provided for five development types:

- Residential (number of dwellings)
- Major Retail (square meters of leaseable floorspace)
- Local Shop (square meters of leaseable floorspace)
- Office (square meters of leaseable floorspace)
- Industrial (square meters of leaseable floorspace)

This DCP makes a distinction between Major Retail and Local Shop. A Local Shop is a single tenant commercial premises as permitted in a Residential 1 (R1Z) zone. Major Retail refers to all other forms of retailing (on land zoned for retail use) including shopping centres, bulky goods retailing and fast food premises (this generally refers to Major Retail development along Deakin Avenue, Fifteenth Street and Benetook Avenue). This distinction is necessary because Mildura Rural City Council has determined that the demand loading on Roads is different (per unit area) between Major Retail and Local Shops. More information on this point is provided in Section 4.4 below.

The method, assumptions and results of the stocktake and projections are provided in Appendix 1.

4.3 Development and Infrastructure Usage Nexus

This DCP has five infrastructure categories: Roads, Bike Paths, Open Space, Community Facilities and Drainage (Section 5 provides more detail).

It is determined that Residential development will make use of all five infrastructure categories, and will be liable to pay a contribution for provision of these items (in accordance with share of usage principles).

It is determined that Major Retail, Local Shop, Office and Industrial development will make use of two infrastructure categories – Roads and Drainage - and will be liable to pay a contribution for provision of these items. Major Retail, Local Shop, Office and Industrial development is not deemed a principal user of Bike Paths, Open Space and Community Facilities, which are more closely related to housing.

This information is summarised in Table 1 below.

Table 1 - Development-Infrastructure Usage Nexus

Infrastructure	Residential	Major Retail	Local Shop	Office	Industrial
Roads	Yes	Yes	Yes	Yes	Yes
Bike Paths	Yes	-	-	-	-
Open Space	Yes	-	-	-	-
Community Facilities	Yes	-	-	-	-
Drainage	Yes	Yes	Yes	Yes	Yes

4.4 Equivalence Ratios and Total Demand Units

To make DCP calculations, it is necessary to express all development types in a consistent 'demand unit' format. For the purpose of this DCP, one dwelling is chosen as one demand unit. Other development forms are then converted into this demand unit based on usage / demand ratios placed on particular infrastructure items, as shown in the following table.

The table shows the accepted rates adopted by Mildura Rural City Council. Refer to Appendix 2 for more detail on how these ratios were derived.

Table 2 - Definition of One Demand Unit

Infrastructure	Residential	Major Retail	Local Shop	Office	Industrial
Roads	1 Dwelling	19 sqm	80 sqm	121 sqm	121 sqm
Bike Paths	1 Dwelling	-	-	-	-
Open Space	1 Dwelling	-	-	-	-
Community Facilities	1 Dwelling	-	-	-	-
Drainage	1 Dwelling	180 sqm	180 sqm	270 sqm	270 sqm

Note: sqm = square meters of leaseable floorspace

The above equivalence ratios are used to calculate total demand units (existing and projected) for each charging area and for each infrastructure category. That is, the development stocktake and projections are converted into common demand units for the purpose of DCP calculations.

Refer to individual infrastructure project sheets in Appendix 4 to view total demand units by main catchment area for each project.

Also, as noted above, a distinction is made between Major Retail and Local Shop because it is estimated that 19 sqm of Major Retail will place the same vehicle demand on Roads as 80 sqm of Local Shop.

5 Infrastructure Projects

5.1 Works Required

Mildura Rural City Council has determined through its strategic planning processes (refer to Section 3 for details) that 77 infrastructure projects will be included in this DCP. Note that other infrastructure projects may be warranted in the area but at the time of DCP preparation these were omitted from the DCP for varying reasons.

The breakdown of the 77 DCP projects is as follows:

- 48 Road Projects (10 Road Intersection, 37 Road Reconstruction, 1 Road Bus)
- 20 Bike Path Projects
- 5 Open Space Projects
- 1 Community Facility Project
- 3 Drainage Projects

The full list of projects follows. More detail on infrastructure projects and their justification is provided in Appendix 3. Appendix 4 shows details of infrastructure charge calculations by infrastructure project.

Table 3 - List of Infrastructure Projects

Name	Code
Fifteenth Street / Riverside Avenue Intersection Treatment	RI001
Sixteenth Street / Riverside Avenue Intersection Treatment	RI002
Fifteenth Street / Ontario Avenue Intersection Treatment	RI004
Sixteenth Street / Ontario Avenue Intersection Treatment	RI005
Sixteenth Street / San Mateo Avenue Intersection Treatment	RI014
Seventeenth Street / San Mateo Avenue Intersection Treatment	RI015
Sixteenth Street / Etiwanda Avenue Intersection Treatment	RI017
Seventeenth Street / Etiwanda Avenue Intersection Treatment	RI018
Sixteenth Street / Benetook Avenue Intersection Treatment	RI020
Fifteenth Street / Walnut Avenue Intersection Treatment	RI041
Riverside Avenue - Railway Line to Fifteenth Street	RR003
Riverside Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR004
Riverside Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	RR005
Riverside Avenue - Sixteenth Street to Seventeenth Street (1st half, PU Zone - about 660m)	RR006
Ontario Avenue - Fourteenth Street to Fifteenth Street (2nd half, R1 Zone - about 660m)	RR011
Ontario Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR012
Walnut Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR020
Walnut Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	RR021
Walnut Avenue - Sixteenth Street to Seventeenth Street (1st half - about 660m)	RR022

Walnut Avenue - Sixteenth Street to Seventeenth Street (part 2nd half - about 380m)	RR023
Walnut Avenue - Sixteenth Street to Seventeenth Street (part 2nd half - about 280m)	RR024
San Mateo Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR045
San Mateo Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	RR046
San Mateo Avenue - Sixteenth Street to Seventeenth Street (1st half - about 660m)	RR047
San Mateo Avenue - Sixteenth Street to Seventeenth Street (2nd half - about 660m)	RR048
Etiwanda Avenue - Eleventh Street to Fourteenth Street (2nd half - about 660m)	RR050
Etiwanda Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m)	RR051
Etiwanda Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	RR052
Etiwanda Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR053
Etiwanda Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	RR054
Etiwanda Avenue - Sixteenth Street to Seventeenth Street (1st half - about 660m)	RR055
Etiwanda Avenue - Sixteenth Street to Seventeenth Street (2nd half - about 660m)	RR056
Benetook Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR061
Benetook Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	RR062
Benetook Avenue - Sixteenth Street to Seventeenth Street (1st half - about 660m)	RR063
Benetook Avenue - Sixteenth Street to Seventeenth Street (2nd half - about 660m)	RR064
Fourteenth Street - San Mateo Avenue to Etiwanda Avenue	RR101
Fourteenth Street - Etiwanda Avenue to Benetook Avenue	RR102
Fifteenth Street - Railway Line to Riverside Avenue	RR104
Fifteenth Street - Riverside Avenue to Ontario Avenue	RR105
Fifteenth Street - Ontario Avenue to Walnut Avenue	RR106
Sixteenth Street - Riverside Avenue to Ontario Avenue	RR113
Sixteenth Street - Ontario Avenue to Walnut Avenue	RR114
Sixteenth Street - Walnut Avenue to Deakin Avenue	RR115
Sixteenth Street - Deakin Avenue to San Mateo Avenue	RR116
Sixteenth Street - San Mateo Avenue to Etiwanda Avenue	RR117
Sixteenth Street - Etiwanda Avenue to Benetook Avenue	RR118
Bus Stop Shelters	RB001
Ontario Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	BP007
Ontario Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	BP008
Walnut Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	BP015
Deakin Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	BP022
Deakin Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	BP023
San Mateo Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	BP031
San Mateo Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	BP032
Benetook Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m)	BP047
Benetook Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	BP048
Fourteenth Street - San Mateo Avenue to Etiwanda Avenue	BP101
Fifteenth Street - Railway Line / Bike Path to Riverside Avenue	BP105
Fifteenth Street - Riverside Avenue to Ontario Avenue	BP106
Ranfurly to Irymple Green Belt - San Mateo Avenue to Etiwanda Avenue	BP203
Ranfurly to Irymple Green Belt - Etiwanda Avenue to Benetook Avenue	BP204
Cabarita to Benetook - Riverside Avenue to Ontario Avenue	BP211

Cabarita to Benetook spur - Sixteenth Street to Fifteenth Street	BP212
Cabarita to Benetook - Ontario Avenue to Walnut Avenue	BP213
Cabarita to Benetook - Walnut Avenue to Deakin Avenue	BP214
Cabarita to Benetook - Deakin Avenue to San Mateo Avenue	BP215
Cabarita to Benetook - San Mateo Avenue to Etiwanda Avenue	BP216
Playgrounds	OS001
Stormwater Retention - Mildura South	OS002
Stormwater Retention - Benetook Basin	OS003
Recreation & Community Centre Land	OS004
Linear Reserves & Parks	OS005
Mildura South Multi-Purpose Community Centre (& Pre-School)	CF001
Mildura South Scheme	DG001
San Mateo to Benetook near Fifteenth Street Scheme	DG002
Ranfurlly Drain near Fifteenth Street Scheme	DG003

5.2 Distinction Between Development Infrastructure and Community Infrastructure

The Planning & Environment Act requires that infrastructure in a DCP be classified in one of two categories: Development Infrastructure and Community Infrastructure. The distinction is made because the collection of contributions for Community Infrastructure is limited to the building permit stage and there is a cap on Community Infrastructure contributions. Development Infrastructure may be charged at the planning permit stage and there is no cap on contribution amounts, or development types from which it can be charged.

In this DCP, all Road, Bike Path, Open Space and Drainage infrastructure works (including all land) are deemed Development Infrastructure in accordance with State Government Development Contribution Guidelines and Ministerial Direction. All of these projects are 'engineering items' and are required for basic community health, safety and well-being.

The one Community Facility project – a multi-purpose community centre – is deemed a Community Infrastructure item. This project will be demanded following the establishment of households in the area and is therefore charged at the building permit stage.

5.3 Project Timing and Delivery

This DCP adopts a long-term outlook for development and infrastructure delivery. A horizon of 2030 has been adopted based on the strategic framework for Mildura South. The development projections suggest full development of the DCP Area at 2030.

The infrastructure projects listed in this DCP have notional delivery dates shown, based on best estimates at the time of DCP preparation. The dates provide the DCP calculations with the ability to factor in the time value of money (in terms of when funds are expected to be collected versus when they are expected to be spent).

For the purpose of this DCP, the projects shall be delivered in accordance with the timing shown for each project in Appendix 4, which specifies the level of total demand to be reached for each Trigger. Any project triggered in accordance with the timing shown for each project shall be completed by the end of the DCP.

Council reserves the right to deliver projects earlier than the delivery dates shown.

6 Development Contribution Charging Rates

6.1 Method of Calculating Charges

The cost apportionment methodology adopted in this DCP relies on the nexus principle. A use or development is deemed to have a nexus with an infrastructure item if the occupants of, or visitors to, the site in question will make use of the infrastructure in question. Costs are apportioned according to projected share of infrastructure usage.

The general cost apportionment method is to:

- Define and schedule the infrastructure items required to service Mildura South, other than on-site work carried out by the developer
- For each infrastructure project, identify the main catchment area
- Adjust the cost of each infrastructure item downwards in line with the estimated share of usage coming from outside each project's main catchment area, or outside the time frame of the DCP
- Project the growth in demand units (equivalent dwellings) in each charging area within Mildura South over the life of the funding plan
- Express both the stream of demand units and the infrastructure costs in present value terms, to take into account of the time value of money (in terms of when funds are expected to be collected versus when they are expected to be spent)
- Divide the infrastructure cost by the number of demand units to arrive at a charge per demand unit
- Aggregate all charges that apply to a particular charging area to arrive at a total charge

Appendix 4 of this DCP provides the DCP calculation sheets for each of the 77 infrastructure projects. This provides the charge rate by each project, and all information inputs used for each project.

6.2 Development Contribution Rates Per Demand Unit

The development contributions that apply to each charging area are shown in Table 4 below, for one demand unit.

These contribution amounts are current as at 1st July 2004. They will be adjusted annually on July 1 each year to cover inflation, by applying: Building Price Index June Quarter for Melbourne in Rawlinsons Australian Construction Handbook for capital works items in the DCP; and Land value change index derived by an Independent Certified Practising Valuer for the land components of the DCP.

Table 4 - Development Contribution Rates for One Demand Unit

Area	Development Infrastructure				Community Infrastructure		
	Bike Path	Drainage	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit
Area 001a	\$186	\$0	\$1,205	\$683	\$2,074	\$199	\$199
Area 001b	\$186	\$3,924	\$2,118	\$683	\$6,912	\$199	\$199
Area 002a	\$123	\$0	\$1,205	\$401	\$1,729	\$199	\$199
Area 002b	\$123	\$3,924	\$2,118	\$401	\$6,567	\$199	\$199
Area 003a	\$106	\$0	\$1,205	\$182	\$1,492	\$199	\$199
Area 003b	\$106	\$3,924	\$2,118	\$182	\$6,330	\$199	\$199
Area 004a	\$102	\$0	\$1,205	\$59	\$1,366	\$199	\$199
Area 004b	\$102	\$3,924	\$2,118	\$59	\$6,203	\$199	\$199
Area 005a	\$253	\$0	\$1,205	\$88	\$1,545	\$199	\$199
Area 005b	\$253	\$3,924	\$2,118	\$88	\$6,383	\$199	\$199
Area 006	\$118	\$3,924	\$2,118	\$594	\$6,754	\$199	\$199
Area 007	\$63	\$3,924	\$2,118	\$601	\$6,706	\$199	\$199
Area 008	\$83	\$3,924	\$2,118	\$412	\$6,538	\$199	\$199
Area 009	\$92	\$3,924	\$2,118	\$258	\$6,393	\$199	\$199
Area 010	\$84	\$3,924	\$2,118	\$345	\$6,471	\$199	\$199
Area 011	\$44	\$3,924	\$2,118	\$346	\$6,432	\$199	\$199
Area 012	\$63	\$3,924	\$2,118	\$439	\$6,544	\$199	\$199
Area 013	\$62	\$3,924	\$2,118	\$411	\$6,515	\$199	\$199
Area 014	\$49	\$3,924	\$2,118	\$385	\$6,476	\$199	\$199
Area 015	\$61	\$3,924	\$2,118	\$530	\$6,634	\$199	\$199
Area 016	\$0	\$0	\$1,205	\$136	\$1,341	\$199	\$199

Area 017a	\$0	\$3,924	\$2,118	\$196	\$6,238	\$199	\$199
Area 017b	\$0	\$0	\$1,205	\$196	\$1,401	\$199	\$199
Area 018a	\$0	\$3,924	\$2,118	\$191	\$6,233	\$199	\$199
Area 018b	\$0	\$0	\$1,205	\$191	\$1,396	\$199	\$199
Area 019a	\$0	\$3,924	\$2,118	\$244	\$6,286	\$199	\$199
Area 019b	\$0	\$0	\$1,205	\$244	\$1,448	\$199	\$199
Area 020a	\$0	\$3,924	\$2,118	\$351	\$6,393	\$199	\$199
Area 020b	\$0	\$0	\$1,205	\$351	\$1,556	\$199	\$199
Area 021a	\$160	\$3,245	\$1,494	\$63	\$4,962	\$0	\$0
Area 021b	\$160	\$0	\$950	\$63	\$1,173	\$0	\$0
Area 022a	\$496	\$3,245	\$1,494	\$71	\$5,307	\$0	\$0
Area 022b	\$496	\$0	\$950	\$71	\$1,517	\$0	\$0
Area 023	\$210	\$0	\$950	\$15	\$1,174	\$0	\$0
Area 024a	\$195	\$0	\$950	\$138	\$1,283	\$0	\$0
Area 024b	\$195	\$3,245	\$1,494	\$138	\$5,073	\$0	\$0
Area 025a	\$415	\$3,245	\$1,494	\$138	\$5,293	\$0	\$0
Area 025b	\$415	\$0	\$950	\$138	\$1,503	\$0	\$0
Area 026	\$128	\$0	\$950	\$35	\$1,113	\$0	\$0
Area 027a	\$286	\$3,245	\$1,749	\$128	\$5,408	\$199	\$199
Area 027b	\$286	\$3,924	\$2,118	\$128	\$6,456	\$199	\$199
Area 027c	\$286	\$0	\$1,205	\$128	\$1,619	\$199	\$199
Area 028	\$0	\$0	\$1,205	\$72	\$1,277	\$199	\$199
Area 029a	\$0	\$3,924	\$2,118	\$494	\$6,536	\$199	\$199
Area 029b	\$0	\$0	\$1,205	\$494	\$1,699	\$199	\$199
Area 030	\$0	\$0	\$1,205	\$371	\$1,576	\$199	\$199
Area 031a	\$0	\$3,924	\$2,118	\$803	\$6,845	\$199	\$199
Area 031b	\$0	\$0	\$1,205	\$803	\$2,008	\$199	\$199
Area 032	\$0	\$0	\$1,205	\$606	\$1,811	\$199	\$199
Area 033a	\$0	\$3,924	\$2,118	\$629	\$6,671	\$199	\$199
Area 033b	\$0	\$0	\$1,205	\$629	\$1,834	\$199	\$199
Area 034	\$0	\$0	\$1,205	\$479	\$1,684	\$199	\$199
Area 035	\$408	\$0	\$1,205	\$567	\$2,180	\$199	\$199
Area 036a	\$183	\$3,981	\$950	\$547	\$5,661	\$0	\$0
Area 036b	\$183	\$0	\$950	\$547	\$1,680	\$0	\$0
Area 037	\$0	\$0	\$950	\$14	\$964	\$0	\$0
Area 038	\$0	\$0	\$950	\$120	\$1,070	\$0	\$0

6.3 Development Contribution Rates For Development Types

The tables that follow show the charge for each area by main development type. The charges are broken into Development Infrastructure and Community Infrastructure. Table 5 lists contributions for Residential Development (for 1 dwelling), Table 6 for Major Retail Development (for 100 sqm leaseable space), Table 7 for Local Shop Development (for 100 sqm leaseable space), Table 8 for Office Development (for 100 sqm leaseable space) and Table 9 for Industrial Development (for 100 sqm leaseable space).

These contribution amounts are current as at 1st July 2004. They will be adjusted annually on July 1 each year to cover inflation, by applying: Building Price Index June Quarter for Melbourne in Rawlinsons Australian Construction Handbook for capital works items in the DCP; and Land value change index derived by an Independent Certified Practising Valuer for the land components of the DCP.

Table 5 - Development Contribution Rates for Residential Development

RESIDENTIAL							
Area	Development Infrastructure				Community Infrastructure		
	Bike Path	Drainage	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling
Area 001a	\$186	\$0	\$1,205	\$683	\$2,074	\$199	\$199
Area 001b	\$186	\$3,924	\$2,118	\$683	\$6,912	\$199	\$199
Area 002a	\$123	\$0	\$1,205	\$401	\$1,729	\$199	\$199
Area 002b	\$123	\$3,924	\$2,118	\$401	\$6,567	\$199	\$199
Area 003a	\$106	\$0	\$1,205	\$182	\$1,492	\$199	\$199
Area 003b	\$106	\$3,924	\$2,118	\$182	\$6,330	\$199	\$199
Area 004a	\$102	\$0	\$1,205	\$59	\$1,366	\$199	\$199
Area 004b	\$102	\$3,924	\$2,118	\$59	\$6,203	\$199	\$199
Area 005a	\$253	\$0	\$1,205	\$88	\$1,545	\$199	\$199
Area 005b	\$253	\$3,924	\$2,118	\$88	\$6,383	\$199	\$199
Area 006	\$118	\$3,924	\$2,118	\$594	\$6,754	\$199	\$199
Area 007	\$63	\$3,924	\$2,118	\$601	\$6,706	\$199	\$199
Area 008	\$83	\$3,924	\$2,118	\$412	\$6,538	\$199	\$199
Area 009	\$92	\$3,924	\$2,118	\$258	\$6,393	\$199	\$199
Area 010	\$84	\$3,924	\$2,118	\$345	\$6,471	\$199	\$199
Area 011	\$44	\$3,924	\$2,118	\$346	\$6,432	\$199	\$199
Area 012	\$63	\$3,924	\$2,118	\$439	\$6,544	\$199	\$199

Area 013	\$62	\$3,924	\$2,118	\$411	\$6,515	\$199	\$199
Area 014	\$49	\$3,924	\$2,118	\$385	\$6,476	\$199	\$199
Area 015	\$61	\$3,924	\$2,118	\$530	\$6,634	\$199	\$199
Area 016	\$0	\$0	\$1,205	\$136	\$1,341	\$199	\$199
Area 017a	\$0	\$3,924	\$2,118	\$196	\$6,238	\$199	\$199
Area 017b	\$0	\$0	\$1,205	\$196	\$1,401	\$199	\$199
Area 018a	\$0	\$3,924	\$2,118	\$191	\$6,233	\$199	\$199
Area 018b	\$0	\$0	\$1,205	\$191	\$1,396	\$199	\$199
Area 019a	\$0	\$3,924	\$2,118	\$244	\$6,286	\$199	\$199
Area 019b	\$0	\$0	\$1,205	\$244	\$1,448	\$199	\$199
Area 020a	\$0	\$3,924	\$2,118	\$351	\$6,393	\$199	\$199
Area 020b	\$0	\$0	\$1,205	\$351	\$1,556	\$199	\$199
Area 021a	\$160	\$3,245	\$1,494	\$63	\$4,962	\$0	\$0
Area 021b	\$160	\$0	\$950	\$63	\$1,173	\$0	\$0
Area 022a	\$496	\$3,245	\$1,494	\$71	\$5,307	\$0	\$0
Area 022b	\$496	\$0	\$950	\$71	\$1,517	\$0	\$0
Area 023	\$210	\$0	\$950	\$15	\$1,174	\$0	\$0
Area 024a	\$195	\$0	\$950	\$138	\$1,283	\$0	\$0
Area 024b	\$195	\$3,245	\$1,494	\$138	\$5,073	\$0	\$0
Area 025a	\$415	\$3,245	\$1,494	\$138	\$5,293	\$0	\$0
Area 025b	\$415	\$0	\$950	\$138	\$1,503	\$0	\$0
Area 026	\$128	\$0	\$950	\$35	\$1,113	\$0	\$0
Area 027a	\$286	\$3,245	\$1,749	\$128	\$5,408	\$199	\$199
Area 027b	\$286	\$3,924	\$2,118	\$128	\$6,456	\$199	\$199
Area 027c	\$286	\$0	\$1,205	\$128	\$1,619	\$199	\$199
Area 028	\$0	\$0	\$1,205	\$72	\$1,277	\$199	\$199
Area 029a	\$0	\$3,924	\$2,118	\$494	\$6,536	\$199	\$199
Area 029b	\$0	\$0	\$1,205	\$494	\$1,699	\$199	\$199
Area 030	\$0	\$0	\$1,205	\$371	\$1,576	\$199	\$199
Area 031a	\$0	\$3,924	\$2,118	\$803	\$6,845	\$199	\$199
Area 031b	\$0	\$0	\$1,205	\$803	\$2,008	\$199	\$199
Area 032	\$0	\$0	\$1,205	\$606	\$1,811	\$199	\$199
Area 033a	\$0	\$3,924	\$2,118	\$629	\$6,671	\$199	\$199
Area 033b	\$0	\$0	\$1,205	\$629	\$1,834	\$199	\$199
Area 034	\$0	\$0	\$1,205	\$479	\$1,684	\$199	\$199
Area 035	\$408	\$0	\$1,205	\$567	\$2,180	\$199	\$199
Area 036a	\$183	\$3,981	\$950	\$547	\$5,661	\$0	\$0
Area 036b	\$183	\$0	\$950	\$547	\$1,680	\$0	\$0
Area 037	\$0	\$0	\$950	\$14	\$964	\$0	\$0
Area 038	\$0	\$0	\$950	\$120	\$1,070	\$0	\$0

Table 6 - Development Contribution Rates for Major Retail Development

MAJOR RETAIL							
Area	Development Infrastructure				Total Development Infrastructure Charge	Community Infrastructure	
	Bike Path	Drainage	Open Space	Road		Community Facility	Total Community Infrastructure Charge
	Per 100 sqm of Major Retail Development	Per 100 sqm of Major Retail Development	Per 100 sqm of Major Retail Development	Per 100 sqm of Major Retail Development	Per 100 sqm of Major Retail Development	Per 100 sqm of Major Retail Development	Per 100 sqm of Major Retail Development
Area 001a		\$0		\$3,597	\$3,597		0.00
Area 001b		\$2,180		\$3,597	\$5,777		0.00
Area 002a		\$0		\$2,111	\$2,111		0.00
Area 002b		\$2,180		\$2,111	\$4,291		0.00
Area 003a		\$0		\$956	\$956		0.00
Area 003b		\$2,180		\$956	\$3,137		0.00
Area 004a		\$0		\$310	\$310		0.00
Area 004b		\$2,180		\$310	\$2,490		0.00
Area 005a		\$0		\$463	\$463		0.00
Area 005b		\$2,180		\$463	\$2,643		0.00
Area 006		\$2,180		\$3,126	\$5,306		0.00
Area 007		\$2,180		\$3,166	\$5,346		0.00
Area 008		\$2,180		\$2,170	\$4,351		0.00
Area 009		\$2,180		\$1,359	\$3,540		0.00
Area 010		\$2,180		\$1,816	\$3,996		0.00
Area 011		\$2,180		\$1,820	\$4,000		0.00
Area 012		\$2,180		\$2,310	\$4,490		0.00
Area 013		\$2,180		\$2,163	\$4,343		0.00
Area 014		\$2,180		\$2,027	\$4,207		0.00
Area 015		\$2,180		\$2,790	\$4,970		0.00
Area 016		\$0		\$716	\$716		0.00
Area 017a		\$2,180		\$1,032	\$3,212		0.00
Area 017b		\$0		\$1,032	\$1,032		0.00
Area 018a		\$2,180		\$1,005	\$3,186		0.00
Area 018b		\$0		\$1,005	\$1,005		0.00
Area 019a		\$2,180		\$1,282	\$3,462		0.00
Area 019b		\$0		\$1,282	\$1,282		0.00
Area 020a		\$2,180		\$1,847	\$4,027		0.00
Area 020b		\$0		\$1,847	\$1,847		0.00
Area 021a		\$1,803		\$331	\$2,134		0.00
Area 021b		\$0		\$331	\$331		0.00
Area 022a		\$1,803		\$376	\$2,178		0.00
Area 022b		\$0		\$376	\$376		0.00

Area 023		\$0		\$78	\$78		0.00
Area 024a		\$0		\$729	\$729		0.00
Area 024b		\$1,803		\$729	\$2,531		0.00
Area 025a		\$1,803		\$729	\$2,531		0.00
Area 025b		\$0		\$729	\$729		0.00
Area 026		\$0		\$184	\$184		0.00
Area 027a		\$1,803		\$671	\$2,474		0.00
Area 027b		\$2,180		\$671	\$2,851		0.00
Area 027c		\$0		\$671	\$671		0.00
Area 028		\$0		\$378	\$378		0.00
Area 029a		\$2,180		\$2,598	\$4,778		0.00
Area 029b		\$0		\$2,598	\$2,598		0.00
Area 030		\$0		\$1,952	\$1,952		0.00
Area 031a		\$2,180		\$4,227	\$6,408		0.00
Area 031b		\$0		\$4,227	\$4,227		0.00
Area 032		\$0		\$3,188	\$3,188		0.00
Area 033a		\$2,180		\$3,312	\$5,492		0.00
Area 033b		\$0		\$3,312	\$3,312		0.00
Area 034		\$0		\$2,521	\$2,521		0.00
Area 035		\$0		\$2,984	\$2,984		0.00
Area 036a		\$2,211		\$2,879	\$5,091		0.00
Area 036b		\$0		\$2,879	\$2,879		0.00
Area 037		\$0		\$76	\$76		0.00
Area 038		\$0		\$633	\$633		0.00

Major Retail refers to all forms of retailing (on land zoned for retail use) but does not include Local Shop as defined in this DCP. Major Retailing includes shopping centres, bulky goods retailing and fast food premises (this generally refers to development along Deakin Avenue, Fifteenth Street and Benetook Avenue).

Table 7 - Development Contribution Rates for Local Shop Development

LOCAL SHOP							
Area	Development Infrastructure				Total Development Infrastructure Charge	Community Infrastructure	
	Bike Path	Drainage	Open Space	Road		Community Facility	Total Community Infrastructure Charge
	Per 100 sqm of Local Shop Development	Per 100 sqm of Local Shop Development	Per 100 sqm of Local Shop Development	Per 100 sqm of Local Shop Development	Per 100 sqm of Local Shop Development	Per 100 sqm of Local Shop Development	Per 100 sqm of Local Shop Development
Area 001a		\$0		\$854	\$854		0.00
Area 001b		\$2,180		\$854	\$3,034		0.00
Area 002a		\$0		\$501	\$501		0.00
Area 002b		\$2,180		\$501	\$2,681		0.00
Area 003a		\$0		\$227	\$227		0.00
Area 003b		\$2,180		\$227	\$2,407		0.00
Area 004a		\$0		\$74	\$74		0.00
Area 004b		\$2,180		\$74	\$2,254		0.00
Area 005a		\$0		\$110	\$110		0.00
Area 005b		\$2,180		\$110	\$2,290		0.00
Area 006		\$2,180		\$742	\$2,923		0.00
Area 007		\$2,180		\$752	\$2,932		0.00
Area 008		\$2,180		\$515	\$2,696		0.00
Area 009		\$2,180		\$323	\$2,503		0.00
Area 010		\$2,180		\$431	\$2,611		0.00
Area 011		\$2,180		\$432	\$2,612		0.00
Area 012		\$2,180		\$549	\$2,729		0.00
Area 013		\$2,180		\$514	\$2,694		0.00
Area 014		\$2,180		\$481	\$2,662		0.00
Area 015		\$2,180		\$663	\$2,843		0.00
Area 016		\$0		\$170	\$170		0.00
Area 017a		\$2,180		\$245	\$2,425		0.00
Area 017b		\$0		\$245	\$245		0.00
Area 018a		\$2,180		\$239	\$2,419		0.00
Area 018b		\$0		\$239	\$239		0.00
Area 019a		\$2,180		\$304	\$2,485		0.00
Area 019b		\$0		\$304	\$304		0.00
Area 020a		\$2,180		\$439	\$2,619		0.00
Area 020b		\$0		\$439	\$439		0.00
Area 021a		\$1,803		\$79	\$1,882		0.00
Area 021b		\$0		\$79	\$79		0.00
Area 022a		\$1,803		\$89	\$1,892		0.00
Area 022b		\$0		\$89	\$89		0.00

Area 023		\$0		\$19	\$19		0.00
Area 024a		\$0		\$173	\$173		0.00
Area 024b		\$1,803		\$173	\$1,976		0.00
Area 025a		\$1,803		\$173	\$1,976		0.00
Area 025b		\$0		\$173	\$173		0.00
Area 026		\$0		\$44	\$44		0.00
Area 027a		\$1,803		\$159	\$1,962		0.00
Area 027b		\$2,180		\$159	\$2,340		0.00
Area 027c		\$0		\$159	\$159		0.00
Area 028		\$0		\$90	\$90		0.00
Area 029a		\$2,180		\$617	\$2,797		0.00
Area 029b		\$0		\$617	\$617		0.00
Area 030		\$0		\$464	\$464		0.00
Area 031a		\$2,180		\$1,004	\$3,184		0.00
Area 031b		\$0		\$1,004	\$1,004		0.00
Area 032		\$0		\$757	\$757		0.00
Area 033a		\$2,180		\$787	\$2,967		0.00
Area 033b		\$0		\$787	\$787		0.00
Area 034		\$0		\$599	\$599		0.00
Area 035		\$0		\$709	\$709		0.00
Area 036a		\$2,211		\$684	\$2,895		0.00
Area 036b		\$0		\$684	\$684		0.00
Area 037		\$0		\$18	\$18		0.00
Area 038		\$0		\$150	\$150		0.00

A Local Shop is a single tenant commercial premises as permitted in a Residential 1 (R1Z) zone.

Table 8 - Development Contribution Rates for Office Development

OFFICE							
Area	Development Infrastructure				Community Infrastructure		
	Bike Path	Drainage	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per 100 sqm of Office Development	Per 100 sqm of Office Development	Per 100 sqm of Office Development	Per 100 sqm of Office Development	Per 100 sqm of Office Development	Per 100 sqm of Office Development	Per 100 sqm of Office Development
Area 001a		\$0		\$565	\$565		0.00
Area 001b		\$1,453		\$565	\$2,018		0.00
Area 002a		\$0		\$331	\$331		0.00
Area 002b		\$1,453		\$331	\$1,785		0.00
Area 003a		\$0		\$150	\$150		0.00
Area 003b		\$1,453		\$150	\$1,604		0.00
Area 004a		\$0		\$49	\$49		0.00
Area 004b		\$1,453		\$49	\$1,502		0.00
Area 005a		\$0		\$73	\$73		0.00
Area 005b		\$1,453		\$73	\$1,526		0.00
Area 006		\$1,453		\$491	\$1,944		0.00
Area 007		\$1,453		\$497	\$1,951		0.00
Area 008		\$1,453		\$341	\$1,794		0.00
Area 009		\$1,453		\$213	\$1,667		0.00
Area 010		\$1,453		\$285	\$1,739		0.00
Area 011		\$1,453		\$286	\$1,739		0.00
Area 012		\$1,453		\$363	\$1,816		0.00
Area 013		\$1,453		\$340	\$1,793		0.00
Area 014		\$1,453		\$318	\$1,772		0.00
Area 015		\$1,453		\$438	\$1,892		0.00
Area 016		\$0		\$112	\$112		0.00
Area 017a		\$1,453		\$162	\$1,615		0.00
Area 017b		\$0		\$162	\$162		0.00
Area 018a		\$1,453		\$158	\$1,611		0.00
Area 018b		\$0		\$158	\$158		0.00
Area 019a		\$1,453		\$201	\$1,655		0.00
Area 019b		\$0		\$201	\$201		0.00
Area 020a		\$1,453		\$290	\$1,743		0.00
Area 020b		\$0		\$290	\$290		0.00
Area 021a		\$1,202		\$52	\$1,254		0.00
Area 021b		\$0		\$52	\$52		0.00
Area 022a		\$1,202		\$59	\$1,261		0.00
Area 022b		\$0		\$59	\$59		0.00

Area 023		\$0		\$12	\$12	0.00
Area 024a		\$0		\$114	\$114	0.00
Area 024b		\$1,202		\$114	\$1,316	0.00
Area 025a		\$1,202		\$114	\$1,316	0.00
Area 025b		\$0		\$114	\$114	0.00
Area 026		\$0		\$29	\$29	0.00
Area 027a		\$1,202		\$105	\$1,307	0.00
Area 027b		\$1,453		\$105	\$1,559	0.00
Area 027c		\$0		\$105	\$105	0.00
Area 028		\$0		\$59	\$59	0.00
Area 029a		\$1,453		\$408	\$1,861	0.00
Area 029b		\$0		\$408	\$408	0.00
Area 030		\$0		\$307	\$307	0.00
Area 031a		\$1,453		\$664	\$2,117	0.00
Area 031b		\$0		\$664	\$664	0.00
Area 032		\$0		\$501	\$501	0.00
Area 033a		\$1,453		\$520	\$1,974	0.00
Area 033b		\$0		\$520	\$520	0.00
Area 034		\$0		\$396	\$396	0.00
Area 035		\$0		\$469	\$469	0.00
Area 036a		\$1,474		\$452	\$1,926	0.00
Area 036b		\$0		\$452	\$452	0.00
Area 037		\$0		\$12	\$12	0.00
Area 038		\$0		\$99	\$99	0.00

Table 9 - Development Contribution Rates for Industrial Development

INDUSTRIAL							
Area	Development Infrastructure				Total Development Infrastructure Charge	Community Infrastructure	
	Bike Path	Drainage	Open Space	Road		Community Facility	Total Community Infrastructure Charge
	Per 100 sqm of Industrial Development	Per 100 sqm of Industrial Development	Per 100 sqm of Industrial Development	Per 100 sqm of Industrial Development	Per 100 sqm of Industrial Development	Per 100 sqm of Industrial Development	Per 100 sqm of Industrial Development
Area 001a		\$0		\$565	\$565		0.00
Area 001b		\$1,453		\$565	\$2,018		0.00
Area 002a		\$0		\$331	\$331		0.00
Area 002b		\$1,453		\$331	\$1,785		0.00
Area 003a		\$0		\$150	\$150		0.00
Area 003b		\$1,453		\$150	\$1,604		0.00
Area 004a		\$0		\$49	\$49		0.00
Area 004b		\$1,453		\$49	\$1,502		0.00
Area 005a		\$0		\$73	\$73		0.00
Area 005b		\$1,453		\$73	\$1,526		0.00
Area 006		\$1,453		\$491	\$1,944		0.00
Area 007		\$1,453		\$497	\$1,951		0.00
Area 008		\$1,453		\$341	\$1,794		0.00
Area 009		\$1,453		\$213	\$1,667		0.00
Area 010		\$1,453		\$285	\$1,739		0.00
Area 011		\$1,453		\$286	\$1,739		0.00
Area 012		\$1,453		\$363	\$1,816		0.00
Area 013		\$1,453		\$340	\$1,793		0.00
Area 014		\$1,453		\$318	\$1,772		0.00
Area 015		\$1,453		\$438	\$1,892		0.00
Area 016		\$0		\$112	\$112		0.00
Area 017a		\$1,453		\$162	\$1,615		0.00
Area 017b		\$0		\$162	\$162		0.00
Area 018a		\$1,453		\$158	\$1,611		0.00
Area 018b		\$0		\$158	\$158		0.00
Area 019a		\$1,453		\$201	\$1,655		0.00
Area 019b		\$0		\$201	\$201		0.00
Area 020a		\$1,453		\$290	\$1,743		0.00
Area 020b		\$0		\$290	\$290		0.00
Area 021a		\$1,202		\$52	\$1,254		0.00
Area 021b		\$0		\$52	\$52		0.00
Area 022a		\$1,202		\$59	\$1,261		0.00
Area 022b		\$0		\$59	\$59		0.00
Area 023		\$0		\$12	\$12		0.00

Area 024a		\$0		\$114	\$114		0.00
Area 024b		\$1,202		\$114	\$1,316		0.00
Area 025a		\$1,202		\$114	\$1,316		0.00
Area 025b		\$0		\$114	\$114		0.00
Area 026		\$0		\$29	\$29		0.00
Area 027a		\$1,202		\$105	\$1,307		0.00
Area 027b		\$1,453		\$105	\$1,559		0.00
Area 027c		\$0		\$105	\$105		0.00
Area 028		\$0		\$59	\$59		0.00
Area 029a		\$1,453		\$408	\$1,861		0.00
Area 029b		\$0		\$408	\$408		0.00
Area 030		\$0		\$307	\$307		0.00
Area 031a		\$1,453		\$664	\$2,117		0.00
Area 031b		\$0		\$664	\$664		0.00
Area 032		\$0		\$501	\$501		0.00
Area 033a		\$1,453		\$520	\$1,974		0.00
Area 033b		\$0		\$520	\$520		0.00
Area 034		\$0		\$396	\$396		0.00
Area 035		\$0		\$469	\$469		0.00
Area 036a		\$1,474		\$452	\$1,926		0.00
Area 036b		\$0		\$452	\$452		0.00
Area 037		\$0		\$12	\$12		0.00
Area 038		\$0		\$99	\$99		0.00

7 Procedural Matters

7.1 Liability for Development Contributions

Proponents of all development types anywhere in the DCP Area shall be liable for development contributions, apart from residential development that has obtained a planning permit prior to the incorporation of this DCP in the Planning Scheme.

Should a development proposal technically fall outside of the Residential, Major Retail, Local Shop, Office and Industrial classifications used in this DCP, Mildura Rural City Council shall determine the most appropriate development charge to be used for the development. Such developments may require a case-by-case assessment of the number of demand units that they represent. This assessment may occur at the time a planning permit is applied for, or at the time a building permit is registered with the Council.

7.2 Method of Payment

Payment of development contributions is to be made in cash.

Council, at its discretion, may consider accepting works or land in lieu of cash contributions, provided the independently assessed value of the works / land in question does not exceed the cash liability of the proponent under this DCP.

Payment for residential subdivision is to be made at the statement of compliance stage for Development Infrastructure. Payment for Community Infrastructure is to be made at the building permit stage.

Payment for all other development requiring a planning permit is to be made at the building permit stage.

7.3 Funds Administration

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the Local Government Act 1989 (Part 3b section 46Q(1)(a)). All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

Mildura Rural City Council will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP through a separate set of audited financial statements.

Should Council resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services and facilities as approved by the Minister responsible for the Planning and Environment Act, or will be refunded to developers and/or owners of land subject to these infrastructure charges.

Appendix 1 – Development Projections

Development projections for Residential, Major Retail, Local Shop, Office and Industrial developments are shown in the following spreadsheets. The method and assumptions are as follows.

Residential:

- Stocktake is based on a review of cadastral maps (and zoning maps and aerial photographs). The information was cross-checked to the Review of the Mildura & Irymple Residential Land Strategies (November 2003) (Maunsell Australia and O'Neil Pollock & Associates).
- Full development potential of each part of the DCP Area was estimated having regard to developable area, and applying a rate of 10 dwellings per hectare as the dwelling yield. This is the typical yield within Mildura South. A lower yield is applied to low density living areas.
- Timing of development is estimated having regard to the Review of the Mildura & Irymple Residential Land Strategies (November 2003) (Maunsell Australia and O'Neil Pollock & Associates). A full development scenario of 2030 is adopted for the purposes of this DCP.
- The 'roll out' of sub-areas for housing was based on assumptions generally shown in Review of the Mildura & Irymple Residential Land Strategies (November 2003) (Maunsell Australia and O'Neil Pollock & Associates), the 'Town Structure Plan' for Mildura and confirmed with estimates from Mildura Rural City Council having regard to infrastructure servicing of land, zoning provisions and timing of likely future rezonings and servicing.

Major Retail:

- Stocktake is based on review of zoning maps and aerial photographs to plot known Major Retail development. For Major Retail (generally along Fifteenth Street), it was assumed that 20% of appropriately zoned land is developed in 2004.
- Projections for Major Retail are based on Major Retail land being approximately 43% developed at full development.
- All land zoned Retail and proposed new Retail land is assumed to reach full development by 2030.

Local Shop:

- Estimates and projections for local shops are based on applying a ratio of Local Shop development to housing. The adopted rate is 0.25 sqm per dwelling for Local Shops.

Office:

- Stocktake is based on review of zoning maps and aerial photographs to plot known office development.
- Projections are based on applying a ratio of office development to housing (the adopted rate is 0.025 sqm per dwelling), plus plotting a possible major development site.
- The office projection generally assumes that some local office development will be associated with Local Shops in housing areas.

Industrial:

- Stocktake is based on review of zoning maps and aerial photographs to plot known industrial development.
- It is assumed that there will be no significant new industrial development in the DCP Area for the purpose of the development projections.

Area	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1a	153	28	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
1b	4	0	10	28	36	36	28	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
2a	269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	269
2b	31	29	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80
3a	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137
3b	147	0	0	0	0	0	0	24	59	59	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	306
4a	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
4b	134	0	0	0	0	0	0	11	27	27	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	206
5a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5b	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	55	71	9	0	0	0	0	320
6	52	43	43	33	43	43	33	33	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	362
7	51	46	46	36	46	46	36	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	381
8	94	0	10	28	36	36	36	28	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	289
9	296	20	15	0	0	0	0	0	8	20	20	6	0	0	0	0	0	0	0	0	0	0	0	0	0	387
10	48	0	0	0	0	0	0	0	0	0	0	0	0	0	35	65	65	65	50	65	8	0	0	0	0	402
11	2	0	10	13	15	20	25	35	40	40	40	40	40	0	0	0	0	0	0	0	0	50	60	50	0	400
12	4	0	14	38	49	49	38	49	49	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400
13	9	0	0	0	0	0	0	0	30	72	72	56	72	72	17	0	0	0	0	0	0	0	0	0	0	400
14	9	0	0	0	0	0	0	0	0	0	34	72	72	72	56	72	72	13	0	0	0	0	0	0	0	400
15	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	115	108	141	17	0	0	0	0	400
16	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	100	100	320
17a	10	0	0	0	0	0	0	0	0	0	40	85	85	20	0	0	0	0	0	0	0	0	0	0	0	240
17b	0	0	0	0	0	0	0	0	0	0	20	43	43	33	43	43	43	8	0	0	0	0	0	0	0	240
18a	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240
18b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19a	12	0	0	0	0	0	0	0	0	0	0	0	0	0	45	84	84	15	0	0	0	0	0	0	0	240
19b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20a	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	71	55	4	0	200
20b	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	14	40
21a	44	24	24	19	24	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	152
21b	143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143
22a	69	58	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167
22b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
24a	7	0	2	11	17	14	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53
24b	59	0	16	43	56	56	43	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	361
25a	1	0	10	27	35	35	35	27	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	190
25b	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
26	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
27a	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	13	10	1	0	40
27b	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	42	33	3	0	121
27c	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
28	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
29a	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	72	55	4	0	200
29b	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
30	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
31a	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	43	33	3	0	120
31b	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
32	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
33a	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	28	21	15	14	122
33b	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	40
34	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
35	0	0	3	9	12	12	12	9	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
36a	2	0	0	0	0	0	0	30	30	30	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175
36b	40	5	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
37	260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	260
38	40	0	21	57	74	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240

MAJOR RETAIL		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
1a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3a	3369	369	369	284	369	369	369	369	284	218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000	
3b	738	738	738	569	738	738	738	738	569	436	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000	
4a	13476	1476	1476	1138	1476	1476	1476	1476	1138	871	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24000	
4b	3369	369	369	284	369	369	369	369	284	218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000	
5a	15721	1721	1721	1327	1721	1721	1721	1721	1327	1016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28000	
5b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21b	15721	1721	1721	1327	1721	1721	1721	1721	1327	1016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28000	
22a	10107	1107	1107	853	1107	1107	1107	1107	853	2517	4550	4550	3508	4550	4550	3508	4550	4550	4550	4550	3508	4550	4550	3508	4550	4550	3508	
22b	5615	615	615	474	615	615	615	615	474	363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10000	
23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
25a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
25b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
27a	16844	1844	1844	1422	1844	1844	1844	1844	1422	1089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30000	
27b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
27c	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
29a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
29b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
33a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
33b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
36a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
36b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
37	26951	2951	2951	2276	2951	2951	2951	2951	2276	1742	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48000	
38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LOCAL SHOP	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
1a	38	7	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
1b	1	0	3	7	9	9	9	7	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
2a	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67
2b	8	7	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
3a	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34
3b	37	0	0	0	0	0	0	0	6	15	15	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	77
4a	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
4b	34	0	0	0	0	0	0	0	3	7	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52
5a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5b	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80
6	13	11	11	8	11	11	11	8	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91
7	13	12	12	9	12	12	12	9	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95
8	24	0	3	7	9	9	9	7	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72
9	74	5	4	0	0	0	0	0	2	5	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97
10	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101
11	1	0	0	3	3	4	5	6	9	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
12	1	0	4	9	12	12	12	9	12	12	12	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
13	2	0	0	0	0	0	0	0	7	18	18	14	18	18	4	0	0	0	0	0	0	0	0	0	0	0	100
14	2	0	0	0	0	0	0	0	0	0	0	8	18	18	14	18	18	3	0	0	0	0	0	0	0	0	100
15	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
16	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60
17a	3	0	0	0	0	0	0	0	0	0	0	10	21	21	5	0	0	0	0	0	0	0	0	0	0	0	60
17b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18a	2	0	0	0	0	0	0	0	0	0	0	5	11	11	8	11	11	2	0	0	0	0	0	0	0	0	60
18b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19a	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60
19b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20a	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20b	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21a	11	6	6	5	6	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
21b	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38
22a	17	14	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36
22b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42
23	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24a	2	0	1	3	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
24b	15	0	4	11	14	14	14	11	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
25a	0	0	3	7	9	9	9	7	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
25b	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48
26	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
27a	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
27b	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
27c	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
28	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
29a	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
29b	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31a	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
31b	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
32	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
33a	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
33b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31
34	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
35	0	0	1	2	3	3	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
36a	1	0	0	0	0	0	0	0	8	8	8	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
36b	10	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44
37	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
38	10	0	5	14	18	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65

OFFICE	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
1a	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
1b	0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
2a	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
2b	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
3a	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
3b	4	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
4a	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4b	3	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5b	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
6	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
7	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
8	2	0	0	1	1	323	179	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	507
9	7	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	2	2	1	2	0	0	0	0	0	0	10
11	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	1	2	1	0	0	10
12	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
13	0	0	0	0	0	0	0	0	1	2	2	1	2	2	1	2	2	0	0	0	0	0	0	0	0	0	10
14	0	0	0	0	0	0	0	0	0	0	0	1	2	2	1	2	2	0	0	0	0	0	0	0	0	0	10
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
17a	0	0	0	0	0	0	0	0	0	0	0	1	2	2	1	0	0	0	0	0	0	0	0	0	0	0	6
17b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
18a	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	6
18b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
19a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	0	0	0	6
19b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
20a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
20b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	5
21a	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
21b	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
22a	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
22b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24b	7801	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7809
25a	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
25b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	3
27c	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	5
30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	3
31b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	3
34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36a	1	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
36b	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
37	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
38	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
																											6

Appendix 2 - Demand Equivalence Ratios

In projecting shares of usage, all sources of infrastructure demand should be taken into account. This means that the cost apportionment process will require the application of 'equivalence ratios'. These express the demand for infrastructure from various types of land use in common units. For the purpose of this DCP, this is 'equivalent dwellings'.

In this DCP, equivalence ratios are required for Roads and Drainage, because all development forms are assumed to make use of Roads and Drainage. Equivalence ratios are not required for other infrastructure categories because it is assumed that only Residential Development generates demand on Bike Paths, Open Space and Community Facilities.

In this DCP, Mildura Rural City Council adopted the State Government Guidelines on equivalence ratios as a generic starting point, and where necessary adjusted these to suit local circumstances. These are shown below.

Roads

	Floor Area (square metres) or alternative unit	# of car spaces	Trip generation per car space	Total trips per car space	Floor area equivalent to one dwelling re trip generation	Floor area as a proportion of site area	Site area equivalent to one dwelling re trip generation
Residential*	1 dwelling	2	4	8			
Local Shop**					80		
Major Retail*	100	7	6	42	19	0.43	44
Office*	100	3	2.2	6.6	121	0.64	189
(Light) Industrial*	100	3	2.2	6.6	121	0.64	189

*DCP Review Trialled Equivalence Ratios; Source EGIS Consultants

**Estimate by Mildura Rural City Council. Local shop is a single tenant commercial premises as permitted in a Residential 1 (R1Z) zone.

Drainage

	Site area (square meters)	Assumed drainage run off factor	Drainage demand (square meters)	Site area required to produce the same drainage demand as one dwelling	Assumed % of a Site that is Developed at Full Development	Equals Floor Area (Rounded)
Residential	600	0.7	420			
Major Retail		0.99		420	43%	180
Local Shop		0.99		420	43%	180
Office		0.99		420	64%	270
(Light) Industrial		0.99		420	64%	270

Estimate by Mildura Rural City Council

Appendix 3 – Infrastructure Project Details

The following page lists all the infrastructure projects and provides more detail on project justification and project description.

Appendix 4 – Infrastructure Project Calculations

The following 77 pages list all infrastructure project inputs and calculations. All assumptions are noted in the spreadsheets.

NB: The cost for DCP preparation can be recovered through the DCP system. On this basis the cost of DCP preparation is spread across the infrastructure projects. The cost includes DCP preparation consulting fees (approximately \$47,000 over four separate stages / assignments), Council's DCP preparation costs (approximately \$83,000) and the planning scheme amendment process (assumed to cost \$30,000). The total cost for these separate processes is estimated to be \$160,000.

Project		Ontario Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m) BP007													Total								
	BP007	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Estimated Total Capital Cost																							
Consultancy Fee																							
Substantive Cost																							
External Funding																							
Net Substantive Cost																							
Total Cost (no GST)																							
Timing																							
Main Catchment Area (MCA)																							
Discount for Usage from Outside MCA																							
Discount Beyond ICP Horizon																							
Other Use Demand																							
Cost Attributable to MCA																							
Demand Units																							
Expenditure Attributable to MCA																							
Total Expenditure																							
Cash Inflow																							
Net Cash Flow																							
Discount Rate																							
Infrastructure Charge With Application of Present Value Discounting																							
Total Demand Units																							
Total Attributable Expenditure																							
Infrastructure Charge Per Demand Unit																							

Project		Deakin Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m) BP022												
BP022		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Estimated Total Capital Cost		\$76,320.00												
Consultancy Fee		\$135.97												
Substantive Cost		\$76,455.97												
External Funding		\$0.00												
Net Substantive Cost		\$76,455.97												
Total Cost (no GST)		\$76,455.97												
Timing		T1 of 1 / Dem = 669												
Main Catchment Area (MCA)		Area 003a, Area 003b, Area 004a, Area 004b,												
Discount for Usage from Outside MCA		50.0%												
Discount Beyond ICP Horizon		0.0%												
Other Use Demand		0.0%												
Cost Attributable to MCA		\$38,227.98												
Present Value		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Demand Units		438	0	0	0	0	0	0	0	35	85			
Expenditure Attributable to MCA		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Total Expenditure		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Cash Inflow		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$771.80	\$1,894.11			
Net Cash Flow		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$771.80	\$1,894.11			
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
		85	26	0	0	0	0	0	0	0	0			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,227.98			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,455.97			
		\$1,894.11	\$567.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$1,894.11	\$567.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$76,455.97			
		2025	2026	2027	2028	2029	2030							
		0	0	0	0	0	0					669		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$38,228		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$76,456		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$5,108		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					-\$71,348		
Discount Rate														
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units		539												
Total Attributable Expenditure		\$11,920												
Infrastructure Charge Per Demand Unit		\$22.11												

BP023		Deakin Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m) BP023												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost														
Consultancy Fee	\$76,320.00													
Substantive Cost	\$135.97													
External Funding	\$76,455.97													
Net Substantive Cost	\$0.00													
Total Cost (no GST)	\$76,455.97													
	\$76,455.97													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 676													
Discount for Usage from Outside MCA	Area 008, Area 009, 50.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$38,227.98													
Present Value														
Demand Units	566	390	20	25	28	36	36	36	28	30	20	20		
Expenditure Attributable to MCA	\$11,920	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$23,839	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$4,160	\$0.00	\$431.25	\$525.62	\$584.18	\$757.60	\$757.60	\$757.60	\$584.18	\$623.92	\$431.25	\$431.25		
Net Cash Flow	-\$19,679	\$0.00	\$431.25	\$525.62	\$584.18	\$757.60	\$757.60	\$757.60	\$584.18	\$623.92	\$431.25	\$431.25		
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024		
		20	6	0	0	0	0	0	0	0	0	0		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,227.98	\$38,228		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,455.97	\$76,456		
		\$431.25	\$129.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		\$431.25	\$129.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$76,455.97	-\$70,442		
Discount Rate	6.0%	2025	2026	2027	2028	2029	2030	2030	676					
		0	0	0	0	0	0	0	0					
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	566													
Total Attributable Expenditure	\$11,920													
Infrastructure Charge Per Demand Unit	\$21.06													

Project		Benetook Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m) BP048												
	BP048	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Estimated Total Capital Cost	\$136,060.00													
Consultancy Fee	\$242.40													
Substantive Cost	\$136,302.40													
External Funding	\$0.00													
Net Substantive Cost	\$136,302.40													
Total Cost (no GST)	\$136,302.40													
Timing	T1 of 1 / Dem = 172													
Main Catchment Area (MCA)	Area 022a:Area 022b:Area 023.													
Discount for Usage from Outside MCA	19.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$110,404.94													
Present Value		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Demand Units	155	74	58	41	0	0	0	0	0	0	0	172		
Expenditure Attributable to MCA	\$32,476	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$40,094	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$17,934	\$0.00	\$12,061.61	\$8,573.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Net Cash Flow	-\$22,160	\$0.00	\$12,061.61	\$8,573.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Discount Rate	6.0%	2025	2026	2027	2028	2029	2030							
Infrastructure Charge With Application of Present Value Discounting		0	0	0	0	0	0	0	0	0	0	172		
Total Demand Units	155	\$110,404.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,405		
Total Attributable Expenditure	\$32,476	\$136,302.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$136,302		
Infrastructure Charge Per Demand Unit	\$209.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,636		
		-\$136,302.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$115,667		

Project		Fifteenth Street - Riverside Avenue to Ontario Avenue BP106												
BP106		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost														
Consultancy Fee	\$76,780.00													
Substantive Cost	\$135.79													
External Funding	\$76,916.79													
Net Substantive Cost	\$0.00													
Total Cost (no GST)	\$76,916.79													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 687													
Discount for Usage from Outside MCA	Area 001a, Area 001b, Area 036a, Area 036b,													
Discount Beyond ICP Horizon	67.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$25,382.54													
Present Value														
Demand Units	486	199	33	35	33	41	41	66	58	51	30			
Expenditure Attributable to MCA	\$14,173	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,382.54			
Total Expenditure	\$42,950	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,916.79			
Cash Inflow	\$6,713	\$0.00	\$951.77	\$1,023.25	\$957.65	\$1,198.97	\$1,198.97	\$1,927.36	\$1,686.25	\$1,495.89	\$974.07			
Net Cash Flow	-\$34,237	\$0.00	\$951.77	\$1,023.25	\$957.65	\$1,198.97	\$1,198.97	\$1,927.36	\$1,686.25	\$1,495.89	-\$76,042.72			
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	486	0	0	0	0	0	0	0	0	0	0	640		
Total Attributable Expenditure	\$14,173	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,383		
Infrastructure Charge Per Demand Unit	\$29.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,917		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,656		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$84,058		

Project		Rantigny to Irymple Green Belt - San Mateo Avenue to Etiwanda Avenue BP203													Total	
BP203		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	2014	2014	Total
Estimated Total Capital Cost		\$408,520.00														
Consultancy Fee		\$727.79														
Substantive Cost		\$409,247.79														
External Funding		\$0.00														
Net Substantive Cost		\$409,247.79														
Total Cost (no GST)		\$409,247.79														
Timing																
Main Catchment Area (MCA)	T1 of 1 / Dem = 803															
Discount for Usage from Outside MCA	Area 005a, Area 005b, Area 021a, Area 021b, Area 024a, Area 024b, 53.0%															
Discount Beyond ICP Horizon	0.0%															
Other Use Demand	0.0%															
Cost Attributable to MCA	\$192,346.46															
Present Value																
Demand Units	755	380	24	43	73	97	86	57	43	33	0					
Expenditure Attributable to MCA	\$120,681	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$192,346.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditure	\$256,767	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$409,247.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Inflow	\$63,305	\$0.00	\$3,893.07	\$6,860.84	\$11,618.80	\$15,513.29	\$13,679.04	\$9,168.40	\$6,867.95	\$5,258.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Cash Flow	-\$193,462	\$0.00	\$3,893.07	\$6,860.84	\$11,618.80	\$15,513.29	\$13,679.04	\$9,168.40	-\$402,379.85	\$5,258.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Discount Rate	6.0%															
Infrastructure Charge With Application of Present Value Discounting																
Total Demand Units	755	9	0	0	0	0	0	0	0	0	0	0	0	0	0	1,029
Total Attributable Expenditure	\$120,681	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$192,346
Infrastructure Charge Per Demand Unit	-\$159.90	\$1,371.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$409,248
		\$1,371.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$103,721
		\$1,371.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$305,627

BP204		Rantiry to Irymple Green Belt - Ettwandas Avenue to Benetook Avenue BP204												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Estimated Total Capital Cost	\$2335,220.00													
Consultancy Fee	\$419.05													
Substantive Cost	\$2335,639.05													
External Funding	\$0.00													
Net Substantive Cost	\$2335,639.05													
Total Cost (no GST)	\$2335,639.05													
Timing	T1 of 1 / Dem = 354													
Main Catchment Area (MCA)	Area 022a:Area 022b:Area 025a:Area 027a:Area 027b:Area 027c:													
Discount for Usage from Outside MCA	34.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$155,521.77													
Present Value														
Demand Units	341	86	58	51	27	35	35	35	27	21	0			
Expenditure Attributable to MCA	\$97,576	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$155,521.77	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$147,843	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$235,639.05	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$74,471	\$0.00	\$16,475.63	\$14,597.50	\$7,695.76	\$9,980.43	\$9,980.43	\$9,980.43	\$7,695.76	\$5,892.06	\$0.00	\$0.00		
Net Cash Flow	-\$73,372	\$0.00	\$16,475.63	\$14,597.50	\$7,695.76	\$9,980.43	\$9,980.43	-\$227,943.30	\$5,892.06	\$5,892.06	\$0.00	\$0.00		
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	341	49	56	43	3	0	0	0	0	0	0	524		
Total Attributable Expenditure	\$97,576	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$155,522		
Infrastructure Charge Per Demand Unit	\$286.30	\$14,026.18	\$15,947.57	\$12,296.92	\$980.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$235,639		
		\$14,026.18	\$15,947.57	\$12,296.92	\$980.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$110,110		

Project		Cabarrita to Benetook - Riverside Avenue to Ontario Avenue BP211												
BP211		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost														
Consultancy Fee	\$109,700.00													
Substantive Cost	\$195.43													
External Funding	\$109,895.43													
Net Substantive Cost	\$0.00													
Total Cost (no GST)	\$109,895.43													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 862													
Discount for Usage from Outside MCA	Area 001a,Area 001b,Area 006,Area 011,													
Discount Beyond ICP Horizon	40.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$65,937.26													
Present Value														
Demand Units	791	211	71	74	71	93	95	100	86	82	40			
Expenditure Attributable to MCA	\$34,735	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$67,892	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$25,986	\$0.00	\$3,122.69	\$3,230.48	\$3,134.67	\$4,066.65	\$4,154.52	\$4,374.21	\$3,793.72	\$3,601.38	\$1,757.47	\$1,757.47	\$1,757.47	
Net Cash Flow	-\$31,906	\$0.00	\$3,122.69	\$3,230.48	\$3,134.67	\$4,066.65	\$4,154.52	\$4,374.21	\$3,793.72	\$3,601.38	\$1,757.47	\$1,757.47	\$1,757.47	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	791	2025	2026	2027	2028	2029	2030						1,162	
Total Attributable Expenditure	\$34,735	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,937	
Infrastructure Charge Per Demand Unit	\$43.94	\$0.00	\$2,196.83	\$2,636.20	\$2,196.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$109,895	
		\$0.00	\$2,196.83	\$2,636.20	\$2,196.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,781	
													-\$88,115	

Project		Cabarrita to Benetook spur - Sixteenth Street to Fifteenth Street BP212													Total
BP212		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2024	Total		
Estimated Total Capital Cost	\$202,730.00														
Consultancy Fee	\$361.17														
Substantive Cost	\$203,091.17														
External Funding	\$0.00														
Net Substantive Cost	\$203,091.17														
Total Cost (no GST)	\$203,091.17														
Timing	T1 of 1 / Dem = 827														
Main Catchment Area (MCA)	Area 001a,Area 001b,Area 006,Area 035,														
Discount for Usage from Outside MCA	55.0%														
Discount Beyond ICP Horizon	0.0%														
Other Use Demand	0.0%														
Cost Attributable to MCA	\$91,391.03														
Present Value		209	71	77	71	92	92	92	71	54	0	0			
Demand Units	651														
Expenditure Attributable to MCA	\$48,144	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$106,986	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$33,561	\$0.00	\$5,254.79	\$5,692.49	\$5,219.09	\$6,768.50	\$6,768.50	\$6,768.50	\$5,219.09	\$3,995.86	\$0.00	\$0.00	\$0.00		
Net Cash Flow	-\$73,425	\$0.00	\$5,254.79	\$5,692.49	\$5,219.09	\$6,768.50	\$6,768.50	\$6,768.50	\$5,219.09	\$3,995.86	\$0.00	\$0.00	\$0.00		
Discount Rate	6.0%														
Infrastructure Charge With Application of Present Value Discounting		2025	2026	2027	2028	2029	2030						827		
Total Demand Units	651	0	0	0	0	0	0	0	0	0	0	0	\$91,391		
Total Attributable Expenditure	\$48,144	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$203,091		
Infrastructure Charge Per Demand Unit	\$73.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,687		
													-\$187,404		

Project		Cabarrita to Benetook - Ontario Avenue to Walnut Avenue BP213												
BP213		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost														
Consultancy Fee	\$189,840.00													
Substantive Cost	\$336.42													
External Funding	\$189,176.42													
Net Substantive Cost	\$0.00													
Total Cost (no GST)	\$189,176.42													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 1130													
Discount for Usage from Outside MCA	Area 002a, Area 002b, Area 007, Area 012,													
Discount Beyond ICP Horizon	34.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	0.0%													
Present Value	\$124,856.44													
Demand Units	879	355	75	81	73	95	95	95	73	76	49			
Expenditure Attributable to MCA	\$55,224	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$83,673	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$34,194	\$0.00	\$4,709.84	\$5,071.52	\$4,596.17	\$5,960.65	\$5,960.65	\$5,960.65	\$4,596.17	\$4,771.42	\$3,057.54	\$3,057.54	\$3,057.54	
Net Cash Flow	-\$49,479	\$0.00	\$4,709.84	\$5,071.52	\$4,596.17	\$5,960.65	\$5,960.65	\$5,960.65	\$4,596.17	\$4,771.42	\$3,057.54	\$3,057.54	\$3,057.54	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	879	2025	2026	2027	2028	2029	2030	2030	2030	2030	2030	2030	1,130	
Total Attributable Expenditure	\$55,224	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$124,856	
Infrastructure Charge Per Demand Unit	\$62.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$189,176	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48,663	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$140,513	

Project		Cabarrita to Benetook - Walnut Avenue to Deakin Avenue BP214												
BP214		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost														
Consultancy Fee	\$187,460.00													
Substantive Cost	\$333.97													
External Funding	\$187,793.97													
Net Substantive Cost	\$0.00													
Total Cost (no GST)	\$187,793.97													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 1132													
Discount for Usage from Outside MCA	Area 003a, Area 003b, Area 008, Area 013,													
Discount Beyond ICP Horizon	34.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$123,944.02													
Present Value														
Demand Units	765	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024	Total	
Expenditure Attributable to MCA	\$48,790	131	73	72	72	17	0	0	0	0	0	0		
Total Expenditure	\$73,924	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$123,944.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$26,096	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$187,793.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Cash Flow	-\$47,829	\$8,128.78	\$4,554.83	\$4,482.86	\$4,482.86	\$1,080.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$8,128.78	\$4,554.83	\$4,482.86	\$4,482.86	\$1,080.21	-\$187,793.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Discount Rate	6.0%	2025	2026	2027	2028	2029	2030							
Infrastructure Charge With Application of Present Value Discounting		0	0	0	0	0	0						1,132	
Total Demand Units	765	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$123,944	
Total Attributable Expenditure	\$48,790	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$187,794	
Infrastructure Charge Per Demand Unit	\$62.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,308	
													-\$141,485	

BP215		Cabarrita to Benetook - Deakin Avenue to San Mateo Avenue BP215												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$172,180.00													
Consultancy Fee	\$305.74													
Substantive Cost	\$172,486.74													
External Funding	\$0.00													
Net Substantive Cost	\$172,486.74													
Total Cost (no GST)	\$172,486.74													
Timing	T1 of 1 / Dem = 927													
Main Catchment Area (MCA)	Area 004a, Area 004b, Area 009, Area 014,													
Discount for Usage from Outside MCA	50.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$86,243.37													
Present Value														
Demand Units	699	459	20	15	0	0	0	0	0	19	47	47		
Expenditure Attributable to MCA	\$33,949	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$67,899	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$12,893	\$0.00	\$994.53	\$706.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$935.91	\$2,284.73	\$2,284.73		
Net Cash Flow	-\$55,006	\$0.00	\$994.53	\$706.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$935.91	\$2,284.73	\$2,284.73		
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024		
		47	48	72	72	56	72	72	13	0	0	0		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$86,243.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$172,486.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$2,284.73	\$2,334.28	\$3,503.25	\$3,503.25	\$2,701.30	\$3,503.25	\$3,503.25	\$633.12	\$0.00	\$0.00	\$0.00	\$0.00	
		\$2,284.73	\$2,334.28	\$3,503.25	\$3,503.25	\$2,701.30	-\$168,983.49	\$3,503.25	\$633.12	\$0.00	\$0.00	\$0.00	\$0.00	
		2025	2026	2027	2028	2029	2030							
		0	0	0	0	0	0						1,013	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$86,243	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$172,487	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$26,888	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						-\$145,598	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	699													
Total Attributable Expenditure	\$33,949													
Infrastructure Charge Per Demand Unit	\$48.55													

BP216		Cabarrita to Benetook - San Mateo Avenue to Elhwanda Avenue BP216												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	
Estimated Total Capital Cost														
Consultancy Fee	\$195,790.00													
Substantive Cost	\$348.81													
External Funding	\$196,138.81													
Net Substantive Cost	\$0.00													
Total Cost (no GST)	\$196,138.81													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 1089													
Discount for Usage from Outside MCA	Area 005a, Area 005b, Area 010, Area 015, 50.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$98,068.40													
Demand Units	Present Value	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	
Expenditure Attributable to MCA	488	194	0	0	0	0	0	0	0	0	0	0	0	
Total Expenditure	\$30,579	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$61,157	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Cash Flow	\$19,338	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	-\$41,819	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
		0	0	0	0	35	65	65	239	214	277			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$98,068.40			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$196,138.81			
		\$0.00	\$0.00	\$0.00	\$0.00	\$2,125.92	\$4,010.26	\$4,010.26	\$14,664.99	\$13,120.23	\$17,015.29			
		\$0.00	\$0.00	\$0.00	\$0.00	\$2,125.92	\$4,010.26	\$4,010.26	\$14,664.99	\$13,120.23	-\$179,123.51			
		2025	2026	2027	2028	2029	2030							
		33	0	0	0	0	0						1,122	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$98,068	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$196,138	
		\$2,050.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$56,997	
		\$2,050.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						-\$139,142	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	488													
Total Attributable Expenditure	\$30,579													
Infrastructure Charge Per Demand Unit	\$61.42													

Project		Midlura South Multi-Purpose Community Centre (& Pre-School) CF001												
CF001		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total		
Estimated Total Capital Cost	\$3,431,600.00													
Consultancy Fee	\$6,113.51													
Substantive Cost	\$3,437,713.51													
External Funding	\$0.00													
Net Substantive Cost	\$3,437,713.51													
Total Cost (no GST)	\$3,437,713.51													
Timing	T1 of 6 / Dem = 6517, T2 of 6 / Dem = 6836, T3 of 6 / Dem = 7163, T4 of 6 / Dem = 7259, T5 of 6 / Dem = 7501, T6 of 6 / Dem = 7598													
Main Catchment Area (MCA)	Area 001a,Area 001b,Area 002a,Area 003a,Area 003b,Area 004a,Area 004b,Area 005a,Area 005b,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017a,Area 017b,Area 018a,Area 018b,Area 019a,Area 019b,Area 020a,Area 020b,Area 027a,Area 027b,Area 027c,Area 028,Area 029a,Area 029b,Area 030,Area 031a,Area 031b,Area 032,Area 033a,Area 033b,Area 034,Area 035,													
Discount for Usage from Outside MCA	0.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$3,437,713.51	1,731	167	183	182	235	237	242	197	259	266			
Present Value	4,412	1,731	167	183	182	235	237	242	197	259	266			
Demand Units														
Expenditure Attributable to MCA	\$878,476	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$878,476	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$553,391	\$0.00	\$33,164.36	\$36,382.17	\$36,144.55	\$46,881.19	\$47,279.43	\$46,275.04	\$39,131.38	\$51,592.85	\$53,065.46	\$51,592.85	\$53,065.46	
Net Cash Flow	-\$325,085	\$0.00	\$33,164.36	\$36,382.17	\$36,144.55	\$46,881.19	\$47,279.43	\$46,275.04	\$39,131.38	\$51,592.85	\$53,065.46	\$51,592.85	\$53,065.46	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
		266	236	272	272	206	265	265	275	214	277			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$53,065.46	\$47,021.01	\$54,208.86	\$54,208.86	\$41,001.35	\$52,703.06	\$52,703.06	\$54,719.06	\$42,535.91	\$55,163.76	\$54,719.06	\$55,163.76	
		\$53,065.46	\$47,021.01	\$54,208.86	\$54,208.86	\$41,001.35	\$52,703.06	\$52,703.06	\$54,719.06	\$42,535.91	\$55,163.76	\$54,719.06	\$55,163.76	
Discount Rate	6.0%	2025	2026	2027	2028	2029	2030							
		270	319	317	206	142	98							
		\$572,952.25	\$572,952.25	\$572,952.25	\$572,952.25	\$572,952.25	\$572,952.25							
		\$572,952.25	\$572,952.25	\$572,952.25	\$572,952.25	\$572,952.25	\$572,952.25							
		\$53,677.87	\$63,430.40	\$63,136.59	\$41,027.90	\$28,359.34	\$19,456.39							
		-\$519,274.38	-\$509,521.85	-\$509,815.66	-\$531,924.35	-\$544,592.91	-\$553,496.86							
Infrastructure Charge With Application of Present Value Discounting	4,412													
Total Demand Units	\$878,476													
Total Attributable Expenditure	\$199.12													
Infrastructure Charge Per Demand Unit														

Project	DG001	Midura South Scheme DG001												Total	
Estimated Total Capital Cost		\$37,355,700.00													
Consultancy Fee		\$66,590.47													
Substantive Cost		\$37,422,250.47													
External Funding		\$0.00													
Net Substantive Cost		\$37,422,250.47													
Total Cost (no GST)		\$37,422,250.47													
Timing															
		T1 of 26 / Dem = 1113, T2 of 26 / Dem = 1259, T3 of 26 / Dem = 1425, T4 of 26 / Dem = 1602, T5 of 26 / Dem = 1832, T6 of 26 / Dem = 2065, T7 of 26 / Dem = 2302, T8 of 26 / Dem = 2495													
		T9 of 26 / Dem = 2751, T10 of 26 / Dem = 3018, T11 of 26 / Dem = 3285, T12 of 26 / Dem = 3621, T13 of 26 / Dem = 3794, T14 of 26 / Dem = 4066, T15 of 26 / Dem = 4273, T16 of 26 / Dem = 4538													
		T17 of 26 / Dem = 4803, T18 of 26 / Dem = 5078, T19 of 26 / Dem = 5292, T20 of 26 / Dem = 5569, T21 of 26 / Dem = 5828, T22 of 26 / Dem = 6133, T23 of 26 / Dem = 6390, T24 of 26 / Dem = 6469													
		T25 of 26 / Dem = 6463, T26 of 26 / Dem = 6494													
Main Catchment Area (MCA)		Area 001b,Area 002b,Area 003a,Area 004b,Area 005b,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 017a,Area 018a,													
		Area 019a,Area 020a,Area 027b,Area 029a,Area 031a,Area 033a,													
Discount for Usage from Outside MCA		0.0%													
Discount Beyond ICP Horizon		22.9%													
Other Use Demand		0.0%													
Cost Attributable to MCA		\$28,852,289.47													
Present Value		3,677	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Demand Units			1,113	145	166	177	230	233	238	192	256	267			
Expenditure Attributable to MCA		\$14,428,663	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83
Total Expenditure		\$18,715,662	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33
Cash Inflow		\$10,307,934	\$0.00	\$669,974.46	\$651,302.58	\$695,675.00	\$902,326.34	\$914,870.04	\$932,421.40	\$754,627.42	\$1,004,740.60	\$1,047,379.21			
Net Cash Flow		-\$8,407,749	-\$1,439,317.33	-\$669,342.88	-\$788,014.75	-\$743,642.32	-\$536,990.99	-\$524,447.29	-\$506,895.93	-\$684,689.90	-\$434,576.72	-\$391,938.12			
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
			267	236	273	273	206	265	265	275	214	277			
			\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83
			\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33
			\$1,047,379.21	\$928,076.96	\$1,069,947.06	\$809,263.84	\$1,040,226.31	\$1,040,226.31	\$1,040,226.31	\$1,080,017.01	\$839,532.29	\$1,086,794.37			
			-\$391,938.12	-\$511,240.34	-\$369,370.26	-\$369,370.26	-\$630,053.48	-\$399,091.01	-\$399,091.01	-\$359,300.32	-\$599,765.04	-\$350,522.96			
			2025	2026	2027	2028	2029	2030							
			298	306	257	79	14	11							
			\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83	\$1,109,703.83
			\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33	\$1,439,317.33
			\$1,013,562.35	\$1,199,764.65	\$1,009,405.12	\$308,718.52	\$55,092.13	\$42,480.67							
			-\$425,754.97	-\$239,552.67	-\$429,912.21	-\$1,130,598.80	-\$1,384,225.20	-\$1,396,836.65							
Discount Rate		6.0%													
Infrastructure Charge With Application of Present Value Discounting		3,677													
Total Demand Units		\$14,428,663													
Total Attributable Expenditure		\$3,924.35													
Infrastructure Charge Per Demand Unit															

Project		Ramtury Drain near Fifteenth Street Scheme D6003													Total
D6003		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	2014	Total
Estimated Total Capital Cost	\$649,500.00														
Consultancy Fee	\$1,157.11														
Substantive Cost	\$650,657.11														
External Funding	\$0.00														
Net Substantive Cost	\$650,657.11														
Total Cost (no GST)	\$650,657.11														
Timing	T1 of 1 / Dem = 62														
Main Catchment Area (MCA)	Area 036a.														
Discount for Usage from Outside MCA	0.0%														
Discount Beyond ICP Horizon	0.0%														
Other Use Demand	0.0%														
Cost Attributable to MCA	\$650,657.11														
Present Value															
Demand Units	103	2	0	0	0	0	0	30	30	30	30	30	30	30	
Expenditure Attributable to MCA	\$408,230	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,657.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$408,230	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,657.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$400,709	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$119,594.53	\$119,594.53	\$119,594.53	\$119,594.53	\$119,594.53	\$119,594.53	\$119,594.53	
Net Cash Flow	-\$7,522	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$119,594.53	-\$531,062.58	\$119,594.53	\$119,594.53	\$119,594.53	\$119,594.53	\$119,594.53	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024	2024	2024	
		30	23	0	0	0	0	0	0	0	0	0	0	0	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$119,594.53	\$91,689.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$119,594.53	\$91,689.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		2025	2026	2027	2028	2029	2030	2030	2030	2030	2030	2030	2030	2030	
		0	0	0	0	0	0	0	0	0	0	0	0	0	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Discount Rate	6.0%														
Infrastructure Charge With Application of Present Value Discounting															
Total Demand Units	103														175
Total Attributable Expenditure	\$408,230														\$650,657
Infrastructure Charge Per Demand Unit	\$3,980.59														\$689,662
															\$39,006

Project	OS001	Playgrounds OS001	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Estimated Total Capital Cost	\$10,773,030.00												
Consultancy Fee	\$19,192.52												
Substantive Cost	\$10,792,222.52												
External Funding	\$0.00												
Net Substantive Cost	\$10,792,222.52												
Total Cost (no GST)	\$10,792,222.52												
Timing	T1 of 26 / Dem = 2409, T2 of 26 / Dem = 2683, T3 of 26 / Dem = 2966, T4 of 26 / Dem = 3309, T5 of 26 / Dem = 3755, T6 of 26 / Dem = 4166, T7 of 26 / Dem = 4530, T8 of 26 / Dem = 4827												
	T9 of 26 / Dem = 5169, T10 of 26 / Dem = 5466, T11 of 26 / Dem = 5762, T12 of 26 / Dem = 6021, T13 of 26 / Dem = 6294, T14 of 26 / Dem = 6566, T15 of 26 / Dem = 6772, T16 of 26 / Dem = 7036												
	T17 of 26 / Dem = 7301 T18 of 26 / Dem = 7576 T19 of 26 / Dem = 7790 T20 of 26 / Dem = 8067 T21 of 26 / Dem = 8336 T22 of 26 / Dem = 8655 T23 of 26 / Dem = 8972 T24 of 26 / Dem = 9178												
	T25 of 26 / Dem = 9320, T26 of 26 / Dem = 9418												
Main Catchment Area (MCA)	Area 001a, Area 001b, Area 002a, Area 003a, Area 003b, Area 004a, Area 004b, Area 005a, Area 005b, Area 006, Area 007, Area 008, Area 009, Area 010, Area 011, Area 012, Area 013, Area 014, Area 015, Area 016, Area 017a, Area 017b, Area 018a, Area 018b, Area 019a, Area 020a, Area 020b, Area 021a, Area 021b, Area 022a, Area 022b, Area 023, Area 024a, Area 024b, Area 025a, Area 026, Area 027a, Area 027b, Area 027c, Area 028, Area 029a, Area 029b, Area 030, Area 031a, Area 031b, Area 032, Area 033a, Area 033b, Area 034, Area 035, Area 036a, Area 036b, Area 037, Area 038,												
Discount for Usage from Outside MCA	0.0%												
Discount Beyond ICP Horizon	21.6%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$8,457,277.05												
Present Value	5,875	2,409	253	303	343	343	446	411	365	296	343	296	
Demand Units	\$4,228,668	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89
Expenditure Attributable to MCA	\$5,397,426	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48
Total Expenditure	\$2,893,281	\$0.00	\$182,457.30	\$218,087.76	\$246,891.92	\$321,146.04	\$295,770.21	\$262,504.24	\$213,344.39	\$246,615.16	\$213,449.96	\$201,635.51	
Cash Inflow													
Net Cash Flow	-\$2,804,144	-\$415,085.48	-\$322,628.16	-\$196,997.72	-\$168,193.56	-\$93,939.45	-\$119,315.27	-\$152,591.24	-\$201,741.09	-\$168,470.32	-\$201,635.51	-\$201,635.51	
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting	5,875	270	319	317	206	206	142	98	265	275	214	277	9,418
Total Demand Units	\$4,228,668	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89	\$325,279.89
Total Attributable Expenditure	\$719.90	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48	\$415,085.48
Infrastructure Charge Per Demand Unit		\$194,066.96	\$229,326.26	\$228,264.00	\$148,332.25	\$102,530.35	\$70,342.63	\$190,542.63	\$190,542.63	\$197,831.26	\$153,784.32	\$195,439.04	
		-\$221,018.52	-\$185,759.22	-\$186,821.48	-\$266,753.23	-\$312,555.13	-\$344,742.85	-\$224,542.85	-\$224,542.85	-\$217,254.23	-\$261,301.16	-\$215,646.44	

Project	OS004	Recreation & Community Centre Land OS004	Present Value												Total	
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014				
Estimated Total Capital Cost		\$2,244,400.00														
Consultancy Fee		\$3,998.48														
Substantive Cost		\$2,248,398.48														
External Funding		\$0.00														
Net Substantive Cost		\$2,248,398.48														
Total Cost (no GST)		\$2,248,398.48														
Timing			T1 of 26 / Dem = 1731, T2 of 26 / Dem = 1897, T3 of 26 / Dem = 2060, T4 of 26 / Dem = 2261, T5 of 26 / Dem = 2497, T6 of 26 / Dem = 2734, T7 of 26 / Dem = 2977, T8 of 26 / Dem = 3173													
			T9 of 26 / Dem = 3432, T10 of 26 / Dem = 3699, T11 of 26 / Dem = 3965, T12 of 26 / Dem = 4201, T13 of 26 / Dem = 4474, T14 of 26 / Dem = 4746, T15 of 26 / Dem = 4952, T16 of 26 / Dem = 5216													
			T17 of 26 / Dem = 5481, T18 of 26 / Dem = 5766, T19 of 26 / Dem = 6072, T20 of 26 / Dem = 6397, T21 of 26 / Dem = 6741, T22 of 26 / Dem = 7104, T23 of 26 / Dem = 7486, T24 of 26 / Dem = 7887													
			T25 of 26 / Dem = 7500, T26 of 26 / Dem = 7998													
Main Catchment Area (MCA)			Area 001a, Area 001b, Area 002a, Area 002b, Area 003a, Area 003b, Area 004a, Area 004b, Area 005a, Area 005b, Area 006, Area 007, Area 008, Area 009, Area 010, Area 011, Area 012, Area 013, Area 014, Area 015, Area 016, Area 017a, Area 017b, Area 018a, Area 018b, Area 019a, Area 019b, Area 020a, Area 020b, Area 021a, Area 021b, Area 022a, Area 022b, Area 023a, Area 023b, Area 024a, Area 024b, Area 025a, Area 025b, Area 026a, Area 026b, Area 027a, Area 027b, Area 027c, Area 028a, Area 028b, Area 029a, Area 029b, Area 030, Area 031a, Area 031b, Area 032, Area 033a, Area 033b, Area 034, Area 035.													
Discount for Usage from Outside MCA		0.0%														
Discount Beyond ICP Horizon		0.0%														
Other Use Demand		0.0%														
Cost Attributable to MCA		\$2,248,398.48														
Demand Units		4,412	1,731	167	183	182	235	237	242	197	259	266	277	214	277	266
Expenditure Attributable to MCA		\$1,124,473	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86
Total Expenditure		\$1,124,473	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86
Cash Inflow		\$708,355	\$0.00	\$42,451.26	\$46,570.15	\$46,265.99	\$60,009.18	\$60,515.94	\$61,793.34	\$50,089.21	\$66,040.23	\$67,925.21	\$70,611.09	\$54,447.11	\$70,611.09	\$67,925.21
Net Cash Flow		-\$416,118	-\$86,476.86	-\$44,025.59	-\$39,906.71	-\$40,210.87	-\$26,467.69	-\$25,957.93	-\$24,683.52	-\$36,387.66	-\$20,436.64	-\$18,551.65	-\$18,551.65	-\$32,029.76	-\$18,551.65	-\$18,551.65
Discount Rate		6.0%														
Infrastructure Charge With Application of Present Value Discounting		4,412	270	319	317	208	142	98	86	265	206	142	98	275	214	277
Total Demand Units		4,412														
Total Attributable Expenditure		\$1,124,473	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86	\$86,476.86
Infrastructure Charge Per Demand Unit		\$254.88	\$320.68	\$270.77	\$272.81	\$208.00	\$142.26	\$98.00	\$86.48	\$265.00	\$206.00	\$142.26	\$98.00	\$275.00	\$214.00	\$277.00

Project	OS005	Linear Reserves & Parks OS005	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Estimated Total Capital Cost		\$3,442,890.00											
Consultancy Fee		\$6,133.63											
Substantive Cost		\$3,449,023.63											
External Funding		\$0.00											
Net Substantive Cost		\$3,449,023.63											
Total Cost (no GST)		\$3,449,023.63											
Timing		T1 of 26 / Dem = 2409, T2 of 26 / Dem = 2663, T3 of 26 / Dem = 2966, T4 of 26 / Dem = 3309, T5 of 26 / Dem = 3755, T6 of 26 / Dem = 4166, T7 of 26 / Dem = 4530, T8 of 26 / Dem = 4827											
		T9 of 26 / Dem = 5169, T10 of 26 / Dem = 5466, T11 of 26 / Dem = 5762, T12 of 26 / Dem = 6021, T13 of 26 / Dem = 6294, T14 of 26 / Dem = 6566, T15 of 26 / Dem = 6772, T16 of 26 / Dem = 7035											
		T17 of 26 / Dem = 7301 T18 of 26 / Dem = 7576 T19 of 26 / Dem = 7790 T20 of 26 / Dem = 8067 T21 of 26 / Dem = 8336 T22 of 26 / Dem = 8655 T23 of 26 / Dem = 8972 T24 of 26 / Dem = 9178											
		T25 of 26 / Dem = 9320, T26 of 26 / Dem = 9418											
Main Catchment Area (MCA)		Area 001a,Area 001b,Area 002a,Area 002b,Area 003a,Area 003b,Area 004a,Area 004b,Area 005a,Area 005b,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012, Area 013,Area 014,Area 015,Area 016,Area 017a,Area 017b,Area 018a,Area 018b,Area 019a,Area 019b,Area 020a,Area 020b,Area 021a,Area 021b,Area 022a,Area 022b,Area 023, Area 024a,Area 024b,Area 025a,Area 025b,Area 026,Area 027a,Area 027b,Area 027c,Area 028,Area 029a,Area 029b,Area 030,Area 031a,Area 031b,Area 032,Area 033a,Area 033b, Area 034,Area 035,Area 036a,Area 036b,Area 037,Area 038.											
Discount for Usage from Outside MCA		0.0%											
Discount Beyond ICP Horizon		21.6%											
Other Use Demand		0.0%											
Cost Attributable to MCA		\$2,702,811.98											
Present Value		5,875	2,409	253	303	343	446	411	365	296	343	286	
Demand Units		\$1,351,735	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31
Expenditure Attributable to MCA		\$1,724,932	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75
Total Expenditure		\$628,772	\$0.00	\$58,310.47	\$69,697.40	\$78,902.75	\$102,633.19	\$94,523.48	\$93,892.20	\$68,181.49	\$78,814.30	\$68,215.24	\$68,215.24
Cash Inflow		-\$896,160	-\$132,654.75	-\$71,344.29	-\$62,957.36	-\$53,752.00	-\$30,021.56	-\$38,131.27	-\$45,762.55	-\$64,473.26	-\$53,940.45	-\$64,439.52	-\$64,439.52
Net Cash Flow		296	296	259	272	272	206	265	265	275	214	277	277
		\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31
		\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75
		\$68,215.24	\$59,620.84	\$62,634.25	\$62,634.25	\$62,634.25	\$47,373.96	\$60,894.41	\$60,894.41	\$63,223.74	\$49,147.04	\$63,737.56	\$63,737.56
		-\$64,439.52	-\$73,033.91	-\$70,020.50	-\$70,020.50	-\$70,020.50	-\$65,280.79	-\$71,760.34	-\$71,760.34	-\$69,431.01	-\$63,507.72	-\$66,917.19	-\$66,917.19
		2025	2026	2027	2028	2029	2030	2030	2030	2030	2030	2030	2030
		270	319	317	206	142	98	98	98	98	98	98	98
		\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31	\$103,954.31
		\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75	\$132,654.75
		\$62,020.75	\$73,289.05	\$72,949.57	\$47,404.64	\$32,767.08	\$22,480.39	\$22,480.39	\$22,480.39	\$22,480.39	\$22,480.39	\$22,480.39	\$22,480.39
		-\$70,634.02	-\$59,365.71	-\$69,705.19	-\$85,250.11	-\$99,857.68	-\$110,174.36	-\$110,174.36	-\$110,174.36	-\$110,174.36	-\$110,174.36	-\$110,174.36	-\$110,174.36
Discount Rate		6.0%											
Infrastructure Charge With Application of Present Value Discounting		5,875											
Total Demand Units		\$1,351,735											
Total Attributable Expenditure		\$230.07											
Infrastructure Charge Per Demand Unit													

Project		Fifteenth Street / Ontario Avenue Intersection Treatment R1004													Total	
	R1004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	2014	Total	
Estimated Total Capital Cost	\$371,000.00															
Consultancy Fee	\$660.95															
Substantive Cost	\$371,660.95															
External Funding	\$0.00															
Net Substantive Cost	\$371,660.95															
Total Cost (no GST)	\$371,660.95															
Timing																
Main Catchment Area (MCA)	T1 of 1 / Dem = 1409															
Discount for Usage from Outside MCA	Area 001a,Area 001b,Area 002a,Area 002b,Area 003a,Area 003b,Area 006,Area 007,Area 008,Area 035,Area 036a,Area 036b, 70.0%															
Discount Beyond ICP Horizon	0.0%															
Other Use Demand	0.0%															
Cost Attributable to MCA	\$111,498.28															
Present Value																
Demand Units	2,531	1,199	210	218	184	238	240	264	209	192	89					
Expenditure Attributable to MCA	\$99,233	\$0.00	\$111,498.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$330,777	\$0.00	\$371,660.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$54,874	\$0.00	\$6,225.46	\$8,540.11	\$7,226.61	\$9,313.63	\$9,418.02	\$10,354.51	\$8,209.89	\$7,507.25	\$3,486.86					
Net Cash Flow	-\$275,903	\$0.00	-\$363,435.49	\$8,540.11	\$7,226.61	\$9,313.63	\$9,418.02	\$10,354.51	\$8,209.89	\$7,507.25	\$3,486.86					
Discount Rate	6.0%															
Infrastructure Charge With Application of Present Value Discounting																
Total Demand Units	2,531	0	0	0	0	0	0	0	0	0	0				3,173	
Total Attributable Expenditure	\$99,233	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$111,498
Infrastructure Charge Per Demand Unit	\$39.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$371,661
																\$77,388
																-\$294,292

R014		Sixteenth Street / San Mateo Avenue Intersection Treatment R014													Total								
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Estimated Total Capital Cost																							
Consultancy Fee																							
Substantive Cost																							
External Funding																							
Net Substantive Cost																							
Total Cost (no GST)																							
Timing																							
Main Catchment Area (MCA)																							
Area 003a,Area 003b,Area 004a,Area 004b,Area 005a,Area 005b,Area 008,Area 009,Area 010,Area 011,Area 014,Area 015,Area 018a,Area 018b,Area 019a,Area 019b,Area 020a,Area 020b,Area 027a,Area 027b,Area 027c,Area 029a,Area 029b,Area 031a,Area 031b,Area 033a,Area 033b,																							
Area 020b,Area 027a,Area 027b,Area 027c,Area 029a,Area 029b,Area 031a,Area 031b,Area 033a,Area 033b,																							
Discount for Usage from Outside MCA																							
Discount Beyond ICP Horizon																							
Other Use Demand																							
Cost Attributable to MCA																							
Present Value																							
Demand Units																							
Expenditure Attributable to MCA																							
Total Expenditure																							
Cash Inflow																							
Net Cash Flow																							
Discount Rate																							
Infrastructure Charge With Application of Present Value Discounting																							
Total Demand Units																							
Total Attributable Expenditure																							
Infrastructure Charge Per Demand Unit																							

R015		Seventeenth Street / San Mateo Avenue Intersection Treatment R015												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$393,000.00													
Consultancy Fee	\$700.14													
Substantive Cost	\$393,700.14													
External Funding	\$0.00													
Net Substantive Cost	\$393,700.14													
Total Cost (no GST)	\$393,700.14													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 1099													
Discount for Usage from Outside MCA	Area 013, Area 014, Area 015, Area 018a, Area 018b, Area 019a, Area 019b, Area 020a, Area 020b, Area 031a, Area 031b, Area 033a, Area 033b,													
Discount Beyond ICP Horizon	86.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$55,118.02													
Present Value		87	0	0	0	0	0	0	0	0	0	0		
Demand Units	892													
Expenditure Attributable to MCA	\$21,697	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$154,979	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,118.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$19,695	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$393,700.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Cash Flow	-\$135,284	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,863.52	\$4,863.52	\$3,687.68	\$2,643.51	\$3,428.31	\$3,428.31	\$3,428.31	
		\$1,759.14	\$2,677.72	\$4,571.08	\$4,571.08	\$3,679.71	\$4,863.52	\$4,863.52	\$3,687.68	\$2,643.51	\$3,428.31	\$3,428.31	\$3,428.31	
		\$1,759.14	\$2,677.72	\$4,571.08	\$4,571.08	\$3,679.71	-\$388,836.63	\$4,863.52	\$3,687.68	\$2,643.51	\$3,428.31	\$3,428.31	\$3,428.31	
Discount Rate	6.0%	2025	2026	2027	2028	2029	2030							
Infrastructure Charge With Application of Present Value Discounting		142	142	109	49	43	33						2,217	
Total Demand Units	892	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,118	
Total Attributable Expenditure	\$21,697	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$393,700	
Infrastructure Charge Per Demand Unit	\$24.31	\$3,444.13	\$3,446.30	\$2,657.39	\$1,180.06	\$1,034.79	\$797.91						\$51,786	
		\$3,444.13	\$3,446.30	\$2,657.39	\$1,180.06	\$1,034.79	\$797.91						-\$341,915	

		Sixteenth Street / Etiwanda Avenue Intersection Treatment R017												
		R017												Total
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	
Estimated Total Capital Cost														
Consultancy Fee														
Substantive Cost														
External Funding														
Net Substantive Cost														
Total Cost (no GST)														
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 6794													
	Area 004a,Area 004b,Area 005a,Area 005b,Area 009,Area 010,Area 014,Area 015,Area 019a,Area 019b,Area 020a,Area 020b,Area 027a,Area 027b,Area 027c,Area 028,Area 029a,Area 029b,Area 030,Area 031a,Area 031b,Area 032,Area 033a,Area 033b,Area 034,													
	62.0%													
	0.0%													
	0.0%													
	\$141,231.16													
Discount for Usage from Outside MCA														
Discount Beyond ICP Horizon														
Other Use Demand														
Cost Attributable to MCA														
Present Value														
Demand Units		3,360	305	299	220	285	285	285	220	187	47			
Expenditure Attributable to MCA		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow		\$0.00	\$2,555.46	\$2,505.75	\$1,837.90	\$2,383.52	\$2,383.52	\$2,383.52	\$1,837.90	\$1,568.95	\$395.00	\$395.00	\$395.00	
Net Cash Flow		\$0.00	\$2,555.46	\$2,505.75	\$1,837.90	\$2,383.52	\$2,383.52	\$2,383.52	\$1,837.90	\$1,568.95	\$395.00	\$395.00	\$395.00	
		47	48	72	72	135	222	222	268	214	278			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$141,231.16	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$371,660.95	\$0.00	\$0.00	\$0.00	
		\$395.00	\$403.57	\$605.67	\$605.67	\$1,132.16	\$1,860.37	\$1,860.37	\$2,242.36	\$1,794.02	\$2,326.62	\$2,326.62	\$2,326.62	
		\$395.00	\$403.57	\$605.67	\$605.67	\$1,132.16	\$1,860.37	\$1,860.37	\$2,242.36	-\$369,866.93	\$2,326.62	\$2,326.62	\$2,326.62	
		2025	2026	2027	2028	2029	2030							
		270	269	208	56	43	33						7,952	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$141,231	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$371,660	
		\$2,263.95	\$2,255.37	\$1,739.08	\$470.68	\$356.27	\$274.72						\$38,437	
		\$2,263.95	\$2,255.37	\$1,739.08	\$470.68	\$356.27	\$274.72						-\$333,224	
Discount Rate														
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units			5,577											
Total Attributable Expenditure			\$46,679											
Infrastructure Charge Per Demand Unit			\$8.37											

		Sixteenth Street / Benetook Avenue Intersection Treatment R020												
R020		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Project														
Estimated Total Capital Cost		\$393,000.00												
Consultancy Fee		\$700.14												
Substantive Cost		\$393,700.14												
External Funding		\$0.00												
Net Substantive Cost		\$393,700.14												
Total Cost (no GST)		\$393,700.14												
Timing														
	T1 of 1 / Dem = 5040													
Main Catchment Area (MCA)	Area 005a,Area 005b,Area 010,Area 015,Area 020a,Area 020b,Area 027a,Area 027b,Area 027c,Area 028,Area 028a,Area 028b,Area 030,Area 031a,Area 031b,Area 032,Area 033a,Area 033b,Area 034,													
	84.0%													
Discount for Usage from Outside MCA	0.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$62,992.02													
Present Value														
Demand Units	3,426	2,000	188	188	145	188	188	188	145	111	0			
Expenditure Attributable to MCA	\$15,558	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$97,235	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$6,989	\$0.00	\$852.39	\$852.39	\$657.26	\$852.39	\$852.39	\$852.39	\$657.26	\$503.22	\$0.00	\$0.00	\$0.00	
Net Cash Flow	-\$90,247	\$0.00	\$852.39	\$852.39	\$657.26	\$852.39	\$852.39	\$852.39	\$657.26	\$503.22	\$0.00	\$0.00	\$0.00	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
		0	0	0	0	35	66	66	240	214	278			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$157.73	\$297.53	\$297.53	\$1,088.03	\$973.42	\$1,262.40	\$1,262.40	\$1,262.40	
		\$0.00	\$0.00	\$0.00	\$0.00	\$157.73	\$297.53	\$297.53	\$1,088.03	\$973.42	\$1,262.40	\$1,262.40	\$1,262.40	
		2025	2026	2027	2028	2029	2030							
		270	269	208	56	43	33						5,115	
		\$0.00	\$0.00	\$0.00	\$62,992.02	\$0.00	\$0.00						\$62,992	
		\$0.00	\$0.00	\$0.00	\$393,700.14	\$0.00	\$0.00						\$393,700	
		\$1,228.40	\$1,223.74	\$943.61	\$255.38	\$193.31	\$149.06						\$14,150	
		\$1,228.40	\$1,223.74	\$943.61	-\$393,444.76	\$193.31	\$149.06						-\$379,550	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	3,426													
Total Attributable Expenditure	\$15,558													
Infrastructure Charge Per Demand Unit	\$4.54													

Project		Riverside Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m) RR004													Total
	RR004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	2014	Total
Estimated Total Capital Cost	\$177,480.00														
Consultancy Fee	\$316.19														
Substantive Cost	\$177,796.19														
External Funding	\$0.00														
Net Substantive Cost	\$177,796.19														
Total Cost (no GST)	\$177,796.19														
Timing															
Main Catchment Area (MCA)	T1 of 1 / Dem = 328														
Discount for Usage from Outside MCA	Area 001a,Area 001b,Area 006,Area 035,Area 036a,Area 036b, 67.0%														
Discount Beyond ICP Horizon	0.0%														
Other Use Demand	0.0%														
Cost Attributable to MCA	\$58,672.74														
Demand Units	814	252	76	82	76	97	97	122	101	84	30				
Expenditure Attributable to MCA	\$52,219	\$0.00	\$58,672.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditure	\$168,238	\$0.00	\$177,796.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Inflow	\$36,971	\$0.00	\$4,897.15	\$5,276.25	\$4,866.06	\$6,215.11	\$6,215.11	\$7,824.48	\$6,475.42	\$5,410.38	\$1,931.24				
Net Cash Flow	-\$121,267	\$0.00	-\$172,899.04	\$5,276.25	\$4,866.06	\$6,215.11	\$6,215.11	\$7,824.48	\$6,475.42	\$5,410.38	\$1,931.24				
Discount Rate	6.0%														
Infrastructure Charge With Application of Present Value Discounting															
Total Demand Units	814	0	0	0	0	0	0	0	0	0	0				1,071
Total Attributable Expenditure	\$52,219	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58,673
Infrastructure Charge Per Demand Unit	\$64.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,525
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$125,271

Project		Riverside Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m) RR005													Total
	RR005	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	2014	Total
Estimated Total Capital Cost															
Consultancy Fee															
Substantive Cost															
External Funding															
Net Substantive Cost															
Total Cost (no GST)															
Timing															
Main Catchment Area (MCA)															
Discount for Usage from Outside MCA															
Discount Beyond ICP Horizon															
Other Use Demand															
Cost Attributable to MCA															
Present Value															
Demand Units	839	212	71	77	81	105	107	112	96	89	40	40	40		
Expenditure Attributable to MCA	\$30,983	\$0.00	\$0.00	\$0.00	\$39,115.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$140,831	\$0.00	\$0.00	\$0.00	\$177,796.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$23,605	\$0.00	\$2,633.46	\$2,852.82	\$2,986.10	\$3,873.75	\$3,947.86	\$4,133.13	\$3,541.89	\$3,289.40	\$1,482.13	\$1,482.13	\$1,482.13		
Net Cash Flow	-\$117,227	\$0.00	\$2,633.46	\$2,852.82	-\$174,810.09	\$3,873.75	\$3,947.86	\$4,133.13	\$3,541.89	\$3,289.40	\$1,482.13	\$1,482.13	\$1,482.13		
Discount Rate	6.0%														
Infrastructure Charge With Application of Present Value Discounting															
Total Demand Units	839	0	50	60	50	0	0	0	0	0	0	0	0	0	1,231
Total Attributable Expenditure	\$30,983	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,115
Infrastructure Charge Per Demand Unit	\$36.83	\$0.00	\$1,852.66	\$2,223.19	\$1,852.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,643
		\$0.00	\$1,852.66	\$2,223.19	\$1,852.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$140,153

RR020		Walnut Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m) RR020												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$312,410.00													
Consultancy Fee	\$556.57													
Substantive Cost	\$312,966.57													
External Funding	\$0.00													
Net Substantive Cost	\$312,966.57													
Total Cost (no GST)	\$312,966.57													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 2103													
Discount for Usage from Outside MCA	Area 002a:Area 002b:Area 003a:Area 003b:Area 007:Area 008: 67.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$103,278.97													
Present Value														
Demand Units	1,718	948	134	136	109	141	143	142	109	107	59			
Expenditure Attributable to MCA	\$36,183	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$108,646	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$17,351	\$0.00	\$2,812.49	\$2,856.45	\$2,285.91	\$2,964.54	\$3,020.64	\$2,995.49	\$2,285.91	\$2,258.00	\$1,239.76		\$1,239.76	
Net Cash Flow	-\$92,295	\$0.00	\$2,812.49	\$2,856.45	\$2,285.91	\$2,964.54	\$3,020.64	\$2,995.49	\$2,285.91	\$2,258.00	\$1,239.76		\$1,239.76	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	1,718	0	0	0	0	0	0	0	0	0	0	0	2,103	
Total Attributable Expenditure	\$36,183	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$103,278.97	\$0.00	\$0.00	\$0.00	\$103,279	
Infrastructure Charge Per Demand Unit	\$21.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312,966.57	\$0.00	\$0.00	\$0.00	\$312,967	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$312,966.57	\$0.00	\$0.00	\$0.00	-\$288,634	

RR021		Walnut Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m) RR021												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$325,990.00													
Consultancy Fee	\$560.76													
Substantive Cost	\$326,570.76													
External Funding	\$0.00													
Net Substantive Cost	\$326,570.76													
Total Cost (no GST)	\$326,570.76													
Timing	T1 of 1 / Dem = 2905													
Main Catchment Area (MCA)	Area 002a,Area 002b,Area 003a,Area 003b,Area 007,Area 008,Area 012,Area 013,													
Discount for Usage from Outside MCA	50.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$163,285.38													
Present Value														
Demand Units	2,185	961	134	150	146	190	192	191	146	186	180			
Expenditure Attributable to MCA	\$57,206	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$114,412	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$33,478	\$0.00	\$3,495.49	\$3,920.01	\$3,827.38	\$4,963.64	\$5,033.36	\$5,002.11	\$3,827.38	\$4,861.60	\$4,714.55	\$4,714.55	\$4,714.55	
Net Cash Flow	-\$80,934	\$0.00	\$3,495.49	\$3,920.01	\$3,827.38	\$4,963.64	\$5,033.36	\$5,002.11	\$3,827.38	\$4,861.60	\$4,714.55	\$4,714.55	\$4,714.55	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024		
		180	88	72	72	17	0	0	0	0	0	0		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$163,285.38	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$326,570.76	\$0.00	\$0.00	\$0.00	\$0.00	
		\$4,714.55	\$2,310.25	\$1,694.54	\$1,694.54	\$456.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$4,714.55	\$2,310.25	\$1,694.54	\$1,694.54	\$456.52	\$0.00	\$0.00	-\$326,570.76	\$0.00	\$0.00	\$0.00	\$0.00	
		2025	2026	2027	2028	2029	2030							
		0	0	0	0	0	0						2,905	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$163,285	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$326,571	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$50,916	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						-\$275,655	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	2,185													
Total Attributable Expenditure	\$57,206													
Infrastructure Charge Per Demand Unit	\$26.18													

RR022		Walnut Avenue - Sixteenth Street to Seventeenth Street (1st half - about 660m) RR022												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$312,410.00													
Consultancy Fee	\$556.57													
Substantive Cost	\$312,966.57													
External Funding	\$0.00													
Net Substantive Cost	\$312,966.57													
Total Cost (no GST)	\$312,966.57													
Timing	T1 of 1 / Dem = 1961													
Main Catchment Area (MCA)	Area 007,Area 008,Area 012,Area 013,Area 017a,Area 017b,Area 018a,Area 018b,													
Discount for Usage from Outside MCA	50.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$156,483.28													
Present Value														
Demand Units	1,211	175	46	71	101	131	134	133	101	127	121			
Expenditure Attributable to MCA	\$51,720	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$103,440	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$44,676	\$0.00	\$1,981.36	\$3,030.45	\$4,325.37	\$5,609.46	\$5,723.21	\$5,672.22	\$4,325.37	\$5,432.46	\$5,177.36	\$5,177.36	\$5,177.36	
Net Cash Flow	-\$58,764	\$0.00	\$1,981.36	\$3,030.45	\$4,325.37	\$5,609.46	\$5,723.21	\$5,672.22	\$4,325.37	\$5,432.46	\$5,177.36	\$5,177.36	\$5,177.36	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
		121	131	201	201	71	43	43	8	0	0			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$156,483.28	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312,966.57	\$0.00	\$0.00	\$0.00	
		\$5,177.36	\$5,589.24	\$6,576.23	\$6,576.23	\$3,047.08	\$1,849.62	\$1,849.62	\$334.27	\$0.00	\$0.00	\$0.00	\$0.00	
		\$5,177.36	\$5,589.24	\$6,576.23	\$6,576.23	\$3,047.08	\$1,849.62	\$1,849.62	\$334.27	-\$312,966.57	\$0.00	\$0.00	\$0.00	
		2025	2026	2027	2028	2029	2030							
		0	0	0	0	0	0						1,961	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$156,483	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$312,967	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$76,277	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						-\$236,690	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	1,211													
Total Attributable Expenditure	\$51,720													
Infrastructure Charge Per Demand Unit	\$42.71													

RR023		Walnut Avenue - Sixteenth Street to Seventeenth Street (part 2nd half - about 380m) RR023											
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	
Estimated Total Capital Cost	\$179,880.00												
Consultancy Fee	\$320.46												
Substantive Cost	\$180,200.46												
External Funding	\$0.00												
Net Substantive Cost	\$180,200.46												
Total Cost (no GST)	\$180,200.46												
Timing	T1 of 1 / Dem = 1284												
Main Catchment Area (MCA)	Area 012,Area 013,Area 017a,Area 017b,Area 018a,Area 018b,												
Discount for Usage from Outside MCA	67.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$59,466.15												
Present Value													
Demand Units	688	29	0	14	38	49	49	49	38	78	121		
Expenditure Attributable to MCA	\$19,654	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$59,559	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$18,870	\$0.00	\$403.66	\$1,076.43	\$1,395.99	\$1,395.99	\$1,395.99	\$1,395.99	\$1,076.43	\$2,242.94	\$3,463.54	\$3,463.54	
Net Cash Flow	-\$40,689	\$0.00	\$403.66	\$1,076.43	\$1,395.99	\$1,395.99	\$1,395.99	\$1,395.99	\$1,076.43	\$2,242.94	\$3,463.54	\$3,463.54	
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	688	0	0	0	0	0	0	0	0	0	0	1,284	
Total Attributable Expenditure	\$19,654	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,466.15	\$0.00	\$59,466	
Infrastructure Charge Per Demand Unit	\$28.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180,200.46	\$0.00	\$180,200	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$223.62	\$0.00	\$0.00	\$35,865	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$223.62	-\$180,200.46	\$0.00	-\$144,335	

RR024		Walnut Avenue - Sixteenth Street to Seventeenth Street (part 2nd half - about 280m) RR024											
Project	Present Value	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total
Estimated Total Capital Cost	\$132,540.00												
Consultancy Fee	\$236.12												
Substantive Cost	\$132,776.12												
External Funding	\$0.00												
Net Substantive Cost	\$132,776.12												
Total Cost (no GST)	\$132,776.12												
Timing													
Main Catchment Area (MCA)													
Area 012,Area 013,Area 017a,Area 017b,Area 018a,Area 018b,													
Discount for Usage from Outside MCA	67.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$43,816.12												
Demand Units	688												
Expenditure Attributable to MCA	\$9,631												
Total Expenditure	\$29,186												
Cash Inflow	\$9,247												
Net Cash Flow	-\$19,939												
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024	
		121	131	201	201	71	43	43	8	0	0	0	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$1,697.24	\$1,632.26	\$2,811.46	\$2,811.46	\$988.89	\$606.34	\$606.34	\$109.58	\$0.00	\$0.00	\$0.00	
		\$1,697.24	\$1,632.26	\$2,811.46	\$2,811.46	\$988.89	\$606.34	\$606.34	\$109.58	\$0.00	\$0.00	\$0.00	
		2025	2026	2027	2028	2029	2030	2030	2030	2030	2030	2030	
		0	0	0	0	0	0	0	0	0	0	0	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,816.12	\$43,816.12	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$132,776.12	\$132,776.12	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$132,776.12	-\$132,776.12	\$0.00	\$0.00	\$0.00	\$0.00	
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	688												
Total Attributable Expenditure	\$9,631												
Infrastructure Charge Per Demand Unit	\$14.00												
													1,284
													\$43,816
													\$132,776
													\$17,675
													-\$115,201

		San Mateo Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m) RR045											
RR045		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	
Project													
Estimated Total Capital Cost	\$312,410.00												
Consultancy Fee	\$556.57												
Substantive Cost	\$312,966.57												
External Funding	\$0.00												
Net Substantive Cost	\$312,966.57												
Total Cost (no GST)	\$312,966.57												
Timing													
	T1 of 1 / Dem = 8032												
Main Catchment Area (MCA)													
	Area 004a,Area 004b,Area 005a,Area 005b,Area 010,Area 021a,Area 021b,Area 037,												
Discount for Usage from Outside MCA	50.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$156,483.28												
Present Value													
Demand Units	7,516												
Expenditure Attributable to MCA	\$48,792												
Total Expenditure	\$97,584												
Cash Inflow	\$17,342												
Net Cash Flow	-\$80,242												
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
		47	14	0	0	35	66	66	124	106	137		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$156,483.28		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312,966.57		
		\$306.33	\$92.27	\$0.00	\$0.00	\$225.44	\$425.26	\$425.26	\$805.16	\$685.47	\$688.97		
		\$306.33	\$92.27	\$0.00	\$0.00	\$225.44	\$425.26	\$425.26	\$805.16	\$685.47	-\$312,077.60		
		2025	2026	2027	2028	2029	2030						
		16	0	0	0	0	0					9,048	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$156,483	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$312,967	
		\$107.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$25,398	
		\$107.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					-\$287,568	
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	7,516												
Total Attributable Expenditure	\$48,792												
Infrastructure Charge Per Demand Unit	\$6.49												

		San Mateo Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m) RR046												
Project	RR046	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost		\$312,410.00												
Consultancy Fee		\$556.57												
Substantive Cost		\$312,966.57												
External Funding		\$0.00												
Net Substantive Cost		\$312,966.57												
Total Cost (no GST)		\$312,966.57												
Timing														
Main Catchment Area (MCA)		T1 of 1 / Dem = 5161												
Discount for Usage from Outside MCA		Area 004a,Area 004b,Area 005a,Area 005b,Area 010,Area 014,Area 015,												
Discount Beyond ICP Horizon		50.0%												
Other Use Demand		0.0%												
Cost Attributable to MCA		\$156,483.28												
Present Value														
Demand Units		3,811	2,370	202	145	188	188	188	145	130	47			
Expenditure Attributable to MCA		\$48,792	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure		\$97,584	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow		\$20,169	\$0.00	\$2,590.02	\$1,852.96	\$2,403.06	\$2,403.06	\$2,403.06	\$1,852.96	\$1,666.18	\$604.22	\$604.22	\$604.22	
Net Cash Flow		-\$77,416	\$0.00	\$2,590.02	\$1,852.96	\$2,403.06	\$2,403.06	\$2,403.06	\$1,852.96	\$1,666.18	\$604.22	\$604.22	\$604.22	
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
			47	48	72	72	91	138	138	253	214	278		
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$156,483.28		
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312,966.57		
			\$604.22	\$617.32	\$926.47	\$926.47	\$1,159.05	\$1,765.27	\$1,765.27	\$3,234.81	\$2,744.27	\$3,558.98		
			\$604.22	\$617.32	\$926.47	\$926.47	\$1,159.05	\$1,765.27	\$1,765.27	\$3,234.81	\$2,744.27	-\$309,407.59		
			2025	2026	2027	2028	2029	2030						
			33	0	0	0	0	0					5,195	
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$156,483	
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$312,967	
			\$428.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$36,173	
			\$428.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					-\$276,794	
Discount Rate		6.0%												
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units		3,811												
Total Attributable Expenditure		\$48,792												
Infrastructure Charge Per Demand Unit		\$12.80												

Project		San Mateo Avenue - Sixteenth Street to Seventeenth Street (1st half - about 600m) RR047												
	RR047	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Estimated Total Capital Cost	\$312,410.00													
Consultancy Fee	\$556.57													
Substantive Cost	\$312,966.57													
External Funding	\$0.00													
Net Substantive Cost	\$312,966.57													
Total Cost (no GST)	\$312,966.57													
Timing	T1 of 1 / Dem = 1908													
Main Catchment Area (MCA)	Area 009,Area 010,Area 014,Area 015,Area 019a,Area 019b,Area 020a,Area 020b,													
Discount for Usage from Outside MCA	23.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$240,984.26													
Present Value		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Demand Units	1,004	396	21	15	0	0	0	0	0	8	21			
Expenditure Attributable to MCA	\$70,887	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$92,061	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$44,516	\$0.00	\$1,450.76	\$1,031.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$594.29	\$1,450.76			
Net Cash Flow	-\$47,545	\$0.00	\$1,450.76	\$1,031.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$594.29	\$1,450.76			
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
		21	40	72	72	135	222	222	209	159	207			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		\$1,450.76	\$2,838.22	\$5,110.34	\$5,110.34	\$9,552.69	\$15,696.97	\$15,696.97	\$14,786.80	\$11,247.06	\$14,586.02			
		\$1,450.76	\$2,838.22	\$5,110.34	\$5,110.34	\$9,552.69	\$15,696.97	\$15,696.97	\$14,786.80	\$11,247.06	\$14,586.02			
		2025	2026	2027	2028	2029	2030							
		87	71	55	17	14	11					2,076		
		\$240,984.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$240,984		
		\$312,966.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312,967		
		\$6,171.52	\$5,018.85	\$3,869.95	\$1,235.82	\$993.31	\$765.93	\$765.93				\$118,659		
		-\$306,795.05	\$5,018.85	\$3,869.95	\$1,235.82	\$993.31	\$765.93	\$765.93				-\$194,308		
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	1,004													
Total Attributable Expenditure	\$70,887													
Infrastructure Charge Per Demand Unit	\$70.63													

Project		San Mateo Avenue - Sixteenth Street to Seventeenth Street (2nd half - about 660m) RR048																
	Present Value	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total						
Estimated Total Capital Cost	\$312,410.00																	
Consultancy Fee	\$556.57																	
Substantive Cost	\$312,966.57																	
External Funding	\$0.00																	
Net Substantive Cost	\$312,966.57																	
Total Cost (no GST)	\$312,966.57																	
Timing																		
	T1 of 1 / Dem = 1116																	
Main Catchment Area (MCA)	Area 014, Area 015, Area 019a, Area 019b, Area 020a, Area 020b,																	
Discount for Usage from Outside MCA	48.0%																	
Discount Beyond ICP Horizon	0.0%																	
Other Use Demand	0.0%																	
Cost Attributable to MCA	\$162,742.62																	
Demand Units	480																	
Expenditure Attributable to MCA	\$47,872																	
Total Expenditure	\$92,061																	
Cash Inflow	\$43,246																	
Net Cash Flow	-\$48,815																	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024							
		0	34	72	72	101	157	157	144	109	141							
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
		\$0.00	\$3,323.37	\$7,072.81	\$7,072.81	\$9,826.48	\$15,321.40	\$15,321.40	\$14,061.71	\$10,628.50	\$13,763.84							
		\$0.00	\$3,323.37	\$7,072.81	\$7,072.81	\$9,826.48	\$15,321.40	\$15,321.40	\$14,061.71	\$10,628.50	\$13,763.84							
		2025	2026	2027	2028	2029	2030											
		79	71	55	17	14	11					1,284						
		\$162,742.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$162,743						
		\$312,966.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$312,967						
		\$7,770.00	\$6,946.19	\$5,356.09	\$1,710.39	\$1,374.77	\$1,060.06					\$120,630						
		-\$305,196.57	\$6,946.19	\$5,356.09	\$1,710.39	\$1,374.77	\$1,060.06					-\$192,337						
Discount Rate	6.0%																	
Infrastructure Charge With Application of Present Value Discounting																		
Total Demand Units	480																	
Total Attributable Expenditure	\$47,872																	
Infrastructure Charge Per Demand Unit	\$97.75																	

		Eltwanda Avenue - Eleventh Street to Fourteenth Street (2nd half - about 660m) RR050												
Project	RR050	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost														
Consultancy Fee	\$312,410.00													
Substantive Cost	\$556.57													
External Funding	\$312,966.57													
Net Substantive Cost	\$0.00													
Total Cost (no GST)	\$312,966.57													
Total Cost (no GST)	\$312,966.57													
Timing														
T1 of 1 / Dem = 915														
Main Catchment Area (MCA)														
Area 024a, Area 024b, Area 025a, Area 025b, Area 038,														
Discount for Usage from Outside MCA	88.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$34,426.32													
Present Value														
Demand Units	688	176	0	50	138	182	153	83	70	54	0	0		
Expenditure Attributable to MCA	\$13,552	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$123,198	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$10,333	\$0.00	\$0.00	\$972.84	\$2,679.79	\$3,529.54	\$2,970.01	\$1,794.82	\$1,359.42	\$1,040.80	\$0.00	\$0.00	\$0.00	
Net Cash Flow	-\$112,865	\$0.00	\$0.00	\$972.84	\$2,679.79	\$3,529.54	\$2,970.01	\$1,794.82	\$1,359.42	\$1,040.80	\$0.00	\$0.00	\$0.00	
2015		0	0	0	0	0	0	0	0	0	0	0	0	
2016		0	0	0	0	0	0	0	0	0	0	0	0	
2017		0	0	0	0	0	0	0	0	0	0	0	0	
2018		0	0	0	0	0	0	0	0	0	0	0	0	
2019		0	0	0	0	0	0	0	0	0	0	0	0	
2020		0	0	0	0	0	0	0	0	0	0	0	0	
2021		0	0	0	0	0	0	0	0	0	0	0	0	
2022		0	0	0	0	0	0	0	0	0	0	0	0	
2023		0	0	0	0	0	0	0	0	0	0	0	0	
2024		0	0	0	0	0	0	0	0	0	0	0	0	
2025		0	0	0	0	0	0	0	0	0	0	0	0	
2026		0	0	0	0	0	0	0	0	0	0	0	0	
2027		0	0	0	0	0	0	0	0	0	0	0	0	
2028		0	0	0	0	0	0	0	0	0	0	0	0	
2029		0	0	0	0	0	0	0	0	0	0	0	0	
2030		0	0	0	0	0	0	0	0	0	0	0	0	
Total Demand Units	688	176	0	50	138	182	153	83	70	54	0	0	915	
Total Attributable Expenditure	\$13,552	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,426	
Infrastructure Charge Per Demand Unit	\$19.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312,967	
Total Attributable Expenditure	\$13,552	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,347	
Infrastructure Charge Per Demand Unit	\$19.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$289,619	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	688													
Total Attributable Expenditure	\$13,552													
Infrastructure Charge Per Demand Unit	\$19.40													

Project		Elitwanda Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m) RR051												
RR051		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$345,220.00													
Consultancy Fee	\$615.02													
Substantive Cost	\$345,835.02													
External Funding	\$0.00													
Net Substantive Cost	\$345,835.02													
Total Cost (no GST)	\$345,835.02													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 3756													
Discount for Usage from Outside MCA	Area 021a,Area 021b,Area 022a,Area 022b,Area 023a,Area 024b,Area 025a,Area 025b,Area 038,													
Discount Beyond ICP Horizon	52.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$166,000.81													
Present Value														
Demand Units	5,152	2,162	263	297	297	388	350	274	210	259	239	239		
Expenditure Attributable to MCA	\$117,024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166,000.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$243,800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$345,835.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$70,696	\$0.00	\$5,982.73	\$6,742.44	\$6,739.25	\$8,803.40	\$7,954.45	\$6,217.57	\$4,765.54	\$5,876.79	\$5,439.37	\$5,439.37	\$5,439.37	
Net Cash Flow	-\$173,104	\$0.00	\$5,982.73	\$6,742.44	\$6,739.25	\$8,803.40	-\$337,880.58	\$6,217.57	\$4,765.54	\$5,876.79	\$5,439.37	\$5,439.37	\$5,439.37	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	5,152	239	239	185	239	239	185	239	239	185	239	239	8,295	
Total Attributable Expenditure	\$117,024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166,000	
Infrastructure Charge Per Demand Unit	\$22.72	\$5,439.37	\$4,194.22	\$5,439.37	\$5,439.37	\$5,439.37	\$4,194.22	\$5,439.37	\$5,439.37	\$4,194.22	\$5,439.37	\$5,439.37	\$139,326	
		\$5,439.37	\$4,194.22	\$5,439.37	\$5,439.37	\$5,439.37	\$4,194.22	\$5,439.37	\$5,439.37	\$4,194.22	\$5,439.37	\$5,439.37	-\$206,509	

Project		Eltwanda Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m) RR052													Total
RR052		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	2014	Total
Estimated Total Capital Cost	\$345,220.00														
Consultancy Fee	\$615.02														
Substantive Cost	\$345,835.02														
External Funding	\$0.00														
Net Substantive Cost	\$345,835.02														
Total Cost (no GST)	\$345,835.02														
Timing															
Main Catchment Area (MCA)															
Area 005a,Area 005b,Area 021a,Area 022a,Area 022b,Area 024a,Area 024b,Area 025a,Area 025b,Area 027a,Area 027b,Area 027c,															
Discount for Usage from Outside MCA		42.0%													
Discount Beyond ICP Horizon		0.0%													
Other Use Demand		0.0%													
Cost Attributable to MCA	\$200,584.31														
Present Value	7,809														
Demand Units		3,975	451	463	384	501	490	461	355	370	239	239	239	239	
Expenditure Attributable to MCA		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,584.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditure		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$345,835.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Inflow		\$0.00	\$8,188.13	\$8,386.16	\$6,959.58	\$8,076.28	\$8,867.66	\$8,355.35	\$6,419.77	\$6,691.44	\$4,336.27	\$4,336.27	\$4,336.27	\$4,336.27	\$4,336.27
Net Cash Flow		\$0.00	\$8,188.13	\$8,386.16	\$6,959.58	\$8,076.28	-\$336,967.16	\$8,355.35	\$6,419.77	\$6,691.44	\$4,336.27	\$4,336.27	\$4,336.27	\$4,336.27	\$4,336.27
Discount Rate	6.0%														
Infrastructure Charge With Application of Present Value Discounting															
Total Demand Units	7,809														
Total Attributable Expenditure	\$141,404														
Infrastructure Charge Per Demand Unit	\$18.11														

Project	Eltwanda Avenue - Fifteenth Street to Sixteenth Street (1st half - about 60m) RR053												Total
RR053	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	Total
Estimated Total Capital Cost	\$177,480.00												
Consultancy Fee	\$316.19												
Substantive Cost	\$177,796.19												
External Funding	\$0.00												
Net Substantive Cost	\$177,796.19												
Total Cost (no GST)	\$177,796.19												
Timing													
Main Catchment Area (MCA)	T1 of 1 / Dem = 11533												
Discount for Usage from Outside MCA	Area 005a,Area 005b,Area 010,Area 021a,Area 021b,Area 022a,Area 022b,Area 027a,Area 027b,Area 027c,Area 029a,Area 029b, 16.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$149,348.80												
Present Value													
Demand Units	7,544	3,906	451	434	303	385	369	284	316	239			
Expenditure Attributable to MCA	\$32,828	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditure	\$38,081	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Inflow	\$16,794	\$0.00	\$1,962.83	\$1,319.77	\$1,711.57	\$1,674.43	\$1,605.27	\$1,237.80	\$1,374.54	\$1,042.02			
Net Cash Flow	-\$22,287	\$0.00	\$1,962.83	\$1,890.18	\$1,319.77	\$1,711.57	\$1,605.27	\$1,237.80	\$1,374.54	\$1,042.02			
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	7,544	366	367	283	247	239	185						11,533
Total Attributable Expenditure	\$32,828	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,348.80						\$149,349
Infrastructure Charge Per Demand Unit	\$4.35	\$1,602.54	\$1,597.68	\$1,231.95	\$1,075.49	\$1,042.02	\$803.49						\$33,193
		\$1,602.54	\$1,597.68	\$1,231.95	\$1,075.49	\$1,042.02	-\$176,992.70						-\$144,604

Project		Elitwanda Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m) RR054												
RR054		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost		\$177,480.00												
Consultancy Fee		\$316.19												
Substantive Cost		\$177,796.19												
External Funding		\$0.00												
Net Substantive Cost		\$177,796.19												
Total Cost (no GST)		\$177,796.19												
Timing														
Main Catchment Area (MCA)														
Area 005a,Area 005b,Area 010,Area 015,Area 027a,Area 027b,Area 027c,Area 028a,Area 028b,Area 031a,Area 031b,														
Discount for Usage from Outside MCA		16.0%												
Discount Beyond ICP Horizon		0.0%												
Other Use Demand		0.0%												
Cost Attributable to MCA		\$149,348.80												
Present Value														
Demand Units		3,278	1,951	188	145	188	188	188	145	111	0			
Expenditure Attributable to MCA		\$32,828	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure		\$38,081	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow		\$14,396	\$0.00	\$1,879.73	\$1,449.43	\$1,879.73	\$1,879.73	\$1,879.73	\$1,449.43	\$1,109.72	\$0.00	\$0.00	\$0.00	
Net Cash Flow		-\$24,685	\$0.00	\$1,879.73	\$1,449.43	\$1,879.73	\$1,879.73	\$1,879.73	\$1,449.43	\$1,109.72	\$0.00	\$0.00	\$0.00	
Discount Rate		6.0%												
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units		3,278	184	171	10	0	0	66	240	214	278		4,683	
Total Attributable Expenditure		\$32,828	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,348	
Infrastructure Charge Per Demand Unit		\$10.02	\$1,838.42	\$1,708.90	\$1,317.71	\$1,02.95	\$0.00	\$1,317.71	\$2,399.38	\$2,146.64	\$2,783.92	\$2,783.92	\$27,385	
			\$1,838.42	\$1,708.90	\$1,02.95	\$0.00	-\$177,796.19	\$656.13	\$2,399.38	\$2,146.64	\$2,783.92	\$2,783.92	-\$180,431	

Project		Elitwanda Avenue - Sixteenth Street to Seventeenth Street (1st half - about 660m) RR055												
RR055		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Estimated Total Capital Cost		\$185,190.00												
Consultancy Fee		\$329.92												
Substantive Cost		\$185,519.92												
External Funding		\$0.00												
Net Substantive Cost		\$185,519.92												
Total Cost (no GST)		\$185,519.92												
Timing														
Main Catchment Area (MCA)														
Area 010,Area 015,Area 020a,Area 020b,Area 020c,Area 031a,Area 031b,Area 033a,Area 033b,														
Discount for Usage from Outside MCA		35.0%												
Discount Beyond ICP Horizon		0.0%												
Other Use Demand		0.0%												
Cost Attributable to MCA		\$120,587.95												
Present Value														
Demand Units		551	117	0	0	0	0	0	0	0	0	0		
Expenditure Attributable to MCA		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure		\$40,779	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow		\$21,178	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Net Cash Flow		-\$19,601	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
			0	0	0	0	35	66	66	181	159	207		
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00	\$1,670.84	\$3,151.81	\$3,151.81	\$6,710.12	\$7,661.66	\$9,936.21		
			\$0.00	\$0.00	\$0.00	\$0.00	\$1,670.84	\$3,151.81	\$3,151.81	\$6,710.12	\$7,661.66	\$9,936.21		
			2025	2026	2027	2028	2029	2030						
			213	214	165	53	43	33						
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120,587.95						
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$185,519.92						
			\$10,233.78	\$10,274.54	\$7,922.54	\$2,543.37	\$2,047.79	\$1,579.02						
			\$10,233.78	\$10,274.54	\$7,922.54	\$2,543.37	\$2,047.79	-\$183,940.91						
Discount Rate		6.0%												
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units		551										1,549		
Total Attributable Expenditure		\$26,506										\$120,588		
Infrastructure Charge Per Demand Unit		\$48.11										\$185,520		
												\$68,883		
												-\$116,636		

Project		Elitwanda Avenue - Sixteenth Street to Seventeenth Street (2nd half - about 660m) RR056										Total
	RR056	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Estimated Total Capital Cost	\$177,480.00											
Consultancy Fee	\$316.19											
Substantive Cost	\$177,796.19											
External Funding	\$0.00											
Net Substantive Cost	\$177,796.19											
Total Cost (no GST)	\$177,796.19											
Timing												
Main Catchment Area (MCA)		T1 of 1 / Dem = 833										
Discount for Usage from Outside MCA	57.0%	Area 015:Area 020a:Area 020b:Area 031a:Area 031b:Area 033a:Area 033b:										
Discount Beyond ICP Horizon	0.0%											
Other Use Demand	0.0%											
Cost Attributable to MCA	\$76,452.36											
Present Value		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Demand Units	307	51	0	0	0	0	0	0	0	0	0	0
Expenditure Attributable to MCA	\$16,805	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditure	\$38,081	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Inflow	\$14,166	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Cash Flow	-\$24,915	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Discount Rate	6.0%	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Infrastructure Charge With Application of Present Value Discounting	307	142	142	109	49	43	33	0	116	109	141	933
Total Demand Units		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,452
Total Attributable Expenditure	\$16,805	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$177,796
Infrastructure Charge Per Demand Unit	\$54.67	\$7,744.59	\$7,749.47	\$5,975.50	\$2,653.53	\$2,326.86	\$1,794.21	\$0.00	\$6,315.81	\$5,944.29	\$7,709.00	\$48,213
		\$7,744.59	\$7,749.47	\$5,975.50	\$2,653.53	\$2,326.86	-\$176,001.98	\$0.00	\$6,315.81	\$5,944.29	\$7,709.00	-\$129,583

Project		Benetook Avenue - Fifteenth Street to Sixteenth Street (1st half - about 680m) RR061												
RR061		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$379,940.00													
Consultancy Fee	\$676.88													
Substantive Cost	\$380,616.88													
External Funding	\$0.00													
Net Substantive Cost	\$380,616.88													
Total Cost (no GST)	\$380,616.88													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 6835													
Discount for Usage from Outside MCA	Area 022a:Area 022b:Area 023:Area 027a:Area 027b:Area 027c:Area 028:Area 028a:Area 028b:Area 030:													
Discount Beyond ICP Horizon	35.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$247,400.97													
Present Value														
Demand Units	4,348	1,828	245	229	145	188	188	188	145	209	239	239		
Expenditure Attributable to MCA	\$64,769	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$98,644	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$39,080	\$0.00	\$3,655.95	\$3,407.24	\$2,155.82	\$2,795.83	\$2,795.83	\$2,795.83	\$2,155.82	\$3,111.78	\$3,567.10	\$3,567.10		
Net Cash Flow	-\$60,564	\$0.00	\$3,655.95	\$3,407.24	\$2,155.82	\$2,795.83	\$2,795.83	\$2,795.83	\$2,155.82	\$3,111.78	\$3,567.10	\$3,567.10		
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	4,348	352	367	283	247	239	185	239	239	185	239	239	7,506	
Total Attributable Expenditure	\$64,769	\$0.00	\$0.00	\$247,400.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$247,401	
Infrastructure Charge Per Demand Unit	\$14.90	\$0.00	\$0.00	\$880,616.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$380,617	
		\$5,240.11	\$5,489.28	\$4,217.28	\$3,681.69	\$3,567.10	\$2,750.54	\$3,567.10	\$2,750.54	\$3,567.10	\$2,750.54	\$3,567.10	\$84,588	
		\$5,240.11	\$5,489.28	-\$376,399.60	\$3,681.69	\$3,567.10	\$2,750.54	\$3,567.10	\$3,567.10	\$2,750.54	\$3,567.10	\$3,567.10	-\$296,028	

RR062		Benelook Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m) RR062											
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	
Estimated Total Capital Cost													
Consultancy Fee	\$396,460.00												
Substantive Cost	\$706.31												
External Funding	\$397,166.31												
Net Substantive Cost	\$0.00												
Total Cost (no GST)	\$397,166.31												
Timing													
Main Catchment Area (MCA)	T1 of 1 / Dem = 2091												
Discount for Usage from Outside MCA	Area 027a,Area 027b,Area 027c,Area 028,Area 029a,Area 029b,Area 030,Area 031a,Area 031b,Area 032,												
Discount Beyond ICP Horizon	35.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$258,158.10												
Present Value													
Demand Units	1,535	947	97	97	75	97	97	97	75	57	0		
Expenditure Attributable to MCA	\$67,585	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$103,977	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$28,266	\$0.00	\$4,273.49	\$4,273.49	\$3,295.22	\$4,273.49	\$4,273.49	\$4,273.49	\$3,295.22	\$2,522.91	\$0.00	\$0.00	
Net Cash Flow	-\$75,711	\$0.00	\$4,273.49	\$4,273.49	\$3,295.22	\$4,273.49	\$4,273.49	\$4,273.49	\$3,295.22	\$2,522.91	\$0.00	\$0.00	
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	1,535	150	171	132	10	0	0	0	0	0	0	2,102	
Total Attributable Expenditure	\$67,585	\$0.00	\$0.00	\$258,158.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$258,158	
Infrastructure Charge Per Demand Unit	\$44.02	\$0.00	\$0.00	\$397,166.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$397,166	
		\$6,606.28	\$7,511.25	\$5,791.81	\$452.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,843	
		\$6,606.28	\$7,511.25	-\$391,374.50	\$452.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$346,324	

Project		Benelook Avenue - Sixteenth Street to Seventeenth Street (2nd half - about 660m) RR064												
RR064		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Estimated Total Capital Cost		\$379,940.00												
Consultancy Fee		\$676.88												
Substantive Cost		\$380,616.88												
External Funding		\$0.00												
Net Substantive Cost		\$380,616.88												
Total Cost (no GST)		\$380,616.88												
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 260													
Discount for Usage from Outside MCA	Area 031a, Area 031b, Area 032, Area 033a, Area 033b, Area 034,													
Discount Beyond ICP Horizon	73.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$102,786.56													
Present Value														
Demand Units	110	41	0	0	0	0	0	0	0	0	0	0		
Expenditure Attributable to MCA	\$25,381	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$94,004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$16,437	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Net Cash Flow	-\$77,568	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	110	62	71	55	31	28	22					\$10		
Total Attributable Expenditure	\$25,381	\$0.00	\$0.00	\$0.00	\$102,766.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102,767		
Infrastructure Charge Per Demand Unit	\$230.48	\$14,330.24	\$16,283.29	\$12,563.50	\$7,154.33	\$6,568.50	\$5,064.87					\$380,617		
		\$14,330.24	\$16,283.29	\$12,563.50	-\$373,462.55	\$6,568.50	\$5,064.87					-\$318,642		

RR101		Fourteenth Street - San Mateo Avenue to Elivanda Avenue RR101											
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	
Estimated Total Capital Cost	\$319,070.00												
Consultancy Fee	\$568.43												
Substantive Cost	\$319,638.43												
External Funding	\$0.00												
Net Substantive Cost	\$319,638.43												
Total Cost (no GST)	\$319,638.43												
Timing	T1 of 1 / Dem = 915												
Main Catchment Area (MCA)	Area 024a, Area 024b, Area 025a, Area 025b, Area 038,												
Discount for Usage from Outside MCA	70.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$95,891.53												
Present Value	688												
Demand Units	688	176	0	50	138	182	153	83	70	54	0		
Expenditure Attributable to MCA	\$22,343	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$74,475	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$17,036	\$0.00	\$1,603.90	\$4,418.12	\$4,418.12	\$5,819.09	\$4,896.60	\$2,959.09	\$2,241.24	\$1,715.95	\$0.00	\$0.00	
Net Cash Flow	-\$57,439	\$0.00	\$0.00	\$1,603.90	\$4,418.12	\$5,819.09	\$4,896.60	\$2,959.09	\$2,241.24	\$1,715.95	\$0.00	\$0.00	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
		0	0	0	0	0	0	0	0	0	0		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		2025	2026	2027	2028	2029	2030					915	
		0	0	0	0	0	0					\$95,892	
		\$0.00	\$0.00	\$0.00	\$0.00	\$95,891.53	\$0.00					\$319,638	
		\$0.00	\$0.00	\$0.00	\$0.00	\$319,638.43	\$0.00					\$23,654	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					-\$295,984	
		\$0.00	\$0.00	\$0.00	\$0.00	-\$319,638.43	\$0.00						
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	688												
Total Attributable Expenditure	\$22,343												
Infrastructure Charge Per Demand Unit	\$31.89												

Project		Fourteenth Street - Ellwanda Avenue to Benetook Avenue RR102													Total
	RR102	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	2014	2014	Total
Estimated Total Capital Cost		\$319,070.00													
Consultancy Fee		\$568.43													
Substantive Cost		\$319,638.43													
External Funding		\$0.00													
Net Substantive Cost		\$319,638.43													
Total Cost (no GST)		\$319,638.43													
Timing															
Main Catchment Area (MCA)															
Discount for Usage from Outside MCA															
Discount Beyond ICP Horizon															
Other Use Demand															
Cost Attributable to MCA															
Demand Units															
Expenditure Attributable to MCA															
Total Expenditure															
Cash Inflow															
Net Cash Flow															
Present Value		703													
2015		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2016		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2017		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2018		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2019		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2020		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2021		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2022		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2023		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2024		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2026		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2028		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2029		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2030		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discount Rate															
Infrastructure Charge With Application of Present Value Discounting															
Total Demand Units		703													
Total Attributable Expenditure		\$24,577													
Infrastructure Charge Per Demand Unit		\$34.85													
Total															
920															
\$105,481															
\$319,638															
\$25,844															
-\$283,794															

Project		Fifteenth Street - Railway Line to Riverside Avenue RR104												
RR104		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$34,960.00													
Consultancy Fee	\$62.28													
Substantive Cost	\$35,022.28													
External Funding	\$0.00													
Net Substantive Cost	\$35,022.28													
Total Cost (no GST)	\$35,022.28													
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 366													
Discount for Usage from Outside MCA	Area 001a, Area 001b, Area 035, Area 036a, Area 036b, 34.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$23,114,71													
Present Value		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
Demand Units	534	199	33	39	42	53	53	78	67	59	30			
Expenditure Attributable to MCA	\$17,273	\$0.00	\$0.00	\$0.00	\$0.00	\$23,114,71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Total Expenditure	\$26,171	\$0.00	\$0.00	\$0.00	\$0.00	\$35,022,28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Cash Inflow	\$11,188	\$0.00	\$1,060,46	\$1,252,64	\$1,367,35	\$1,725,09	\$1,725,09	\$2,536,67	\$2,178,92	\$1,896,49	\$973,89			
Net Cash Flow	-\$14,982	\$0.00	\$1,060,46	\$1,252,64	\$1,367,35	-\$33,297,19	\$1,725,09	\$2,536,67	\$2,178,92	\$1,896,49	\$973,89			
Discount Rate	6.0%	2025	2026	2027	2028	2029	2030							
Infrastructure Charge With Application of Present Value Discounting		0	0	0	0	0	0	0	0	0	0	707		
Total Demand Units	534	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$23,115	
Total Attributable Expenditure	\$17,273	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$35,022	
Infrastructure Charge Per Demand Unit	\$32.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$16,437	
													-\$18,586	

RR105		Fifteenth Street - Riverside Avenue to Ontario Avenue RR105												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Estimated Total Capital Cost	\$164,030.00	500	62	59	42	53	53	78	67	59	30			
Consultancy Fee	\$282.23													
Substantive Cost	\$164,322.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
External Funding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Substantive Cost	\$164,322.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost (no GST)	\$164,322.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Timing														
Main Catchment Area (MCA)	T1 of 1 / Dem = 1058													
Discount for Usage from Outside MCA	Area 001a,Area 001b,Area 002a,Area 002b,Area 035,Area 036a,Area 036b,													
Discount Beyond ICP Horizon	73.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$44,367.00													
Present Value		861												
Demand Units		30	23	0	0	0	0	0	0	0	0			
Expenditure Attributable to MCA		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$36,120	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$4,405	\$0.00	\$698.63	\$671.34	\$478.94	\$604.25	\$604.25	\$988.52	\$763.21	\$664.29	\$341.13			
Net Cash Flow	-\$31,714	\$0.00	\$698.63	\$671.34	\$478.94	\$604.25	\$604.25	\$988.52	\$763.21	\$664.29	\$341.13			
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting		861												
Total Demand Units		0	0	0	0	0	0	0	0	0	0		1,058	
Total Attributable Expenditure	\$9,752	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44,367.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44,367	
Infrastructure Charge Per Demand Unit	\$11.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$164,322.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$164,322	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,317	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$164,322.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$168,005	

RR113		Sixteenth Street - Riverside Avenue to Ontario Avenue RR113												
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Estimated Total Capital Cost	\$164,030.00													
Consultancy Fee	\$282.23													
Substantive Cost	\$164,322.23													
External Funding	\$0.00													
Net Substantive Cost	\$164,322.23													
Total Cost (no GST)	\$164,322.23													
Timing	T1 of 1 / Dem = 304													
Main Catchment Area (MCA)	Area 006,Area 007,Area 011,Area 012,													
Discount for Usage from Outside MCA	56.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$72,301.78													
Present Value														
Demand Units	1,021	110	90	104	117	152	154	159	132	137	89			
Expenditure Attributable to MCA	\$60,706	\$0.00	\$0.00	\$72,301.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$137,968	\$0.00	\$0.00	\$164,322.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$54,538	\$0.00	\$5,345.42	\$6,185.04	\$6,957.08	\$9,024.33	\$9,143.59	\$9,441.75	\$7,851.56	\$8,146.54	\$5,288.97	\$5,288.97		
Net Cash Flow	-\$83,430	\$0.00	\$5,345.42	-\$158,137.18	\$6,957.08	\$0,024.33	\$9,143.59	\$9,441.75	\$7,851.56	\$8,146.54	\$5,288.97	\$5,288.97		
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	1,021	0	50	60	50	0	0	0	0	0	0	1,548		
Total Attributable Expenditure	\$60,706	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,302		
Infrastructure Charge Per Demand Unit	\$59.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.76		
		\$0.00	\$2,981.61	\$3,577.93	\$2,981.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$184,322		
		\$0.00	\$2,981.61	\$3,577.93	\$2,981.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85,474		
		\$0.00	\$2,981.61	\$3,577.93	\$2,981.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$78,848		

Project	Sixteenth Street - Ontario Avenue to Walnut Avenue RR114													Total														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total	
Estimated Total Capital Cost	\$319,070.00																											
Consultancy Fee	\$568.43																											
Substantive Cost	\$319,638.43																											
External Funding	\$0.00																											
Net Substantive Cost	\$319,638.43																											
Total Cost (no GST)	\$319,638.43																											
Timing																												
T1 of 1 / Dem = 943																												
Main Catchment Area (MCA)	Area 006,Area 007,Area 008,Area 011,Area 012,Area 013,																											
Discount for Usage from Outside MCA	34.0%																											
Discount Beyond ICP Horizon	0.0%																											
Other Use Demand	0.0%																											
Cost Attributable to MCA	\$210,961.37																											
Present Value	1,456																											
Demand Units	161	111	72	72	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenditure Attributable to MCA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditure	\$225,332																											
Cash Inflow	\$16,480.14	\$11,301.19	\$7,390.73	\$7,390.73	\$1,780.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,780.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Cash Flow	\$16,480.14	\$11,301.19	\$7,390.73	\$7,390.73	\$1,780.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,780.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Discount Rate	6.0%																											
Infrastructure Charge With Application of Present Value Discounting																												
Total Demand Units	1,456																											
Total Attributable Expenditure	\$148,719																											
Infrastructure Charge Per Demand Unit	\$102.14																											
Total	2,244																											
	\$210,961																											
	\$319,638																											
	\$207,368																											
	-\$112,270																											

		Sixteenth Street - Walnut Avenue to Deakin Avenue RR115												
RR115		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Project														
Estimated Total Capital Cost	\$319,070.00													
Consultancy Fee	\$568.43													
Substantive Cost	\$319,638.43													
External Funding	\$0.00													
Net Substantive Cost	\$319,638.43													
Total Cost (no GST)	\$319,638.43													
Timing														
	T1 of 1 / Dem = 2183													
Main Catchment Area (MCA)	Area 007,Area 008,Area 012,Area 013,Area 014,													
Discount for Usage from Outside MCA	34.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$210,961.37													
Present Value		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2014	Total	
Demand Units	1,506	465	67	86	101	131	134	133	101	136	142	142		
Expenditure Attributable to MCA	\$83,044	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$125,824	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$68,848	\$0.00	\$3,689.59	\$4,716.14	\$5,582.46	\$7,239.75	\$7,386.55	\$7,320.74	\$5,582.46	\$7,475.16	\$7,814.44	\$7,814.44		
Net Cash Flow	-\$66,976	\$0.00	\$3,689.59	\$4,716.14	\$5,582.46	\$7,239.75	\$7,386.55	\$7,320.74	\$5,582.46	\$7,475.16	\$7,814.44	\$7,814.44		
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2034	Total	
Total Demand Units	1,506	0	0	0	0	0	0	0	0	0	0	0	2,269	
Total Attributable Expenditure	\$83,044	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$210,961	
Infrastructure Charge Per Demand Unit	\$55.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$319,638	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$89,415	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$220,224	

		Sixteenth Street - Deakin Avenue to San Mateo Avenue RR116												
RR116		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total		
Project														
Estimated Total Capital Cost		\$332,940.00												
Consultancy Fee		\$593.14												
Substantive Cost		\$333,533.14												
External Funding		\$0.00												
Net Substantive Cost		\$333,533.14												
Total Cost (no GST)		\$333,533.14												
Timing														
Main Catchment Area (MCA)														
Discount for Usage from Outside MCA		50.0%												
Discount Beyond ICP Horizon		0.0%												
Other Use Demand		0.0%												
Cost Attributable to MCA		\$166,786.57												
Present Value														
Demand Units		1,266	21	25	28	36	39	38	28	59	93			
Expenditure Attributable to MCA		\$46,279	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Total Expenditure		\$92,557	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Cash Inflow		\$29,833	\$0.00	\$914.85	\$1,016.77	\$1,318.62	\$1,415.93	\$1,372.31	\$1,016.77	\$2,169.03	\$3,394.61			
Net Cash Flow		-\$62,724	\$0.00	\$914.85	\$1,016.77	\$1,318.62	\$1,415.93	\$1,372.31	\$1,016.77	\$2,169.03	\$3,394.61			
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units		1,266												
Total Attributable Expenditure		\$46,279												
Infrastructure Charge Per Demand Unit		\$36.54												
Discount Rate		6.0%												
Total														
												2,290		
												\$166,767		
												\$333,533		
												\$66,236		
												-\$267,297		

RR118		Sixteenth Street - Eiwanda Avenue to Benetook Avenue RR118											
Project		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	
Estimated Total Capital Cost	\$332,940.00												
Consultancy Fee	\$593.14												
Substantive Cost	\$333,533.14												
External Funding	\$0.00												
Net Substantive Cost	\$333,533.14												
Total Cost (no GST)	\$333,533.14												
Timing													
Main Catchment Area (MCA)	T1 of 1 / Dem = 1159												
Discount for Usage from Outside MCA	Area 010,Area 015,Area 029a,Area 029b,Area 030,Area 031a,Area 031b,Area 032,												
Discount Beyond ICP Horizon	50.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$166,766.57												
Present Value		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total	
Demand Units	443	110	0	0	0	0	0	0	0	0	0	0	
Expenditure Attributable to MCA	\$38,657	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$73,314	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$28,039	\$0.00	\$0.00	\$0.00	\$0.00	\$2,874.38	\$5,422.12	\$5,422.12	\$14,984.18	\$13,180.50	\$17,093.46	\$0.00	
Net Cash Flow	-\$45,275	\$0.00	\$0.00	\$0.00	\$0.00	\$2,874.38	\$5,422.12	\$5,422.12	\$14,984.18	\$13,180.50	\$17,093.46	\$0.00	
Discount Rate	6.0%	2025	2026	2027	2028	2029	2030						
Infrastructure Charge With Application of Present Value Discounting		126	115	88	7	0	0					1,159	
Total Demand Units	443	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166,766.57					\$166,767	
Total Attributable Expenditure	\$38,657	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$333,533.14					\$333,533	
Infrastructure Charge Per Demand Unit	\$82.77	\$10,411.68	\$9,496.36	\$7,322.50	\$572.07	\$0.00	\$0.00					\$86,778	
		\$10,411.68	\$9,496.36	\$7,322.50	\$572.07	\$0.00	-\$333,533.14					-\$246,754	