

Infrastructure and Contributions RFI response to The Hills Shire Council for the West Gables Planning Proposal

4 April 2024

1 Purpose

The purpose of this memo is to respond to comments included in The Hills Shire Council's Request for Information (**RFI**) for the West Gables Planning Proposal dated 8 December 2023.

GLN Planning (**GLN**) prepared an Infrastructure Delivery Plan to support the planning proposal, including a preliminary schedule of infrastructure. The information contained in this memo, including the updated draft infrastructure schedule, supersedes the Infrastructure Delivery Plan.

2 Infrastructure Demand and Contributions Mechanism

Council comment

The Infrastructure Delivery Plan indicates a number of items are to be delivered via a future contributions plan. Noting the discussions that have occurred since lodgement of the proposal, could you please confirm whether you are still anticipating a contributions plan will be required. It is the view of Council officers that a Planning Agreement for West Gables will likely be a simpler and far more expedient mechanism for securing the necessary infrastructure. Concern is raised that if pursued, the preparation of a contributions plan (and in particular the timeframes associated with IPART and DPE assessment) would likely cause significant delays to the progression of the planning proposal.

GLN response

GLN has prepared a draft infrastructure schedule for the proposed West Gables development which is included as **Annexure 1** to this memo, along with a schedule which breaks down the proposed infrastructure obligations on a land ownership basis which is included as **Annexure 2** to this memo and a staging plan which is included as **Annexure 3** to this memo. The schedules outlines the scope of local infrastructure that could be included in a contributions plan if one was to be prepared by Council, along with other contributions towards off-site active open space and community infrastructure which do not meet the "essential works" criteria established by the Department of Planning, Housing and Industry (DPHI) and the Independent Pricing and Regulatory Tribunal (IPART).



The schedules provide the basis for the precinct proponents making planning agreement offers to Council and allows Council officers to objectively assess the scope and value of infrastructure and monetary contributions included in the planning agreement offers.

At the time of this response, the proponent group is finalising land ownership arrangements across the site, and it is unclear whether all of the land parcels will be owned by Stockland and Allam by the time the planning proposal is made.

To provide Council with certainty that appropriate provision of local infrastructure will be made for West Gables, it is proposed that a 'Satisfactory Arrangements' clause be added to Part 7 of The Hills Local Environmental Plan 2019 which is similar to the wording of Clause 66 of the Environmental Planning and Assessment Regulation 2021 and requires that a development application for the purpose of residential subdivision at West Gables must not be determined unless a contributions plan is approved or planning agreement has been entered into for the land which the development application applies to, unless the application is minor in nature. This allows Council to negotiate future planning agreements which include the delivery of infrastructure and the payment of monetary contributions in a manner consistent with the draft infrastructure schedule with other landowners/developers in West Gables.

Subject to feedback from Council officers, the draft infrastructure schedule included as Annexure 1 may be incorporated into an updated Infrastructure Delivery Plan as part of the planning proposal package.

3 Planning agreements

Council comment

If there is a willingness to progress with a Planning Agreement as the mechanism to secure the necessary infrastructure outcomes and contributions, it is requested that you provide a detailed letter of offer, in accordance with Council's Planning Agreement Policy, which can be found at the following link, to enable further negotiations regarding infrastructure delivery to occur.

GLN response

Separate draft planning agreement offers from Stockland and Allam have been prepared for Council review and feedback prior to the finalisation and submission of formal letters of offer and are included as **Annexures 4 and 5** to this memo.

4 Open Space

Council comment

The passive open space provision appears consistent with the objectives of Council's Recreation Strategy in providing access to parks and reserves within walking distance (400m-500m) for all

The provision of these playing fields is critical to ensuring that an appropriate level of service is provided for new residents, with respect to active open space opportunities. It would be ideal for a greenfield development to provide new active open space facilities within the development site, however it is noted that there may be the possibility of utilising nearby land in Council ownership to service the development, subject to Council's consideration. It is noted that the Infrastructure Delivery Plan indicates that a monetary contribution will be offered to Council toward off-site active open space. This will need to be negotiated to ensure that an adequate contribution toward open space is made to service the future residents of West Gables. Other contributions plans in the locality require contributions valued between \$20,000 to \$25,000 per dwelling toward open space to deliver the necessary infrastructure. This value should be used as an indication of the likely cost to provide appropriate levels of open space for the West Gables precinct.

The draft master plan for West Gables includes approximately 6.6ha of embellished passive open space on site, with demand for active open space to be met via a monetary contribution towards off-site facilities. Following discussions with Council officers, it is proposed that off-site active open space will comprise the proposed facility at the former Horseworld site which will be constructed by Council.

The draft infrastructure schedule provision for open space is summarised in **Table 1** below and include the acquisition costs for passive local open space land, the cost of embellishing that land to a suitable standard, and a \$11.3M contribution towards off-site active local open space embellishment works.

Passive OS (land)	Passive OS (works)	Active OS (monetary contribution)	Total value	Contribution Per dwelling
\$44,013,140	9,504,769	\$11,300,000	\$64,487,869	\$51,467

The total contribution towards open space of \$51,467 per dwelling exceeds Council’s nominated range of \$20,000 to \$25,000 per dwelling as benchmarked from other existing local contributions plans.

5 Infrastructure requirements

Traffic and Transport – Council comment

Irrespective of the mechanism pursued, it is anticipated that the development that would be permitted through the planning proposal should, at a minimum, contribute toward the following items:

- a. Boundary Road – widening the carriage way to 2 lanes in each direction between Old Pitt Town Road and Red Gables Road (this is likely to involve land and capital costs),
- b. Old Pitt Town Road – widening the carriageway to 2 lanes in each direction between Boundary Road and Valetta Drive (noting that development on the southern side in Box Hill Precinct will undertake half width construction),
- c. Intersections
 - i. Old Pitt Town Road/Terry Road/Fontana Drive (contribution to intersection upgrade to signals)
 - ii. Mt Carmel Drive/Old Pitt Town Road/Valetta Drive (contribution to capital works to upgrade to signals, as land is already obtained via Contributions Plan No.15)
 - iii. Boundary Road/Old Pitt Town Road (land and capital)

Boundary Road/Cataract Road (intersection treatment)
 - iv. Boundary Road/Red Gables Road (intersection treatment)
- d. Pedestrian Bridge over drainage land, as noted on the masterplan.

GLN response

Following a meeting between the proponent group, Council officers and Positive Traffic (the traffic consultant for the project), a supplementary memo was prepared by Positive Traffic dated 26 February 2024 to respond to the above comments from Council. The memo was included as Appendix D to the RFI response prepared by Urbis dated 15 March 2024. The outcomes of the memo are summarised below:



a. – the planning proposal will make provision for the kerb, guttering, asphalt upgrade works and a 3m shared pathway along the full frontage of the West Gables site to Boundary Road. These works are included in the draft infrastructure schedule and the draft VPA offer by Stockland.

b. – the development resulting from the planning proposal will provide kerb and gutter upgrades across the frontages to Old Pitt Town Road via the development approval process. These works are not included in the draft infrastructure schedule.

c(i) – this item is already identified in CP15 and the proposal generates insufficient demand to warrant a 10% contribution towards the upgrade of this intersection. No further capital contribution to this item is proposed, and these works are not included in the draft infrastructure schedule.

c(ii) – the proposal includes enhancements to the existing planned intersection upgrades (delivered by others) including second right turn lane from Old Pitt Town Road into Valetta Drive, left turn slip lane from Valetta Drive into Old Pitt Town Road east, and left turn slip lane from Old Pitt Town Road west into Valetta Drive, including land dedication associated with these works. These works are included in the draft infrastructure schedule and the draft VPA offer by Stockland.

c(iii) – the proposal will include the dedication of land to facilitate the planned upgrades and signalisation of the intersection of Boundary Road and Old Pitt Town Road. The dedication of land is included in the draft infrastructure schedule and the draft VPA offer by Stockland. No further capital contribution to this item is proposed.

c(iv) and (v) – the construction of upgraded intersections is not required as part of the planning proposal. Further, it is anticipated that further land take may be required on the Hawkesbury Council frontage to facilitate the ultimate intersection designs, which is beyond the scope of this planning proposal.

(d) – The pedestrian bridge/crossing is included in the infrastructure schedule prepared for the proposal and is included in the draft infrastructure schedule and the draft VPA offer by Stockland.

Open Space – Council comment

a. Passive Open Space – The passive open space provision proposed within the material appears consistent with the objectives of Council's Recreation Strategy.

b. Active Open Space – It is noted in the Infrastructure Delivery Plan that active open space demand would be met by a monetary contribution to be determined. While it would be ideal for a development to meet the demand generated within the site, via the allocation of land and capital works, it is noted that this is not proposed for West Gables.

Alternatives for meeting the demand generated by the proposal include monetary contributions towards facilities outside of the boundary of West Gables. The nearest potential site that could potentially service the West Gables development with active open space facilities is the old 'Horseworld' property. Council is currently considering options for this land, some of which include active open space facilities. The site requires servicing to be developed in this capacity. There may

be opportunity to secure public benefits and cost efficiency in association with the West Gables development involving the completion of this servicing to assist in providing facilities to meet the demand generated by the proposal.

GLN response

a. – Noted

b. – The draft infrastructure schedule includes a monetary contribution of \$11.3M towards the embellishment of the Horseworld site to meet the active open space demand generated by the development. The planning agreement offers from the proponents will include a pro-rata contribution towards this item, and Council can negotiate the provision of pro-rata contributions consistent with the infrastructure schedule in future planning agreements negotiated with other landowners/developers.

Community facilities – Council comment

The Infrastructure Delivery Plan that community centre and library floor space are to be provided via a future contributions plan. This would be an appropriate item to include in a future planning agreement.

GLN response

The infrastructure schedule includes a monetary contribution of approximately \$3.05M towards additional or augmented community facility floorspace with Gables to meet the demand generated by the development. The planning agreement offers from the proponents will include a pro-rata contribution towards this item, and Council can negotiate the provision of pro-rata contributions consistent with the infrastructure schedule in future planning agreements negotiated with other landowners/developers.

Drainage – Council comment

It is noted in the Infrastructure Delivery Plan that there are 7 basins proposed and works in the trunk drainage land, to be delivered by the developer. At this stage this appears satisfactory and the works and land for these items should form part of the Planning Agreement.

GLN response

Noted – drainage infrastructure is included in the infrastructure schedule and the infrastructure serving the proponent's landholdings will be included in the draft planning agreement offers made to Council. Council can negotiate the provision of other drainage infrastructure identified in the infrastructure schedule in future planning agreements negotiated with other landowners/developers.



Annexure 1 – Infrastructure schedule

Draft West Gables Infrastructure schedule

Apr-24

Local infrastructure

Item	Stage	Description	Source	Qty	Unit	Inclusions/ assumptions	Estimated works value (\$) - QS	Land area (m2)	Estimated land value (\$)	Responsibility for delivery	Mechanism for delivery	Future asset owner
Transport and Access												
T1	All	Internal road network	Master plan	1	qty	Delivery of an internal work network generally consistent with the approved master plan	N/A	N/A	N/A	Developers	DA conditions of consent	Hills Shire Council
T2	1A, 2, 3, 5	Boundary Road upgrades	Traffic and Transport Study	1	qty	Provision of kerb, guttering and asphalt road works along Boundary Road from Red Gables Road to Old Pitt Town Road including verge and construction of a cycle path 2.5m-3m wide	\$4,803,898	0	\$0	Stockland and others	Planning Agreement	Hills Shire Council
T3	1B	Expansion of Valetta Drive and Old Pitt Town Road intersection	Traffic and Transport Study	1	qty	Expansion of intersection to provide additional capacity to Council's current traffic signal shceme (delivered by others) including second right turn lane from Old Pitt Town Road into Valetta Drive, left turn slip lane from Valetta Drive into Old Pitt Town Road east, and left turn slip lane from Old Pitt Town Road west into Valetta Drive, including land dedication associated with these works	\$1,672,766	1,645	\$1,151,500	Stockland	Planning Agreement	Hills Shire Council
T4	3	Land dedication - intersection of Boundary and Old Pitt Town Road	Traffic and Transport Study	1	qty	Provision of land to accommodate Hills Shire Council's ultimate design for the intersection of Boundary Road and Old Pitt Town Road	\$0	2,110	\$1,477,000	Stockland	Planning Agreement	Hills Shire Council
T5	1B, 1C, 3, 4	Cycleway to Old Pitt Town Road	Traffic and Transport Study	1	qty	Construction of a shared pedestrian and cycle path 2.5-3m wide along the full length of Old Pitt Town Road from Boundary Road to the eastern boundary of the West Gables development	\$285,811	0	\$0	Developers	Planning Agreement	Hills Shire Council
T6	1A, 2, 3	Bus stop	Traffic and Transport Study	1	qty	New bus stop on Hills Shire Council side of Boundary Road - locations to be determined in conjunction with Council	\$12,785	0	\$0	Stockland	Planning Agreement	Hills Shire Council
PB	2	Pedestrian crossing of riparian corridor along basin wall	Master plan/Enspire	1	qty	Construction of pedestrian boardwalk atop the basin wall	\$737,100	0	\$0	Stockland	Planning Agreement	Hills Shire Council
TOTAL - TRANSPORT AND ACCESS							\$7,512,360		\$2,628,500			
Open space and recreation												
OS2.1	5	Northern Park	Master plan/Enspire	1	item	Pedestrian pathways, natural play areas, lawn and turfed areas, open swale, and BBQ and picnic facilities	\$2,203,990	23,408	\$16,385,600	Other developers	Planning Agreement	Hills Shire Council
OS3.1	1C	Eastern Park	Master plan/Enspire	1	item	Tree planting, pedestrian pathways, BBQ and picnic facilities, playground equipment	\$863,901	5,773	\$4,041,100	Allam	Planning Agreement	Hills Shire Council
OS6.1	1	Local open space - Transgrid easement	Master plan/Enspire	1	item	Embellishment of transmission easement land for local open space purposes - grass, mulch and shrubs	\$634,839	8,797	\$879,700	Stockland	Planning Agreement	Hills Shire Council
OS7.1	2	Riparian corridor including cycleway	Master plan/Enspire	1	item	Riparian-style embellishment including the construction of a 350m long cycleway which forms an extension to the existing embellished riparian corridor and cycleway in Gables	\$3,266,244	25,207	\$2,520,700	Stockland	Planning Agreement	Hills Shire Council
OS7.2	3	Western Park	Master plan/Enspire	1	item	Tree planting turf and mulch, play equipment	\$760,581	6,638	\$4,646,600	Stockland	Planning Agreement	Hills Shire Council
OS7.3	3, 4	Southern Park	Master plan/Enspire	1	item	Tree planing, pedestrian pathways, natural play areas, turfed areas, BBQ and picnic facilities	\$1,775,214	22,242	\$15,569,400	Stockland, other developers	Planning Agreement	Hills Shire Council
AOS	All	Active open space - monetary contribution to Council	Urbis Social Infrastructure Needs Assessment	1	item	Monetary contribution to Council to enable the embellishment of the Horseworld site for active open space purposes	\$11,300,000	0	\$0	All developers	Planning Agreement	Hills Shire Council
TOTAL - OPEN SPACE AND RECREATION - PLANNING AGREEMENT							\$9,504,769		\$44,043,100			
Water cycle management												
B1A & B2A	2	Basin - water quantity	Water management study and Enspire Costing report	1	item	Construction of water quantity basins and land dedication	\$2,090,745	6,798	\$679,800	Stockland	Planning Agreement	Hills Shire Council
B1B & B2B	2	Basin - water quality	Water management study and Enspire Costing report	1	item	Addition of water quality measures to B1A and B2A	\$1,854,057	0	\$0	Stockland	Planning Agreement	Hills Shire Council

Item	Stage	Description	Source	Qty	Unit	Inclusions/ assumptions	Estimated works value (\$) - QS	Land area (m2)	Estimated land value (\$)	Responsibility for delivery	Mechanism for delivery	Future asset owner
B3A	3	Basin - water quantity	Water management study and Enspire Costing report	1	item	Construction of water quantity basin and land dedication	\$690,183	3,228	\$2,259,600	Stockland	Planning Agreement	Hills Shire Council
B3B	3	Basin - water quality	Water management study and Enspire Costing report	1	item	Addition of water quality measures to B3A	\$281,906	0	\$0	Stockland	Planning Agreement	Hills Shire Council
B4A	1C	Basin - water quantity	Water management study and Enspire Costing report	1	item	Construction of water quantity basin and land dedication	\$560,913	2,104	\$1,472,800	Allam	Planning Agreement	Hills Shire Council
B4B	1C	Basin - water quality	Water management study and Enspire Costing report	1	item	Addition of water quality measures to B4A	\$315,514	0	\$0	Allam	Planning Agreement	Hills Shire Council
B5A	5	Basin - water quantity	Water management study and Enspire Costing report	1	item	Construction of water quantity basin and land dedication	\$1,091,451	6,846	\$4,792,200	Other developers	Planning Agreement	Hills Shire Council
B5B	5	Basin - water quality	Water management study and Enspire Costing report	1	item	Addition of water quality measures to B5A	\$893,005	0	\$0	Other developers	Planning Agreement	Hills Shire Council
B6A	1A	Basin - water quantity	Water management study and Enspire Costing report	1	item	Construction of water quantity basin and land dedication	\$3,208,633	10,993	\$1,099,300	Stockland	Planning Agreement	Hills Shire Council
B6B	1A	Basin - water quality	Water management study and Enspire Costing report	1	item	Addition of water quality measures to B6A	\$1,884,463	0	\$0	Stockland	Planning Agreement	Hills Shire Council
B7	5	Basin - water quantity	Water management study and Enspire Costing report	1	item	Construction of water quantity basin and land dedication	\$526,332	2,921	\$2,044,700	Other developers	Planning Agreement	Hills Shire Council
TOTAL - WATER CYCLE MANAGEMENT							\$13,397,202		\$12,348,400			
Community facilities												
C1	All	Provision of monetary contribution for additional community centre floorspace	Urbis Social Infrastructure Needs Assessment	1	item	Monetary contribution to Council to enable the augmentation of planned/future facilities - calculated based upon demand for 350m2 community facility floorspace and 185m2 library floorspace at \$5,700/m2 - rate includes building, landscaping and car parking	\$3,049,500	0	\$0	All developers	Planning Agreement	Hills Shire Council
TOTAL - COMMUNITY FACILITIES							\$3,049,500		\$0			
TOTAL - LOCAL INFRASTRUCTURE - CONTRIBUTIONS PLAN ELIGIBLE INFRASTRUCTURE ONLY							\$30,414,331		\$59,020,000			
TOTAL - LOCAL INFRASTRUCTURE - PLANNING AGREEMENT INFRASTRUCTURE INCLUDING MONETARY CONTRIBUTIONS							\$44,763,831		\$59,020,000			



Annexure 2 – Infrastructure delivery per landowner or developer

West Gables contributions and infrastrucutre by landowner/stage

Development assumptions		Occ rate	Population		
Lots/dwellings	1260	3.41	4297		
Infrastructure that is eligible for inclusion in a local Contributions Plan					
Total cost of CP-eligible infrastructure	Land	Works	Total	Per dwelling	Comments
traffic and transport	\$2,628,500	\$7,512,360	\$10,140,860	\$8,048.30	Includes land and works
Local open space	\$44,043,100	\$9,504,769	\$53,547,869	\$42,498.31	includes local open space land acquisition and base-level embellishment as per IPART requirements
water cycle management	\$12,348,400	\$13,397,202	\$25,745,602	\$20,433.02	Includes land and works
community	\$0	\$0	\$0	\$0.00	community infrastructureworks cannot be included in CP - non-essential works
CP Subtotals	\$59,020,000	\$30,414,331	\$89,434,331	\$70,979.63	
Infrastructure/contributions that cannot be included in a local Contributions Plan - VPA items only					
Total cost of non-CP eligible infrastructure (VPA)	Land	Works	Total	Per dwelling	Comments
Active open space - VPA	\$0	\$11,300,000	\$11,300,000	\$8,968.25	Contribution towards indoor active open space facility cannot be included in CP - non-essential works
community - VPA	\$0	\$3,049,500	\$3,049,500	\$2,420.24	contribution towards community infrastructure via separate VPA contribution - works value not included in CP
VPA monetary subtotals	\$0	\$14,349,500	\$14,349,500	\$11,388	
Contribution per dwelling if all infrastructure costs apportioned equally to 1260 dwellings				\$82,368.12	

Contributions - land owership			Contributions obligation	Infrastructure offsets						Contributions credit status
Owner	Stage	Lots	(rate x lots)	Item	Description	Works	Land	Total	Comments	(postitive = surplus with recoupment through VPA or CP; negative = deficit and funds owed to Council)
Stockland North	1A	177	\$12,563,394	OS6.1	Embellishment of transmission easement land for local open space purposes - grass, mulch and shrubs	\$634,839	\$879,700	\$1,514,539		
				B6A	Basin - water quantity	\$3,208,633	\$1,099,300	\$4,307,933		
				B6B	Basin - water quality	\$1,884,463	\$0	\$1,884,463		
				T2	Provision of kerb, guttering and asphalt road works along Boundary Road from Red Gables Road to Old Pitt Town Road including verge and construction of a cycle path 2.5m-3m wide	\$1,426,502	\$0	\$1,426,502	30% in Stockland land	
				T6	New bus stop on Hills Shire Council side of Boundary Road - locations to be determined in conjunction with Council	\$12,785	\$0	\$12,785		
					SUBTOTALS	\$7,167,222	\$1,979,000	\$9,146,222		-\$3,417,172
Stockland South	2, 3	473	\$33,573,364	OS7.1	Riparian corridor including cycleway	\$3,266,244	\$2,520,700	\$5,786,944		
				OS7.2	Western Park	\$760,581	\$4,646,600	\$5,407,181		
				OS7.3	Southern Park	\$1,508,932	\$13,233,990	\$14,742,922	85% in Stockland land	
				B1A & B2A	Basin - water quantity	\$2,090,745	\$679,800	\$2,770,545		
				B1B & B2B	Basin - water quality	\$1,854,057	\$0	\$1,854,057		
				B3A	Basin - water quantity	\$690,183	\$2,259,600	\$2,949,783		
				B3B	Basin - water quality	\$281,906	\$0	\$281,906		
				T2	Provision of kerb, guttering and asphalt road works along Boundary Road from Red Gables Road to Old Pitt Town Road including verge and construction of a cycle path 2.5m-3m wide	\$2,496,378	\$0	\$2,496,378	52% in Stockland land	
				T3	Expansion of Valetta Drive and Old Pitt Town Road intersection	\$1,672,766	\$1,151,500	\$2,824,266		
				T4	Land dedication - intersection of Boundary and Old Pitt Town Road	\$0	\$1,477,000	\$1,477,000		

				T5	Construction of a shared pedestrian and cycle path 2.5-3m wide along the full length of Old Pitt Town Road from Boundary Road to the eastern boundary of the West Gables development	\$128,615	\$0	\$128,615	45% in Stockland land	
				PB	Pedestrian crossing of riparian corridor along basin wall	\$737,100	\$0	\$737,100		
					SUBTOTALS	\$15,487,507	\$25,969,190	\$41,456,697		\$7,883,333
Stockland East	1B	12	\$851,756	T5	Construction of a shared pedestrian and cycle path 2.5-3m wide along the full length of Old Pitt Town Road from Boundary Road to the eastern boundary of the West Gables development	\$22,865	\$0	\$22,865	8% in Stockland land	
					SUBTOTALS	\$22,865	\$0	\$22,865		-\$828,891
Southern Cross Care	5	172	\$12,208,496	OS2.1	Northern Park	\$1,476,673	\$10,978,352	\$12,455,025	67% in Southern Cross Care land	
				T2	Provision of kerb, guttering and asphalt road works along Boundary Road from Red Gables Road to Old Pitt Town Road including verge and construction of a cycle path 2.5m-3m wide	\$881,018	\$0	\$881,018	18% in Southern Cross Care land	
					SUBTOTALS	\$2,357,691	\$10,978,352	\$13,336,043		\$1,127,547
Galdes Family	5	273	\$19,377,438	B5A	Basin - water quantity	\$1,091,451	\$4,792,200	\$5,883,651		
				B5B	Basin - water quality	\$893,005	\$0	\$893,005		
				B7	Basin - water quantity	\$526,332	\$2,044,700	\$2,571,032		
				OS2.1	Northern Park	\$727,317	\$5,407,248	\$6,134,565	33% in Galdes Family land	
					SUBTOTALS	\$3,238,105	\$12,244,148	\$15,482,253		-\$3,895,186
Private land owners	4	46	\$3,265,063	OS7.3	Southern Park	\$266,282	\$2,335,410	\$2,601,692	15% in private land owners land	
				T5	Construction of a shared pedestrian and cycle path 2.5-3m wide along the full length of Old Pitt Town Road from Boundary Road to the eastern boundary of the West Gables development	\$60,020	\$0	\$60,020	21% in private land owners land	
					SUBTOTALS	\$326,302	\$2,335,410	\$2,661,712		-\$603,350
Allam	1C	107	\$7,594,820	OS3.1	Eastern Park	\$863,901	\$4,041,100	\$4,905,001		
				B4A	Basin - water quantity	\$560,913	\$1,472,800	\$2,033,713		
				B4B	Basin - water quality	\$315,514	\$0	\$315,514		
				T5	Construction of a shared pedestrian and cycle path 2.5-3m wide along the full length of Old Pitt Town Road from Boundary Road to the eastern boundary of the West Gables development	\$74,311	\$0	\$74,311	26% in Allam land	
					SUBTOTALS	\$1,814,639	\$5,513,900	\$7,328,539		-\$266,281
	TOTAL	1260	\$89,434,331			\$30,414,331	\$59,020,000	\$89,434,331		\$0



Annexure 3 – Staging plan





Annexure 4 – Stockland draft VPA letter of offer



Annexure 5 – Allam draft VPA letter of offer