

# **ALKIMOS- EGLINTON DEVELOPMENT CONTRIBUTION PLAN REPORT**

This Development Contribution Plan (DCP) Report has been prepared in accordance with State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6). It sets out in detail the calculation of the Cost Contribution for each owner in the Development Contribution Area based on the methodology provided in the DCP, and provides all relevant information in support of the DCP.

## **1. Development Contribution Area (DCA)**

The DCA is defined as the Alkimos Eglinton locality, which forms part of the Northern Coastal Growth Corridor (NCGC) of the City of Wanneroo.

This area has been subject to a district structure planning process which identified the need for contribution arrangements to be put in place to share the costs of significant community facilities.

The DCA is consistent with the boundaries of the Alkimos Eglinton District Structure Plan and consists of all land within the Alkimos Eglinton district area capable of being developed to accommodate residential dwellings that will contribute towards the need for future community facilities.

The Alkimos Eglinton DCA is shown on the Scheme map as DCA 1.

## **2. Purpose**

The purpose of this DCP Report is to:

- a) enable the application of development contributions for the development of new, and the upgrade of existing infrastructure, which is required as a result of increased demand generated in the development contribution area;
- b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) coordinate the timely provision of infrastructure.

## **3. Period of the Plan**

25 years from 9 September 2014 to 8 September 2039.

## 4. Operation of the Development Contribution Plan

The Alkimos Eglinton DCP has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6)*. It came into effect as of Tuesday, 9 September 2014, being the date that Amendment No. 122 to District Planning Scheme No. 2 (DPS 2) was published in the Government Gazette.

## 5. Application requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application.

## 6. Principles

Development contributions will be applied in accordance with the following principles:

### 1.1. Need and the nexus

The Northern Coastal Growth Corridor Community Facilities Plan (CFP) details the facilities required as a result of projected development within the DCA. As the DCA was largely void of existing residential development at the commencement of the DCP's operation, the nexus between required facilities and projected development has been clearly established.

### 1.2. Transparency

The method for calculating the development contribution amount and the manner in which it is applied has been the subject of extensive consultation with landowners and developers in the DCA. Further, as the mechanism for determining the development contribution has been incorporated into DPS 2 through an amendment to that Scheme, it has been subject to public assessment and scrutiny through the statutory public advertising process.

### 1.3. Equity

The DCP applies to all developable land within the DCA, with contributions to be levied based on a relative contribution to need. Contributions within the DCA are limited to district facilities within that area. Regional facilities, where the catchment extends across the district boundary or outside of the northern coastal growth corridor, are not included in the DCP. Their provision will be outside of any formal, scheme enforced cost sharing arrangement.

### 1.4. Certainty

The DCP clearly outlines the facilities for which contributions are to be collected and the timeframe for their delivery. Information pertaining to the review and indexation of costs also forms part of the DCP.

### 1.5. Efficiency

Development contributions are sought for up-front capital costs only and exclude operational costs. Ongoing maintenance and operational costs for the life of the facilities will be primarily met by the City of Wanneroo.

### 1.6. Consistency

Development contributions are proposed to be applied uniformly across the DCA, based on the methodology outlined in the DCP and this DCP report.

#### 1.7. **Right of consultation and arbitration**

The DCP has been prepared in full consultation with landowners and developers in the DCA. All planning methodologies and cost estimates have been made available for review by stakeholders at all stages of their preparation. Further opportunity for review will be made available as part of the review process outlined in the DCP.

#### 1.8. **Accountable**

The City is accountable for both the determination and expenditure of development contributions under the provisions of the Scheme.

## 7. **Process for Determining Development Contributions**

to the Alkimos-Eglinton DCP utilises the *Per Hectare* model of calculating development contributions, which involves the levy of a contribution based on the total area of developable land subject to a subdivision application, rather than the number of lots or dwellings proposed to be created as a result of that subdivision.

This model subsidises higher density development at the expense of lower density and is considered appropriate for use in the DCA as there is limited existing development and an underlying objective in the district structure plan to achieve higher residential densities than what has previously been delivered in the North West Corridor.

The *Per Hectare* model utilises 'net contributing area' rather than 'gross contributing area' as the contributing area in recognition of the fact that 'net contributing area' best represents the area of land that will contribute to the need for community facilities.

### Determination of Contributing Area

'Net contributing area' is calculated as follows:

- i. Gross land area, less the area of:
  - existing development or land with valid subdivision approvals not conditional on the payment of development contributions;
  - land reserved under the Metropolitan Region Scheme for Parks and Recreation;
  - land reserved under the Metropolitan Region Scheme for Public Purpose;
  - land designated under the Metropolitan Region Scheme as 'Primary Regional Roads', 'Other Regional Roads' or 'Railways'; and
  - land designated under the Metropolitan Region Scheme as 'industrial'.
- ii. A deduction of the following non-developable land uses identified in Local Structure Plans from the total area determined in point (i):
  - Local Roads;
  - Public Open Space;

- Primary Schools;
  - Service Commercial;
  - Business Enterprise; and
  - Retail (including retail core of Regional, District and Neighbourhood Activity Centres)
- iii. A deduction of the following percentage of the total area for land zoned Mixed Use:
- 75% for Mixed Use located in land designated as 'Regional & District Activity Centres' in the Local Structure Plan (25% of the area is included in the net contributing area)
  - 30% for Mixed Use located in land designated as 'Coastal Village Activity Centres' in the Local Structure Plan (70% of the area is included in the net contributing area); and
  - 10% for Mixed Use located in land designated as 'Urban' in the Local Structure Plan (90% of the area is included in the net contributing area).

Maps illustrating the extent of contributing area within the DCA are included at **Attachment 1**.

#### Determination of Cost Contribution

The methodology for determining a landowner's cost contribution is in accordance with the following formula:

- $CPH = TC / NCA$
- $CC = CPH \times GSA$

Where:

- CC = Landowner's Cost Contribution Amount (\$)
- CPH = Cost per hectare (\$/ha)
- TC = Total cost of delivering community facilities + Total administrative costs (\$)
- NCA = Net contributing area (ha)
- CC = Cost Contribution Amount (\$)
- GSA = Gross area of proposed subdivision (ha)

The Cost Apportionment Schedule, included at **Attachment 5**, outlines in detail the distribution of costs for the DCA.

### **7.1. Supporting Information**

In accordance with Clause 5.5 of SPP 3.6 the following information is provided in support of the methodology used to determine development contributions.

#### Catchment Areas

The DCA is considered to be a district catchment, and it is generally consistent with the boundary of the Alkimos-Eglinton District Structure Plan.

These district catchment translates to the provision of District level facilities, which are higher order facilities that serve multiple neighbourhoods and local catchments, but are not likely to have the wider draw from other district areas. Accordingly, the DCP only seeks to collect contributions for district level community facilities.

Facilities with local and regional catchments are not proposed to be funded through this DCP.

### Cost of Infrastructure Items

Given that there is essentially no existing development or community within the DCA, it has not been possible to determine the exact scope of facilities required, as their final location and nature has not yet been determined. This detail will be identified as more detailed planning is undertaken within the development area.

Consequently, the approach to facility provision has focussed on delivering broad multipurpose facilities that can adapt to changing future uses and avoid costly duplication of purpose built facilities. Inherent in this approach is the use of co-location and integration, the creation of community hubs and the acknowledgement of the role that community facilities play in anchoring development within an activity centre or community focal point.

This approach has required the City to develop standard models for each of the facilities identified in the Community Facilities Plan that represent the City's requirements for community use. These models have been developed using existing facility examples with various elements modified to represent best practice or to resolve management issues inherent in those facilities used as a basis for model development. These models were used by a Quantity Surveyor as a basis for determining the cost estimates incorporated into this DCP Report.

The final cost estimate for each facility is inclusive of a construction cost estimate, external works and services, plus allowances for planning, design and construction contingencies. Land costs, where applicable, have been the subject of a separate valuation process.

The cost estimates will be reviewed and refined as more detailed planning is undertaken on the location, level of co-location and integration, and ultimate design of individual facilities.

A scheduled review of the cost estimates will occur annually. Cost estimates will be adjusted to reflect changes in funding, revenue sources and advances in detailed planning and subsequently indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 17 of DPS 2.

### Community Infrastructure Plan

The City prepared the Northern Coastal Growth Corridor Community Facilities Plan which details the need for community facilities resulting from projected population growth. This plan has been approved by Council and has been subject to public comment and consultation with key stakeholders.

### Capital Infrastructure Plan

The DCP has been designed to relate directly to the *City of Wanneroo Long Term Financial Plan* such that the facilities identified in the DCP are reflected in the Financial Management Plan. Furthermore, the review period proposed for the DCP will coincide with the annual review of the Financial Plan to ensure that new facilities required to be delivered under the DCP are identified in the Financial Management Plan and the City's Capital Works Program.

This will also provide a mechanism for alternate funding sources to be considered and incorporated into the funding model for each facility where possible.

An overview of the capital expenditure resulting from the operation of the DCP that will need to be reflected in the City's Long Term Financial Management Plan is included at **Attachment 4**, noting that these figures will be subject to ongoing review.

### Methodology for Determining Proportion of Cost to be Attributed to Future Growth vs. Existing Areas

The DCP requires 100% of the cost of delivering the necessary facilities be met by future growth. The rationale behind this approach is as follows:

- The DCA was largely void of existing residential development or population at the commencement of DCP operation;
- The population that does exist was sufficiently served by community facilities up until the point where additional residential growth started to be experienced. This new population has put pressure on existing facilities to meet community needs. New facilities are now required as a result of this additional residential growth.
- None of the facilities identified in the Northern Coastal Growth Corridor Community Facilities Plan would be delivered if this additional residential growth wasn't projected to occur. It can therefore be clearly stated that the need for new facilities arises directly as a result of current and projected residential growth.
- The catchment of each of the district facilities proposed in the Northern Coastal Growth Corridor Community Facilities Plan is confined to the district in which it is located.
- The need for the facilities has been determined following analysis of the projected population within the DCA only. Any additional need resulting from residential areas outside the DCA is considered to be inconsequential.
- None of the facilities proposed to be delivered through DCP are considered necessary to support community activity in existing developed areas. Current demand in these areas is already met through the existing provision of district facilities within the coastal ward of the City of Wanneroo and regional level facilities in the greater City of Wanneroo and the City of Joondalup.

The 100% funding liability may be offset by external grants or other funding sources in order to reduce the contribution amount required under the DCP, however other contributions have not been included in the funding model as part of the DCP as their successful application cannot be guaranteed or assumed until more detail is known of the nature, scale and location of the facilities proposed.

It is expected that the inclusion of grant funding would form part of an ongoing review of the DCP. In this regard, Council may establish a Consultative Committee for the DCA comprising of landowners, City Administration and Council representatives and any other persons considered appropriate by Council to make recommendations to Council in respect to the timing and arrangements of DCP works. If established, a key role of this Committee could be to identify and pursue additional funding sources.

## **8. Items Included in the Plan**

The DCP applies only to district level facilities needed within the DCA as determined by the *Northern Coastal Growth Corridor Community Facilities Plan*.

### **8.1. Infrastructure Elements**

#### **Alkimos Eglinton Development Contribution Area – DCA (1)**

<b>Alkimos South Coastal Village</b>
Surf Life Saving Club
<b>Alkimos Regional Parks and Recreation Reserve</b>
Public Open Space (Active)
Multipurpose Hard Courts
<b>Alkimos Secondary Centre</b>
Community Centre
Library
Indoor Recreation Centre
<b>Eglinton District Centre</b>
Indoor Recreation Centre
Community Centre
Library
Public Open Space (Active)
Multipurpose Hard Courts

Full details of the facility cost estimates can be seen at **Attachment 2**.

### **8.2. Administrative Elements**

Under Development Contribution Plan No.2, "Administrative Items" include:

- i. preparation, administration and review of the Development Contribution Plan;
- ii. preparation and review of the Development Contribution Plan and Costs Apportionment Schedule;
- iii. any arbitration and valuation with respect to this Plan; and

- iv. advice and representation with respect to this Plan including legal, accounting, planning, engineering and other professional advice and representation.

Both incurred and recurring administrative costs shall be shared equally between the Alkimos Eglinton and Yanchep Two Rocks DCPs. Full details of Administration costs can be seen at **Attachment 3**.

## 9. Review

Various elements of the DCP are subject to ongoing review, as a result of both the general operation of the DCPs and the requirements of SPP 3.6. It is proposed that the DCP and associated CFP be reviewed (at a minimum) in accordance with the following schedule:

- Annually
  - DCP Cost Estimates;
  - DCP Cost Indexation;
  - Contributing Land Area;
  - Cost per Hectare; and
- 5-yearly
  - CFP Assumptions and Recommendations
  - Full DCP Review.

### Cost Estimates & Indexation

The estimated infrastructure costs shown at Attachment 2 of this report and how those costs are apportioned, will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 17 of DPS 2.

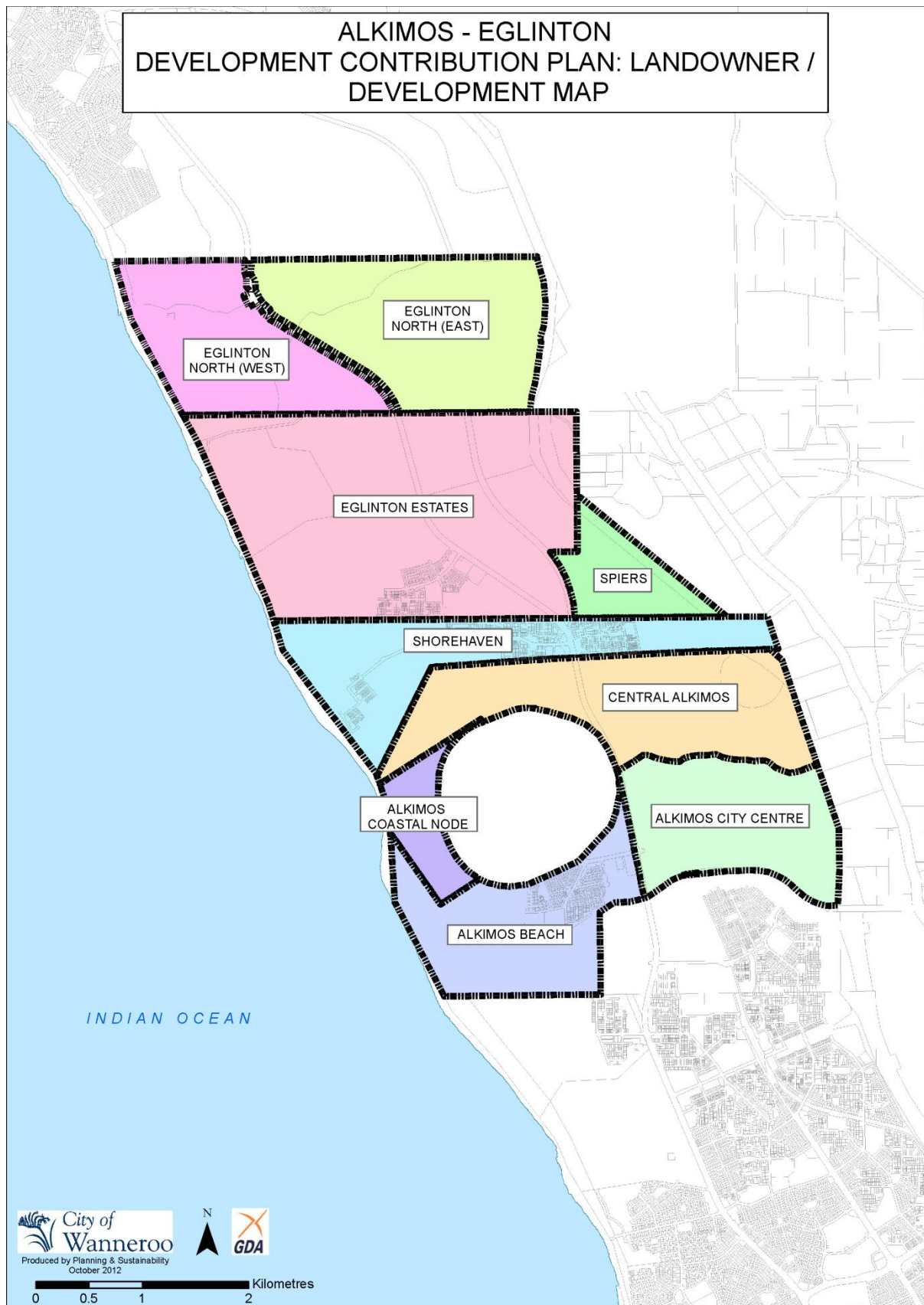
### Contributing Land Area

The 'contributing land area' is determined by deducting various land uses from the overall developable area, as outlined in Section 7 of this report. The area of most of these land uses is fixed by the Metropolitan Regional Scheme (however this may change from time to time as a result of gazetted amendments) with the exception of the area of existing development which will change as land is progressively developed. The contributing land area will therefore need to be regularly reviewed to reflect the current level of development and any gazetted changes made to the Metropolitan Region Scheme.

### Contribution Amount

The cost per hectare on which each landowner's contribution amount is based will be reviewed annually (or as required) as a result of the above changes to the costs and contribution area.

## ATTACHMENT 1 – DETERMINATION OF CONTRIBUTING AREA





## ATTACHMENT 2 – FACILITY COST ESTIMATES

### ALKIMOS SECONDARY CENTRE

	District Library	District Community Centre	District Indoor Rec Centre	District Multipurpose Courts	District POS	SLSC
Building Cost	\$3,584,694	\$2,468,322	\$4,975,395	n/a	\$1,734,620	\$1,799,794
External Works	\$588,371	\$523,372	\$785,764	\$1,314,439	\$2,879,598	\$836,000
External Services	\$300,400	\$311,267	\$463,076	\$200,492	\$286,650	\$347,876
Allowance for 5 star design (4%)	\$178,939	\$132,118	\$248,969	n/a	n/a	\$119,347
Preliminaries (10%)	\$465,240	\$343,508	\$647,320	\$151,493	\$490,087	\$310,302
Locality loading (2.5%)	\$127,941	\$94,465	\$178,013	\$41,661	\$134,774	\$85,333
Contingencies (Planning, Design, Construction)	\$814,000	\$602,000	\$1,132,000	\$364,000	\$857,000	\$746,000
Professional Fees & Disbursements	\$739,972	\$547,456	\$1,027,331	\$254,080	\$638,273	\$520,002
Escalation to end 2015	\$189,932	\$139,895	\$263,436	\$64,793	\$195,560	\$132,713
Land Area & Rate	8127m2 @ 130/m2	8089m2 @ 130/m2	14908m2 @ 130/m2			
Land Cost Estimate	\$1,056,510	\$1,051,570	\$1,938,040			

<b>Final Cost Estimate (ex GST)</b>	<b>\$8,045,999</b>	<b>\$6,213,973</b>	<b>\$11,659,344</b>	<b>\$2,390,958</b>	<b>\$7,216,562</b>	<b>\$4,897,367</b>
Source	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014

FUNDING SOURCE						
Municipal Funds	\$-					
Grants and Other Contributions	\$-					
<b>Development Contributions</b>	<b>\$8,045,999</b>	<b>\$6,213,973</b>	<b>\$11,659,344</b>	<b>\$2,390,958</b>	<b>\$7,216,562</b>	<b>\$4,897,367</b>

**EGLINTON DISTRICT CENTRE**

	District Library	District Community Centre	District Indoor Rec Centre	District Multipurpose Courts	District POS
Building Cost	\$3,584,694	\$2,468,322	\$4,975,395	n/a	\$1,734,620
External Works	\$588,371	\$523,372	\$785,764	\$1,314,439	\$2,879,598
External Services	\$300,400	\$311,267	\$463,076	\$200,492	\$286,650
Allowance for 5 star design (4%)	\$178,939	\$132,118	\$248,969	n/a	n/a
Preliminaries (10%)	\$465,240	\$343,508	\$647,320	\$151,493	\$490,087
Locality Loading (2.5%)	\$127,941	\$94,465	\$178,013	\$41,661	\$134,774
Contingencies (Planning, Design, Construction)	\$814,000	\$602,000	\$1,132,000	\$364,000	\$857,000
Professional Fees & Disbursements	\$739,972	\$547,456	\$1,027,331	\$254,080	\$638,273
Escalation to end 2015	\$189,932	\$139,895	\$263,436	\$64,793	\$195,560
Land Area & Rate	8127m2 @ 130/m2	8089m2 @ 130/m2	14908m2 @ 130/m2		
Land Cost Estimate	\$1,056,510	\$1,051,570	\$1,938,040		

<b>Final Cost Estimate (ex GST)</b>	<b>\$8,045,999</b>	<b>\$6,213,973</b>	<b>\$11,659,344</b>	<b>\$2,390,958</b>	<b>\$7,216,562</b>
Source	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014	DCWC Cost Report 2014 ILVWA Valuation 2014

<b>FUNDING SOURCE</b>					
Municipal Funds	\$-				
Grants and Other Contributions	\$-				
<b>Development Contributions</b>	<b>\$8,045,999</b>	<b>\$6,213,973</b>	<b>\$11,659,344</b>	<b>\$2,390,958</b>	<b>\$7,216,562</b>

### ATTACHMENT 3 – ADMINISTRATIVE COSTS

INFRASTRUCTURE ITEM	ACTUAL COST (EX GST)	DCP CONTRIBUTION (%)	DCP COST	TOTAL DEVELOPABLE AREA	COST PER HECTARE
<b>Confirmed Costs</b>					
Facility Cost Estimates & Models 2011	\$37,820.00	50.00	\$18,910.00	630.56	\$29.99
Land Valuations 2011	\$12,000.00	50.00	\$6,000.00	630.56	\$9.52
Amendment No. 122 Advertising	\$2,721.90	50.00	\$1,360.95	630.56	\$2.16
Government Gazette	\$1,459.93	50.00	\$729.97	630.56	\$1.16
Cost Estimate Review 2014	\$27,000.00	50.00	\$13,500.00	630.56	\$21.41
Land Valuations 2014	\$14,000.00	50.00	\$7,000.00	630.56	\$11.10
Facility Concept Plans (Peter Hunt Architects)	\$12,800.00	50.00	\$6,400.00	630.56	\$10.15
Woodsome Project Management Fees	\$7,200.00	50.00	\$3,600.00	630.56	\$5.71
<b>Sub Total Confirmed Costs</b>	<b>\$115,001.83</b>		<b>\$57,500.92</b>		<b>\$91.19</b>
<b>Estimated Costs</b>					
Estimated Administration Costs (\$115,000 p.a. x 25 years)	\$2,875,000.00	50.00	\$1,437,500.00	630.56	\$2,279.72
<b>Sub Total Estimated Costs</b>	<b>\$2,875,000.00</b>		<b>\$1,437,500.00</b>		<b>\$2,279.72</b>
<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>\$2,990,001.83</b>		<b>\$1,495,000.92</b>		<b>\$2,370.91</b>

## ATTACHMENT 4 - CAPITAL EXPENDITURE PLAN

### ALKIMOS EGLINTON DEVELOPMENT CONTRIBUTIONS PLAN

Infrastructure Item	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Surf Life Saving Club (Alkimos South Coastal Village)				\$4,897,367															
Community Centre (Alkimos Secondary Centre)							\$6,213,973												
Library (Alkimos Secondary Centre)							\$8,045,999												
Public Open Space (Active) (Eglinton District Centre)												\$7,216,562							
Multipurpose Hard Courts (Eglinton District Centre)												\$2,390,958							
Public Open Space (Alkimos Parks and Recreation Reserve)																	\$7,216,562		
Multipurpose Hard Courts (Alkimos Parks and Recreation Reserve)																	\$2,390,958		
Indoor Recreation Centre (Eglinton District Centre)																			\$11,659,344
<b>TOTAL FACILITY COST (in 2011 costs)</b>				\$4,897,367			\$14,259,972					\$9,607,520					\$9,607,520		\$11,659,344

Infrastructure Item	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	TOTAL
Indoor Recreation Centre (Alkimos Secondary Centre)			\$11,659,344				
Community Centre (Eglinton District Centre)					\$6,213,973		
Library (Eglinton District Centre)					\$8,045,999		
<b>TOTAL FACILITY COST (in 2011 costs)</b>			\$11,659,344		\$14,259,972		<b>\$75,951,039</b>

## ATTACHMENT 5 - COST APPORTIONMENT SCHEDULE

### Facility Cost Apportionment

INFRASTRUCTURE ITEM	ACTUAL COST (\$)	DCP CONTRIBUTION (%)	DCP COST (\$)	ESTIMATED DWELLING YIELD	COST PER DWELLING
Surf Life Saving Club, Alkimos South Coastal Village	\$4,897,367	100	\$4,897,367	630.56	\$7,766.69
Public Open Space (Active), Alkimos Parks and Recreation Reserve	\$7,216,562	100	\$7,216,562	630.56	\$11,444.69
Multipurpose Hard Courts, Alkimos Parks and Recreation Reserve	\$2,390,958	100	\$2,390,958	630.56	\$3,791.80
Library, Alkimos Secondary Centre	\$8,045,999	100	\$8,045,999	630.56	\$12,760.08
Community Centre, Alkimos Secondary Centre	\$6,213,973	100	\$6,213,973	630.56	\$9,854.69
Indoor Recreation Centre, Alkimos Secondary Centre	\$11,659,344	100	\$11,659,344	630.56	\$18,490.46
Public Open Space (Active), Eglinton District Centre	\$7,216,562	100	\$7,216,562	630.56	\$11,444.69
Multipurpose Hard Courts, Eglinton District Centre	\$2,390,958	100	\$2,390,958	630.56	\$3,791.80
Indoor Recreation Centre, Eglinton District Centre	\$11,659,344	100	\$11,659,344	630.56	\$18,490.46
Community Centre, Eglinton District Centre	\$6,213,973	100	\$6,213,973	630.56	\$9,854.69
Library, Eglinton District Centre	\$8,045,999	100	\$8,045,999	630.56	\$12,760.08
<i>Collected contributions + Interest</i>	-\$5,422,834	100	-\$5,422,834	630.56	-\$8,600.03
<b>Sub Total Facility Costs</b>			<b>\$70,528,205</b>		<b>\$111,850.11</b>
Confirmed Administration Costs (Preparation of DCP, Cost estimates)	\$115,002	50	\$57,501	630.56	\$91.19
Estimated Administration Costs (Administer the DCP) (\$115,000 p.a. x 25 years)	\$2,875,000	50	\$1,437,500	630.56	\$2,279.72
<b>Sub Total Administrative Costs</b>			<b>\$1,495,001</b>		<b>\$2,370.91</b>
<b>TOTAL</b>			<b>\$72,023,206</b>		<b>\$114,221.02</b>

### Landowner Cost Apportionment

DEVELOPMENT / LANDOWNER	SITE AREA (HA)	DEVELOPABLE AREA (HA)	LANDOWNER CONTRIBUTION (%)	TOTAL COST	LANDOWNER COST	COST CONTRIBUTION (\$/HA)
Alkimos Beach	224.42	65.39	10.37	\$72,023,206	\$7,468,912.45	\$114,221.02
Alkimos City Centre	212.62	31.11	4.93	\$72,023,206	\$3,553,415.91	\$114,221.02
Central Alkimos	266.42	46.87	7.43	\$72,023,206	\$5,353,539.17	\$114,221.02
Alkimos Coastal Node	86.91	27.55	4.37	\$72,023,206	\$3,146,789.08	\$114,221.02
Shorehaven	241.23	54.53	8.65	\$72,023,206	\$6,228,472.18	\$114,221.02
Spiers	67.15	11.81	1.87	\$72,023,206	\$1,348,950.24	\$114,221.02
Eglinton Estates LSP 82	633.56	217.8	34.54	\$72,023,206	\$24,877,338.00	\$114,221.02
Eglinton Estates North East	241.48	124.02	19.67	\$72,023,206	\$14,165,690.81	\$114,221.02
Eglinton Estates North West	100.22	51.47	8.16	\$72,023,206	\$5,878,955.86	\$114,221.02
<b>TOTAL</b>	<b>2074.01</b>	<b>630.56</b>	<b>100.00</b>		<b>\$72,022,063.70</b>	