

Common Infrastructure Costs

On the basis of the costings provided by Matrix Management Group, which include allowances for preliminaries, design development, contract contingencies and escalation over two years, total shared infrastructure costs are estimated as follows:

Item	Total Shared Infrastructure Cost (Exc. GST)
Boyer Road Intersections	\$604,000 + GST
External Stormwater Drainage	\$688,000 + GST
External Sewer Drainage	\$3,260,000 + GST
External Water Supply	\$1,568,000 + GST
External Power	\$1,066,000 + GST
Total	\$7,186,000 + GST
@ 387 lots	\$18,527 / lot

Cost contributions per landowner would amount to the following:

- 50 Boyer Road - \$2,061,000
- 170 Boyer Road - \$2,841,000
- 182 Boyer Road - \$1,096,000
- 25 Cobbs Hill Road - \$74,000
- 29 Cobbs Hill Road - \$910,000
- 31 Cobbs Hill Road - \$204,000

Note that these costs are exclusive of any authority connection and headworks charges.

Landscaping costs for the delivery of the full Playstreet scheme amount to \$13,285,000 which equates to \$34,198/lot. We do not believe it is reasonable to expect this level of investment by individual landowners. These plans and costs are most useful in the preparation of grant funding bids with State and Federal Government of identified elements of the overall concept.