

BELROSE REZONING - ESTIMATED VPA VALUE

VPA Summary	Description of Works	VPA Public Benefit in Development cost	VPA Land Dedication	VPA Public Benefits
1	Design and construct new traffic treatment at Forest Way/ Ralston Ave			\$ 150,000
2	Design and construct new public roads, internal to site (approx. x 3700 m)	\$ 3,100,000		
3	Upgrade existing external Council road (Ralston Ave - external to site) (approx. x 270m)			\$ 1,009,000
4	Design and construct new external Council road (Wyatt Ave - external to site) (approx. x 680 m)			\$ 2,541,000
5	Design and construct new Council footpaths (Ralston Ave & Wyatt Ave – external to site) (approx. 800 lin. Metres) existing Road corridor & (approx. 950 lin Metres) new formed Ralston and Wyatt Ave – external to site			\$ 175,000
6	Design and construct new internal 1m wide footpaths (approx. x 3700m)	\$ 166,500		
7	Upgrade walking trails/paths to National Park (approx. 1.5 km)			\$ 162,500
8	Public access to Warringah Aboriginal Nature Reserve (119 hectares), with direct access to the Gadigal National Park– including provision of cultural interpretative signage - covers insurance & works cost.			\$ 50,000
9	Dedication of land for 3,000 m2 public park (base on \$100 per metre unimproved land Value as per Councils independent valuation)		\$ 300,000	
10	Construction of new 3,000 m2 public park, and maintenance for 2 years – Base on Works @ \$100/m2 and maintenance \$20K / year			\$ 340,000
11	Public outdoor gymnasium – based on 15 items @ \$2500 each supply and install			\$ 37,500
12	Design and construct new Belrose Nature Run (3km running track) @ \$15/m			\$ 45,000
13	Design and construct water management facilities, including ongoing maintenance	\$ 800,000		
14	Provision of four bus shelters			\$ 40,000
15	Provision of Contribution to community facility			\$ 100,000
16	The design and implementation of a Bush fire asset protection zone (APZ) to the perimeter of the development area, including the ongoing management in accordance with the APZ Fuel Management Plan within the land to be managed and owned by the Community under the Community Title arrangements.	\$ 350,000		
Sub Total		\$ 4,416,500	\$ 300,000	\$ 4,650,000

Other Matters - Items of Additional Benefit				
17	Duffy Forest - Waratah/ Skippy Park - engagement of Ecological and Cultural Heritage Officer for 5 years			\$ 425,000
18	Duffy Forest - Waratah/ Skippy Park – Facilities upgrades over 5 years			\$ 1,000,000
19	MLALC aboriginal services (housing, employment, training, health) over 10 years			\$ 5,000,000
20	Establishment of Aboriginal Youth Foundation			\$ 500,000
Sub total		\$ 6,925,000		

TOTAL ESTIMATE VALUE \$ 16,291,500

Section 94 a	Rate
Estimated Construction Value	\$ 14,000,000.00 1% \$ 140,000.00