

VPA Name: Bingara Gorge No. 2

Developer Name: Bingara Development Pty Ltd

Date Executed: 9 August 2021

Subject Land: Lots 36, 40 and 41 in DP270536; Lots 210 and 211 in DP1104390; Lot 5 in DP280045; Lot 23 in DP280028; and Part Lot 81 in DP280044

CPI
Date:
Rate:

LVI
Date:
Rate:

Total Values	Cash	Additional Parametres	Area (sqm)
Monetary Contribution	\$11,222,580.00		
Carrying Out of Works	\$11,485,000.00		
Dedication of Land	\$10,013,300.00		98053
Totals	\$32,720,880.00		98053

Monetary Contributions	VPA ITEM NUMBER	PUBLIC PURPOSE	VALUE	MANNER	AREA (sqm)	TIMING
Broughton Street Resurfacing	A1	Roads & Transport	\$ 380,000.00			Before Subdivision Certificate for the 1500th Residential Lot
Wilton to Bingara Pedestrian/Cycle Shareway	A2	Roads & Transport	\$ 500,000.00			Before Subdivision Certificate for the 1700th Residential Lot
Hannaford Oval	A3	Open Space & Recreation	\$ 1,825,000.00			Before Subdivision Certificate for the 1500th Residential Lot
Community Liasion	A4	Community Service	\$ 400,000.00			Before Subdivision Certificate for the 1300th Residential Lot
Bingara Gorge Homestead	A5	Community Facility	\$ 1,250,000.00			Before Subdivision Certificate for the 1300th Residential Lot
Wilton Indoor Recreation Facility	A6	Open Space & Recreation	\$ 1,405,890.00		\$2,214 per residential lot	Per Residential Lot with Relevant Subdivision Certificate
Wilton Library	A7	Community Facility	\$ 594,995.00		\$937 per residential lot	Per Residential Lot with Relevant Subdivision Certificate
Wilton Multipurpose Community Centre	A8	Community Facility	\$ 1,226,820.00		\$1932 per residential lot	Per Residential Lot with Relevant Subdivision Certificate
Maintenance Works - Dog Park(s)	E1	Open Space & Recreation	\$ 60,000.00		\$3,000 per year	Maintenance Works for 20-Years from Date of Completion
Maintenance Works - Skate Park	E2	Open Space & Recreation	\$ 60,000.00		\$125,000 per year	Maintenance Works for 20-Years from Date of Completion
Maintenance Works - Open Space	E3	Open Space & Recreation	\$ 2,500,000.00		\$15,000 per year	Maintenance Works for 20-Years from Date of Execution
Maintenance Works - Drainage	E4	Open Space & Recreation	\$ 450,000.00		\$15,000 per year	Maintenance Works for 30-Years from Date of Completion
Maintenance Works - Community Floor Space	E5	Community Facility	\$ 300,000.00		\$15,000 per year	Maintenance Works for 20-Years from Date of Execution
Plan Administration	A9	Plan Administration	\$ 269,875.00		\$425 per residential lot	Per Residential Lot with Relevant Subdivision Certificate
Total			\$ 11,222,580.00			

Carrying Out of Works	VPA ITEM NUMBER	PUBLIC PURPOSE	VALUE	MANNER	AREA (sqm)	TIMING
New Oval Road	C1	Roads & Transport	\$ 2,100,000.00			Practical Completion by Subdivision Certificate for 1300th Residential Lot
Fairway Drive - Widening (between Pembroke Parade and Sterling Drive)	C2	Roads & Transport	\$ 2,200,000.00	Inclusive of any vegetation offsets; Exclusive of allocation from VPA No. 1		Practical Completion by Subdivision Certificate for 1600th Residential Lot
Local Park 1 (Fairways North)	D1.1	Open Space & Recreation	\$ 500,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Local Park 2 (Fairways West)	D1.2	Open Space & Recreation	\$ 500,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Local Park 3 (Fairways East)	D1.3	Open Space & Recreation	\$ 2,000,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Local Park 4 (Pembroke)	D1.4	Open Space & Recreation	\$ 200,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Local Park 5 (Greenbridge)	D1.5	Open Space & Recreation	\$ 760,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Local Park 6 (Greenbridge East)	D1.6	Open Space & Recreation	\$ 300,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Linear Park 1 (Fairways North)	D1.7	Open Space & Recreation	\$ 700,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Linear Park 2 (Fairways West)	D1.8	Open Space & Recreation	\$ 950,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Linear Park 3 (Greenbridge)	D1.9	Open Space & Recreation	\$ 750,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Linear Park 4 (Greenbridge East)	D1.10	Open Space & Recreation	\$ 125,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Linear Park 5 (Greenbridge East)	D1.11	Open Space & Recreation	\$ 100,000.00			Practical Completion by 12-Months and 1-Day of Subdivision Certificate for Residential Lots adjoining land
Small & Large Dog Park(s)	D2	Open Space & Recreation	\$ 120,000.00			Practical Completion by Subdivision Certificate for 1500th Residential Lot
Skate Park	D3	Open Space & Recreation	\$ 180,000.00			Practical Completion by Subdivision Certificate for 1500th Residential Lot
Total			\$ 11,485,000.00			

Dedication of Land	VPA ITEM NUMBER	PUBLIC PURPOSE	VALUE	MANNER	AREA (sqm)	TIMING
Condell Park Road - Widening	B1	Roads & Transport	\$ 188,300.00			753 Before Subdivision Certificate for the 1300th Residential Lot
Bingara Gorge Homestead Lot - Community Floor Space	B2	Community Facility	\$ 940,000.00			2350 Before Subdivision Certificate for the 1300th Residential Lot
Local Park 1 (Fairways North)	D1.1	Open Space & Recreation	\$ 375,000.00			3000 At the Time of Registration
Local Park 2 (Fairways West)	D1.2	Open Space & Recreation	\$ 375,000.00			3000 At the Time of Registration
Local Park 3 (Fairways East)	D1.3	Open Space & Recreation	\$ 1,250,000.00			10000 At the Time of Registration
Local Park 4 (Pembroke)	D1.4	Open Space & Recreation	\$ 250,000.00			2000 At the Time of Registration
Local Park 5 (Greenbridge)	D1.5	Open Space & Recreation	\$ 1,025,000.00			8200 At the Time of Registration
Local Park 6 (Greenbridge East)	D1.6	Open Space & Recreation	\$ 750,000.00			6000 At the Time of Registration
Linear Park 1 (Fairways North)	D1.7	Open Space & Recreation	\$ 1,000,000.00			8000 At the Time of Registration
Linear Park 2 (Fairways West)	D1.8	Open Space & Recreation	\$ 2,750,000.00			22000 At the Time of Registration
Linear Park 3 (Greenbridge)	D1.9	Open Space & Recreation	\$ 300,000.00			15000 At the Time of Registration
Linear Park 4 (Greenbridge East)	D1.10	Open Space & Recreation	\$ 450,000.00			7500 At the Time of Registration
Linear Park 5 (Greenbridge East)	D1.11	Open Space & Recreation	\$ 360,000.00			6000 At the Time of Registration
Small & Large Dog Park(s)	D2	Open Space & Recreation				4000 At the Time of Registration
Skate Park	D3	Open Space & Recreation				250 At the Time of Registration
Total			\$ 10,013,300.00			98053

SECURITY	VALUE	TIMING
Security	\$ 3,303,373.00	Upon execution of Deed