<table>
<thead>
<tr>
<th>Scenario</th>
<th>Diagram of Scenario</th>
<th>Development details</th>
<th>Developer Contribution</th>
<th>Government Contribution</th>
<th>Comments</th>
</tr>
</thead>
</table>
| 1        | ![Diagram](image1) | Land = 5000m²  
FAR = 4  
assume land value is $4000 psm  
Community hub at 5000m² GFA, construction cost $4000 psm  
GFA permitted = 5000 x 4 = 20,000m², plus 6000m² community facility.  
To keep the calculations simple commercial and retail use has been ignored.  
If just residential with an average apartment size with carpark = 100m² then 20,000 / 100 = 200 dwellings. Value of additional effort has been determined equal to 50 additional FAU residential units. Total residential GFA = 200 x 50 = 10,000m².  
Open space at 8% = 5000 x 0.08 x 4000 = $1.6m  
May offset the DCP contribution against the cost of construction for the hub as works in kind. This would be agreed with the developer as part of a section 173 agreement addressing the delivery and specification of the Community hub.  | Interim DCP: 250 x $15,900 = $3.975m  
Land cost is $10m  
Cost for construction and fit out of the Hub - $4000 psm x 6000 m² = $24m less offset from Developer  | | Assumes that the VSV has determined the additional effort in building the facility is equal to 50 additional residential units.  
This will be determined on a case by case basis.  
Performance specification and timetable for delivery agreed prior and confirmed in s173 agreement in s173 agreement. |
| 2        | ![Diagram](image2) | Land = 2500m²  
FAR = 0  
assume land value is $4000 psm  
Community hub at 2500m² GFA, construction cost $4000 psm  
Land purchased for $10m. Construction cost is $24m.  | Cost for construction and fit out of the Hub - $4000 psm x 6000 m² = $24m.  
Land cost is $10m - total cost is $34m.  | | This example assumes the construction cost for a stand alone building equals that within a mixed use development. Actual cost will vary between hub types and development built form.  
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Notes:
1. Scenarios are hypothetical.
2. Indexing of Interim DCP contributions has been ignored for these scenarios.