

<i>Condition #</i>	Agreed works at Meriton cost (no S.94 credit)	Cost	Agreed works in kind (S.94 credit)	Cost	Works that Meriton do not agree to undertake (reason)	Cost	<i>Total cost of works</i>
5(a)	N/A	-	N/A	-	Half road widening is not practical due to raised threshold and extent of stormwater and landscaping works in the median strip. In addition, works to Bonar St require creation of a new trunk drainage system involving culvert works on an unrelated private property (45 Bonar St).	\$1.273 million cost excludes undergrounding of Railcorp lines – see condition 5(k)	<i>\$1.273 million</i>
5(b)	N/A	-	N/A	-	See reasons provided for condition 5(a) above.	\$88,000	<i>\$88,000</i>
5(c)	N/A	-	N/A	-	See reasons provided for condition 5(a) above.	\$120,000	<i>\$120,000</i>
5(d)	N/A	-	N/A	-	See reasons provided for condition 5(a) above. Suitable to maintain status-quo until S.94 monies become available for Council to do works.	\$285,000	<i>\$285,000</i>
5(e)	N/A	-	N/A	-	Road works are not directly related to the site and cannot be completed without also completing road works to Bonar Street (see 5(a) above).	\$751,000	<i>\$751,000</i>
5(f)	N/A	-	N/A	-	Suitable to maintain status-quo until S.94 monies become available for Council to do works.	Combined in 5(d) \$	-
5(g)	N/A	-	N/A	-	Not directly related to development of the site	\$272,000	<i>\$272,000</i>
5(h)	N/A	-	N/A	-	Cannot be completed without all road and infrastructure works being constructed at the same time.	\$14,500	<i>\$14,500</i>
5(i)	N/A	-	N/A	-	Already disputed under conditions 5(a) and 5 (e)	\$8,500 Cost related to signage and line marking only – all other costs covered by conditions 5(a) and 5(e)	<i>\$8,500</i>
5(j)	N/A	-	✓	\$22,500	N/A	-	<i>\$22,500</i>
5(k)	N/A	-	N/A	-	Undergrounding of Railcorp 33kV power lines will also require undergrounding of Energy Australia and other Telco providers for 510m (from the basement entry adjacent to Building D extending in a north easterly direction) along Bonar street.	\$2.5 million (Railcorp) \$3.2 million (other Telco's)	<i>\$5.7 million</i>
5(l)	N/A	-	N/A	-	Not directly related to development of the site.	\$807,000	<i>\$807,000</i>
5(m)	N/A	-	N/A	-	Not directly related to development of the site. Works are required on private property and could be blocked by the property owner despite being an integral component of the stormwater system upgrade.	\$138,000	<i>\$138,000</i>
5(n)	✓	\$322,000	N/A	-	N/A	-	<i>\$322,000</i>
5(o)	✓ Landscaping and footpath works to all adjacent street frontages.	\$1.2 million	N/A	-	S.94 credit should be available for undergrounding of power lines on the eastern side of Loftus Street as the development can be constructed and occupied without altering this infrastructure.	\$300,000	<i>\$1.5 million</i>
7(i) – 7(ii)	N/A	-	N/A	-	Refer to condition 5(e) reasons above.	-	-
7(iii)	N/A	-	N/A	-	Refer to condition 5(e) reasons above.	-	-
7(iv)	N/A	-	N/A	-	Refer to condition 5(c) reasons above.	\$56,000	<i>\$56,000</i>
7(v)	N/A	-	✓	\$29,000	N/A	-	<i>\$29,000</i>
7(vi)	N/A	-	N/A	-	Refer to condition 5(a) reasons above	\$12,000	<i>\$12,000</i>
7(vii)	N/A	-	N/A	-	Refer to reasons provided previously	-	-
7(viii)	✓	-	N/A	-	N/A	-	-
		\$1.522 million		\$51,500		\$9.83 million	<i>\$11.39 million</i>

Total required S.94 contributions = \$5,880,904
portion required for open space etc. = \$2,411,019
Bonar St Precinct infrastructure works = \$3,469,885
Agreed Works in kind = \$51,500 (resulting in an additional cash top-up of \$3,418,385 towards Bonar St Precinct infrastructure works)