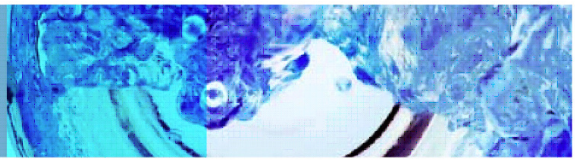
DEVELOPMENT SERVICES
Information Sheet No. 09



Assessment of Headworks Contribution for a Mixed-Use Development

A Mixed-Use development is a combination of Residential and Non-Residential units.

Outlined is an explanation of how Headwork Contributions (HC) are calculated for a Mixed-Use development.

Formula to calculate the Headworks:
Standard Headwork Charge (SHC) x Single Residential Equivalent (SRE) = Headwork Contribution (HC)

To calculate the Drainage Headworks (applicable if property is in a Drainage Catchment Area):
Headwork contributions (HC's) for Mixed-Use developments are based on 1 HC per additional dwelling or 1 HC per 350m2 for the entire lot, whichever is the least.

Servicing Requirements

Example : Six (6) units (i.e. 5 Residential and 1 Non-Residential) to be constructed
Master Meter is a 40 mm water service @ 80 litres per minute
Lot area = 1,500m2

To calculate the Headworks Contribution (Credit is based on the property being vacant land).

Water Headworks	4 HC	- 1 Credit = 3 HC's
Wastewater Headworks	6 HC	- 1 Credit = 5 HC's
Drainage Headworks	4.28 HC	- 1 Credit = 3.28 HC's

As calculation B is less than calculation A, apply B

Drainage - Calculation A

Headwork Contribution based on total number of units = 6 HC's

Drainage - Calculation B

Headwork Contribution based on total area of original lot = 1500 m2 ÷ 350 m2 = 4.28 HC's

To calculate the Headworks payable (based on the contribution applicable for July 2007).

	SHC ($)	SRE	HC ($)
Water Headworks	3,227.00	x 3	= 9,681.00
Wastewater Headworks	1,490.00	x 5	= 7,450.00
Drainage Headworks	420.00	x 3.28	= 1,377.60
			18,508.60

Please refer to the following brochures for further information regarding Headwork Contributions.

Information Sheets 01 - About Headworks and Contributions
Information Sheets 02 - Standard Headworks Contributions Table
Information Sheets 05A - Headworks Contributions - Water and Wastewater Factors for Building or Redevelopment Stage
Information Sheets 05B - Headworks Contributions - Drainage Factors for Building or Redevelopment Stage

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