



Burwood Council

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SECTION 7.12 LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

For the Burwood Local Government Area (Excluding Burwood Town Centre)

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Last Adopted 24 July 2012 Effective 1 September 2012
Trim No. 18/34442
Amendment Adopted 21 August 2018 Effective 11 September 2018

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Introduction

Section 7.12 of the Environmental Planning and Assessment (EP&A) Act 1979 (the Act) gives Council the power to impose as a condition of development consent a requirement that the applicant pay a levy of a fixed percentage of the cost of the proposed development. Section 7.12 (1) of the Act requires that a condition imposed under Section 7.12 must be in accordance with a contributions plan. Subject to the plan, money received as payment under a condition must be applied towards the provision, extension or augmentation of public amenities or public services.

Pursuant to Section 7.12 (5) of the Act, the Minister for Planning has established in Clause 25K (1)(a) of the Environmental Planning and Assessment Regulation 2000 (the Regulation) the maximum percentages of the proposed cost of carrying out development that may be imposed by a levy under Section 7.12 of the Act.

Requirements of the Plan

1. What is the name of this contributions plan?

This Plan is called the "Burwood Council Section 7.12 Local Infrastructure Contributions Plan for the Burwood Local Government Area (Excluding the Burwood Town Centre)".

2. Where does this plan apply?

This Plan applies to the development of all land that is identified in the Land Application Map under Burwood Local Environment Plan 2012 (BLEP 2012), except land in the Burwood Town Centre as defined in BLEP 2012.

This Plan applies to applications for development consent and applications for complying development certificates under Part 4.26 of the Act. A requirement for an application for development consent or a complying development certificate may be specified in a Local Environmental Plan (LEP) or a State Environmental Planning Policy (SEPP) applying to the land.

3. When does this plan commence?

This Plan was adopted by Council on 24 July 2012 and commences on 1 September 2012. It applies to development applications and complying development certificates determined after the Plan commences.

If a development application has been made but has not been determined before this Plan commences, the application is to be determined in accordance with the contribution plan or plans in force at the time the application was made.

4. What is the relationship with other contributions plans?

This Plan repeals and replaces any other Section 7.11 contributions plan insofar as it applies to the Burwood Local Government Area outside the Burwood Town Centre. This Plan does not replace the Section 7.12 Contributions Plan that applies to the Burwood Town Centre.

5. What are the Section 7.12 contributions levies?

The Section 7.12 contributions levies under this Plan are set out in the following table for types of development and the percentage levies on the costs of development:

Type of development	Levy
<ul style="list-style-type: none">All development (except development pertaining to a dwelling house as described below).	<ul style="list-style-type: none">Nil for cost of development up to and including \$100,000;0.5% of the cost of development of more than \$100,000 and up to and including

	\$200,000; • 1% of the cost of development of more than \$200,000.
• Development of a dwelling house and alterations, additions or ancillary structures thereto. • For the avoidance of doubt, any development of a dwelling house that would result in the creation of an additional dwelling or lot, such as a granny flat or subdivision, is excluded from this category.	• Nil for cost of development up to and including \$100,000; • 0.5% of the cost of development of more than \$100,000 and up to and including \$300,000; • 0.25% of the cost of development of more than \$300,000.

The determination of the cost of development is explained in Clause 9 of this Plan.

A council cannot impose as a condition of the same development consent a condition under Section 7.11 as well as a condition under Section 7.12 of the Act.

A condition imposed under Section 7.12 is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money to be paid by the condition.

A condition imposed under Section 7.12 that is allowed by or determined in accordance with a contributions plan may not be disallowed or amended by the Court on appeal.

Conditions on development consents or complying development certificates authorised by this Plan are subject to any direction by the Minister under Section 7.17 of the Act. This Plan authorises the imposition of conditions in accordance with any such direction.

6. What are the purposes of this plan?

The primary purposes of this Section 7.12 Contributions Plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of the Act.
- To provide for funding towards the provision, extension or augmentation of public amenities and public services identified by Burwood Council as necessary to support the expected growth and development in the Burwood Local Government Area (or towards recouping the cost of their provision, extension or augmentation);
- To publicly identify the purposes for which the levies are required. The main amenities and services which the contributed funds will assist in providing are those set out in Schedule 1. The priorities for expenditure of funds are also indicated in the Schedule. In this Plan, the listed public amenities or public services are generally referred to as the works.

7. What is the demand for public amenities and public services?

This Plan is based on the provision of new, extended and augmented public amenities, services and infrastructure to support the growth and development of the Burwood Local Government Area. New residents, workers and visitors to Burwood will have inadequate levels of service if Council does not take action to provide new public amenities and infrastructure, or extend and augment existing facilities. The levels of service for the existing population will also decline if there is inadequate public investment.

For the purposes of this Plan most of the demand for provision of public amenities and services will be generated from growth and development on land outside the Burwood Town Centre. In the

medium term life (out to 2025) of the BLEP 2012 this may result in some 2800 additional dwellings and approximately 15,000 sq m of additional commercial floor space. This is broadly consistent with the scale of growth anticipated in the NSW Government's relevant strategic planning documents.

A small proportion of the demand for the provision of public amenities and services under this Plan may be generated from growth and development in the Burwood Town Centre. As the Major Centre for the Inner West Subregion in the NSW Government's Metropolitan Strategy, there is expected to be substantial growth in employment, services and housing in the Burwood Town Centre. The increased capacity provided by Burwood Local Environmental Plan (Burwood Town Centre) 2010 – and the subsequent BLEP 2012 – is expected to result in an additional 2,700 jobs and 5,000 residents in the Town Centre over the next 25 years.

Administration and Operation of the Plan

8. How is the amount of the levy calculated?

The levy will be determined on the basis of the rate as set out in Section 5. The levy will be calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

Where

%C is the levy rate applicable

\$C is the proposed cost of carrying out the development

9. How is the cost of development assessed?

The cost of carrying out a proposed development will be determined in accordance with clause 25J of the Regulation. A copy of this clause is provided in Schedule 2.

To provide reliable information on the cost of carrying out a development, the applicant for development consent or a complying development certificate is to provide details with the application in accordance with this Plan. There are two levels of information provision, dependent on the scale of cost and the type of development:

- **For all single dwelling house development regardless of the type or the cost, and for other development between \$100,000 and \$500,000** – where the cost of carrying out a proposed development is in this range, a **Cost Summary Report** must be completed by the applicant or a nominated representative such as the Project Architect or Project Manager;
- **For all other development above \$500,000** – where the cost of carrying out a proposed development is in this range, a **Detailed Cost Report** must be completed by a **Quantity Surveyor** registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification.

The form that should be used for a Cost Summary Report is included in Schedule 3, and the form for a Detailed Cost Report by a Quantity Surveyor is included in Schedule 4.

Without limitation to the above, the valuation of the cost of development may be reviewed and the services of an independent qualified person may be sought to verify the development cost assessment. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant.

10. When is payment made and how will contributions be adjusted?

In accordance with Clause 146 of the Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it

has verified that each condition requiring the payment of a contributions levy under this Plan has been satisfied.

In particular, the certifying authority must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with Clause 142(2) of the Regulation. Failure to follow this procedure may render such a certificate invalid. Burwood Council also requires payment of any costs associated with verification of the assessment of the cost of development is prior to the issue of the construction certificate.

The only exceptions to the requirement are where a works in kind, material public benefit or dedication of land has been agreed to by the council. In such cases, the council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

As the date of payment of a contribution under a consent condition may be later than the consent date, Clause 25J (4) of the Regulation allows Council to adjust the contribution to reflect cost increases during this period. Contributions will be adjusted at the time of payment of the contribution in accordance with the following formula:

Contribution at time of payment

$$C_2 = \frac{C_1 \times CPI_2}{CPI_1}$$

Where:

C_1	Monetary contribution imposed on the development consent
C_2	Monetary contribution at the time that the contribution is paid
CPI_1	Latest "Consumer Price Index: All Groups Index Number 6401.0" for Sydney available from the Australian Bureau of Statistics at the time of granting the relevant development consent
CPI_2	Latest "Consumer Price Index: All Groups Index Number 6401.0" for Sydney available from the Australian Bureau of Statistics at the time the contribution is to be paid

Refer **Section 11** below for requirement of contribution payment under a complying development certificate.

11. Complying development certificates

Pursuant to Section 4.28 (9) of the Act, where an accredited certifier issues a Complying Development Certificate (CDC) in respect of development to which this Plan applies, the certificate must be subject to a condition requiring the applicant to pay to Council the levy in accordance with this Plan.

The condition imposed by an accredited certifier on a CDC must include details of the requirements of Clause 10 of this Plan. Any required contribution payment shall be made to Council **within two days of the issue of a CDC** by a Principal Certifier. Should a payment be made after the two day period, Council may require the amount be indexed in accordance with the Consumer Price Index to adjust the amount of the payment to account for the time between the consent date and payment date.

A suggested condition for use by an accredited certifier imposing a condition on a development consent that requires an applicant to pay to Council a levy in accordance with this Plan is included in Schedule 5.

The imposition of a condition on a CDC issued by an accredited certifier as authorised by this Plan is subject to compliance with any directions given under Section 7.17 of the Act with which Council would be required to comply if issuing the CDC concerned.

12. Will Council accept alternatives to a levy?

Council may at its absolute discretion accept the dedication of land or provision of a material public benefit or works-in-kind in part or full satisfaction of a Section 7.12 levy under this Plan.

As a general rule, only land or works directly associated with the roads and traffic improvements, public domain improvements and community facilities as indicated in Schedule 1 may be considered as a material public benefit or work-in-kind in satisfaction of the contributions levy. Applicants must provide full details, costs and valuations of the land or works.

If Council agrees to an alternative to the levy, it will either require the alternative as a condition of consent, or accept it under the terms of a Voluntary Planning Agreement.

13. Are there any exemptions to the levy?

Clause 25J of the Regulation, that governs the determination of the cost of development, states the matters that are excluded from the determination.

At Council's absolute discretion exemptions to the payment of levies under this Plan may apply to the following types of approvals:

- Developments to be carried out by or on behalf of Burwood Council for the provision of public infrastructure including infrastructure funded by Section 7.12 levies;
- Other developments in applications submitted by Burwood Council;
- Developments where a condition has been applied under Section 7.11 or 7.12 for a previous development consent relating to the subdivision of the land on which the development is to be carried out;
- Developments that involve rebuilding or repair after State Government-declared natural disasters.
- Developments by a not-for-profit charity (as defined by the Australian Taxation Office), but only in cases where the development is of a small scale, and where Council considers that there will not be an increase in the demand for public works or infrastructure as a result of the development which would warrant the payment of a Section 7.12 levy; and
- For residential development, payment of the Section 7.12 levy may be waived in situations where Council can be paid a comparable amount under the Federal Government's Housing Affordability Fund, and where the amount paid is deducted from the total cost of the development and is passed onto the purchaser;

14. How will the Section 7.12 funds be administered?

Burwood Council is to administer money obtained from the Section 7.12 levy and make decisions on the application of funds applied towards the provision, extension or augmentation of public amenities, infrastructure or public services for the Burwood Local Government Area in accordance with the Act and Regulation.

This Plan expressly authorises Section 7.12 levies paid for different purposes to be pooled and applied (progressively or otherwise) for the purposes indicated in Schedule 1, including with funds from other Council sources.

This Plan also expressly authorises that unspent monies collected through previous (and now repealed) Section 7.11 Plans are to be expended as if they were funds received under a Section 7.12 Plan on works identified in the previous plans where those works have been carried across to the Works Schedules included in this Plan.

Furthermore, where works identified in previous Section 7.11 and 7.12 Plans are no longer considered necessary then this Plan authorises that the unspent money be transferred to this Plan and spent on the works identified in the Works Schedule included in Appendix B of this Plan, which are similar to the works categories included in the previous Section 7.11 and 7.12 Plans.

Schedule 1 – Works Schedule Table and Maps

In the following Table and Maps, Schedule 1 provides a summary of the main local public amenities, infrastructure, works or services towards which funds collected under this Plan will be used to provide, extend or augment, (or used towards recouping the cost of provision, extension or augmentation). The Table in Schedule 1 includes the estimated cost of the public amenities or public services. Funds collected under this Plan may provide only a part of the indicated cost of works, infrastructure and services. The Table in Schedule 1 also indicates the estimated priority timeframe of their provision, extension or augmentation in full or in large part (see clarification note at end of Schedule 1), which may be subject to availability of supplementary funding in some cases.

The Maps following the Table are included in Schedule 1 to indicate the location of the main works, infrastructure and services by way of a Map Reference and Item Number. The proposed works, infrastructure and services listed in the Table and shown on the Maps in Schedule 1 are indicative and implementation is subject to the budgetary and operational resources of Council. Regard should also be had to the Land Reservation Acquisition Map in the BLEP 2012 which shows the land to be acquired for implementation of certain projects, as indicated in the Table.

Note on Table to Schedule 1

Each item of works in the Table has been provided with a priority ranking in the column headed Priority Time Frame which provides an indicative timing for the delivery of the work items, as follows.

Priority ranking	Indicative timing
A	2018-2021
B	2021-2024
C	2024-2027
D	After 2027

The priority ranking and actual timing of delivery of works is subject to change as it is influenced by the following factors:

- The rate and timing of development from which contributions are collected;
- The pooling of sufficient funds to enable provision, extension or augmentation of amenities and services;
- The requirements of Council's annual works program from year to year;
- The relationship between works and other events e.g. land acquisitions may depend on whether the properties are on the market.

Works Schedule Table

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
OPEN SPACE				
A. LAND ACQUISITION FOR NEW OPEN SPACE	Acquire 4 Portland Street, Enfield to enlarge Grant Park	1,500,000	Timing of acquisitions will depend on funding availability and any owner requests.	A-1C
	Acquire 37A Brighton Street, Croydon to enlarge Keith Smith Park	1,500,000		A-2 C
	Acquire 39 Brighton Street, Croydon to enlarge Keith Smith Park	1,500,000		C
	Acquire 14 Burleigh Street to consolidate Site E being Elizabeth carpark	1,500,000		B
	Shop 4a & 4b 1-17 Elsie Street (currently RMS office)	2,000,000		C
	TOTAL – A. ACQUISITION OF LAND FOR NEW OPEN SPACE	8,000,000		
B. EMBELLISHMENT OF EXISTING OPEN SPACE	Blair Park			B-1
	Upgrade of Amenities Building	250,000	A	
	Stage 3 perimeter fencing (Queen St and Acton St)	75,000	A	
	Upgrade of irrigation, improved drainage and re turf of playing field	250,000	A	
	Installation of root barrier along southern side of playing field	50,000	A	
	Replace existing bubbler	15,000	A	
	New and replace park signage	10,000	A	
	Equal Access paths and ramps and steps	30,000	A	
	New soccer goal posts	10,000	A	
	Subtotal	690,000		
	Brown Reserve			B-2
	Install picnic shelter and seating	30,000	C	
	Replace bubblers x 1	5,000	C	
	Install bins x2	10,000	C	
	Replace solar lights	70,000	A	
	Subtotal	115,000		
	Burwood Park			B-3
	Tree Planting x 50 including Palm tree succession planning	50,000	A	
	Off-street parking upgrade and equal access	200,000	A	
	Equal access barbecues	50,000	A	

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Replacement and addition of CCTV	50,000	A	
	Install new bins x 10	50,000	A	
	Renew soft and hard landscapes	50,000	B	
	Repair/Replace the irrigation system	200,000	A	
	Repair and maintain the erosion and wear under the brush box trees on the southern side	30,000	A	
	Repair or install a new pond pump and filter and clean the pond	200,000	A	
	Install park ordinance (alcohol) signs to prevent ball games in the area of Confucius sculpture	5,000	A	
	Install more picnic shelters x 3	100,000	B	
	Concrete steps to oval area	30,000	B	
	New bubblers x2	15,000	B	
	Remove the chain wire fence on the southern side of the community centre and regrade	50,000	A	
	Landscaping around the stage pavilion	40,000	A	
	Upgrade of Chess Board Facility	50,000	A	
	Stormwater Drainage improvements whole of park	500,000	A	
	Stormwater harvesting and re use	300,000	A	
	Lighting Upgrades	140,000	B	
	New signage (interpretive and way finding)	20,000	A	
	Subtotal	2,130,000		
	Everton Road Park			B-4
	Revised design and community consultation project management; Stage one construction of park development	45,000	C	
	Stage two construction of park development	30,000	C	
	Install 2 x park seats	5,000	A	
	Subtotal	80,000		
	Wangal Park			B-5
	New fencing	100,000	A	
	New park ordinance signage	10,000	A	
	New additional planting	100,000	A,B	
	New park interpretive and way finding signage	150,000	A	
	Install of Table Tennis Table	15,000	B	

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Subtotal	375,000		
	Cooinoo Reserve			B-6
	Tree planting x 10	2,400	C	
	Replace fencing to King Street	35,000	B	
	Install picnic shelter x1	25,000	C	
	Install bubbler x 1	5,000	C	
	Subtotal	67,400		
	Coronation Parade			B-7
	Tree planting x 50	10,000	A	
	Replace and new seating x 5	15,000	A	
	Pathway construction	100,000	C	
	Subtotal	125,000		
	Flockhart Park			B-8
	Install new shade over new play equipment	40,000	C	
	Upgrade of Cricket Nets including Synthetic grass practice cricket pitches	40,000	A	
	New Floodlighting of playing fields	250,000	B	
	Playing field upgrade (stripping, drainage, irrigation)	300,000	B	
	Replace existing bubblers x 4	20,000	A	
	Upgrade solar lights	40,000	A	
	Additional seating x 8	30,000	B	
	Install barbecue and picnic area shelters x 3	120,000	B	
	New bins x4	15,000	B	
	Subtotal	855,000		
	Froggart Crescent Reserve			B-9
	Replace existing timber bollards	10,000	C	
	Subtotal	10,000		
	Henley Park			B-10
	Solar lighting along walking track	150,000	A	
	New Floodlights to playing sports fields	500,000	A	
	Subsoil drainage improvements to the playing fields	500,000	A	

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Shade structure near BBQ includes concrete floor excavation and project management	30,000	B	
	Cricket practice nets replacement and other minor works	50,000	A	
	Upgrade to Amenities Building	1,200,000	A	
	New Automated Toilet Facility	500,000	B	
	Replacement of Fitness stations	125,000	A	
	Replace picnic tables and shelters	200,000	A	
	Equal Access Barbeques	60,000	A	
	New Bins	40,000	A	
	New fence along Portland St from Amenities block to Enfield Aquatic Centre	50,000	A	
	Replacement of Synthetic cricket wickets x4	35,000	A	
	Proposed multi-purpose synthetic court	500,000	A	
	New Park signage	20,000	A	
	Installation of double cable ride	100,000	A	
	Subtotal	4,060,000		
	Enfield Aquatic Centre			B-10A
	Review design and structure and finalise	Detailed costing is being developed Approx. estimate \$2,000,000		
	Strip out 50m pool to structure, repair and upgrade as required			
	Build wet deck gutters to 50m pool			
	Remove asbestos piping			
	Lay return pipes to sides of pool			
	Render pool, supply and fix tiling throughout			
	Reinstate concourse paving (basic concrete, option tiled) and drainage			
	EAC Preliminary Master Plan – Detail design and documentation for all stages		A	
	Stage 2A Front foyer refurbishment (short term)	\$100,000	A	
	Stage 2B New Male and Female change rooms (mezzanine level), café, undercover walkway and grandstand seating on southern side of the site	\$2,000,000	A	
	Stage 3 New LTS indoor pool / new perimeter fencing	\$2,200,000	A	
	Stage 3A New foyer design/control design (long term)	\$800,000	A	
	Stage 4 Rear Entrance	\$1,100,000	A	
	Stage 5 Expansion of the existing car park between Shelley and Anne Street – 80 spaces , including drainage upgrading, lighting etc	\$1,200,000	A	

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	BCA works Landscaping and Perimeter Fencing	\$210,000	A	
	Subtotal	\$10,280,000		
	Wyatt Ave landscaped median (Horton Reserve)			B-11
	Install park ordinance signage x 3	1,500	A	
	Install seats x 4	8,000	A	
	Subtotal	9,500		
	Grant Park			B-12
	New Fencing	60,000	B	
	Signage	10,000	B	
	New Solar Lighting	20,000	A	
	Subtotal	90,000		
	Jackett Reserve			B-13
	Picnic tables and shelter x 1	20,000	B	
	Replace/ install bubblers x 1	5,000	A	
	Fencing to Minna Street	35,000	C	
	Install park ordinance signage	1,500	A	
	Subtotal	61,500		
	Jackson Park			B-14
	Tree planting x 10	2,000	A	
	New Signage	5,000	A	
	Picnic table and shelter x 1	20,000	A	
	Replacement of Play equipment and soft fall	240,000	A	
	Replacement of Bubbler	10,000	A	
	Installation of new fencing	25,000	A	
	Subtotal	302,000		
	Keith Smith Park			B-15
	Install of Picnic table and shelter	25,000	A	
	New bins x 2	10,000	B	
	New Water Bubbler	10,000	A	
	Installation of new fencing	40,000	A	

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	New Signage	5,000	A	
	Subtotal	90,000		
	King Edward Street Landscape traffic control area			B-16
	Replace bench seat x 1	3,500	B	
	New signage	2,000	A	
	Subtotal	5,500		
	Luke Avenue Landscaped traffic control area			B-17
	Install park ordinance signage	1,500	A	
	Subtotal	1,500		
	Martin Reserve			B-18
	Replace bins x 1	5,000	A	
	Fencing to Seymour Street and Beresford Street	115,000	B	
	Install bubblers x 1	25,000	B	
	Install picnic shelter x 1	25,000	B	
	Ordinance and park signage	1,500	A	
	Junior playground equipment replacement	150,000	B	
	Subtotal	321,500		
	Willee St landscaped median			B-19
	Replace seating x 4	10,000	A	
	New signage	5,000	A	
	Subtotal	15,000		
	McCall Avenue Landscaped traffic control area			B-20
	Replace bollards	10,000	B	
	Seating x 2	5,000	B	
	Subtotal	15,000		
	Prowse Reserve			B-21
	Replace seats x 2	5,000	B	
	Fencing (bollards) to streets	30,000	B	
	Install park ordinance signage	1,500	A	
	Replace bubbler x 1	5,000	A	

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Subtotal	41,500		
	Rochester Reserve			B-22
	Replacement of palms	20,000	C	
	Subtotal	20,000		
	Russell Street Reserve			B-23
	Install parks ordinance signage	3,000	A	
	Subtotal	3,000		
	Sanders Reserve			B-24
	Install picnic shelter x 1	20,000	B	
	Fencing along Oxford Street	30,000	A	
	Replace bubbler x1	10,000	A	
	Install park ordinance signs	5,000	A	
	Subtotal	65,000		
	St. Pauls Close			B-25
	New Park Signage	3,000	A	
	Subtotal	3,000		
	Stanley Street Reserve			B-26
	Install seating x 1	3,000	A	
	Install park signage	2,000	A	
	Subtotal	5,000		
	Tangarra Street landscaped verge			B-27
	Extend existing pathway	30,000	A	
	Subtotal	30,000		
	The Parade			B-28
	Install seats x 2	5,000	C	
	Install park and ordinance signage	1,500	A	
	Subtotal	6,500		
	Trelawney Street Landscaped verge			B-29
	Replace existing seats	6,500	A	
	Install park and ordinance signage	1,500	A	

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Subtotal	8,000		
	Fitzroy St traffic control area (Reed Reserve)			B-30
	Install seating x 2	5,000	B	
	Replace existing bollards	15,000	A	
	Install signage	2,000	A	
	Subtotal	22,000		
	Walsh Avenue Reserve			B-31
	Replace playground and new shade structure for playground	230,000	B	
	Replace bubbler	5,000	A	
	New Shelter and seating	25,000	A	
	Replace solar lighting	30,000	A	
	Install 10 trees	2,500	A	
	Install park signage and bollards	15,000	A	
	Install new bins	10,000	B	
	Subtotal	317,500		
	Whiddon Reserve			B-32
	Replace seat x 2	5,000	A	
	Install/replace fencing to Lees Avenue	15,000	A	
	Replace bubbler x 1	5,000	A	
	Install bollards	15,000	B	
	Bins x 2	10,000	B	
	Install park ordinance signage x 2	3,000	A	
	Solar lighting	30,000	A	
	Tree planting x10	2,500	B	
	Subtotal	85,500		
	Willee Street Landscaped verge			B-33
	Install seating x 2	5,000	A	
	Replace existing play equipment to include rubber soft fall and shade structure	100,000	A	
	Install park ordinance signage	2,000	A	
	New Fencing	25,000	A	

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Subtotal	132,000		
	Woodstock Park			B-34
	New playground equipment soft fall and shade x 2	300,000	A	
	Installation of bins x 6	30,000	A	
	Restoration of gazebo	40,000	A	
	Installation of signage	5,000	A	
	Installation of seating x 6	15,000	A	
	Install picnic tables and shelters x 3	75,000	A	
	Install new equal access BBQ	10,000	A	
	New boundary fencing along adjoining properties	25,000	A	
	Modifications to Amphitheatre	100,000	A	
	New Sensory Garden	200,000	A	
	Installation of 2 bubblers	10,000	A	
	Subtotal	810,000		
	Wyatt Avenue Park			B-35
	Remove and replace bollards along Wyatt Ave	30,000	A	
	Replace existing play equipment to include rubber soft fall and shade	130,000	A	
	Install park ordinance signage	1,500	A	
	Replace existing bin	5,000	A	
	Subtotal	166,500		
	Barbara Holborow Reserve			
	New seats x 3	9,000	A	
	Install park signage	3,000	A	
	Subtotal	12,000		
	TOTAL – B. EMBELLISHMENT OF EXISTING OPEN SPACE	21,426,400		
ROADS				
C. ROAD WIDENING	Esher Lane, Burwood, north side between Webbs Lane & Esher Street – acquisition of land	162,500	Land acquisition will be negotiated upon Council	C-1
	As above – construction of road widening	49,750		C-1
	Webbs Lane, Burwood - west side, rear of 58-60 Burwood Road - acquisition of land	131,720		C-2

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	As above - construction of road widening	22,895	receiving a pre-Development Application (DA). Road works will be undertaken after completion of development and in line with Council's Capital Works Program.	C-2
	Nicholson Street, Burwood, north side between Conder Street and No. 13 Nicholson Street - acquisition of land	317,504		C-3
	As above - construction of road widening	121,285		C-3
	Nicholson Street, Burwood, north west corner with Burwood Road – land acquisition	2,091		C-4
	As above - construction of splay corner	1,610		C-4
	Woodside Avenue, Burwood, SW corner of intersection with Burwood Road–land acquisition	64,516		C-5
	As above - construction of splay corner	35,130		C-5
	Ethel Street, Burwood, south east corner with Burwood Road - acquisition of land	37,566		C-6
	As above - construction of splay corner	28,745		C-6
	16 Lyons Street for Bells Lane widening	4,200,000		C-1
	As Above - construction of road widening	200,000		
	Ethel Street, Burwood, north east corner with Burwood Road - acquisition of land	4,136		C-7
	As above - construction of splay corner	1,875		C-7
	Fitzroy Street, Burwood, SE corner of intersection with Weldon Street - acquisition of land	37,236		C-8
	As above - construction of splay corner	17,095		C-8
	Shelley Street, Enfield, NE corner intersection with Cobden Street - construction of splay corner	10,380		C-9
	Shelley Street, Enfield, south side between Portland Street and vicinity of Trevena Lane - construction of road widening	671,435		C-10
	Wentworth Road, Strathfield, west side between Russell Street and Morwick Street – acquisition of land	263,061		C-11
	As above - construction of additional approach lane	114,500		C-11
	Boundary Street, Croydon, north side between Croydon Public School and Young Street - acquisition of land for kiss and ride lane	154,318		C-12
	As above - construction of kiss and ride lane	211,365		C-12
	Shaftesbury Road, Burwood, west side to Parramatta Road - acquisition of land	145,000		C-13
	As above - construction of additional approach lane	233,500		C-13
	Wentworth Road, Burwood, east side to Liverpool Road - acquisition of land	148,591		C-14
	As above - construction of additional approach lane	59,405		C-14
	TOTAL – C. ROAD WIDENING	7,447,209		

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
D. TRAFFIC IMPROVEMENTS	Ban right turnings movements into and out of Railway Crescent at Wentworth Road	6,000	To be undertaken depending on funds availability, analysis of yearly crash data and Council requests.	D-1
	New traffic signals at the intersection of Burwood Road with Nicholson Street	450,000		D-2
	Clearway restrictions along Burwood Road between Nicholson Street & Georges River Rd	15,000		D-3
	Clearway restrictions along Queen Street and Victoria Street	12,000		D-4
	Install pedestrian safety fencing at The Strand, west side	45,000	A	D-5
	Local Area Traffic Management devices at various locations	35,000	A	
	TOTAL – D. TRAFFIC IMPROVEMENTS	563,000		
E. PAVEMENT UPGRADES				
	Baker Street (Ann St - End)	90,000	B	E-2
	Blair Avenue	60,000	A	E-4
	Boyle Street (Georges River Rd – Violet St)	120,000	C	E-5
	Claude Lane	40,000	D	E-8
	Esher Lane (Webbs Ln - Burwood Rd)	30,000	D	E-13
	Esher Street	200,000	B	E-13A
	Everton Lane (Railway Ave- No. 10)	60,000	B	E-14
	Gordon Street	250,000	C	E-17
	Grogan Street	140,000	C	E-18
	Launcelot Avenue	100,000	A	E-20
	Llangollan Avenue	55,000	C	E-21
	Meta Street (Young St - End)	50,000	A	E-23
	Mt Pleasant Avenue	150,000	D	E-25
	Nance Lane	40,000	D	E-27
	Neich Parade	400,000	A	E-28
	Orontes Lane	60,000	D	E-29
	Park Rd (No 4 - Parramatta Rd)	400,000	A	E-31

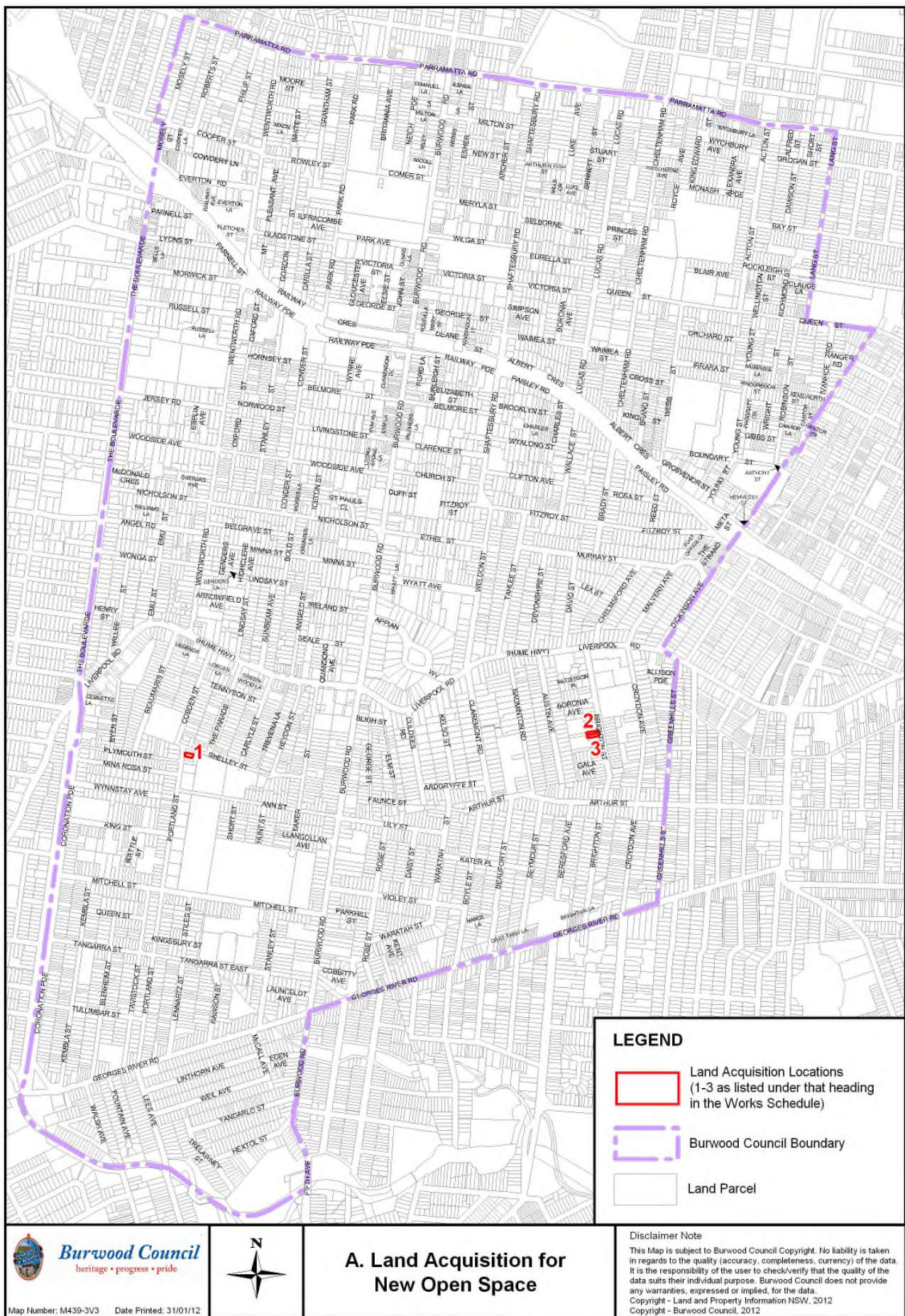
Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Sherars Avenue	50,000	D	E-33
	Victoria St (Burwood Rd - Shaftesbury Rd)	600,000	A	E-37
	Walsh Avenue (No 72 - No 9)	100,000	D	E-39
	Waratah Street (Violet St - Lily St)	180,000	C	E-40
	Waratah Street (Arthur St - Ardgyffe St)	120,000	C	E-40A
	Webbs Lane (Milton St - Esher La)	75,000	A	E-41
	Wellington Street	50,000	D	E-42
	Wentworth Road (Railway Pde - Russell St)	350,000	A	E-43
	Woodside Avenue (Conder St - Wentworth Rd)	240,000	D	E-46
	Wright Street (Queen St - Macgregor St)	240,000	C	E-47
	TOTAL – E. PAVEMENT UPGRADES	4,250,000		
F. KERB AND GUTTER UPGRADES	Albert Crescent (Cheltenham Rd - Webb St), North / West	70,000	B	F-1
	Alexandra Avenue, both sides	50,000	B	F-2
	Angelo Street (Ireland St - Liverpool Rd), both sides	80,000	A	F-3
	Blair Avenue	50,000	A	F-5
	Burwood Road (Violet St - Llangollan Ave), both sides	70,000	B	F-7
	Claremont Road (Liverpool Rd – Arthur St), South / East	70,000	B	F-9
	Fitzroy Street (Brady St - Reed St), both sides	40,000	B	F-14
	Kater Place (Boyle St - Beaufort St), North / West	30,000	B	F-17
	King Street, North / West	30,000	B	F-18
	Launcelot Avenue, both sides	50,000	A	F-19
	Norwood Street (Conder St - Oxford St), both sides	70,000	B	F-24
	Portland Street (Georges River Rd - Tangarra St), North / West - both sides	110,000	B	F-26
	Richmond Street, both sides	30,000	B	F-30
	Rockleigh Street, both sides	60,000	B	F-31
	Tangarra Street (Blenheim St - Portland St), both sides	40,000	B	F-35
	Tavistock Street (Georges River Rd - Tullimbar St & Tullimbar St - Tangarra St), both sides	110,000	B	F-36
	Tullimbar Street (Blenheim St to Portland St both sides)	100,000	A	F-37

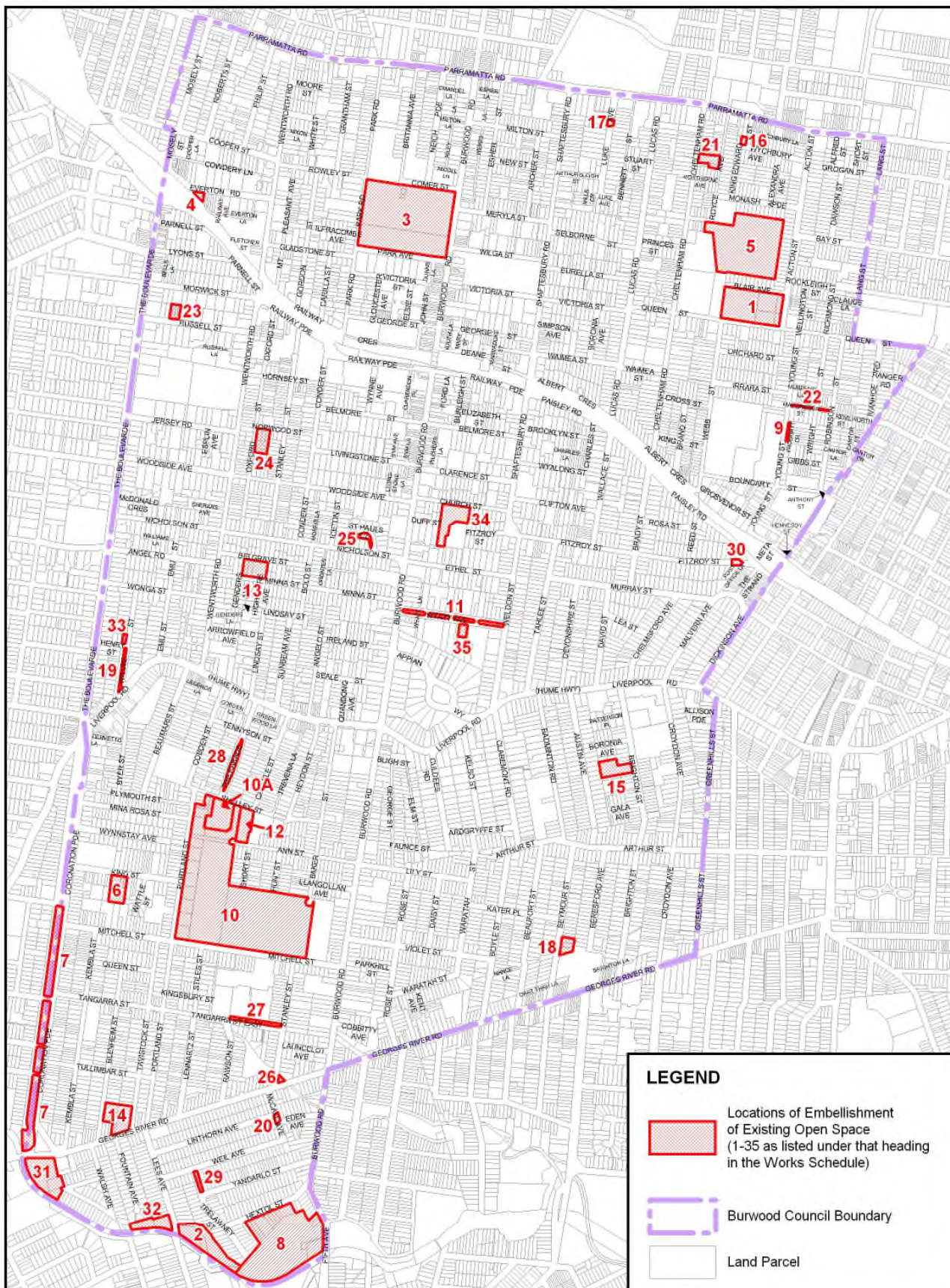
Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Waratah Street (Arthur St - Ardgryffe St), South / East	20,000	B	F-41
	Wentworth Road (Rowley St - Gladstone St), both sides	75,000	B	F-42
	TOTAL – F. KERB AND GUTTER UPGRADES	1,155,000		
PUBLIC DOMAIN				
G. FOOTPATH UPGRADES				G-1, G-2
	Albert Crescent (Cheltenham Rd - Lucas Rd), North / West	40,000	A	G-3
	Albert Crescent (Cheltenham Rd - Brand St), North / West	20,000	A	G-4
	Alfred Street (Grogan St - No 3 & No 2), both sides	50,000	A	G-6
	Angelo Street, both sides	120,000	A	G-7
	Arrowfield Avenue, South / East	20,000	B	G-8
	Arthur Street (Badminton Rd - Beaufort St), South / East	15,000	B	G-9
	Bay Street (Acton St - Dawson St), North / West	25,000	C	G-10
	Bay Street (Dawson St - Lang St), North / West	25,000	C	G-11
	Blair Avenue, North / West	40,000	A	G-12
	Boronia Avenue, Croydon – both sides	60,000	A	G-13
	Boronia Avenue, Burwood - South / East	30,000	D	G-13A
	Britannia Avenue (No 29 – Comer St), North / West	100,000	D	G-14
	Burwood Road (Lily to Bligh), North / West	40,000	A	G-16
	Clifton Avenue (Shaftesbury Rd - Clifton), South / East	40,000	A	G-19
	Conder Street (Hornsey St - Livingston), North / West	100,000	A	G-21
	Coronation Parade (Liverpool Rd - Plymouth St), South / East	75,000	A	G-22
	Coronation Parade (Mitchell St - Tangarra St), South / East	40,000	A	G-23
	Coronation Parade (Tangarra St - Tullimbar St), South / East	30,000	A	G-24
	Cross Street, North / West	30,000	A	G-25
	Esher Street (New St - Meryla St), South / East	30,000	A	G-30
	Ethel Street, both sides	100,000	A	G-30A
	Gala Avenue, both sides	30,000	A	G-33
	Georges River Road (Burwood Rd - Beaufort St), North / West	100,000	A	G-38

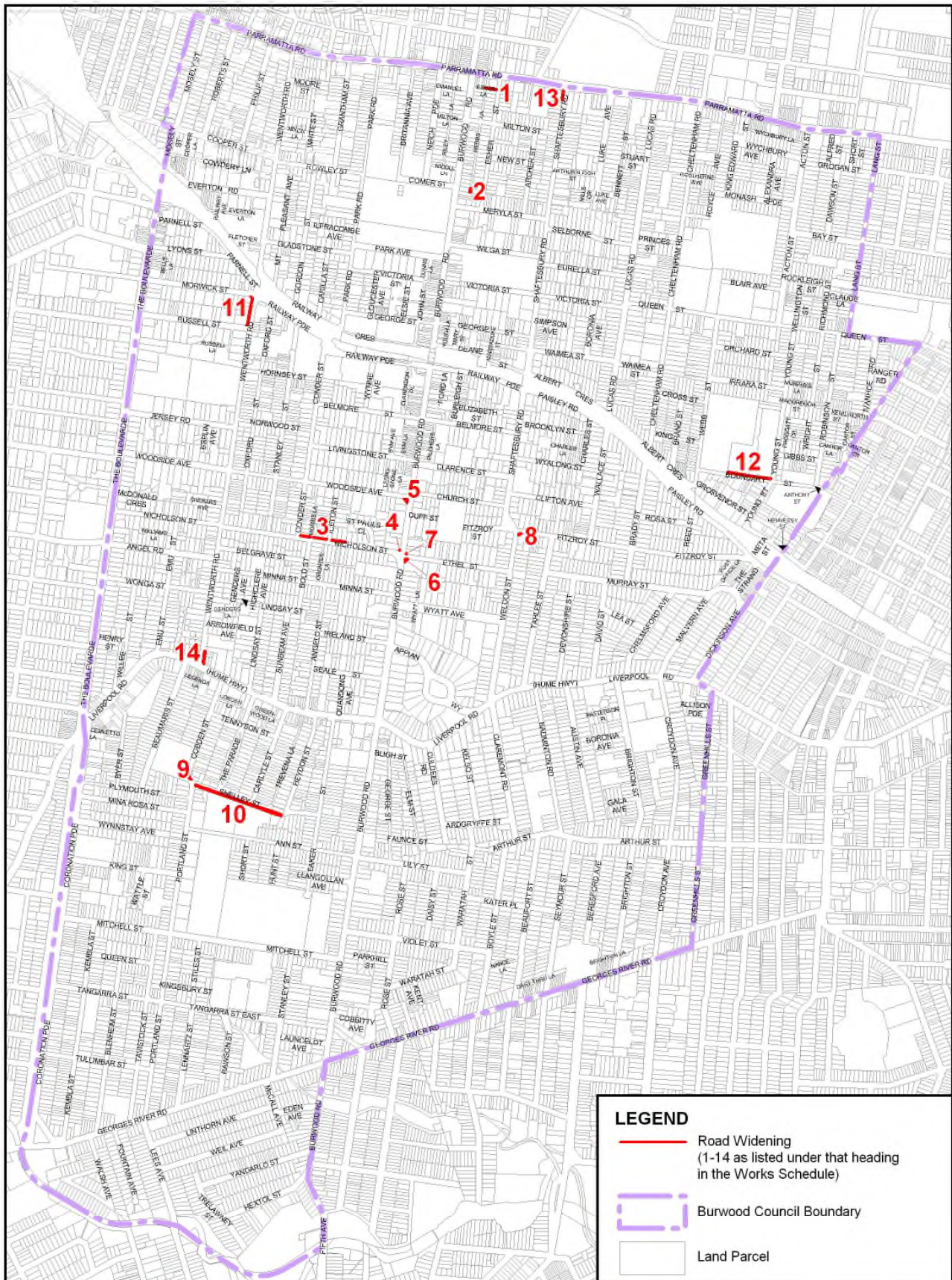
Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Georges River Road (Brighton St - Croydon Ave), North / West	50,000	A	G-39
	George Street (Burwood Rd - Shaftesbury Rd), both sides	160,000	A	G-40
	Gloucester Avenue, Both Sides	30,000	B	G-41
	Grogan Street (Acton St - Lang St), North / West	45,000	A	G-42
	Henry Street, Both Sides	20,000	A	G-43
	Hornsey Street (Conder St - Wentworth), Both Sides	85,000	A	G-44
	Ilfracombe Avenue (Park to End), Both sides	45,000	B	G-45
	Launcelot Avenue Both Sides	50,000	A	G-47
	Liverpool Road (Greenhills St - Coronation Pde), both sides	1,000,000	A,B,C	G-48
	Lucas Road – various between Parramatta Rd and Albert Cres	400,000	A,B,C	G-50
	Lyons Street (No 8 - The Boulevarde), South / East	40,000	A	G-51
	Marmaduke Street, both sides	30,000	A,B	G-52
	McCall Avenue (Eden Ave - Weil Ave), Both Sides	50,000	A	G-53
	Nicholson Street (various sections between Bold St, Icton St and St Pauls Cl)	50,000	A	G-57
	Paisley Road (Shaftesbury Rd - The Strand), Both Sides	150,000	A,B	G-60
	Parramatta Road (Luke Ave - Shaftesbury Rd), South / East	70,000	A	G-64
	Parramatta Road (No 314 - Esher St - Burwood Rd), South / East	50,000	C	G-65
	Parramatta Road (Burwood Rd - Neiche Pde), South / East	50,000	C	G-66
	Queen Street (Robinson St - Ivanhoe Rd), South / East	15,000	C	G-72
	Richmond Street, both sides	45,000	C	G-73
	Royce Avenue (Cheltenham Rd – Parramatta Rd, both sides)	60,000	C	G-75
	Seale Street (Burwood Rd-Quandong Ave, both sides; & Quandong Ave-Angelo St, South/East)	51,000	A,B,C	G-76
	Shaftesbury Road (various between Milton St and Meryla St)	85,000	B,C	G-77
	Shaftesbury Road (various between Meryla St & Wyalong St)	200,000	A,B,C	G-78
	Short Street, Croydon, both sides	40,000	A	G-82
	Simpson Avenue, both sides	30,000	A,B	G-83
	Tahlee Street, South / East	72,210	C	G-85
	The Strand, South / East & Thomas Street, North / West	30,000	C	G-86
	Victoria Street (No 1 - Shaftesbury Rd), Both Sides	120,000	B,C	G-87
	Waimea Street (Cheltenham Rd - No 1B - Lucas Rd), South / East	20,000	C	G-89

Category & Sub-category	Project and Purpose or Location		Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
	Webb Street (Irrara St - Orchard St), Both Sides		35,000	A,C	G-90
	Wentworth Road (Russell St - Hornsey St), South / East		25,000	C	G-93
	Wentworth Road (Arrowfield Ave - Liverpool Rd), North / West		20,000	C	G-94
	Willee Street (Liverpool Rd - Henry St), North / West		30,000	C	G-95
	Young Street (Queen St - Orchard St), North / West		15,000	C	G-96
	Young Street (Froggatt Cres South Entrance - Gibbs St), North / West		45,000	C	G-97
	TOTAL – G. FOOTPATH UPGRADES		4,473,210		
DRAINAGE					
	Diameter of Pipes (mm)	Length (m)			
H. UPGRADES OF STORMWATER PIPES	150	113	56,500	A	No specific location – subject to more detailed investigation
	225	1557	778,500	A	
	300	3352	1,676,250	A	
	375	4,906	2,453,125	A	
	450	2,400	1,200,375	A	
	525	502	250,875	A	
	600	1337	668,625	A	
	675	293	146,500	A	
	750	543	271,625	A	
	900	998	498,750	A	
	1050	225	112,250	A	
	1200	507	253,500	A	
	1350	211	105,500	A	
	1500	213	106,625	A	
	1650	151	75,625	A	
	Open Chanel – 1	391	195,625	A	
	Open Chanel – 2	766	383,000	A	
	TOTAL – H. UPGRADE OF STORMWATER PIPES				

Category & Sub-category	Project and Purpose or Location	Estimated Cost (\$)	Priority Time Frame	Map Ref. & Item No.
		9,233,250		
SECTION 94A PLAN				
Preparation & administration		75,000 (per year)	Ongoing	
PLAN TOTAL		56,548,069	(NB: excludes Plan preparation and administration annual cost)	







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C. Road Widening

Map Number: M439-2V3 Date Printed: 31/01/12

LEGEND

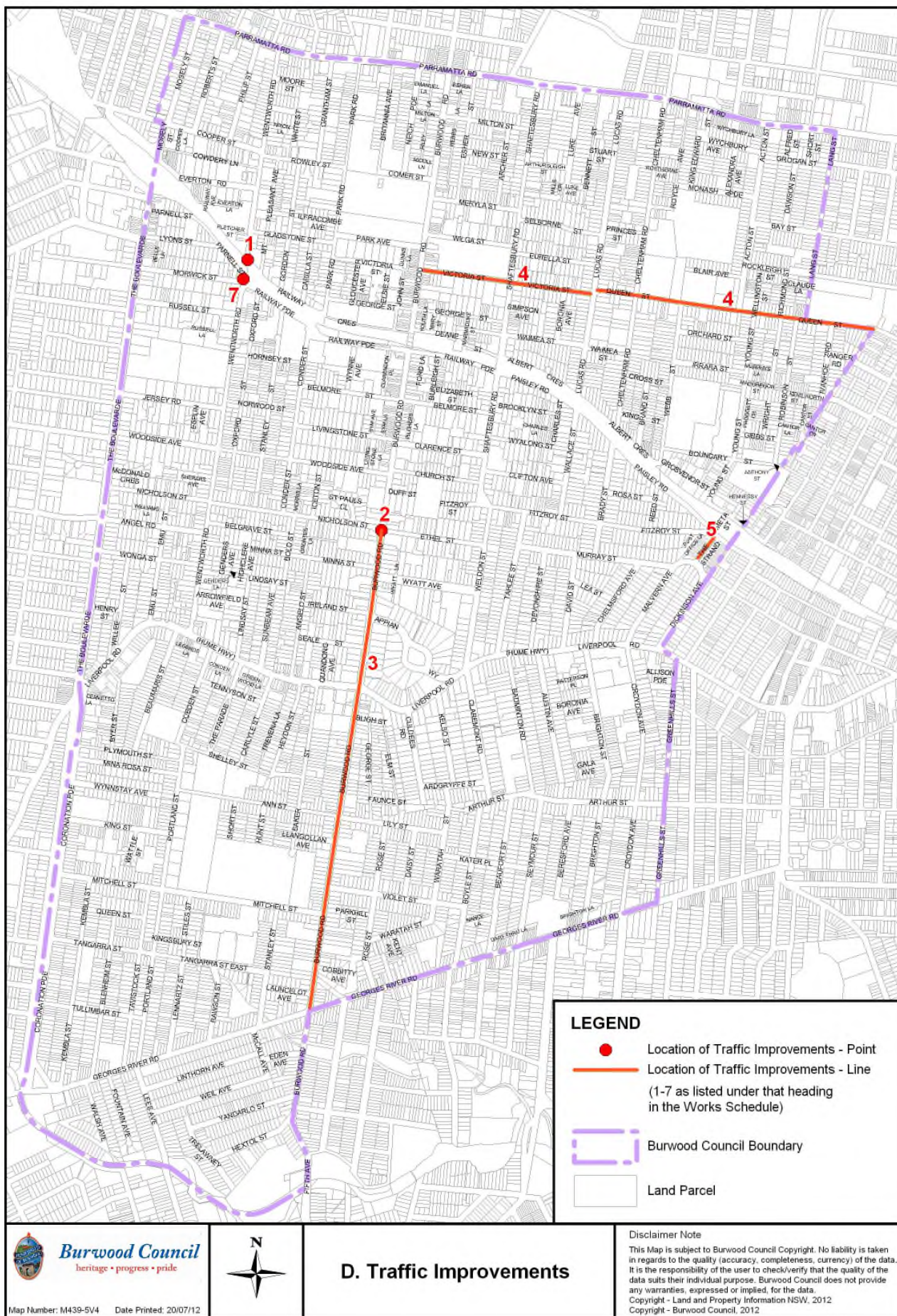
— Road Widening
(1-14 as listed under that heading
in the Works Schedule)

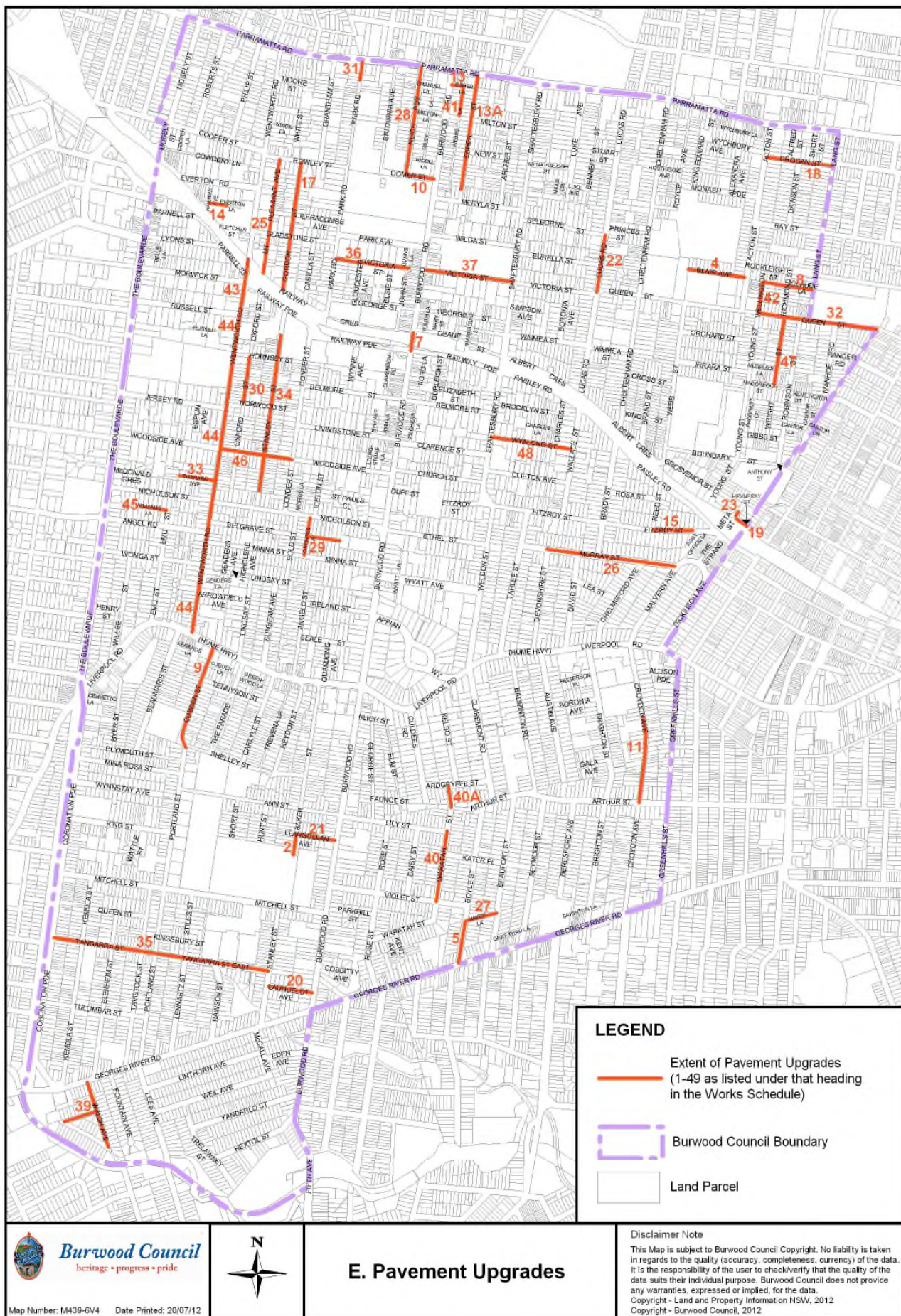
--- Burwood Council Boundary

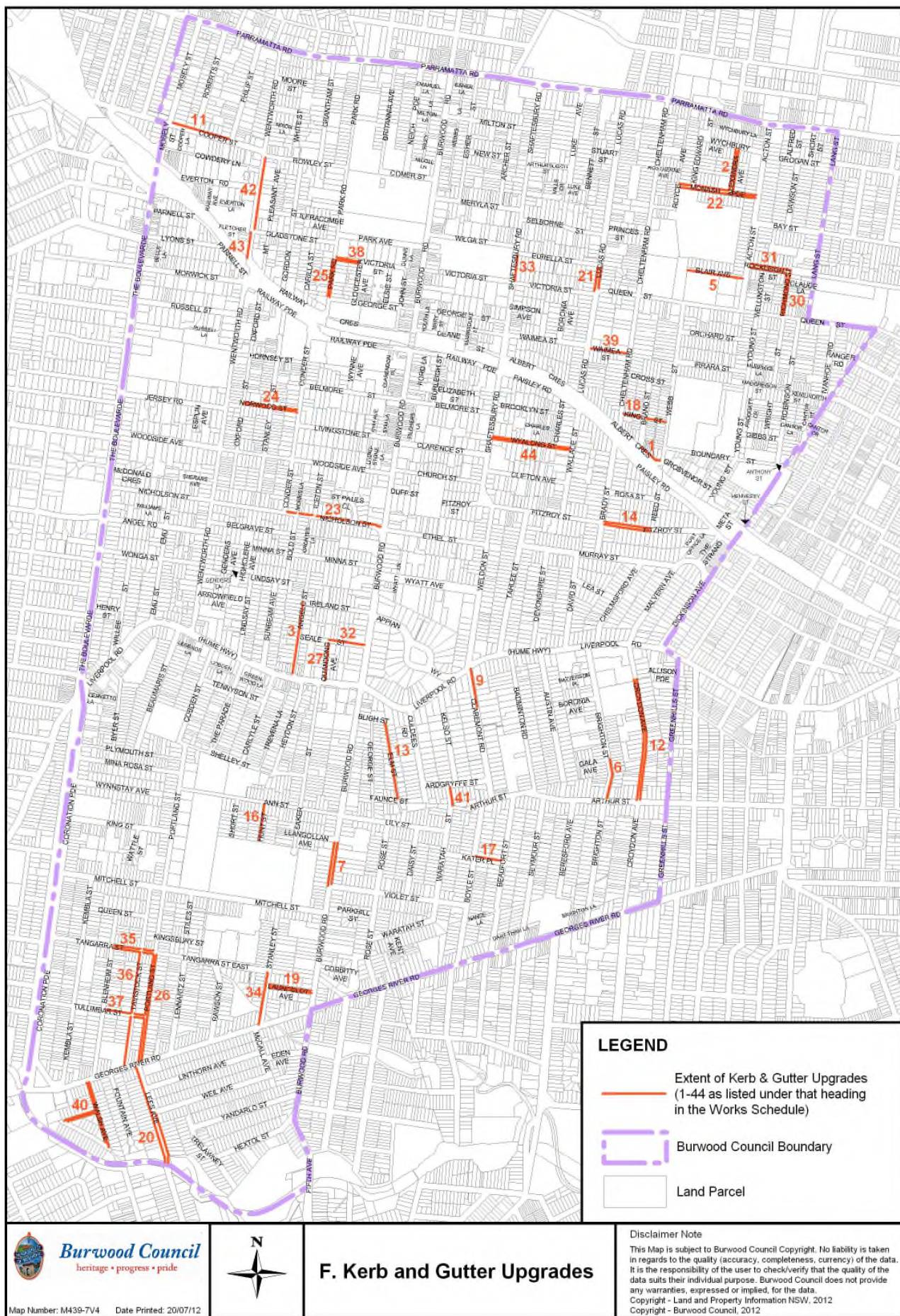
Land Parcel

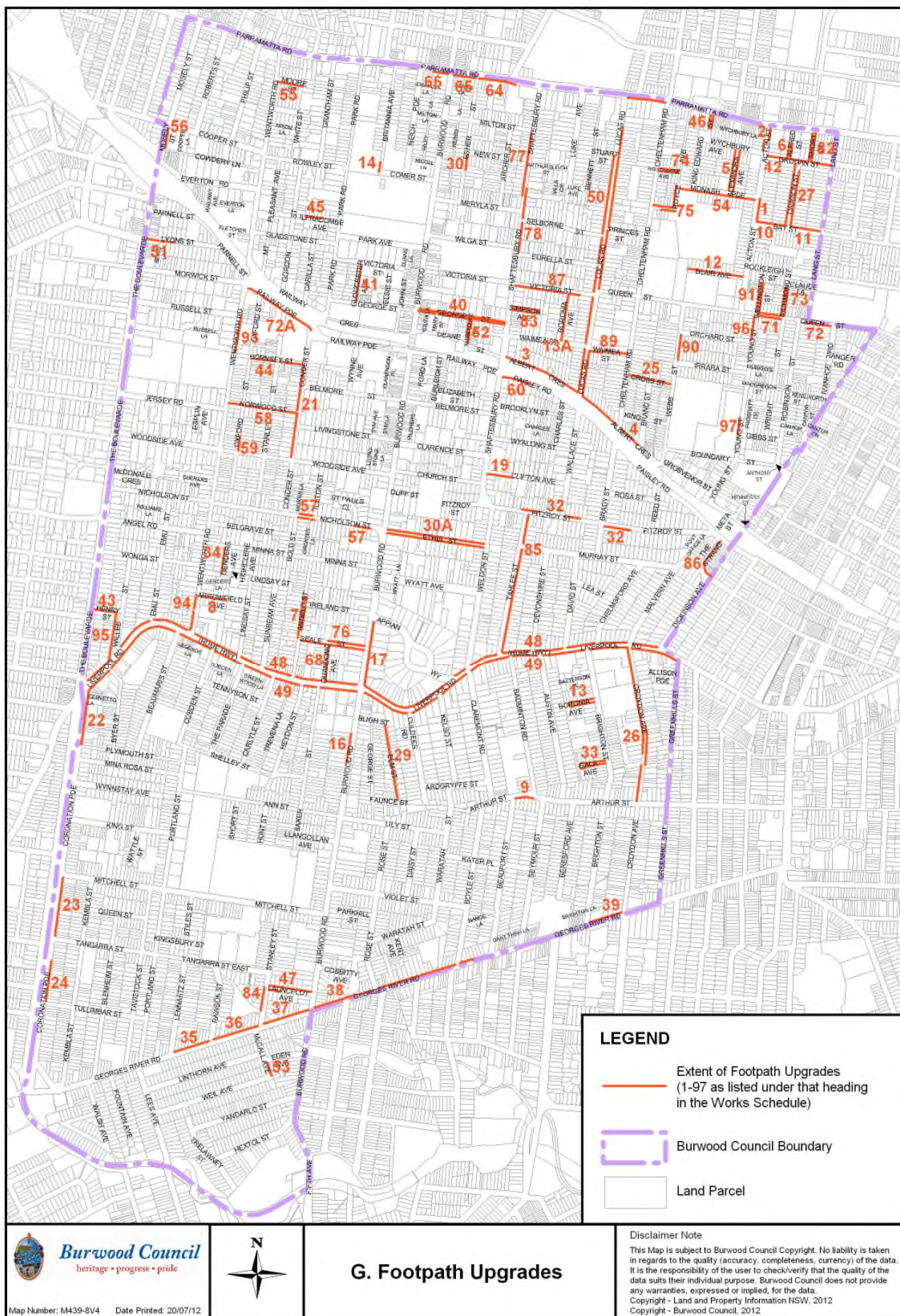
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Schedule 2 - Determination of proposed cost of development

Clause 25J of the Environmental Planning and Assessment Regulation 2000

25J Section 7.12 levy—determination of proposed cost of development

- (1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a Section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:
 - (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,
 - (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,
 - (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:
 - (a) the cost of the land on which the development is to be carried out,
 - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
 - (c) the costs associated with marketing or financing the development (including interest on any loans),
 - (d) the costs associated with legal work carried out or to be carried out in connection with the development,
 - (e) project management costs associated with the development,
 - (f) the cost of building insurance in respect of the development,
 - (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),
 - (h) the costs of commercial stock inventory,
 - (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,
 - (j) the costs of enabling access by disabled persons in respect of the development,
 - (k) the costs of energy and water efficiency measures associated with the development,
 - (l) the cost of any development that is provided as affordable housing,
 - (m) the costs of any development that is the adaptive reuse of a heritage item.
- (4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.
- (5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

Schedule 3 – Form for a Cost Summary Report



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Cost Summary Report

- To be completed for all single dwelling house development regardless of the type or the cost, and for other development costing between \$100,000 and \$500,000.
- To be completed by the applicant or a nominated representative such as the Project Architect or Project Manager.
- Please have regard to the legal requirements for the determination of the proposed cost of development provided in Clause 25J of the EP&A Regulation 2000 (see Schedule 2).

DEVELOPMENT APPLICATION No.

and/or

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

and/or

CONSTRUCTION CERTIFICATE No. DATE:

Applicant's Name:

Applicant's Address:

Development Description:

Development Address:

Parking/Garaging Area (m²)

Total Construction Area (exc. Parking/Garaging) (m²)

DESCRIPTION OF COST	APPLICANT'S GENUINE ESTIMATE
Demolition	\$
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Excavation	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, waste management)	\$
Construction and Engineering Costs	\$
Change of Use	\$
Subdivision (planning, executing and registering, inc. covenants and easement)	\$
Services (e.g. plumbing, mechanical, fire lift)	\$
External work (e.g. landscaping, driveways, parking, pools)	\$
External services (e.g. gas, telephone, electricity connection to mains)	\$
Other (specify)	\$
Margin	\$
Goods and Services Tax	\$
TOTAL	\$

I certify that I have:

- Provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices;
- Included GST in the calculation of development costs;
- Calculated the development costs in accordance with the definition of development costs in Section 25J of the Environmental Planning and Assessment Regulation 2000, at current prices;
- **Acknowledged that Council may review the information provided and may seek further information or make its own fee determination.**

Signed: _____

Name: _____

Position: _____

Company: _____

Date: _____

Contact Number: _____

Contact Address: _____

Schedule 4 – Form for a Detailed Cost Report by a Quantity Surveyor



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Detailed Cost Report By a Registered Quantity Surveyor

- To be completed for all development that is not for a single dwelling house and that costs more than \$500,000 (that is, not covered by Schedule 3).
- To be completed by a Quantity Surveyor registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification.
- Please have regard to the legal requirements for the determination of the proposed cost of development provided in Clause 25J of the EP&A Regulation 2000 (see Schedule 2).

DEVELOPMENT APPLICATION No.

and/or

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

and/or

CONSTRUCTION CERTIFICATE No. DATE:

Applicant's Name:

Applicant's Address:

Development Description:

Development Address:

DEVELOPMENT DETAILS:	
Gross Floor Area – Commercial	m ²
Gross Floor Area – Residential	m ²
Gross Floor Area – Retail	m ²
Gross Floor Area – Car Parking	m ²
Gross Floor Area – Other	m ²
Total Gross Floor Area	m ²
Total Site Area	m ²
Total Car Parking Spaces	
Total Development Cost	\$
Total Construction Cost	\$
Total GST	\$

ESTIMATE DETAILS:	
Excavation	\$
Cost per square metre of site area	\$/m ²
Demolition and Site Preparation	\$
Cost per square metre of site area	\$/m ²

Construction – Commercial	\$
Cost per square metre of commercial area	\$/m ²
Construction - Residential	\$
Cost per square metre of residential area	\$/m ²
Construction – Retail	\$
Cost per square metre of retail area	\$/m ²
Car Parking	\$
Cost per square metre of site area	\$/m ²
Cost per space	\$/space
Fit-out – Commercial	\$
Cost per m ² of commercial area	\$/m ²
Fit-out – Residential	\$
Cost per m ² of residential area	\$/m ²
Fit-out – Retail	\$
Cost per m ² of retail area	\$/m ²
Professional Fees	\$
% of Development Cost	%
% of Construction Cost	%

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate;
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quality Surveyors (AIQS);
- Calculated the development costs in accordance with the definition of development costs in Section 25J of the Environmental Planning and Assessment Regulation 2000, at current prices;
- Included GST in the calculations of development costs;
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2);
- **Acknowledged that Council may review the information provided and may seek further information or make its own fee determination.**

Signed: _____

Name: _____

Position: _____

Company: _____

Registration as Member of the Australian Institute
of Quality Surveyors: _____

Date: _____

Contact Number: _____

Contact Address: _____

Schedule 5 – Suggested Condition of Consent For Use By Private Certifiers

This is a suggested condition for use by an accredited certifier imposing a requirement that an applicant must pay to Burwood Council a levy in accordance with this Plan.

Section 94A Contribution

Pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979 and the Section 7.12 Contributions Plan for Burwood Local Government Area (Excluding Burwood Town Centre), the following contributions levy towards public services and amenities is required to be paid to Burwood Council:

Contribution Element	Contribution
A levy of <i>(insert %)</i> per cent of the cost of carrying out the development, where the development cost is <i>\$(insert development cost)</i>	<i>\$(insert contribution)</i>

The contribution is to be paid in full to Burwood Council **within two days of the issue of the complying development certificate**.

Evidence in the form of bank cheque(s) or receipt(s) confirming that payment has been made is to be submitted to the Principal Certifier.

The above contribution may be adjusted in accordance with the Consumer Price Index in the event of late payment.

Note: Credit cards and personal cheques are not accepted by Burwood Council for the payment of Section 7.12 contributions.