

**Burwood** <sup>Inc.1874</sup>

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

## **BURWOOD LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2024**

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## **1. Executive Summary**

### **1.1 Introduction**

The Burwood Local Infrastructure Contributions Plan (Plan) has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021* and applies to the Burwood Local Government Area (LGA).

This Plan authorises consent authorities and accredited certifiers to impose conditions of consent on development applications (DAs) and complying development certificates (CDCs) for development contributions under sections 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979*.

This Plan is intended to cater for a planning period of 2021 to 2036, which is the period for which the population forecasts have been prepared and will help to ensure adequate local public infrastructure is in place and that the existing community is not burdened by the costs of local public infrastructure required as a result of future development.

### **1.2 Population and Employment Growth**

This Plan is based on the provision of public amenities and services to support the growth and development of the Burwood LGA including the Burwood Town Centre. As a Strategic Centre in the Eastern City District of Greater Sydney, there is expected to be substantial growth in employment, services and housing.

In 2020, the Burwood Local Housing Strategy set housing targets as 7,000 new dwellings to be built between 2016 and 2036, for a total of 20,500 dwellings in the Council area. Subsequent to that the Burwood North Precinct Masterplan was adopted and increased the forecast dwellings to 25,800 by 2036. In late 2023 the government announced the Transit Oriented Development State Environmental Planning Policy, which are forecast to further increase this to 27,500 dwellings by 2036.

The population in the Burwood LGA is forecast to grow by approximately 35,500 additional residents living in approximately 11,154 additional dwellings. The employment is forecast to grow by approximately 6,855 new jobs.

Approximately 85% of new dwellings and jobs are expected to be built and created within the Burwood Town Centre and Burwood North precinct.

The growth in residential population, employment and use of services in the Burwood LGA will require and generate demand for new, extended and augmented public amenities, services and infrastructure. 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.

This Plan seeks to impose a levy on development to ensure the delivery of new, upgraded or augmented local infrastructure is delivered to meet the additional demand generated from the population and employment growth.

### 1.3 Indexation of Contributions

If the contribution is not paid within the same financial quarter as the date of the development consent, the contributions payable is to be adjusted to reflect inflation in the Consumer Price Index (All Groups Index) for Sydney.

### 1.4 Contribution Levies

This Plan applies to all development in the Burwood LGA where the proposed cost of development is:

- more than \$250,000 if the development is located in the Town Centre; or
- more than \$100,000 if the development is located outside of the Town Centre.

Some exemptions apply, as identified in Section 3.2 below.

The total levy amount that is to be imposed on a single development is calculated by multiplying the applicable levy rate shown in the table below by the total proposed cost of the development.

The contribution levies that apply under this Plan are shown in Table 1 (Burwood Town Centre) and Table 2 (All other parts of the LGA) below:

**Table 1: Burwood Town Centre (refer to Map in Figure 2)**

<b>Development that has a proposed cost of carrying out the development</b>	<b>s7.12 Levy</b>
Up to and including \$250,000	Nil
More than \$250,000	4 per cent

**Table 2: All other parts of the LGA (refer to Map in Figure 1)**

<b>Development that has a proposed cost of carrying out the development</b>		
<b>Type of development</b>		
<ul style="list-style-type: none"> <li>• Development that leads to the creation of an additional dwelling or dwellings, including subdivision that results in an additional lot(s) for a dwelling house</li> </ul>	<b>s7.11 levy</b>	
	Dwellings	Contribution
	Per 1-bedroom dwelling, studio or bedsit	\$11,312
	Per 2-bedroom dwelling	\$16,635
	Per 3 or more bedroom dwelling	\$23,955
Subdivision into single dwelling lot	\$23,955	

	* note that contributions are capped at \$20,000 unless cap is lifted by the Minister.
<ul style="list-style-type: none"> <li>• All other development, including             <ul style="list-style-type: none"> <li>○ knock-down rebuild of single dwelling(s)</li> <li>○ alterations and additions to residential development that does not result in additional dwellings</li> <li>○ Secondary dwellings (i.e Granny Flats)</li> <li>○ Other residential development</li> <li>○ Commercial and retail development,</li> <li>○ All other development</li> </ul> </li> </ul>	<b>s7.12 levy</b>
	<ul style="list-style-type: none"> <li>• Nil for cost of development up to and including \$100,000;</li> <li>• 0.5% of the cost of development of more than \$100,000 and up to and including \$200,000;</li> <li>• 1% of the cost of development of more than \$200,000.</li> </ul>

### 1.5 Works Schedule

Contributions collected under this Plan will be used to fund, in part or in full, the local public infrastructure works set out in the Schedule of Works in Appendix 1.

## 2. Administration

### 2.1 Name of this Plan

This Plan is called the **Burwood Local Infrastructure Contributions Plan** ('Plan') This Plan has been prepared for the purposes of sections 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (NSW) ('EP&A Act') in accordance with Division 7.1 of the EP&A Act and Part 9 of the *Environmental Planning and Assessment Regulation 2021* ('EP&A Regulation').

### 2.2 Purpose of this Plan

The primary purpose of this Plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this Plan applies, or
- the principal certifier (could be Council or a private certifier), when issuing a complying development certificate (CDC) for development to which this Plan applies,

to impose a condition requiring contributions under a contributions levy under section 7.11 or 7.12 of the Act to be made towards the provision, extension or augmentation of local infrastructure as required as a consequence of development in the Burwood LGA, or which were provided in anticipation of, or to facilitate, such development.

The plan's other, secondary purposes are to:

- provide the framework for the efficient and equitable determination, collection and management of contributions towards the provision of local infrastructure in the Burwood LGA; and
- ensure Council's management of local infrastructure contributions complies with relevant legislation and practice notes; and
- establish the relationship between expected development and proposed local infrastructure; and
- ensure that developers make a reasonable contribution to the provision of local infrastructure required for development anticipated to occur up to 2036; and
- ensure that the existing community is not burdened by the cost of providing new infrastructure, either partly or fully, as a result of development in the area.



### 2.3 Area to which this Plan applies

This Plan applies to all land within the Burwood LGA as shown on the map in Figure 1.

Figure 1 – The Burwood LGA and the Burwood Town Centre



Figure 2 – Map of the Burwood Town Centre





## **2.4 Commencement of this Plan**

This Plan commences on the date on which public notice was given under clause 214(2) of the EP&A Regulation or on the date specified in that notice if it is a later date, this being 9 May 2023.

Version two of this plan was adopted by Council on 13 August 2024 and commences on the date on which public notice was given under clause 214(2) of the EP&A Regulation or on the date specified in that notice if it is a later date, this being 23 August 2024.

## **2.5 Life of this Plan**

This Plan is based on forecast growth in population and employment from 2021 until 2036 as a result of development in the Burwood LGA. Council intends to operate this Plan until either 2036, or Council has collected all contributions required for all items in the works schedule in Appendix 1, or Council repeals this Plan.

## **2.6 Review of this Plan**

Council intends to review this Plan every five years, or as it sees fit, in order to ensure it reflects and addresses community needs, Council's priorities and relevant legislation.

## **2.7 Relationship with other plans and policies**

As of this Plan's commencement date, this Plan repeals the following contributions plans:

- Burwood section 7.12 Local Infrastructure Contributions Plan\

This Plan does not affect development consents containing conditions requiring contributions or levies under the above plans.

## **2.8 Use of funds from repealed contributions plans**

Upon the commencement of this Plan, the Council holds monetary section 7.12 levies in its funds paid to pursuant to conditions of development consents granted in accordance with contributions plans repealed by this Plan. There are also monetary section 7.12 levies yet to be paid to the Council pursuant to conditions of development consents granted in accordance with contributions plans repealed by this Plan.

Section 7.3 of the EP&A Act requires the Council to hold any monetary contribution or levy paid to the Council in accordance with the conditions of a development consent for the purpose for which the payment was required, and apply the money towards that purpose within a reasonable time.

The Council will apply monetary contributions and levies held by it upon the commencement of this Plan and monetary contributions and levies paid to it after the commencement of this Plan pursuant to conditions of development consents granted in accordance with contributions plans repealed by this Plan as follows:

- if the work or works for which a contribution or levy was required to be paid under a repealed plan is a work or works listed in the works schedule in Appendix 1, the contribution or levy will be applied towards the cost of that work or those works,

- if the work or works for which a contribution or levy was required to be paid under a repealed plan is not a work or works listed in the works schedule in Appendix 1, the contribution or levy will be applied towards the cost of a work or works listed in the works schedule in Appendix 1 this Plan that, in the Council's opinion, addresses the same or a similar demand for public facilities arising from development as the work or works in the repealed plan,
- if the work or works for which a contribution or levy was required to be paid under a repealed plan is not a work or works listed in the works schedule in Appendix 1 of this Plan, and there is no work or works listed in the works schedule in Appendix 1 of this Plan that addresses the same or a similar demand for public facilities arising from development as the work or works in the repealed plan, the contribution or levy will be applied at the Council's discretion towards the cost of a work or works listed in the works schedule in Appendix 1 of this Plan that the Council considers best meets the public interest.

## **2.9 Savings and transitional arrangements**

This Plan applies to a development application (DA) and application for a complying development certificate (CDC) that had been submitted but not determined on the date on which this Plan took effect.

## **3. Application and Operation of this Plan**

### **3.1 Development for which this Plan applies**

This Plan applies to all development in the Burwood LGA where the proposed cost of development is more than \$100,000, unless specified as exempt in Section 3.2 below.

### **3.2 Development that is exempted under this Plan**

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

- Developments (and modification applications) to be carried out by, or on behalf of Burwood Council, for the provision of public infrastructure including infrastructure funded by section 7.11 or 7.12 contributions;
- Developments undertaken by, or on behalf of a charity or not-for-profit organisation (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 contributions levy.
- development exempted from section 7.11 or 7.12 levies by a Ministerial Direction under section 7.17 of the Act.

Applicants should describe how their development is consistent with the relevant exclusion in their development application. If Council is satisfied the development is consistent with the relevant exclusion, it will exclude the development from the need to pay a contribution.

Where the proposal includes a range of works or a mix of land uses, only the works or uses excluded under this Plan will be excluded from the need to pay a contribution. All other works and uses are to be levied with development contributions in accordance with this Plan. A

development application seeking a partial exclusion must identify the spaces, works and costs relevant to the land use said to be the subject of the exclusion.

### 3.3 Relationship between expected development and a need for a ~~section 7.12~~ contributions levy

The works identified for infrastructure and facilities arising from population and employment growth of the LGA have been based on Council’s long-term planning for capital works. The works to be funded through the collection of the ~~section 7.12~~ levy contributions levies are shown in Appendix 1 and identify the works, estimated costs, and priority for delivery subject to available funding.

### 3.4 Application of a contributions levy to development types

#### 3.4.1 Imposing a contributions levy – consent authority

Where a consent authority determines a development application, a ~~section 7.12~~ levy may be imposed as a condition of consent. The condition must be prepared in accordance with this Plan. Appendix 6 contains the current condition of consent.

#### 3.4.2 Imposing a contributions levy – principal certifier

A principal certifier (could be Council or a private certifier) must, if a complying development certificate is issued, impose a contributions levy that is calculated in accordance with this Plan.

### 3.5 Contributions levy type (s7.11 or s7.12)

The Act provides for two types of contributions levies under either section 7.11 or section 7.12 of the Act.

#### 3.5.1 Section 7.11 Contributions

A s7.11 contribution is based on the cost of local infrastructure required by new dwellings as a portion of the total cost of the works schedule for all new development. It is apportioned out on the basis of each new dwellings requirement for new infrastructure, based on the average number of people living in dwellings by dwelling size.

This Plan levies a s7.11 contribution on all development **outside of the Town Centre** that **leads to the creation of additional dwellings**, including secondary dwellings and subdivision that results in an additional lot(s) of a dwelling house, and alterations and additions to a dwelling house.

The contribution is calculated as per the table below.

Section 7.11 Contributions Calculation	
Estimated Total cost of works program	\$256,969,547

Estimated total additional population	35,500 people	
Estimated cost of works program per person	\$7,239	
Estimated total additional dwellings	11,154	
<b>Calculation</b>		
<b>Dwelling Type</b>	<b>Occupation rate</b>	<b>Contribution</b>
Single Bedroom, Studio or Bedsit	1.7	\$11,312
Two bedroom dwellings	2.5	\$16,635
Three or more bedroom dwellings, or subdivision per single residential lot	3.6	\$23,955

### 3.5.2 Section 7.12 Contributions

A s7.12 levy is a fixed fee levy based on a percentage of the cost of development. The levy percentage is calculated based on what percentage of the cost of development aligns with the cost of the works schedule generated by that development.

This Plan levies a **4% contribution** on all development with a construction value over \$250,000 **within the Town Centre**.

This Plan also levies a **1% Contribution** on all development with a construction value over \$100,000 **outside the town centre where a s7.11 contribution does not apply**. This includes residential development that does not lead to additional dwellings (knock-down and rebuild of single dwelling(s) or residential alterations/additions), commercial development and all other forms of development.

### 3.6 Contributions levy amount

The total levy amount that is to be imposed on a single development is calculated by multiplying the applicable levy rate shown in Table 1 and Table 2 below by the total proposed cost of the development.

The contribution levies that apply under this Plan are shown in Table 1: Burwood Town Centre and Table 2: All other parts of the LGA, below:

**Table 1: Burwood Town Centre (refer to Figure 2 above)**

<b>Development that has a proposed cost of carrying out the development</b>	<b>s7.12 Levy</b>
Up to and including \$250,000	Nil
More than \$250,000	4 per cent

**Table 2: All other parts of the LGA (refer to Map in Figure 1)**

<b>Development that has a proposed cost of carrying out the development</b>		
<b>Type of development</b>		
<ul style="list-style-type: none"> <li>• Development that leads to the creation of an additional dwelling or dwellings, including subdivision that results in an additional lot(s) for a dwelling house</li> </ul>	<b>s7.11 levy</b>	
	Dwellings	Contribution
	Per 1-bedroom dwelling, studio or bedsit	\$11,312
	Per 2-bedroom dwelling	\$16,635
	Per 3 or more bedroom dwelling	\$23,955
	Subdivision into single dwelling lot	\$23,955
	* note that contributions are capped at \$20,000 unless cap is lifted by the Minister.	
<ul style="list-style-type: none"> <li>• All other development, including                             <ul style="list-style-type: none"> <li>○ knock-down rebuild of single dwelling(s)</li> <li>○ alterations and additions to residential development that does not result in additional dwellings</li> <li>○ Secondary dwellings (i.e Granny Flats)</li> <li>○ Other residential development</li> <li>○ Commercial and retail development,</li> <li>○ All other development</li> </ul> </li> </ul>	<b>s7.12 levy</b>	
	<ul style="list-style-type: none"> <li>• Nil for cost of development up to and including \$100,000;</li> <li>• 0.5% of the cost of development of more than \$100,000 and up to and including \$200,000;</li> <li>• 1% of the cost of development of more than \$200,000.</li> </ul>	

### 3.6 How is the proposed cost of a development determined?

Where a contributions levy is required under this Plan in relation to a condition of development consent or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant’s cost, setting out an estimate of the proposed cost of carrying out the development.

The Cost Summary Report template is available on Council’s website.

The following persons are approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant’s estimate of the proposed cost of carrying out the development is between \$100,001 and \$750,000 – any building industry professional suitably qualified; or
- where the proposed cost of carrying out the development is in excess of \$750,000 – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

The following must be included in the proposed cost of carrying out development:

- for development involving 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,
- for development involving 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,
- for development involving 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.

Note: Clause 208(4) of the EPA Regulation 2021 provides for costs that are excluded from any estimate or determination of the proposed cost of carrying out development.

Without limitation to the above, if an applicant fails to submit a Cost Summary Report or submits a deficient report, Council may have regard to an estimate of the proposed cost of carrying out the development prepared by an approved person engaged by Council pursuant to clause 208(3) of the EP&A Regulation 2021. In such a case, all costs associated with obtaining this advice will be at the expense of the applicant, and consent is not to be issued until such time as these costs have been paid.

### **3.7 Timing of payment**

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is outlined below.

- Development applications involving subdivision but not building work - prior to the release of the subdivision certificate.
- Development applications involving building work but not subdivision - prior to the release of a construction certificate as specified in the development consent.
- Development applications involving subdivision and building work – prior to the release of construction certificate.
- Development applications where no subdivision or building approval is required – prior to the issue of development consent (deferred commencement) or release of the occupation certificate.
- Complying development works – prior to any work authorised by the certificate commences, as required by clause 156(2) of the EP&A Regulation.

The contributions and levies are to be updated at the time of payment to the most recent indexed values, in accordance with the indexation formulas set out in Section 3.9 below.

### **3.8 Contribution at the time of payment**

Indexation of the contribution between the date of the granted development consent or issuing of a CDC and the date of payment will be undertaken by Council.

The indexation of the contribution will be conducted according to the below formula:

$$C_2 = C_1 \times CPI_2$$



CPI<sub>1</sub>

Where:

C <sub>1</sub>	Monetary contribution imposed on the development consent
C <sub>2</sub>	Monetary contribution at the time that the contribution is paid
CPI <sub>1</sub>	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 <sub>2</sub>	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

The contribution payable will not be less than the contribution that would have been payable for the previous quarter, notwithstanding any indexation calculation.

### **3.9 Deferred or Periodic Payments**

Council will not accept the deferred or periodic payment of any monetary contribution required under this Plan.

### **3.10 Refunds of Contributions**

Refunding of contributions after they have been paid will only be considered where:

- The Development Consent or Complying Development Certificate is being surrendered and the development will no longer occur; and
- No infrastructure has been constructed (or is programmed to be constructed) with funding from the Contributions Plan that directly benefits\* the subject site between the date of the Development Consent or Complying Development Certificate being issued and the date of the refund request being made; and\*
- The refund is applied for within five years of the Development Consent or Complying Development Certificate being issued.

Refunds will only be paid at the dollar amount initially paid and will not be indexed.

\* Directly benefits means infrastructure has been constructed from the contributions fund that has a direct and meaningful link to the subject development. For example, a footpath or verge improvement, or a road widening, immediately outside the proposed development, that was an infrastructure requirement generated, or partially generated by the development, funded by contributions from the proposed development and would have had a direct benefit to that proposed development.

## **4. General Provisions**

### **4.1 Will Council accept alternatives to a levy?**

The 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 Appendix 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.

### **4.2 Pooling of contributions funds**

To improve Council's ability to deliver infrastructure in a timely and orderly fashion, this Plan authorises monetary contributions paid for different purposes in accordance with this Plan and any other contributions plan approved by Council, to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the Works Schedule in Appendix 1.

Council may reprioritise the order of projects to align with the actual new development that occurs in a sequence different to that anticipated by this Plan. Council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

### **4.3 Obligations of accredited certifiers**

#### **4.3.1 Complying development certificates**

This Plan requires that in relation to an application made to an accredited certifier for a complying development certificate (CDC):

- the accredited certifier must, if a complying development certificate is issued, impose a condition under s7.11 or s7.12 of the EP&A, and
- the amount of a levy required by a condition imposed under s7.11 or s7.12 must be determined in accordance with this Plan.

It is the responsibility of the principal certifying authority to accurately calculate and apply the development contribution conditions to complying development certificates. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

#### **4.3.2 Construction certificates**

It is the responsibility of a principal certifier (could be Council or a private certifier) issuing a construction certificate to certify that any development contributions required as a condition of development consent or complying development certificate have been paid to the Council prior to the issue of the notice of commencement.

The principal certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council. The levy must be paid in accordance with the requirements of Clause 156 in Division 5 of the EP&A Regulation 2021.

Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action. The only exceptions to the requirement are where a work in kind, material public benefit and/or dedication of land arrangement has been agreed by the consent authority. In such cases Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

#### **4.3.3 Occupation certificates**

Section 46 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* require certifiers to confirm that there are no outstanding infrastructure contributions or levies prior to issuing an occupation certificate for development with a proposed cost of \$10million or more, as specified in the cost of works as specified in the development application.

An application for an occupation certificate must include a document from Council certifying that a contribution or levy under section 7.11, 7.12 or 7.24 of the Environmental Planning and Assessment Act 1979 (EP&A Act):

- is not required at any time before the issue of an occupation certificate, or
- is required before the issue of an occupation certificate and the requirement has been met.

#### **4.4 Use of contributions towards plan preparation and administration**

The preparation and ongoing administration of this Plan will incur costs. Council considers that the costs involved are necessary to ensure the efficient provision of amenities and services to meet the demands generated by future developments. As such, Council will recoup the cost of creating this Plan as well as ongoing costs in managing, monitoring and implementing the plan from the contributions received under this Plan.

## Appendix 1 - Contributions Plan Works Schedule

DESCRIPTION OF WORKS	LOCATION	COST ESTIMATE (\$)	STAGING (YEAR/ ONGOING)
<b>OPEN SPACE</b>			
<b><i>Land acquisition for new open space</i></b>		<b>17,178,062</b>	
Land acquisition in the town centre	Burwood Town Centre	12,492,000.000	2032
14 Burleigh Street, Burwood to consolidate with Elizabeth carpark	Burwood Town Centre	1,562,020.500	Complete
37A Brighton Street, Croydon to enlarge Keith Smith Park	Croydon	1,562,020.500	2032
39 Brighton Street, Croydon to enlarge Keith Smith Park	Croydon	1,562,020.500	2032
<b><i>Embellishment of new open space</i></b>			
		<b>1,203,308</b>	
Pedestrian link Deane Street (Burwood Road to Mary Street), Burwood	Burwood Town Centre	1,203,308	2026
<b><i>Embellishment of existing open space</i></b>			
		<b>6,743,241</b>	
Blair Park	Croydon	104,100	2032
Brown Reserve	Croydon Park	36,435	2032
Burwood Park	Burwood Town Centre	2,024,745	2026-2029
Wangal Park	Croydon	250,000	2026-2029
Cooinoo Reserve	Enfield	83,280	2029-2032
Coronation Parade	Enfield	150,945	2026-2032
Flockhart Park	Croydon Park	942,105	2026-2032
Froggart Crescent Reserve	Croydon	52,050	2032
Henley Park	Enfield	1,748,880	2026-2029
Wyatt Avenue landscaped median (Horton Reserve)	Burwood	22,382	2032
Jackett Reserve	Burwood	37,997	2026-2029
Jackson Park	Croydon Park	52,050	2026
Keith Smith Park	Croydon	65,000	2026
King Edward Street Landscape traffic control area	Croydon	7,287	2029
Luke Avenue Landscaped traffic control area	Burwood	1,562	2026
Martin Reserve	Croydon Park	265,000	2026-2029

DESCRIPTION OF WORKS	LOCATION	COST ESTIMATE (\$)	STAGING (YEAR/ONGOING)
Willee Street landscaped median	Enfield	15,615	2029
Prowse Reserve	Croydon	48,407	2029
Rochester Reserve	Croydon	20,820	2032
Russell Street Reserve	Strathfield	3,123	2026
Sanders Reserve	Burwood	41,640	2026-2032
St. Pauls Close	Burwood	3,123	2026
Stanley Street Reserve	Croydon Park	2,082	2026
The Parade	Enfield	1,562	2026
Trelawney Street Landscaped verge	Croydon Park	1,562	2026
Fitzroy Street traffic control area (Reed Reserve)	Croydon	2,082	2026
Walsh Avenue Reserve	Croydon Park	307,095	2026
Whiddon Reserve	Croydon Park	70,788	2026
Willee Street Landscaped verge	Strathfield	2,082	2026
Woodstock Park	Burwood	343,530	2026
Wyatt Avenue Park	Burwood	6,767	2026
Barbara Holborow Reserve	Croydon Park	29,148	2026
<b>COMMUNITY FACILITIES</b>		<b>39,037,500</b>	
Library and Community Hub	Burwood North	2,082,000	2026
Woodstock Community Centre	Burwood	520,500	2026
Burwood Urban Park Arts and Cultural Centre	Burwood Town Centre	20,820,000	2026
Enfield Aquatic Centre upgrades	Enfield	15,615,000	2026
<b>PUBLIC DOMAIN IMPROVEMENTS</b>			
<b><i>Streetscape upgrades – Town Centre beautification</i></b>		<b>38,215,115</b>	
Burwood Road - East side (Meryla Street - Church Street)	Burwood Town Centre	2,646,848	Ongoing
Burwood Road - West side (Burwood Park - Woodside Street)	Burwood Town Centre	2,713,390	Ongoing
Wilga Street - South side	Burwood Town Centre	634,630	Ongoing
Victoria Street East - North side	Burwood Town Centre	732,182	Ongoing

DESCRIPTION OF WORKS	LOCATION	COST ESTIMATE (\$)	STAGING (YEAR/ ONGOING)
Victoria Street East - South side	Burwood Town Centre	670,839	Ongoing
George Street - North side (Shaftesbury Road - Burwood Road)	Burwood Town Centre	582,474	Ongoing
George Street - South side (Shaftesbury Road - Burwood Road)	Burwood Town Centre	912,488	Ongoing
Marmaduke Street between Deane Street and George Street – both sides	Burwood Town Centre	453,989	Ongoing
Deane Street between Shaftesbury Road and Youth Lane – both sides	Burwood Town Centre	453,989	Ongoing
Belmore Street - North side (Conder Street - Shaftesbury Road)	Burwood Town Centre	2,186,583	Ongoing
Belmore Street - South side (Conder Street - Shaftesbury Road)	Burwood Town Centre	1,097,799	Ongoing
Conder Street - West side (Livingstone Street to Railway Parade)	Burwood Town Centre	588,882	Ongoing
Conder Street - East side (Norwood Street to Railway Parade)	Burwood Town Centre	530,563	Ongoing
Wynne Avenue - both sides	Burwood Town Centre	953,741	Ongoing
George Street - North side (Park Road - Burwood Road)	Burwood Town Centre	576,012	Ongoing
George Street - South side (Park Road - Burwood Road)	Burwood Town Centre	696,965	Ongoing
Victoria Street West - South side (Dunns Lane – Park Road)	Burwood Town Centre	403,781	Ongoing
Park Avenue - South side	Burwood Town Centre	918,956	Ongoing
Park Avenue - North side	Burwood Town Centre	1,400,743	Ongoing
Mary Street - both sides	Burwood Town Centre	1,319,363	Ongoing
Comer Street - South side (Park Road - Burwood Road)	Burwood Town Centre	1,064,330	Ongoing
Railway Crescent from Park Road to John Street north side and John Street from Railway Crescent to George Street – both sides	Burwood Town Centre	110,117	Ongoing
John Street - George Street to Victoria Street – both sides	Burwood Town Centre	89,168	Ongoing
Place Underground Low Voltage Aerial Supply Line	Burwood Town Centre	11,090,797	Ongoing
Place Underground Low Voltage Customer Service Line	Burwood Town Centre	2,928,138	Ongoing
Bus Stops, Shelters, Seats and Bins	Burwood Town Centre	874,324	Ongoing
Shaftesbury Road - East side (Victoria Street East to Deane Street)	Burwood Town Centre	803,271	Ongoing
Town Centre Upgrades - various locations (not mentioned above)	Burwood Town Centre	780,750	Ongoing
<b>Street Closures and Shared Ways</b>		<b>1,301,250</b>	
Conder Street - pedestrianised zone outside Burwood Public School	Burwood Town Centre	260,250	Ongoing
Clarendon Place – pedestrianised zone	Burwood Town Centre	260,250	Ongoing



DESCRIPTION OF WORKS	LOCATION	COST ESTIMATE (\$)	STAGING (YEAR/ ONGOING)
Deane Street (Mary Street to Burwood Road) - Shared Zone	Burwood Town Centre	260,250	Ongoing
Wynne Avenue pedestrianised zone	Burwood Town Centre	260,250	Ongoing
Railway Crescent (John Street to Burwood Road) - closure for pedestrian use	Burwood Town Centre	260,250	Ongoing
Investigations into upgrades of Car Park and Street closure land at Paisley Road and The Strand	Croydon	150,000	2026
<b>Footpath upgrades</b>		<b>4,025,862</b>	
Albert Crescent (Cheltenham Road - Lucas Road), North / West	Burwood/Croydon	41,640	2032
Albert Crescent (Cheltenham Road - Brand Street), North / West	Croydon	20,820	2032
Alfred Street (Grogan Street - No 3 & No 2), both sides	Croydon	52,050	2032
Angelo Street, both sides	Burwood	124,920	2029
Bay Street (Acton Street - Dawson Street), North / West	Croydon	26,025	2032
Bay Street (Dawson Street - Lang Street), North / West	Croydon	26,025	2032
Boronia Avenue, Croydon – both sides	Croydon	62,460	2032
Boronia Avenue, Burwood - South / East	Burwood	31,230	2032
Britannia Avenue (No 29 – Comer Street), North / West	Burwood	104,100	2032
Burwood Road (Lily Street to Bligh Street), North / West	Enfield	41,640	2026
Clifton Avenue (Shaftesbury Road – Wallace Street), South / East	Burwood	41,640	Complete
Conder Street (Hornsey Street – Livingston Street), North / West	Burwood	104,100	2032
Esher Street (New Street - Meryla Street), South / East	Burwood	31,230	Complete
Ethel Street, both sides	Burwood	104,100	2029
Georges River Road (Burwood Road - Beaufort Street), North / West	Croydon Park	104,100	2032
George Street (Burwood Road - Shaftesbury Road), both sides	Burwood Town Centre	166,560	2026
Gloucester Avenue, East side	Burwood	31,230	2032
Henry Street, both sides	Strathfield	20,820	2029
Hornsey Street (Conder Street – Wentworth Road), both sides	Burwood	88,485	2032
Ilfracombe Avenue ( Park Road to end), North side	Burwood	46,845	Complete
Liverpool Road (Greenhills Street - Coronation Parade), both sides	Various suburbs	1,041,000	2032
Lucas Road – various between Parramatta Road and Albert Crescent	Burwood	416,400	2032

DESCRIPTION OF WORKS	LOCATION	COST ESTIMATE (\$)	STAGING (YEAR/ ONGOING)
Marmaduke Street, East side	Burwood Town Centre	15,615	2032
Paisley Road (Shaftesbury Road - The Strand), both sides	Burwood/Croydon	156,150	2029
Parramatta Road (Luke Avenue - Shaftesbury Road), South / East	Burwood	72,870	2032
Parramatta Road (No 314 - Esher Street - Burwood Road), South / East	Burwood	52,050	2032
Parramatta Road (Burwood Road - Neich Parade), South / East	Burwood	52,050	2032
Richmond Street, both sides	Croydon	46,845	2032
Royce Avenue (Cheltenham Road – Parramatta Road, both sides)	Croydon	62,460	2032
Seale Street (Burwood Road - Quandong Avenue, both sides; Quandong Avenue - Angelo Street, South/East)	Burwood	53,091	2032
Shaftesbury Road (various between Milton Street and Meryla Street)	Burwood	46,845	2032
Shaftesbury Road (various between Meryla Street and Wyalong Street)	Burwood	208,200	2029
Simpson Avenue, both sides	Burwood	31,230	2032
Tahlee Street, South / East	Burwood	75,171	2032
Victoria Street (No 1 - Shaftesbury Road), both sides	Burwood	124,920	2032
Waimea Street (Cheltenham Road - No 1B - Lucas Road), South / East	Burwood	20,820	2032
Webb Street (Irrara Street - Orchard Street), East side	Croydon	36,435	2032
Wentworth Road (Russell Street - Hornsey St), South / East	Burwood	26,025	2032
Wentworth Road (Arrowfield Avenue - Liverpool Road), North / West	Strathfield	20,820	2032
Willee Street (Liverpool Road - Henry Street), North / West	Strathfield	31,230	2032
Young Street (Queen Street - Orchard Street), North / West	Croydon	15,615	2032
<b>ROADS AND TRAFFIC</b>			
<b><i>Intersection works</i></b>	<b>Burwood Town Centre</b>	<b>9,869,637</b>	<b>Ongoing</b>
Burwood Road and Livingstone Street/Clarence Street - New Traffic Signals Multi-Purpose Poles (MPP)	Burwood Town Centre	520,500	Ongoing
Burwood Road and Belmore Street - Traffic Signals Upgrade (MPP)	Burwood Town Centre	520,500	Ongoing
Burwood Road and George Street - New Traffic Signals (MPP)	Burwood Town Centre	520,500	Ongoing
Burwood Road and Victoria Street East – New Traffic Signals (MPP)	Burwood Town Centre	1,457,400	Ongoing
Railway Parade and Conder Street - New Traffic Signals (MPP)	Burwood Town Centre	624,600	Ongoing

DESCRIPTION OF WORKS	LOCATION	COST ESTIMATE (\$)	STAGING (YEAR/ONGOING)
Burwood Road and Deane Street Traffic Signal Upgrade (MPP)	Burwood Town Centre	520,500	Ongoing
Shaftesbury Road and Clarence Street – New Traffic Signals (MPP)	Burwood Town Centre	520,500	Ongoing
Shaftesbury Road and Victoria Street East – Road Widening	Burwood Town Centre	1,457,400	Ongoing
Shaftesbury Road and Wilga Street – Road Widening	Burwood Town Centre	1,561,500	Ongoing
Shaftesbury Road and Belmore Street – New Traffic Signals (MPP)	Burwood Town Centre	520,500	Ongoing
Shaftesbury Road and Deane Street – New Traffic Signals (MPP) and Road Widening	Burwood Town Centre	500,000	Ongoing
Marmaduke and Deane Street – Road Widening	Burwood Town Centre	104,100	Ongoing
Belmore Street and Wynne Avenue – New Traffic Signals (MPP)	Burwood Town Centre	520,500	Ongoing
Belmore Street and Conder Street – New Signals (MPP)	Burwood Town Centre	520,500	Ongoing
<b>Street Openings</b>		<b>312,300</b>	
Victoria Street West – future opening of the eastern end at Burwood Road – civil works	Burwood Town Centre	312,300	Ongoing
<b>Road widening</b>		<b>23,286,308</b>	
Shaftesbury Road (east side) - land acquisition	Burwood Town Centre	2,857,545	Ongoing
As above (various – east and west sides) – construction of road widening	Burwood Town Centre	572,550	Ongoing
Victoria Street West – land acquisition	Burwood Town Centre	4,996,800	
As above – construction of road way	Burwood Town Centre	416,400	
Victoria Street East - land acquisition	Burwood Town Centre	6,306,378	Ongoing
As above – construction of road widening	Burwood Town Centre	208,200	Ongoing
George Street East between Burwood Road and Shaftesbury Road - southern side - land acquisition	Burwood Town Centre	1,464,687	Ongoing
As above – construction of road widening	Burwood Town Centre	416,400	Ongoing
Esher Lane, Burwood, north side between Webbs Lane & Esher Street – land acquisition	Burwood	169,163	Ongoing
As above – construction of road widening	Burwood	51,790	Ongoing
16 Lyons Street – land acquisition for Bells Lane widening	Strathfield	4,372,200	Ongoing
As Above - construction of road widening	Strathfield	208,200	Ongoing

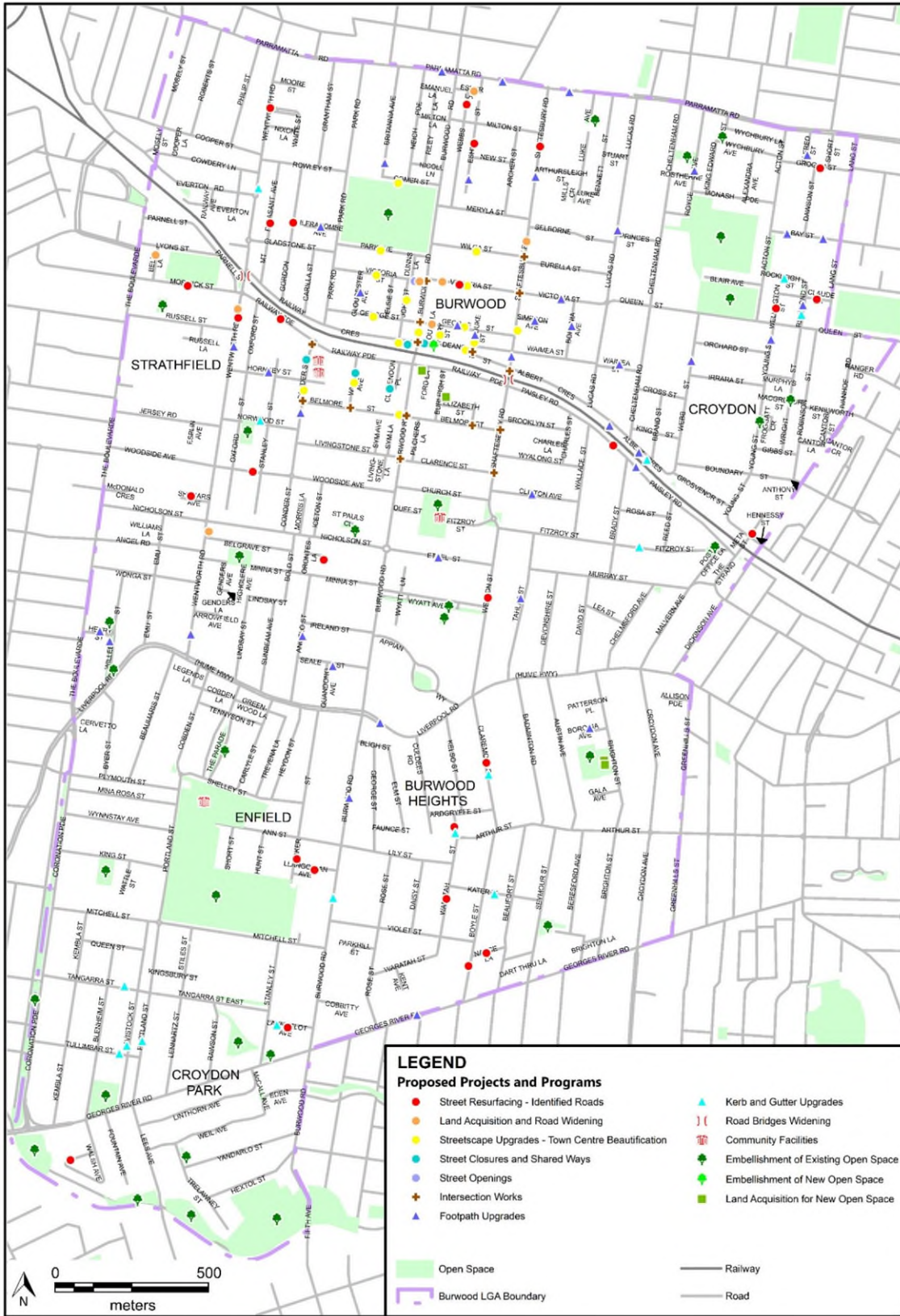
DESCRIPTION OF WORKS	LOCATION	COST ESTIMATE (\$)	STAGING (YEAR/ONGOING)
Wentworth Road, Strathfield, west side between Russell Street and Morwick Street – acquisition of land	Strathfield	273,847	Ongoing
As above - construction of additional approach lane	Strathfield	535,595	Ongoing
As above - construction of kiss and ride lane	Strathfield	220,031	Ongoing
Wentworth Road, Burwood, east side to Liverpool Road – land acquisition	Burwood	154,683	Ongoing
As above - construction of additional approach lane	Burwood	61,841	Ongoing
<b><i>Bridges widening</i></b>		<b>52,050,000</b>	
Shaftesbury Road Bridge	Burwood Town Centre	26,025,000	Ongoing
Wentworth Road Bridge	Burwood/Strathfield	26,025,000	Ongoing
<b><i>Street resurfacing – various roads</i></b>	<b>Burwood Town Centre</b>	<b>41,640,000</b>	
<b><i>Street resurfacing – identified roads</i></b>		<b>7,807,500</b>	
Baker Street (Ann Street - end)	Enfield	93,690	2026
Boyle Street (Georges River Road – Violet Street)	Croydon Park	124,920	2026
Claude Lane	Croydon	41,640	2032
Esher Street	Burwood	208,200	2026
Gordon Street	Burwood	260,250	2026
Grogan Street	Croydon	145,740	2026
Launcelot Avenue	Croydon Park	104,100	2029
Llangollan Avenue	Enfield	57,255	2026
Meta Street (Young Street - end)	Croydon	52,050	2032
Mt Pleasant Avenue	Burwood	156,150	2032
Nance Lane	Croydon Park	41,640	2032
Orontes Lane	Burwood	62,460	2032
Sherars Avenue	Strathfield	52,050	2026
Victoria Street (Burwood Road - Shaftesbury Road)	Burwood Town Centre	624,600	2026
Walsh Avenue (No 72 - No 9)	Croydon Park	104,100	2029

DESCRIPTION OF WORKS	LOCATION	COST ESTIMATE (\$)	STAGING (YEAR/ ONGOING)
Waratah Street (Violet Street - Lily Street)	Croydon Park	187,380	2029
Waratah Street (Arthur Street - Ardgyffe Street)	Burwood Heights	124,920	2032
Webbs Lane (Milton Street - Esher Lane)	Burwood	78,075	2032
Wellington Street	Croydon	52,050	2026
Wentworth Road (Railway Parade - Russell Street)	Strathfield / Burwood	364,350	2032
Woodside Avenue (Conder Street - Wentworth Road)	Burwood	249,840	2032
Paisley Road – Shaftesbury Road to The Strand	Burwood / Croydon	3,331,200	2032
Shaftesbury Road – Meryla Street to Parramatta Road	Burwood	218,610	2026
Weldon Street - Liverpool Road to Fitzroy Street	Burwood	312,300	2026
Claremont Road – Arthur Street to Liverpool Road	Burwood Heights	239,430	2026
Wentworth Road – Parramatta Road to Cooper Street	Strathfield	176,970	2026
Railway Parade – Oxford Street to Conder Street	Burwood	156,150	2032
Morwick Street – Railway Parade – The Boulevarde	Strathfield	187,380	2032
<b><i>Kerb and Gutter upgrades</i></b>		983,745	
Albert Crescent (Cheltenham Road - Webb Street), North / West	Croydon	72,870	2032
Burwood Road (Violet Street - Llangollan Avenue), both sides	Enfield / Croydon Park	72,870	2032
Claremont Road (Liverpool Road – Arthur Street), South / East	Burwood Heights	72,870	2032
Fitzroy Street (Brady Street - Reed Street), North side	Croydon	41,640	2032
Kater Place (Boyle Street - Beaufort Street), North / West	Croydon Park	31,230	2032
Launcelot Avenue, both sides	Croydon Park	52,050	2032
Norwood Street (Conder Street - Oxford Street), both sides	Burwood	72,870	2032
Portland Street (Georges River Road - Tangarra Street), North / West - both sides	Enfield	114,510	2032
Tangarra Street (Blenheim Street - Portland Street), both sides	Croydon Park	41,640	2032
Tavistock Street (Georges River Road - Tullimbar Street & Tullimbar Street - Tangarra Street), both sides	Croydon Park	114,510	2032
Tullimbar Street (Blenheim Street to Portland Street both sides)	Croydon Park	104,100	2032
Waratah Street (Arthur Street - Ardgyffe Street), South / East	Burwood Heights	20,820	2032
Wentworth Road (Rowley Street - Gladstone Street), both sides	Strathfield / Burwood	78,075	2032

<b>UPGRADES OF STORMWATER PIPES</b>				
<i>Diameter of pipes (mm)</i>	<i>Length (m)</i>		<b>9,611,813</b>	
150	113	No specific location – subject to more detailed investigation	58,817	2026
225	1557		810,419	2026
300	3352		1,744,976	2026
375	4,906		2,553,703	2026
450	2,400		1,249,590	2026
525	502		261,161	2026
600	1337		696,039	2026
675	293		152,507	2026
750	543		282,762	2026
900	998		519,199	2026
1050	225		116,852	2026
1200	507		263,894	2026
1350	211		109,826	2026
1500	213		110,997	2026
1650	151		78,726	2026
Open Chanel – 1	391		203,646	2026
Open Chanel – 2	766		398,703	2026
Total Cost Estimate (Exc Admin)			\$253,265,003	
Administration of the Plan		1.5% of total cost of Plan (\$257,119,547 x 1.5%)	\$3,856,793	
<b>GRAND TOTAL</b>			<b>\$257,119,547</b>	



Appendix 2 – Mapping of Site Specific Works



## Appendix 3 – Determination of Proposed Cost of Development

(Clause 208 of the Environmental Planning and Assessment Regulation 2021)

### **208 Determination of proposed cost of development**

- (1) *The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.*
- (2) *The costs of carrying out development include the costs of, and costs incidental to, the following—*
  - (a) *if the development involves the erection of a building or the carrying out of engineering or construction work—*
    - (i) *erecting the building or carrying out the work, and*
    - (ii) *demolition, excavation and site preparation, decontamination or remediation,*
  - (b) *if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,*
  - (c) *if the development involves the subdivision of land—preparing, executing and registering—*
    - (i) *the plan of subdivision, and*
    - (ii) *the related covenants, easements or other rights.*
- (3) *In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.*
- (4) *The following costs and expenses must not be included in an estimate or determination of the proposed cost—*
  - (a) *the cost of the land on which the development will be carried out,*
  - (b) *the costs of repairs to a building or works on the land that will be kept in connection with the development,*
  - (c) *the costs associated with marketing or financing the development, including interest on 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 for the development,*
  - (g) *the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,*
  - (h) *the costs of commercial stock inventory,*
  - (i) *the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,*

- (j) the costs of enabling access by people with disability to the development,*
  - (k) the costs of energy and water efficiency measures associated with the development,*
  - (l) the costs of development that is provided as affordable housing,*
  - (m) the costs of development that is the adaptive reuse of a heritage item.*
- (5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.*

*Example—*

*A contributions plan may adopt the Consumer Price Index.*

- (6) To avoid doubt, this section does not affect the determination of the fee payable for a development application.*

**Appendix 4 – Condition of Consent**

<b>Condition</b>	<b>Reason</b>
<p><b>Payment of development contributions</b></p> <p>Before the issue of a construction certificate or &lt;INSERT ALTERNATIVE TIMING&gt;, the applicant must pay a total contribution of &lt;INSERT \$XX&gt; as calculated at the date of this consent to Council under sections 7.11 and 7.12 of the EP&amp;A Act, in accordance with the Burwood <del>Section 7.12</del> Local Infrastructure Contributions Plan. The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the Burwood <del>Section 7.12</del> Local Infrastructure Contributions Plan.</p> <p>A copy of the development contributions plan is available for inspection on the Burwood Council website &lt;insert link to plan&gt;.</p>	<p>To address the increased demand for local infrastructure resulting from the approved development</p>

**Appendix 5: Cost Summary Report Form for Development Costing \$100,000 - \$500,000**



**Cost Summary Report**

- To be completed for all 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.
- Refer to Clause 208 of the EP&A Regulation 2021 (see Appendix 3).

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 (m <sup>2</sup> )	
Total Construction Area (exc. Parking/Garaging) (m <sup>2</sup> )	

DESCRIPTION OF COST	APPLICANT'S GENUINE ESTIMATE
Erecting the building or carrying out the work	
Demolition	\$
Excavation	
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, waste management)	\$
Construction and Engineering Costs	\$
Change of Use (doing anything necessary to enable the change of use of the land)	\$
Subdivision (preparing, executing and registering the plan of subdivision, and the related covenants, easements or other rights.	\$
Services (e.g. plumbing, mechanical, fire lift)	\$

External works (e.g. landscaping, driveways, parking, pools)	\$
External services (e.g. gas, telephone, electricity connection to mains)	\$
Other (specify)	\$
Margin	\$
Goods and Services Tax	\$
<b>TOTAL</b>	\$

Note: If works do not form part of your application, inset "N/A".

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 Clause 208 of the Environmental Planning and Assessment Regulation 2021, 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Appendix 6: Detailed Cost Report Form for Development Costing More Than \$500,000**



**Detailed Cost Report by a Registered Quantity Surveyor**

- To be completed for all development that costs more than \$500,000 (that is, not covered by Appendix 5).
- To be completed by a Quantity Surveyor registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification.
- Refer to Clause 208 of the EP&A Regulation 2021 (see Appendix 3).

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 <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>
Gross Floor Area – Retail	m <sup>2</sup>
Gross Floor Area – Car Parking	m <sup>2</sup>
Gross Floor Area – Other	m <sup>2</sup>
Total Gross Floor Area	m <sup>2</sup>
Total Site Area	m <sup>2</sup>
Total Car Parking Spaces	
<b>Total Development Cost</b>	\$
<b>Total Construction Cost</b>	\$
<b>Total GST</b>	\$

<b>ESTIMATE DETAILS:</b>	
<b>Excavation</b>	\$
Cost per square metre of site area	\$/m <sup>2</sup>
<b>Demolition and Site Preparation</b>	\$
Cost per square metre of site area	\$/m <sup>2</sup>
<b>Construction – Commercial</b>	\$
Cost per square metre of commercial area	\$/m <sup>2</sup>
<b>Construction - Residential</b>	\$
Cost per square metre of residential area	\$/m <sup>2</sup>
<b>Construction – Retail</b>	\$
Cost per square metre of retail area	\$/m <sup>2</sup>
<b>Car Parking</b>	\$
Cost per square metre of site area	\$/m <sup>2</sup>
Cost per space	\$/space
<b>Fit-out – Commercial</b>	\$
Cost per m <sup>2</sup> of commercial area	\$/m <sup>2</sup>
<b>Fit-out – Residential</b>	\$
Cost per m <sup>2</sup> of residential area	\$/m <sup>2</sup>
<b>Fit-out – Retail</b>	\$
Cost per m <sup>2</sup> of retail area	\$/m <sup>2</sup>
<b>Professional Fees</b>	\$
% 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 Clause 208 of the Environmental Planning and Assessment Regulation 2021, 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: \_\_\_\_\_