



Burwood Inc.1874

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

ORDINARY MEETING

Notice is hereby given that a meeting of the Council of Burwood will be held electronically on Tuesday 23 June 2020 at 6:00pm to consider the matters contained in the attached Agenda.

In the overriding interests of public health and safety during the current COVID-19 pandemic, Council will be conducting its meeting electronically as per provisions under the NSW Local Government Act. The customary face-to-face public participation opportunity has been replaced with the opportunity to speak via teleconference link. Written submissions on agenda items will also be accepted. The written submissions will be acknowledged at the meeting and referenced in the minutes.

Tommaso Briscese
GENERAL MANAGER

Our Mission

**Burwood Council will create a quality lifestyle for its citizens
by promoting harmony and excellence in the delivery of its services**

CONFLICT OF INTERESTS

What is a "Conflict of Interests" - A conflict of interests can be of two types:

Pecuniary - an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person.

A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to a matter or if the interest is of a kind specified in Section 448 of the Local Government Act.

Non-pecuniary – are private or personal interests the Council official has that do not amount to a pecuniary interest as defined in the Local Government Act. These commonly arise out of family, or personal relationships, or involvement in sporting, social or other cultural groups and associations and may include an interest of a financial nature.

Who has a Pecuniary Interest? - A person has a pecuniary interest in a matter if the pecuniary interest is the interest of:

- The person, or
- The person's spouse or de facto partner or a relative of the person, or a partner or employer of the person, or
- A company or other body of which the person, or a nominee, partner or employer of the person, is a member.

No Interest in the Matter - However, a person is not taken to have a pecuniary interest in a matter:

- If the person is unaware of the relevant pecuniary interest of the spouse, de facto partner, relative, partner, employer or company or other body, or
- Just because the person is a member of, or is employed by, a Council or statutory body or is employed by the Crown.
- Just because the person is a member of, or a delegate of the Council to, a company or other body that has a pecuniary interest in the matter so long as the person has no beneficial interest in any shares of the company or body.

N.B. "Relative", in relation to a person means any of the following:

- a) the parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descends or adopted child of the person or of the person's spouse;
- b) the spouse or de facto partners of the person or of a person referred to in paragraph (a)

Disclosure and participation in meetings

- A Councillor or a member of a Council Committee who has a pecuniary interest in any matter with which the Council is concerned and who is present at a meeting of the Council or Committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable.
- The Councillor or member must not be present at, or in sight of, the meeting of the Council or Committee:
 - (a) at any time during which the matter is being considered or discussed by the Council or Committee, or
 - (b) at any time during which the Council or Committee is voting on any question in relation to the matter.

No Knowledge - A person does not breach the Act if the person did not know and could not reasonably be expected to have known that the matter under consideration at the meeting was a matter in which he or she had a pecuniary interest.

What interests do not have to be disclosed (S 448 Act)?

- (a) an interest as an elector,
- (b) an interest as a ratepayer or person liable to pay a charge,
- (c) an interest in any matter relating to the terms on which the provision of a service or the supply of goods or commodities is offered to the public generally, or to a section of the public that includes persons who are not subject to this Part,
- (d) an interest in any matter relating to the terms on which the provision of a service or the supply of goods or commodities is offered to a relative of the person by the council in the same manner and subject to the same conditions as apply to persons who are not subject to this Part,
- (e) an interest as a member of a club or other organisation or association, unless the interest is as the holder of an office in the club or organisation (whether remunerated or not),
- (f) an interest of a member of a council committee as a person chosen to represent the community or as a member of a non-profit organisation or other community or special interest group if the committee member has been appointed to represent the organisation or group on the committee,
- (g) an interest in a proposal relating to the making, amending, altering or repeal of an environmental planning instrument other than an instrument that effects a change of the permissible uses of:
 - (i) land in which the person or a person, company or body referred to in section 443 (1) (b) or (c) has a proprietary interest (which, for the purposes of this paragraph, includes any entitlement to the land at law or in equity and any other interest or potential interest in the land arising out of any mortgage, lease, trust, option or contract, or otherwise), or
 - (ii) land adjoining, adjacent to or in proximity to land referred to in subparagraph (i), if the person or the person, company or body referred to in section 443 (1) (b) or (c) would by reason of the proprietary interest have a pecuniary interest in the proposal,
- (h) an interest relating to a contract, proposed contract or other matter if the interest arises only because of a beneficial interest in shares in a company that does not exceed 10 per cent of the voting rights in the company,
- (i) an interest of a person arising from the proposed making by the council of an agreement between the council and a corporation, association or partnership, being a corporation, association or partnership that has more than 25 members, if the interest arises

- because a relative of the person is a shareholder (but not a director) of the corporation or is a member (but not a member of the committee) of the association or is a partner of the partnership,
- (j) an interest of a person arising from the making by the council of a contract or agreement with a relative of the person for or in relation to any of the following, but only if the proposed contract or agreement is similar in terms and conditions to such contracts and agreements as have been made, or as are proposed to be made, by the council in respect of similar matters with other residents of the area:
 - (i) the performance by the council at the expense of the relative of any work or service in connection with roads or sanitation,
 - (ii) security for damage to footpaths or roads,
 - (iii) any other service to be rendered, or act to be done, by the council by or under any Act conferring functions on the council or by or under any contract,
 - (k) an interest relating to the payment of fees to councillors (including the mayor and deputy mayor),
 - (l) an interest relating to the payment of expenses and the provision of facilities to councillors (including the mayor and deputy mayor) in accordance with a policy under section 252,
 - (m) an interest relating to an election to the office of mayor arising from the fact that a fee for the following 12 months has been determined for the office of mayor,
 - (n) an interest of a person arising from the passing for payment of a regular account for wages or salary of an employee who is a relative of the person,
 - (o) an interest arising from being covered by, or a proposal to be covered by, indemnity insurance as a councillor or member of a council committee,
 - (p) an interest arising from appointment of a councillor to a body as representative or delegate of the council, whether or not a fee or other recompense is payable to the representative or delegate.

A Councillor is not prevented from taking part in the consideration or discussion of, or from voting on, any of the matters/questions detailed in Section 448 of the Local Government Act.

Non-pecuniary Interests - Must be disclosed in meetings.

If you are a Council official, other than a member of staff of Council and you have disclosed that a significant non-pecuniary conflict of interests exists, you must manage it in one of two ways:

- a) Remove the source of the conflict by relinquishing or divesting the interest that creates the conflict, of reallocating the conflicting duties to another Council official;
- b) Have no involvement in the matter, by absenting yourself from and not taking part in any debate or voting on the issue as if the provisions in Section 451(2) of the Act apply.

If you determine that a non-pecuniary conflict of interests is less than significant and does not require further action, you must provide an explanation of why you consider that the conflict does not require further action in the circumstances.

Disclosures to be Recorded - A disclosure (and the reason/s for the disclosure) made at a meeting of the Council or Council Committee must be recorded in the minutes of the meeting.

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AGENDA

FOR AN ORDINARY MEETING OF BURWOOD COUNCIL
TO BE HELD ELECTRONICALLY ON TUESDAY 23 JUNE 2020 AT 6.00PM.

I DECLARE THE MEETING OPENED AT (READ BY MAYOR)

ACKNOWLEDGEMENT OF COUNTRY (READ BY MAYOR)

"I would like to acknowledge the Wangal people who are the Traditional Custodian of this Land. I would also like to pay respect to the Elders both past and present of the Wangal Nation and extend that respect to other Aboriginals present".

PRAYER (READ BY MAYOR)

"Lord, we humbly beseech thee to vouchsafe thy blessing on this Council, direct and prosper its deliberations for the advancement of this area and the true welfare of its people."

RECORDING OF MEETING (READ BY MAYOR)

"Meetings of Council and Council Committees are audio recorded for the purpose of assisting with the preparation of meeting minutes and promoting meeting transparency."

Such recordings are subject to the provisions of the Government Information (Public Access) Act 2009 (GIPA) and are promptly made available for public review via the Council website."

APOLOGIES/LEAVE OF ABSENCES

DECLARATION OF POLITICAL DONATIONS (READ BY MAYOR)

In light of legislation that governs the process for the determination of Development Applications before Council, a person who makes a relevant application to Council or any person with a financial interest in the application must disclose any reportable political donation or gift made to any local Councillor or employee of Council. Such disclosure is required on Development Application Forms submitted to Council.

Council is also obliged by law to publish details of all reportable political donations or gifts on its website.

Should any person having business before Council this evening and being an applicant or party with a financial interest in such application feel that they have not made the appropriate disclosure, Council now invites them to approach the General Manager and to make their disclosure according to law."

RECORDING OF COUNCILLORS VOTING ON PLANNING DECISIONS

In accordance with Section 375A of the Local Government Act a division must be called for and taken on every Environmental Planning & Assessment decision. The names of those Councillors supporting and those opposed to the decision are to be recorded in the meeting minutes and the register retained by the General Manager.

CONFIRMATION OF MINUTES

Recommendation

That the Minutes of the following Meeting of Burwood Council:

A. Council Meeting held on 19 May 2020

copies of which were previously circulated to all Councillors be and hereby confirmed as a true and correct record of the proceedings of that meeting.

OPEN FORUM ACKNOWLEDGMENT (READ BY MAYOR)

The Mayor to ask each speaker to confirm that they had read the guidelines about addressing the Council and acknowledge that they had been informed that the meeting was being recorded and that the Council accepts no responsibility for any defamatory comments made. Speakers should refrain from providing personal information unless it is necessary to the subject being discussed, particularly where the personal information relates to persons not present at the meeting

OPEN FORUM COMMENCES

PUBLIC FEEDBACK ON AGENDA ITEMS (READ BY MAYOR)

The face-to-face public participation opportunity has been replaced with the opportunity to speak via teleconference link on agenda items. Written submissions are also accepted for this meeting and have been circulated directly to all Councillors. All submissions will be acknowledged at the Council Meeting and referenced in the minutes of the meeting.

ADDRESS BY THE PUBLIC ON AGENDA ITEMS COMMENCES

MAYORAL MINUTES

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(ITEM 37/20)	TENDER T005-2019 FOR THE HENLEY PARK - AMENITIES BUILDING UPGRADE AND EXTENSION
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That above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2) (c) of the Local Government Act, 1993, as the matter involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

(ITEM 38/20)	SSROC REGIONAL HOUSEHOLD CLEAN UP MATERIAL DISPOSAL - TENDER EVALAUTION
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That above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2) (d) of the Local Government Act, 1993, as the matter involves commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.

QUESTIONS WITHOUT NOTICE

Councillors are requested to submit any Questions Without Notice in writing.

NOTICE OF MOTION

(ITEM NM3/20) HONOURING OUR LOCAL HERITAGE

File No: 20/27095

Summary

Burwood has a rich history and is home to a large number of historic buildings and sites that are of interest and value to our community. As a Council we have a responsibility to protect and enhance Burwood's heritage, particularly as we manage the rapid growth and change of Burwood.

Through simple storytelling, signage and technology Council can shine a spotlight on Burwood's treasured heritage which will add to the social and economic fabric of Burwood.

As a starting point important conservation zones such as Malvern Hill Estate and The Appian Way should be honoured through heritage street blades. The first strata titled building in the world, 'Lindsay Gardens' apartments at 189 Liverpool Road Burwood, was approved by Burwood Council in 1961, and is worthy of our recognition.

In an effort to make Burwood's heritage more accessible I propose that Council Officers research and investigate signage schemes and designs in other jurisdictions and prepare a report for Council with options for: heritage plaques for buildings and homes, footpath plaques and street signs and that the report includes a target list of heritage locations and buildings.

The '*Historical Walk of Burwood Town Centre*' and the '*Burwood Walking Trail*' maps were published by Council in 2010. These walks could be revised, and possibly combined, then promoted through simple street signage, similar to the 'Tom Uren Walk' in East Balmain. This will make our history more accessible to our residents and attract visitors to Burwood to walk our heritage trail. The walk could be supported by an app allowing for the sharing of local stories and points of interest.

Operational Plan Objective

- 1.2 A well informed, supported and engaged community
- 1.4.4 Promote and celebrate the area's heritage and indigenous history
- 3.1 Maintain and enhance green and open spaces
- 4.3.2 Maintain and preserve heritage through relevant planning strategies
- 5.1 Maximise Burwood regional and strategic status within inner western Sydney
- 5.3 Enhance and foster the local identity
- 5.4 Activate village precincts and preserve the distinct characters of surrounding residential areas.
- 5.4.1 Update and maintain the aesthetics of town centres and villages

Councillor Heather Crichton to move that:

1. The General Manager investigates revising and updating the route for a sign posted Burwood Heritage Walking Trail to be supported by an app which shares our local stories and history.
2. The General Manager investigates other jurisdictions and provide a report to Council on options for a heritage scheme that includes signage plaques for buildings and homes, footpath plaques and street signs.
3. The General Manager investigates consulting with appropriate community and business stakeholders to develop a target list of heritage locations for prioritising by Council.

4. The General Manager investigates reviewing and updating the heritage pages on our website.
5. The General Manager reports these findings to Council within six months.

Attachments

There are no attachments for this report.

NOTICE OF MOTION

(ITEM NM4/20) SESQUICENTENNIAL OF THE MUNICIPALITY OF BURWOOD

File No: 20/27238

Summary

The Municipality of Burwood was proclaimed by the Governor of New South Wales, His Excellency Sir Hercules Robinson, on 27 March 1874 with the first Council elected on 9 June of that year. Now as we approach the 150th anniversary of Burwood in 2024, it is timely for Council to consider how it will mark this important occasion.

This anniversary presents opportunities for Council to acknowledge its indigenous heritage and to celebrate its history, its businesses, its culture and importantly its vision for the future.

To realise these opportunities, I propose the establishment of the *'Burwood 150 Year Anniversary Steering Committee'*.

The early establishment of the Committee is intentional as it allows for comprehensive community consultation, analysis and prioritising of projects, budget considerations over three financial year cycles and for the possibility of securing grant funding and sponsorship.

As an initial undertaking, the Steering Committee would collaborate and engage with our community and provide a report back to Council on celebratory ideas, projects and festivities to mark the anniversary.

Dependent on the community outcomes and Council's recommendations, this forward planning may allow for longer term anniversary projects to be realised such as: a site to be repurposed, included or purchased for a public domain project; the commissioning of an art installation or for the research of Burwood's 150 year history to add to the valuable resource 'Harvest of the Years, the Story of Burwood, 1794-1974' by Eric Dunlop.

I propose that the Committee membership will include the Mayor or his delegate (as Chair), and two Councillors, plus a member of Burwood Historical Society. Other community and stakeholder positions would be filled through an Expression of Interest nomination process.

Terms of Reference for the Committee will be considered at its inaugural meeting and presented to Council for adoption.

Operational Plan Objective

- 1.2 A well informed, supported and engaged community
- 1.4 A proud and inclusive community that celebrates diversity
- 1.4.1 Celebrate the achievements of the local community
- 5.3 Enhance and foster the local identity
- 5.3.3 Support innovation which will enhance local identity and culture
- 5.4 Activate village precincts and preserve the distinct characters of surrounding residential areas.

Councillor Heather Crichton to move that:

1. Council supports the establishment of the 'Burwood 150 Year Anniversary Steering Committee,

to include the Mayor as Chair or his delegate (as Chair) and two Councillors, and a member of Burwood Historical Society, with other community member and stakeholder positions to be filled through an Expression of Interest nomination process.

2. The General Manager conducts an assessment of financial and resourcing implications for the set up and activities of such Committee and presents a report to Council at its July 2020 meeting.

Attachments

There are no attachments for this report.

(ITEM 30/20) RESULTS OF PUBLIC EXHIBITION, ADOPTION OF DEVELOPMENT CONTROL PLAN AND AUTHORITY TO PROCEED TO AMEND THE BURWOOD LOCAL ENVIRONMENTAL PLAN IN REGARDS TO THE PLANNING PROPOSAL FOR 42-50 AND 52-60 RAILWAY PARADE BURWOOD

File No: 20/27236

REPORT BY DEPUTY GENERAL MANAGER LAND, INFRASTRUCTURE AND ENVIRONMENT

Summary

This report serves three purposes. The first is for Council to consider the outcomes of the exhibition of a Planning Proposal (the Proposal) to increase the maximum building height for the redevelopment of 42-50 and 52-60 Railway Parade, Burwood to between 136m and 144m, with a combined floor space ratio of 10.54:1 over the total site area, delivering approximately 48,500m² of non-residential floor space and approximately 1,100 residential apartments.

Following the Gateway Determination issued by the Department of Planning, Industry and Environment (DPIE) the Proposal was publicly exhibited between 28 April and 26 May 2020, for 28 days. This report summarises the issues raised in public submissions and submissions from Government agencies and makes recommendations for how the issues raised can be addressed.

The second purpose is in that the Proposal has previously been considered by Council and the Burwood Local Planning Panel; this final step is the granting of authority to the General Manager to forward the Proposal to the Department of Planning Industry and Environment to amend the Burwood Local Environmental Plan to reflect the constraints of the Proposal.

The third purpose is to adopt the draft Development Control Plan (DCP) which will be used as a further tool, in addition to the relevant State Planning Policies, to guide the design of a future Development Application.

In addition to the material public benefits provided in the proposed VPA (subject of a separate Council agenda item), the Proposal will be a significant contributor to the local economy through the creation of 5,000 jobs. Covering two city blocks, this circa \$1billion urban renewal project will deliver much needed community infrastructure for the wider Burwood community, confirm Burwood's status as a strategic centre, and become the major influencer in place-making outcomes within the Burwood Town Centre.

Operational Plan Objective

2.1.3 Ensure transparency and accountability in decision making

5.1.1 Stimulate the local economy and activate Burwood CBD

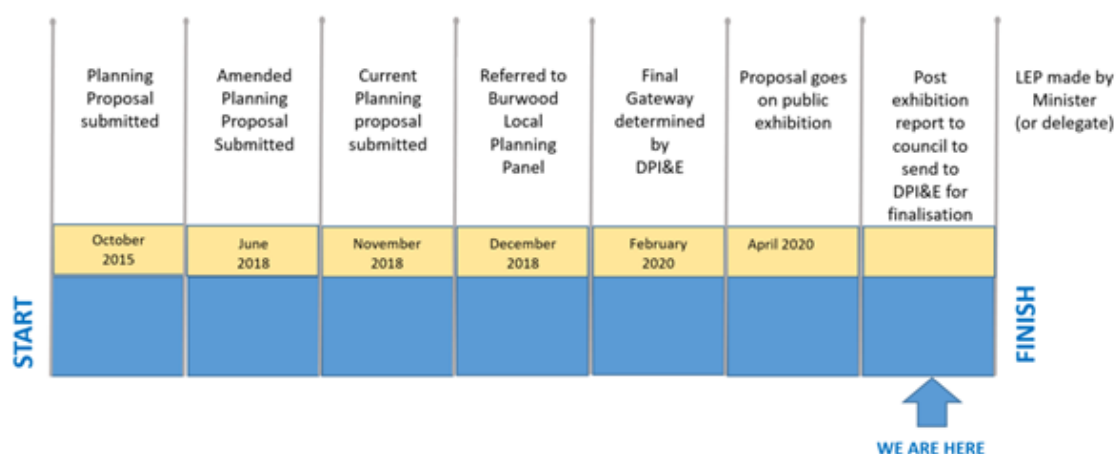
5.1.2 Encourage mixed use buildings: commercial and residential to maximize Burwood CBD

Background

The following is a summary timeline of the history of the Proposal.

- 24 May 2016: The original Proposal received by Council staff in September 2015 was reported to the Council meeting where Council resolved to proceed with submission for Gateway Determination subject to changes. The applicant amended the Proposal in accordance with the Council Resolution.

- 13 December 2016: The Proposal was submitted to the Department of Planning and Environment (DPIE).
- 26 February 2017: Gateway Determination was received for the Proposal to proceed with conditions.
- 2 March 2017: An amended Gateway determination was received to correct an error made in building height. Further amendments were made in accordance with the Gateway Determination. A draft Site Specific Development Control Plan (DCP) and Voluntary Planning Agreement (VPA) were then negotiated and prepared.
- 27 March 2018: Council resolved to request an amended Gateway Determination to include additional gross floor area thereby increasing the floor space ratio and to endorse the in principle terms of the (VPA).
- 29 June 2018: An amended Proposal was submitted to Council. The proponent proposed to provide to Council, through a VPA, a monetary contribution and several works in kind, in return for additional floor space to be added to the initial Proposal.
- 11 July 2018: Council requested an extension to the timeframe as set out in the Gateway Determination. An alteration of the Gateway Determination was received allowing an extension for completing the LEP. Independent assessment of the Proposal and legal advice was undertaken on the VPA.
- 21 August 2018: Council considered a report outlining the negotiations which had been undertaken since the March meeting, the matters agreed on and the steps ahead.
- 20 November 2018: A further amended Proposal package was submitted to Council.
- 4 December 2018: The amended Proposal was reported to the Burwood Local Planning Panel (BLPP) meeting where it was advised that the Panel was not in a position to provide advice to Council on the suitability or otherwise of the Planning Proposal.
- 11 December 2018: Council resolved to submit the Proposal to DPIE for an amended Gateway Determination. Further amendments were also made to refine the Proposal and to resolve outstanding Council issues.
- 10 September 2019: The amended Planning proposal was submitted to the DPIE for an amended Gateway Determination.
- 13 February 2020: The amended Gateway Determination was received from DPIE with conditions.
- 3 April 2020: The revised Proposal addressing the conditions from the DPIE in February was submitted by the proponent to Council.
- 28 April to 26 May 2020: Public exhibition of the amended Proposal.



Proposal

The Proposal is for the delivery of a mixed use development comprising:

- 48,400 sqm of retail and commercial floor space
- 1,100 residential apartments
- 5,600 sqm hotel

- New through-site links, improved streetscapes, activated ground floors
- Delivery of community infrastructure including:
 - New office space dedicated to council
 - New council car parking
 - A new urban park and library forecourt
 - A more pedestrianised environment on Wynne Avenue
- Improved access to transport through opening up of streets, road improvements and bus interchange upgrades.

The subject land is shown on the following image together with the existing permissible FSR and heights.



The Proposal includes land under Wynne Avenue, providing retail floor space and car parking beneath the road reserve.

Adjoining the subject land to the east is the Burwood Library and Community Hub and its car park, and to the south are the recently completed developments known as Burwood Grand and Emerald Square.

The subject land is zoned B4 Mixed Use under the BLEP, with a split maximum building height of 60m and 70m, and a split maximum FSR of 4.5:1 and 6:1. A maximum Residential FSR also applies.

The Proposal is attached at [Attachment 1](#) and the draft DCP is attached at [Attachment 2](#) with all background studies and reports that support the Proposal can be found via a link on Council's website (https://www.burwood.nsw.gov.au/public_exhibitions_landing_page.html) to the NSW Planning Portal.

Consultation

Following the amended Gateway Determination issued by DPIE, the Proposal was publicly exhibited between 28 April and 26 May 2020 for a total of 28 days, in accordance with the condition of the Gateway Determination and Council's Community Participation Plan.

The public exhibition was different to the normal process due to the impacts of the COVID-19 pandemic and followed directions issued by DPIE and the NSW Governments COVID-19 amendments to the Environmental Planning and Assessment Act. It comprised:

- Notification letters sent to 1,193 adjacent and nearby property owners, as shown in Map 1 below.
- The notification area for the Proposal exceeded the requirements of the Community Participation Plan with additional properties included as they were likely to be interested due to their proximity to the subject site and the scale of the development proposed.
- Exhibition material displayed on the NSW Planning Portal and an exhibition notice and link placed on Council's website in the Public Exhibition section.
- COVID-19 Amendments by the NSW Government removed the requirements to display physical copies of the exhibition material and for publishing in the local newspapers. Council staff had physical copies available to residents on request but no requests were received.



Map 1 – Extent of notification

The public exhibition resulted in 60 public submissions and two petitions containing a combined 189 signatures. The 60 responses from local residents, businesses and organisations included:

- 34 individual residents
- 11 from the Owners Corporation for 31 Belmore Street, Burwood
- 10 from the Owners Corporation for 8 Wynne Avenue, Burwood
- 2 businesses
- 1 school (Burwood Public)
- 1 Parents and Citizens Association (Burwood Public P&C)
- 1 planning consultancy on behalf of Emerald Square.

At the writing of this report (17 June 2020), four late submissions have been received by Council. The concerns therein are similar in nature to those already received and do not change the overall results identified below.

Notifications of the Proposal were also sent to 12 government agencies with responses received from four agencies. It is noted that the government agencies have previously commented on the proposal and will also be consulted with the future development application.

Analysis of submissions

The following methodology was used in the analysis of public submissions on the Proposal:

- A database was developed to capture the topics raised in submissions

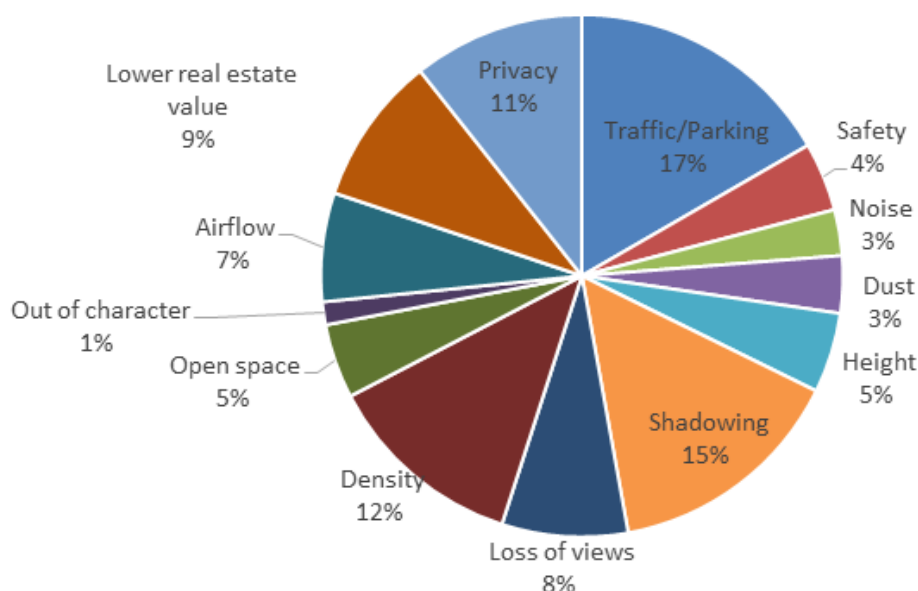
- Each submission was reviewed and categorised by stakeholder category i.e. resident, owners corporation, business, etc.
- The issues raised in each submission were recorded against the table of topics, which was amended and expanded during the review process. This enabled the various concerns and issues to be ranked by the number of times they were mentioned in the submissions.

Public submissions

All public submissions and petitions raised concerns relating to various aspects and impacts of the Proposal. The submissions received from the Owners Corporations followed a consistent format and content.

Most of the concerns and issues raised in the public submissions were based on the height and scale of the proposed development. The following areas of concern were identified in public submissions as summarised in the chart and table below.

Major Areas of concern



Topic	Issues raised
Traffic, transport and parking (17% of submissions)	<ul style="list-style-type: none"> • Increased congestion • Increased travel time • Danger for pedestrians and students during construction but also due to there being more cars on the road • Difficulty in accessing parking • Increased pollution from transport • More strain on public transport
Shadowing (15% of submissions)	<ul style="list-style-type: none"> • Block out or significantly reduce all natural light for some nearby buildings • Put the nearby public school in shadow • Will put streetscapes in permanent shadow
Density (12% of submissions)	<ul style="list-style-type: none"> • Will create an unacceptable higher density pocket • Exceeds urban consolidation targets • Negative impact of density on amenity • Burwood would become another CBD
Privacy	<ul style="list-style-type: none"> • Development too close to other apartments

Topic	Issues raised
(11% of submissions)	<ul style="list-style-type: none"> • Direct line of sight inside nearby apartments
Lower real estate values (9% of submissions)	<ul style="list-style-type: none"> • Blocked views will reduce real estate value • Oversupply of apartments will impact sales price • Rental levels will also be impacted
Height (5% of submissions)	<ul style="list-style-type: none"> • 42 storeys is unacceptably high • Increased height only benefits the developer
Open Space (5% of submissions)	<ul style="list-style-type: none"> • Burwood has the lowest amount of green space per person in Sydney • More residents equals more crowding in existing open space • Impacts on trees and urban bushlands
Airflow (7% of submissions)	<ul style="list-style-type: none"> • Will negatively impact airflow around existing buildings and in the streets
Safety (4% of submissions)	<ul style="list-style-type: none"> • The safety of pedestrians, including students from nearby schools, was raised particularly with footpath closures during construction • More traffic means more accidents • More people would result in more crime and vandalism
Dust (4% of submissions)	<ul style="list-style-type: none"> • Significant dust problems during construction would impact residents and nearby retailers and shoppers
Noise (3% of submissions)	<ul style="list-style-type: none"> • The noise of construction would impact nearby residents, retailers and office workers
Out of character (1% of submissions)	<ul style="list-style-type: none"> • The tower would alter permanently Burwood's character • Not in keeping with Burwood's existing character

Other individual issues raised include:

- The design of the proposed development
- Overall size
- Impacts on local services
- Lack of affordable housing
- Impacts on existing childcare operators
- COVID-19 related risks
- Fairness and equity
- Timing ahead of Council's LEP review.

Some respondents objected to the development without giving any reasons.

Government agencies

The following government agencies were consulted:

- Sydney Airport Corporation Limited
- Sydney Water
- Sydney Trains
- NSW Roads and Maritime Services
- NSW Environment, Energy and Science
- NSW Department of Education
- Civil Aviation Safety Authority
- Sydney Metro Airports Bankstown Airport
- Ausgrid
- Airservices Australia
- Airspace Protection
- NSW Ministry of Health

Responses were received from the Civil Aviation Safety Authority, Airspace Protection, Sydney Airport Corporation and NSW Environment, Energy and Science.

CASA Aviation Safety Authority

No objections however it recommended:

- The building is to be obstacle lit by medium intensity steady red lighting during the hours of darkness at the highest point of the building. Obstacle lights are to be arranged to ensure the building can be observed in a 360 degree radius as per subsection 9.4.3 of the Manual of Standards Part 139 - Aerodromes (MOS Part 139). Characteristics for medium intensity lights are stated in subsection 9.4.7 of MOS Part 139
- The proponent must ensure the obstacle lighting is monitored and to alert SACL reporting staff of any outage. For detailed requirements for obstacle lighting monitoring within the OLS of an aerodrome, refer to subsection 9.4.10 of the MOS Part 139.

Airspace Protection

- Recommended that the proponent of this development continue to advise Sydney Airport of the planned final height of any buildings as well as any associated crane activities to ensure that any approvals that may be required under the Airports (Protection of Airspace) Regulations 1996 are obtained prior to construction commencing.

Sydney Airport

- Requires the following condition:
 - At the completion of the construction of the building, a certified surveyor is to notify (in writing) the Sydney Airport Manager, Airfield Spatial & Technical Planning of the finished height of the building.

NSW Environment, Energy and Science

The Proposal does not include a flood impact risk assessment. Accordingly, the proponent should undertake a FIRA utilising the base case existing condition from the existing flood information of Exile Bay, St Lukes and William Street Flood Study. The FIRA is to determine the impact of the flooding on the development for the full range of flooding, the impact of development on flooding and propose associated mitigation measures, if necessary. In addition, the FIA should address emergency response measures for rarer flood events for the full range of flooding.

Response to submissions

It should be noted that the Proposal sets the parameters for the future development application (DA) process which will commence once the BLEP is amended per the Proposal. The issues raised in the submissions can be addressed during the assessment of DA for the site where residents and other stakeholders will have the opportunity to raise any objections as part of the site's assessment.

Key issues	Comments
Key issues raised in public submissions	
Traffic transport and parking	<p>The proponent has submitted documentation for Traffic Modelling, Strategic Transport Planning Assessment, Aviation Approval and RMS correspondence. Council staff have assessed this documentation and the transport impacts of the proposal, and are satisfied the impacts of this can be addressed.</p> <p>As a Strategic Centre the growth in jobs and housing will result in an increase in pedestrians and vehicles. Impacts to an increase in public transport patronage will be addressed by the relevant authority. Transport for NSW and Roads and Maritime Services had the opportunity to review the Proposal and did not raise objections.</p> <p>Further transport, traffic and pedestrian concerns will be considered during the assessment of a DA for the site.</p>
Shadowing, height	The Burwood Town Centre is classified as a Strategic Centre in

Key issues	Comments
and scale	<p><i>A Metropolis of Three Cities</i> and in the <i>Eastern City District Plan</i>, requiring growth in jobs and housing. The proposed height and scale is consistent with similar Strategic Centres such as Chatswood, Bondi Junction and Green Square. As per Council policy, the proponent has entered into a draft Voluntary Planning Agreement, which will provide for a monetary contribution to Council for additional floor space in excess of the controls for the site.</p> <p>Concerns with shadowing have been minimised and appropriately mitigated with changes to the height, scale and massing of the buildings as per Council advice. Council is satisfied the impacts of the shadowing are acceptable and will be further refined in the design submitted for a Development Application.</p>
Privacy	The impacts to surrounding landowners/residents and loss of privacy would be considered during the assessment of a DA for the site.
Lower real estate values	<p>As a Strategic Centre where there is to be growth in jobs and housing, an increase in the number of dwellings is to be expected. The State Government has dwelling targets that Burwood is required to meet with an increase in dwellings that would happen regardless of this Proposal.</p> <p>The impacts to surrounding landowners and loss of views would be considered during the assessment of a Development Application for the site.</p>
Open space	<p>The draft Voluntary Planning Agreement proposes to deliver new open space that otherwise would not be delivered. Concerns are that new residents will add to existing issues around the low amount of open space per person. The State Government has dwelling targets Burwood is required to meet with an increase in population that would happen regardless of this Proposal.</p> <p>The concerns about loss of trees and urban bushland would be considered during the assessment of a DA for the site.</p>
Airflow	The impacts on airflow would be considered during the assessment of a DA for the site.
Safety	Safety and potential for crime, vandalism and security would be considered during the assessment of a DA for the site together with safety concerns during construction.
Dust and noise	The impacts of construction, noise and pollution and possible impacts to neighbouring buildings would be considered during the assessment of a DA for the site.
Out of character	The Burwood Town Centre is classified as a Strategic Centre in <i>A Metropolis of Three Cities</i> and in the <i>Eastern City District Plan</i> , requiring growth in jobs and housing. The proposed height and scale is consistent with similar Strategic Centres such as Chatswood, Bondi Junction and Green Square.
Other issues raised in public submissions	
Impacts on local services	<p>When a DA is lodged and potentially approved, the proponent will be required to pay Section 7.12 Local Infrastructure Contributions in line with Council's <i>Section 7.12 Local Infrastructure Contributions Plan For Burwood Town Centre</i>.</p> <p>This monetary contribution will provide funding towards the provision, extension or augmentation of public amenities and</p>

Key issues	Comments
	public services identified by Burwood Council as necessary to support the expected growth and development in the Town Centre.
Public health and COVID-19	The health impacts to the community would be considered during the assessment of a DA for the site. Council notes the concern around increased risk of COVID-19 in areas of high population density and future transmission of viruses and diseases.
Fairness and equity	<p>Concerns of the equity of this Proposal and a fair balance of positives and negatives is noted. Council is satisfied the negative impacts are justified by the benefits.</p> <p>The draft VPA is consistent with Council policy. Council has negotiated with the proponent and is satisfied the VPA will deliver satisfactory community benefits in return for greater development potential.</p>
Design quality	Concerns around design quality would be considered during the assessment of a DA for the site.
Lack of affordable housing	Concern around the lack of affordable housing is noted.
Childcare	Concerns around the impact of more childcare facilities on existing operators would be considered during the assessment of a DA for the site.
Timing ahead of LEP review	Concern around timing in regards to upcoming LEP review is noted.
Issues raised by Government agencies	
CASA Aviation Safety Authority	<p>It is recommended the proponent address the suggested recommendations:</p> <p>The building is to be obstacle lit by medium intensity steady red lighting during the hours of darkness at the highest point of the building. Obstacle lights are to be arranged to ensure the building can be observed in a 360 degree radius as per subsection 9.4.3 of the Manual of Standards Part 139 - Aerodromes (MOS Part 139). Characteristics for medium intensity lights are stated in subsection 9.4.7 of MOS Part 139</p> <p>The proponent must ensure the obstacle lighting is monitored and to alert SACL reporting staff of any outage. For detailed requirements for obstacle lighting monitoring within the OLS of an aerodrome, refer to subsection 9.4.10 of the MOS Part 139.</p>
Airspace Protection	It is recommended that the proponent continue to advise Sydney Airport of the planned final height of any buildings as well as any associated crane activities to ensure that any approvals that may be required under the <i>Airports (Protection of Airspace) Regulations 1996</i> are obtained prior to construction commencing.
Sydney Airport	<p>It is recommended the proponent address the requirement for the following condition:</p> <p>At the completion of the construction of the building, a certified surveyor is to notify (in writing) the Sydney Airport Manager, Airfield Spatial & Technical Planning of the finished height of the building.</p>
NSW Environment, Energy and Science	It is recommended the proponent respond to the request to undertake a flood impact risk assessment (FIRA) utilising the base case existing condition from the existing flood information of Exile Bay, St Lukes and William Street Flood Study. The FIRA is to determine the impact of the flooding on the development for

Key issues	Comments
	the full range of flooding, the impact of development on flooding and propose associated mitigation measures, if necessary. In addition, the FIA should address emergency response measures for rarer flood events for the full range of flooding.

Planning or Policy Implications

The Proposal has been considered in the context of the NSW Government's strategic planning framework for Greater Sydney. The Burwood Town Centre is classified as a Strategic Centre in the NSW Government's region plan for Greater Sydney, *A Metropolis of Three Cities*, and in the *Eastern City District Plan*, due to its strong economy and transport connections, with local jobs, businesses, shops, restaurants and cafés and high-rise apartments.

Eastern City District Plan

The *Eastern City District Plan* sets five-year housing targets based on the District's dwelling needs and existing opportunities to deliver supply. Burwood's 0–5 year housing supply target is 2,600 new dwellings. The five-year targets are minimum targets and largely reflect delivery potential under current planning controls. The Proposal will provide a significant contribution to Burwood meeting its housing target. The District Plan requires each council to develop 6–10 year housing targets to be informed by a Local Housing Strategy, which all councils are required to prepare.

Burwood Local Strategic Planning Statement (LSPS)

Burwood Council's LSPS sets out the community's economic, social and environmental land use needs over the next 20 years, sets Planning Priorities about what will be needed, and also sets short, medium and long-term actions to deliver these priorities. Council's LSPS was made in March 2020 and is currently being implemented.

New dwellings

The LSPS states that development within the LGA is on track to deliver around 2,050 new dwellings between 2016–17 to 2020–21 as part of Council's five-year housing supply target. It notes other potential developments currently being planned may provide new housing while further transforming the area and strengthening Burwood's role as an entertainment destination and cultural hub in the Eastern City District.

An indicative draft range for 6-10 year housing targets for the period 2021/22 to 2025/26 of 2,200 – 2,500 dwellings has also been set by the NSW Government with a requirement for Council to show how it can meet this target as part of its Local Housing Strategy. Local Housing Strategies are required to be endorsed by DPIE before they can be made. Council's Local Housing Strategy is currently with DPIE for review.

Local employment

A Local Employment and Investment Strategy for the LGA was also commissioned as part of the LSPS preparation to provide the evidence-base to guide planning for commercial land and grow and diversify Burwood's employment base. It includes an objective to plan for the Burwood town centre as a vibrant and complete centre with a strong night-time economy, providing a mix of uses including retail, offices and residential development.

The Strategy recommends a focus on commercial development in the core of Burwood town centre ensuring that public domain works and mixed use development increase the commercial sense of address, while planning for delivery of smaller commercial premises catering to population-serving businesses elsewhere.

It notes the Burwood town centre's competitive advantage compared to other centres is its amenity, vibrancy and broad offering of retail and services, which lends itself to a future role as a complete mixed-use centre rather than a more concentrated commercial centre like Chatswood or North Sydney. The Strategy recommends retaining the current framework supporting a mix of uses

in the Burwood town centre, including residential, retail, dining, hospitality, entertainment and other night time uses.

Public and Social Implications

The Proposal would provide a number of immediate and long term benefits to Burwood in terms of delivering new dwellings, job creation during construction and as part of the site's development, promotion of urban renewal and improvement to urban amenity and significant public benefits to the Burwood community.

NSW Government objectives

- The proposal delivers significant housing employment and housing objectives under the Eastern District Plan, Burwood LSPS and Burwood LEP and, if approved, would comprise the largest single employment generator in Burwood to date with an estimated capital investment value of \$1billion.

Enhancing the Strategic Centre

- The development will serve as a catalyst for the Burwood Strategic Centre, encouraging further development along with future fit-out and the opening of new business within the site's development.
- It will create significant jobs in a time of uncertainty and economic downturn from the COVID-19 pandemic, providing critical community infrastructure and helping to regenerate the town centre.

Housing supply

- The mixed-use development would deliver 1,100 residential apartments of various bedroom and affordability configurations, contributing to Burwood's 6-10 year housing supply target.

Employment

- Approximately 1,720 (direct and indirect) jobs will be generated as a result of the development's construction phase.
- Post construction, approximately 48,400 sqm of retail and commercial floor space is proposed equating to approximately 3,300 direct and indirect jobs.
- The proposal is consistent with the Local Employment and Investment Strategy objective for the Burwood town centre as a vibrant and complete centre with a strong night-time economy, providing a mix of uses including retail, offices and residential development.

Public transport

- The location of the site opposite the Burwood bus and train interchange will enhance public transport usage, particularly to major employment and recreational centres such as the Sydney and Parramatta Central Business Districts.

Urban renewal

- The site currently consists of ageing buildings and poor connectivity between the train station, Councils Civic Hub, and the adjacent public school. The development will promote urban renewal, making a positive contribution to the streetscape, improve through block connections, improving the local amenity and making the area an attractive place for people to live, work and/or visit.

Public benefits

- A monetary contribution to Council through a VPA and further Section 7.12 contribution of 4 per cent.
- Dedication of commercial office space to Council.
- New council car park and library extension.
- A new 3,000sqm urban park adjacent to the development and the library.

- New public domain areas, improved streetscapes, through block connections and public art.
- Dedication of land along Railway Parade for a new bus lane and bus interchange.

Financial Implications

No financial implications to council as all works required to facilitate the development will be carried out by the developer, and at the conclusion of the project the Burwood community will be in receipt of significant public benefited delivered by the VPA.

Conclusion

The Proposal to increase the maximum building height for the redevelopment of 42-50 and 52-60 Railway Parade Burwood to between 136m and 144m and increase the FSR to a maximum of 10.54:1 has passed the Gateway Determination stage per the DPIE's processes.

It has been exhibited in accordance with the relevant statutory provisions and the Gateway determination.

A review of the submissions has been undertaken after the exhibition period and has found that issues identified in public submissions can be managed and resolved during the detailed design and development application phases of the Proposal at which time additional community consultation will take place.

Recommendation(s)

1. That Council accept the amended Gateway Determination by the Department of Planning, Industry and Environment.
2. That Council accept the findings of the review of submissions from the public exhibition of the Proposal.
3. That Council authorise the General Manager to make any necessary minor modifications to the Proposal required and to submit the Proposal to the Department of Planning, Industry and Environment for final determination and plan-making.
4. That council adopt the draft Development Control Plan, with the DCP becoming effective from 1 July 2020.
5. That individuals and entities who have made a submission be advised of Council's resolution.

Attachments

- 1 [↓](#) Planning Proposal 42-50 and 52-60 Railway Parade Burwood
- 2 [↓](#) Draft Site Specific Development Control Plan

The background of the central section is a dark blue trapezoidal shape on the left, which transitions into a grey and white graphic on the right. This graphic consists of a grid of 3D rectangular blocks of varying heights, overlaid on a blurred image of a city skyline with tall buildings.

**Amended Planning
Proposal**

Burwood Place

42-50 and 52-60 Railway Parade, Burwood


Submitted to Burwood Council
On Behalf of Holdmark Property Group

April 2020



Planning Proposal
Burwood Place
42-50 and 52-60 Railway Parade, Burwood
Project # P-14197
April 2020

REPORT REVISION HISTORY

Revision	Date Issued	Prepared by	Verified by
01 Lodged with Council	09/10/15	Anthony Kazacos Associate	 Susan E. Francis Executive Director
02 Council Resolution	27/10/16		
03 Amended in accordance with Gateway Determination	26/06/18		
04 Reissued - Yield corrected	30/10/18		
05 Amended Planning Proposal	25/07/19		
06 Amended Planning Proposal with GWD 2020	5/03/20		
07 Reissued - Amended Planning Proposal with GWD 2020	3/04/20		

Disclaimer

This report has been prepared by City Plan Strategy & Development P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Strategy & Development P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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ITEM NUMBER 30/20 - ATTACHMENT 1

Planning Proposal 42-50 and 52-60 Railway Parade Burwood



Planning Proposal
Burwood Place
42-50 and 52-60 Railway Parade, Burwood
Project # P-14197
April 2020

Appendix	Document	Prepared by
1	Urban Design Analysis	Architectus and Cox
1.A	Council Meeting Minutes	Burwood Council
1.B	Retail Master Plan	Bonnefin and Associates
1.C	Visual Impact Assessment	Architectus
1.D	Floorplan Solar Assessment	Architectus
1.E	Aeronautical Impact Statement	Landrum & Brown Worldwide
1.F	Traffic Modelling	Road Delay Solutions
1.G	Strategic Transport Planning Assessment	AECOM
1.H	Services and Overland Flow	Arcadis
1.I	Heritage Impact Statement	Tropman & Tropman Architects
1.J	Contamination Assessment	Douglas Partners
1.K	Survey	Lockley and Associates
1.L	Economic Impact Assessment	AEC Group
1.M	Architectural Drawings	Architectus and Cox
1.N	Retail Impact Assessment	Location IQ
1.O	Peer Review: Solar Access and Overshadowing Analysis	Walsh Analysis
1.P	Solar Access Review	Walsh Analysis
2	Council Resolution (dated 24 May 2016)	Burwood Council
3	Gateway Determination (2017)	Department of Planning, Industry and Environment
4	Part 6 Local Provision - Example wording	City Plan Strategy and Development
5	Aviation Approval	Department of Infrastructure, Regional Development and Cities
6	RMS Correspondence	Roads and Maritime Services
7	Council Resolution (dated 27 March 2018)	Burwood Council
8	Council Resolution (dated 21 December 2018)	Burwood Council
9	Draft Site-Specific Development Control Plan	City Plan Strategy and Development
10	Gateway Determination (2020)	Department of Planning, Industry and Environment



1. EXECUTIVE SUMMARY

Introduction

This amended Planning Proposal ('PP') is being submitted to Burwood Council on behalf of the proponent Holdmark Property Group.

This PP explains the intended effect of, and justification for, the proposed amendment to the Burwood Local Environmental Plan (BLEP) 2012. The amendment is site specific for Nos. 42-50 and 52-60 Railway Parade, Burwood ('the site').

It has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning, Industry and Environment's (DPIE) Guidelines including "A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals."

Background

This PP represents the culmination of several years of urban design and strategic planning analysis of the Burwood Town Centre. Table 1, provides a summary of the PP's main milestones. The PP has been amended to reflect the amended Gateway Determination which was received from DPIE on 13 February 2020.

Table 1: Summary of PP's Milestones

Date	Milestone
28 September 2015	Lodgement of original PP with Council.
24 May 2016	Council resolved to forward the PP to DPIE for a GWD (refer to Appendix 2).
26 February 2017	DPIE issued GWD (refer to Appendix 3).
2 March 2017	DPIE issued corrected GWD (refer to Appendix 3).
6 March 2018	Department of Infrastructure, Regional Development and Cities issued approval for the proposed height (refer to Appendix 5).
9 March 2018	Response obtained from the Roads and Maritime Services (RMS) outlining no objection to the proposal (refer to Appendix 6).
27 March 2018	Council resolved to request an amended GWD to include additional GFA and to endorse the in principal terms of the Voluntary Planning Agreement (VPA) (refer to Appendix 7).
11 December 2018	Council resolved to submit PP to DPIE for an amended GWD (refer to Appendix 8).
13 February 2020	DPIE issued amended GWD (Appendix 10)

Since the PP was originally lodged with Burwood Council in September 2015, extensive consultation has been undertaken with Burwood Council, its external consultants and Commonwealth and State Agencies such as the Department of Infrastructure, Regional Development and Cities (DIRDC) and also the Roads and Maritime Services (RMS).



Location

This PP enables the viable redevelopment of two large adjacent key sites within the Burwood Town Centre. This Centre is classified as a 'Strategic Centre' in the Eastern City District Plan.

As a 'Strategic Centre', Burwood provides a variety of different high-density land uses within walking distance from the Burwood train station. It is one of the few major centres within the region and services the broader district population of approximately 360,000 people (inner west LGAs).

The site is highly accessible, as it located directly opposite the Burwood train station and bus interchange. This accessibility will only be strengthened in the medium to long term with the construction of the WestConnex, the proposed Parramatta Light Rail route to Olympic Park and the new Sydney West Metro line. In addition, the Strathfield train interchange is within walking distance of the site.

Growth

As of 2011, according to DPIE's 2016 population projections, Burwood had a population of approximately 34,200 people. By 2036, this is expected to increase by 23,300 to a total of 57,500 people. In order to accommodate this significant increase in population, DPIE's 2018 dwelling projections anticipate at least an additional 2,050 dwellings by 2022/23 (512 dwellings per year) are required.

According to the DPIE's Metropolitan Development Program, on average per year, Burwood has 241 dwellings constructed. This is not sufficient in order to accommodate the expected increase in population, as an additional 271 dwelling per year are required.

Burwood is also expected to accommodate additional jobs, in order to provide employment opportunities to the district population, which is expected to significantly increase. This is supported by statistics from Transport for NSW which forecast the number of jobs within Burwood to increase by approximately 3,000 jobs by 2031.

This PP is capable of significantly assisting Burwood in accommodating this growth by providing approximately 1,100 apartments and approximately 3,299 (direct and indirect) jobs.

Urban Renewal

Given the site's locational advantages and the current economic climate, the subject site presents a rare opportunity for a high-density, mixed-use and master planned development. The concept design for the proposed development has incorporated a range of architectural design techniques which will create an attractive and engaging landmark development, which will reinforce Burwood's status and role as a "Strategic Centre".

This indicative urban renewal concept design includes the following elements and features:

- Active ground floor retail;
- Vibrant streetscapes and engaging public spaces;
- Easy access to transport;
- Commercial floor space, encouraging the establishment of a range of businesses; and
- A range of highly accessible residential apartments, reflecting the needs of the evolving community.



LEP Amendments

In order to achieve the proposed development, amendments to the site's current planning controls are required. It is proposed to retain the site's current B4 Mixed Use Zoning, however, make the following amendments:

Table 2: LEP Amendments

Control	Existing	Proposed
Height	Lot 1 DP 588368 (Block 1) - 70 metres Lot 16 DP 832440 (Block 2) - 60 metres	Lot 1 DP 588368 (Block 1) - 144 metres Lot 16 DP 832440 (Block 2) - 136 metres
FSR	Lot 1 DP 588368 (Block 1) - 6:1 Lot 16 DP 832440 (Block 2) - 4.5:1	10.54:1 (combined over both Lot 1 DP 588368 and Lot 16 DP 832440)
Maximum Residential FSR	Lot 1 DP 588368 (Block 1) - 2:1 Lot 16 DP 832440 (Block 2) - 3:1	7.16:1 (combined over both Lot 1 DP 588368 and Lot 16 DP 832440)
Maximum FSR for Serviced Apartments	Lot 1 DP 588368 (Block 1) - 0.6:1 Lot 16 DP 832440 (Block 2) - 0.45:1	GFA cannot exceed 10% of total GFA across the combined land (both Lot 1 DP 588368 and Lot 16 DP 832440)
Savings Provision	n/a	Introduce a savings provision for the site to allow for a Development Application to be assessed concurrently with the PP

In order to implement the above controls, the use of a 'Part 6 - Additional local provision' is proposed as the most appropriate mechanism.

Public Benefits

This PP produces numerous public benefits to not only the local community but also the greater district. These are briefly outlined below:

- **Employment:** providing jobs closer to existing homes: approximately 48,400 sqm of retail and commercial floor space is proposed (equating to approximately 3,299 direct and indirect jobs). Approximately 1,720 (direct and indirect) additional jobs will also be generated as a result of the development's construction phase. This will allow a variety of different businesses to establish in the local area, providing a range of different employment opportunities for the local community;
- **Housing:** approximately 1,100 apartments will be provided, of a range of different sizes and layouts, in a high demand and centrally located area of Sydney, in close proximity to public transportation and services;
- **Hotel:** there is currently an undersupply of hotel accommodation within the Burwood Town Centre. This PP has the potential to fill a 'gap' in the market by providing a hotel, currently proposed to incorporate approximately 5,600 sqm of GFA;
- **Improved public domain and amenity:** the site's existing buildings are currently ageing and incorporate large continuous blank frontages. The proposal will transform this area of the Burwood Town Centre, with ground floor retail (approximately 10,700 sqm), improved streetscapes and engaging public spaces (approximately 4,100 sqm). This will ultimately be an exceptionally positive contribution to the streetscape and create an attractive place to live, work and/or visit;
- **Public open space:** the PP will include the provision of providing additional public open space and public plazas within and around the subject site;



- **A master-planned approach displaying design excellence:** given the large size of the site, this redevelopment presents a unique opportunity to develop a cohesive concept plan to complement the existing surrounding built form. It includes appropriate building layouts, mixture of different land uses, public open spaces and pedestrian links and thoroughfares;
- **Access and transport:** this proposal has the potential to improve access and pedestrian links within the Centre. Subject to further discussions and investigations, this may include new public plazas, a commuter car park, bus interchange upgrades and further road improvements surrounding the site;
- **Community infrastructure:** this PP is capable of providing a 'community heart' for the Centre of Burwood and locality by providing a range of tangible direct public benefits to the local community. Such benefits may include:
 - A monetary contribution to Council;
 - Dedication of commercial office space to Council;
 - A community centre and childcare / learning centre;
 - Expansion of the Burwood Library;
 - New Council car park;
 - A new public park; and
 - A pedestrian-friendly environment along Wynne Avenue.

This proposal is supported by a Voluntary Planning Agreement (VPA) offered to Council, which outlines the specific details of the public benefits which could be offered. This will ensure valuable public benefits will be directly provided to the local community.

Positive Impact on the Local Economy

The proposed development will result in numerous positive economic benefits to the local Burwood economy. It will provide approximately 15,400 sqm of contemporary and modern commercial floor space, which will assist in attracting large companies and government agencies to the Burwood Town Centre. Approximately 5,500 sqm of hotel floor space and 27,500 sqm of retail floor space will also be provided, which will allow a greater range of local businesses to establish including supermarkets, fresh food markets, cinemas and speciality retail stores.

The table below, summaries the direct and indirect economic benefits, projected to be produced from the proposal.

Table 3: Economic Benefits (direct and indirect) (Source: AEC, 2018)

	Proposal
Output (\$M) per annum	\$753.7
Contribution to GDP (\$M) per annum	\$434.1
Income and Salaries to Local Workers (\$M) per annum	\$233.4
New Employment (Full Time)	3,299

As indicated in the above table, the proposed development is projected to provide a significant investment upside for Burwood, injecting an estimated \$753.7 M per annum into the local economy as a result of the development.

The development will also assist in providing more jobs for local residents, by providing approximately 3,299 full-time jobs (direct and indirect) once the development is complete.



The proposal represents a significant investment into the Burwood economy, which will provide significant economic benefits, not only during the operational phase but also during the development's construction phase, including:

- An injection of an estimated \$617.3 M into local businesses, which will support approximately \$238 M in Gross Regional Product (GRP). It is anticipated that this will occur through a series of direct and indirect impacts, which will see a boost and significant investment in local industries, including local trades and professional and technical services, required to support the construction phase of the development.
- Generate an estimated 1,720 direct and indirect jobs as a result of the construction phase of the development.

A significant amount of housing (of approximately 1,100 apartments) will also be provided as a result of this proposal. This will not only assist in increasing the volume of housing supply in this high demand and centrally located area of Sydney, but it will also assist in providing residential accommodation for the significant increase in population forecast for Burwood by 2036.

As the existing buildings on the subject site comprise of substantial retail and commercial buildings, increased residential densities are required to cross-subsidise the redevelopment and to ensure a significant amount of additional commercial floor space can be supported.

The proposal is of a sufficient scale to facilitate this urban renewal development and to provide the outlined benefits to the local economy. The strength of the economy is paramount to enable this redevelopment to be achieved, therefore timing of this proposal is critical in order to guarantee the delivery of this project.

Consultant Studies

This PP is accompanied by reports and concept plans prepared by expert consultants to provide a comprehensive analysis of the site's opportunities and constraints. The Urban Design Report and the Traffic Impact Assessment have been updated to reflect the proposed changes and the additional GFA. The proposed amendments do not alter the assessment of the other consultant reports which accompany this PP.

Careful attention has been given to potential impacts, in particular shadowing and traffic. In consultation with Council, the proposed building envelopes have been amended to reduce adverse impacts to the surrounding environment.

This PP addresses all relevant considerations under DPIE's Guidelines and demonstrates that the proposal is consistent with State, regional and local planning policies and also the relevant Ministerial Directions.

Conclusions

This PP sets out a carefully planned framework designed to achieve the redevelopment of one of the only key sites in Burwood. No other currently available site in the centre is as large or as strategically well-positioned as the subject site. It provides the opportunity to create an exciting new community heart and meeting place for both local residents and visitors. It is designed to stimulate the local economy and provide much-needed quality housing and employment land uses close to transport, shops and other key amenities.

As outlined in this PP, there can be no doubt that this site, due to Burwood's position in Metropolitan Sydney, its classification as a "Strategic Centre" and the site's location adjacent to a major bus and train interchange, has strategic merit and is consistent with the objectives and directions of the Greater Sydney Region Plan and the Eastern City District Plan.



In summary, there is a sound planning basis and strategic merit to support the rezoning of the site as promoted by this PP.

Key Master Plan Data

A summary of the key data of the proposed development is summarised below:

Table 4: Key Master Plan Data

Site Area	14,363 sqm
Overall FSR	10.54:1
Non-residential FSR	3.37:1
Residential FSR	7.16:1
Non-residential GFA	48, 467 sqm
Residential GFA	102,858 sqm
Total GFA	151,325 sqm



2. GATEWAY DETERMINATION

On 26 February 2017 a Gateway Determination (GWD) was issued by DPIE, for the original Planning Proposal (PP), as submitted to Council on 28 September 2015. An altered Gateway was obtained on 2 March 2017, correcting an error associated with the proposed height (refer to **Appendix 3**).

The table below provides a comparison of the proposed controls outlined in the original PP and the subject PP.

The proposed amended height and FSR controls are required to accommodate an additional 9,000 sqm of GFA and public benefits such as a new urban park, Council car park and an expanded library for the Burwood Town Centre, while minimising shadowing to surrounding developments. The proposed public benefits are included in the VPA offered to Council.

Table 5: PP Comparison

	Original PP (2015)	Subject PP (2019)
Building Height	107 metres and 144 metres	136 metres and 144 metres
FSR	9.9:1	10.54:1
Max. Residential FSR	6.53:1	7.16:1
Serviced Apartments	GFA cannot exceed 10% of total GFA across the combined land	
Other	Introduce savings provision	

The table below provides a response to the original GWD conditions.

Table 6: Response to Original Gateway Determination

Gateway Conditions	Comment
1. Initial consultation regarding the planning proposal is to be undertaken with the following public authorities:	
(a) Sydney Airport Corporation Limited (SACL), Bankstown Airport Limited (BAL), Civil Aviation Safety Authority (CASA) and Airservices Australia (AsA) in relation to maximum building heights; and	The Department of Infrastructure, Regional Development and Cities issued approval for the proposed height of 163.5 metres (AHD) on 6 March 2018 (Appendix 5). An approval was also received for the proposed crane height of 181.5 metres on 23 April 2018. The amended PP does not propose to increase the above heights. Council will, however, undertake further consultation with these public authorities, concurrently with public exhibition.
(b) Roads and Maritime Services (RMS) in relation to traffic impacts of the proposed density on the site.	The RMS provided a response on 9 March 2018 (Appendix 6). This response did not raise any objection to the subject PP. Council will, however, undertake further consultation with the RMS concurrently with public exhibition.
2. Prior to community consultation, the following studies are to be prepared/updated to support and amend the planning proposal to	



Gateway Conditions	Comment
address any advice from the above authorities:	
(a) an Urban Design Analysis to assess the impact of the development on neighbouring sites, in particular overshadowing on Burwood Public School, surrounding heritage items and open/public spaces;	The Urban Design Analysis has been updated to address overshadowing, refer to pages 77 to 102 of Appendix 1 .
(b) an updated Traffic Impact Assessment to address any impacts raised during consultation with RMS on local and wider road network, and outline measures to mitigate these impacts; and	The Traffic Impact Assessment has been updated, refer to Appendix 1.F .
(c) an updated Economic Impact Assessment justifying the proposed increase and demand for the proposal, addressing the effect of the development on the Burwood Town Centre and nearby centres, and demonstrating how this uplift will support the District Centre status of Burwood, as outlined in the draft Central District Plan.	The Economic Impact Assessment has been updated to address the demand of commercial floor space in relation to Burwood's District Centre status (previous district plan), refer to page 36 of Appendix 1.L . A Retail Impact Assessment has been prepared by Location IQ - which states that the proposal will not impact other retail centres/facilities in the vicinity. Refer to Appendix 1.N .
3. A site-specific Development Control Plan (DCP) is to be prepared and exhibited concurrently with the planning proposal.	A draft site specific DCP has been prepared with extensive consultation with Council (refer to Appendix 9).
4. The planning proposal is to be updated for clarification of the following:	The Planning Proposal report has been amended, including:
(a) remove the draft local clause 6.7 and replace with a plain English explanation of the proposal's provisions;	The example wording has been removed and inserted as Appendix 4 . The provisions from the example wording have been inserted into the report and may change as a result of consultation with Council, DPIE and Parliamentary Counsel.
(b) demonstrate consistency with the draft Central District Plan, released on 21 November 2016; and	Since the Gateway Determination was issued, the draft Central District Plan and 'A Plan for Growing Sydney' have been superseded by the Eastern City District Plan and The Greater Sydney Region Plan. Consistency with these plans have been demonstrated in Section 5.2 of the Planning Proposal report.
(c) include an updated Floor Space Ratio map reflecting the proposed local provision.	The Floor Space Ratio map has been updated to reflect the proposed local provision. Refer to Section 6 of the Planning Proposal report.



The table below provides a response to the amended GWD, dated 13 February 2020.

Table 7: Response to Amended Gateway Determination

Amended Conditions	Gateway	Comment
1(a) Further consultation is required to be undertaken with the public authorities in Condition 1 with regard to the amended planning proposal. The public authorities are to be provided with a copy of the amended planning proposal and given at least 21 days to comment.		<p>(a) The Department of Infrastructure, Regional Development and Cities issued approval for the proposed height of 163.5 metres (AHD) on 6 March 2018 (Appendix 5). An approval was also received for the proposed crane height of 181.5 metres on 23 April 2018. The amended PP does not propose to increase the above heights, therefore the current approvals are still valid. Council will, however, undertake further consultation with these public authorities concurrently with public exhibition.</p> <p>(b) The RMS (now Transport for NSW) provided a response on 9 March 2018 (Appendix 6). This response did not raise any objection to the subject PP (or the yield or land use mix proposed) and advised that the traffic modelling for the wider precinct plan should take into account the subject proposal. Given the generally minor increase in the residential dwellings proposed (56 additional dwellings) under the amended PP, the proposal does not alter any of the RMS' comments. Council will, however, undertake further consultation with Transport for NSW, concurrently with public exhibition.</p>
<p>2. Prior to community consultation, the planning proposal is to be updated as to address any advice from the abovementioned authorities and include the following:</p> <p>(a) Further urban design analysis to:</p> <p>(i) assess the impact of the development on neighbouring sites, in particular overshadowing to adjoining residential development, Burwood Public School, surrounding heritage items and open/public spaces;</p> <p>(ii) provide clarification as to the properties that will be impacted by reduced solar access to less than 2 hours/day; and</p> <p>(iii) provide further justification for the departure with Council's objectives in the LEP</p>		<p>The Urban Design Report (UDR) has been updated and provided at Appendix 1. Page 6-8 of the UDR summarises the changes, which are also summarised below:</p> <p>(i) Assess overshadowing impact on:</p> <ul style="list-style-type: none"> - Adjoining residential development: refer to pages 90-104 of the UDR for shadow diagrams of other residential properties other than Emerald Square and Burwood Grand. As outlined in these diagrams, these properties receive a minimum of 3 hours solar access during the winter solstice. - Burwood Public School: refer to pages 83-85 of the UDR, which includes shadow diagrams, highlighting the school in "green". The diagrams show there is no overshadowing to the school in mid-winter (refer to Figure 1). <p>Refer to point (ii) below which provides an explanation of the properties which receive less than 2 hours of solar access - in particular the properties within the Burwood Grand and Emerald Square developments.</p> <p>- Burwood Public School: refer to pages 83-85 of the UDR, which includes shadow diagrams, highlighting the school in "green". The diagrams show there is no overshadowing to the school in mid-winter (refer to Figure 1).</p> <p>Winter Solstice shadows</p> <p>Figure 1: Mid-Winter Shadow Diagrams, school highlighted in green (Source: Architectus)</p>



and DCP to provide a height transition between the Commercial Core of the Town Centre and the Middle Ring area of the Town Centre.

There is a small amount of overshadowing to the school's corner in the summer solstice, however this is only limited to 9am in the morning.

Summer Solstice shadows



Figure 2: Summer Shadow Diagrams, school highlighted in green)

- Surrounding heritage items: refer to pages 90-104 of the UDR, which includes shadow diagrams of the surrounding area. The Table on page 6 of the UDR, summarises the impact to the surrounding area. In summary all heritage items receive a minimum of 3 hours of sunlight during the winter solstice.

- Open/Public Spaces: there are no existing open/public spaces in the vicinity of the site, which would be impacted by the proposed. A new park is however proposed on Council's land to the site's west. This park will be partially overshadowed between 9am to 12pm during the winter solstice.

(ii) A detailed solar access assessment has been provided in **Appendix 1.D**, which analyses the solar impact of different development scenarios on the site. A summary of the results has been provided below. From these results, it is important to note that the amended PP significantly improves solar access to Emerald Square, when compared to the original PP (which received a GWD) and provides better solar access when compared to a scheme complying with the existing height and FSR controls. The amended PP therefore provides for a better amenity outcome for surrounding developments.

	Burwood Grand (BG)	Emerald Square (ES)
As approved	74%	73%
As approved (with Burwood Central constructed)	74%	66%
Maximising current FSR and height	53%	42%
Original PP	57%	36%
Subject PP	53%	52%

Page 7 of the UDR summarises which apartments within Burwood Grand and Emerald Square receive less than 2 hours of solar access, as a result



of the proposal. A peer review of the solar analysis was undertaken by Walsh Analysis and provided at **Appendix 1.O**.

The peer review analysis supports the results outlined in the UDR and also provide a more detailed breakdown of the exact quantum of solar access each individual apartment receives.

The supporting cover letter prepared by Walsh Analysis (**Appendix 1.P**) and the breakdown below provides a summary of the apartments which do not achieve 2 hours of solar access (as a result of the proposed development only).

- Burwood Grand: 126 out of 499 apartments (or 25.25%) do not receive 2 hours of solar access as a direct result of the proposed development. Out of these apartments, 30 apartments receive between 1.5 to 2 hours of sunlight and 26 apartments receive between 1 to 1.5 hours.
- Emerald Square: 33 out of 210 apartments (or 15.7%) do not receive 2 hours of solar access as a direct result of the proposed development. Out of these apartments, 9 apartments receive between 1.5 to 2 hours of solar access and 9 apartments receive between 1 to 1.5 hours.

All other residential developments receive a minimum of 3 hours solar access during the winter solstice (refer to page 90-104 of the UDR).

(iii) Page 8 of the UDR provides justification for the proposed transition in height. The fact that part of the site is in the middle ring is purely a function of the site boundary that straddles the commercial core area and the middle ring area of the Town Centre. The development needs to be considered as a whole, irrespective of the current development controls. It is also important to note that the proposal complies with Council's existing LEP Building Height Plan control.

Despite the increase in height, the proposed concept plan still maintains a transition in height. Tower A has a maximum height of 144m above street level - it is the highest height and nearest the rail station. The proposed heights step down from east to west, to a maximum height of 116m for Tower D and 52m for Tower E. This will ensure any impacts such as visual massing, shadowing and privacy to the dwellings and public school to the west are minimised and appropriately mitigated.

Accordingly, as outlined in the UDR, the development is consistent with both the LEP and DCP objectives for building height, given the following:

- The development includes a 2-4 storey podium level, which creates a human scaled pedestrian environment.
- The development (as a whole) is located within the "inner" part of the town centre. The most western block of the development is only 1 block away from the train station.
- A mix of uses are proposed, which will contribute the vibrancy of the town centre.
- A detailed solar access analysis has been conducted. The design of the development ensures that all developments surrounding the site achieve an appropriate level of amenity, given its location within a dense urban environment and town centre.
- The proposal complies with Council's existing LEP Building Height Plane, which is designed to protect the amenity of all properties, outside of the town centre, which is predominately characterised by lower density dwellings.



(b) An updated Traffic Impact Assessment to address any additional impacts raised during consultation with Transport for NSW on the local and wider road network, to outline measures to mitigate these impacts. This work should address the recommendations of the Cardo report with regard to clarifying/providing an assessment of the total daily and peak hour public transport (bus and rail) trips generated by the proposal, and the current infrastructure to meet the likely future demand of the proposal;

As outlined in Item 1(a) the amended PP does not alter matters upon which the comments provided from the RMS rely (now Transport for NSW) and further initial consultation should not be required.

The recommendations in the Cardo report have been addressed in consultation with Council prior to them adopting the amended PP. In relation to the usage of public transportation, the results can be found on Page xxviii of the Traffic Impact Assessment (**Appendix 1.F**) and has been summarised below.

Component	Current	Uplift*
Train	201	1,435
Bus	15	111
Combined	216	1,546

*Amended PP

It was discussed with Council's traffic engineers that a train usage survey count would be conducted in the future. However, as completion of various stages of Westconnex occur, the use of motor vehicles and public transport will vary across the network. It was therefore decided with Council, to conduct the train survey at Development Application stage.

It is understood, that at this time, there is no intention to increase the public transport rolling stock, being either buses or trains, until the precinct model is completed and the impact of Westconnex has been determined.

An updated Economic Impact Assessment to:

(iv) address the effect of the proposal on the Burwood Town Centre and nearby centres, and demonstrate how this uplift will support the maintenance and improvement of Burwood at a Strategic Centre as outlined in the Eastern City District Plan;

(v) address the recommendations in the Cardo report (Nov 2018) with regard to providing clear strategic justification for the additional quantum of residential development proposed in the amended planning proposal, and how the proposal aligns with the draft Local Strategic Planning Statement for

An updated Economic Impact Assessment (EIA) has been prepared and attached at **Appendix 1.L**, which has provided the following clarification:

(iv) Refer to page (iii) of the EIA which outlines that the proposal aligns to the Eastern City District Plan, by providing a variety of uses, which will contribute to strengthening Burwood's vitality and importance as a Strategic Centre. Page (vi) confirms that the additional residential dwellings proposed as part of the amended PP, will address a current shortfall in the market, which will not exceed the requisite demand. Section 2 of the EIA provides an analysis of the proposed non-residential floorspace on nearby centres.

(v) Refer to page (vi) of the EIA. The amended proposal only includes an additional 56 dwellings. The additional dwellings will assist Council in meeting a current housing shortage, which is acknowledged in its LSPS. The LSPS states that "the 0-5 Housing Target for Burwood is 2,600 dwellings. Development within the LGA is on track to deliver 2,050 new dwellings between 2016/17 and 2020/21." The amended proposal will therefore deliver on the current and projected shortfall of housing supply and will not exceed the demand.

(vi) Refer to the table on page (ii) of the EIA, which provides the following breakdown:

- Office: 15,429 sqm
- Serviced Apartments/Short-term Accommodation: 5,536 sqm
- Retail: 27,502 sqm
- Residential: 102,858 sqm or 1,100 apartments



<p>the Burwood Town Centre; and (vi) clarify the proportion and mix of uses for the proposal with regard to commercial office, serviced apartments, retail and residential uses for the proposal;</p>	
<p>(d) provide clarification on the estimated number of dwellings the revised planning proposal will likely generate; and</p>	<p>The proposed development could provide approximately 1,100 apartments.</p>
<p>(e) address and assess the proposal against the Council's Local Strategic Planning Statement (LSPS).</p>	<p>Refer to Table 9 of this report, which demonstrates the proposal's consistency with the LSPS.</p>
<p>4. The planning proposal is to be updated for clarification of the following: (a) Remove the draft local clause 6.6 and replace with a plain English explanation of the proposal's provisions; (b) Demonstrate consistency with the Eastern City District Plan, dated March 2018; and (c) Include an updated Floor Space Ratio Map, reflecting the proposed local provision</p>	<p>(a) The example wording has been removed and inserted as Appendix 4. It is noted this the wording may change as a result of consultation with Council, DPIE and Parliamentary Counsel. The provisions from the example wording have been inserted into the report. (b) Refer to Table 16 for consistency with the Eastern City District Plan, dated March 2018. (c) The Floor Space Ratio map has been updated to reflect the proposed local provision. Refer to Section 6 of the Planning Proposal report.</p>



3. OBJECTIVES OR INTENDED OUTCOMES

The objective of this PP is to amend the Burwood Local Environmental Plan 2012 to ensure appropriate controls are proposed whilst minimising any adverse impacts to the surrounding environment. The intent of the proposed controls is to encourage the redevelopment of a key site within the Burwood Town Centre, to enable a high-density, mixed use development, in close proximity to the Burwood Train Station, whilst allowing significant public benefits such as new public domain areas and through site links.

This objective will be achieved through:

- Encouraging a mix of different and compatible land uses such as residential, retail and commercial, in a strategic and appropriate location;
- Creating a vibrant precinct by promoting and encouraging ground level active street frontages;
- Incorporating two large parcels of land into the development site, to enable a cohesive master planned development of an appropriate size with suitable provisions for easy access;
- Creating a landmark development for Burwood, incorporating the principles of design excellence;
- Providing opportunities to improve and introduce attractive, engaging and creative public domain spaces;
- Providing numerous direct and tangible benefits to the public, which will improve access, transport, the local streetscape and the amenity of the locality;
- Protecting and enhancing the existing surrounding environment by proposing a building envelope and form that will display world-class architectural design; and
- Stimulating growth of the local economy and offering opportunities for enhanced prosperity.



4. EXPLANATION OF THE PROVISIONS

This PP seeks the following modifications to the provisions of the Burwood Local Environmental Plan (BLEP) 2012:

Table 8: LEP Amendments

Control	Existing	Proposed
Height	Lot 1 DP 588368 (Block 1) - 70 metres Lot 16 DP 832440 (Block 2) - 60 metres	Lot 1 DP 588368 (Block 1) - 144 metres Lot 16 DP 832440 (Block 2) - 136 metres
FSR	Lot 1 DP 588368 (Block 1) - 6:1 Lot 16 DP 832440 (Block 2) - 4.5:1	10.54:1 (combined over both Lot 1 DP 588368 and Lot 16 DP 832440)
Maximum Residential FSR	Lot 1 DP 588368 (Block 1) - 2:1 Lot 16 DP 832440 (Block 2) - 3:1	7.16:1 (combined over both Lot 1 DP 588368 and Lot 16 DP 832440)
Maximum FSR for Serviced Apartments	Lot 1 DP 588368 (Block 1) - 0.6:1 Lot 16 DP 832440 (Block 2) - 0.45:1	GFA cannot exceed 10% of total GFA across the combined land (both Lot 1 DP 588368 and Lot 16 DP 832440)
Savings Provision	n/a	Introduce a savings provision for the site to allow for a Development Application to be assessed concurrently with the PP

The proposed FSR of 10.54:1, the maximum residential FSR and the maximum FSR for serviced apartments will be allocated over the combined land area i.e. Lot 1 DP 588368 (Block 1) and Lot 16 DP 832440 (Block 2). Any development proposed underneath Wynne Avenue, will be subject to the FSR of 4.5:1 under the existing BLEP provisions.

The maximum proposed height of 144 metres equates to 163.5m AHD. Formal support for this height was received from the Department of Infrastructure, Regional Development and Cities on 6 March 2018 (**Appendix 5**). Support was also received for the proposed crane height of 181.5m AHD on 23 April 2018.

It is proposed to implement these amendments via a 'Part 6 - Additional local provision' amendment. Example wording has been provided at **Appendix 4**, which may change as a result of consultation with Council, DPIE and Parliamentary Counsel.

These proposed controls would allow a development with the following statistics:

- Non-residential FSR: 3.37:1 equating to a non-residential GFA of approximately 48,467 sqm; and
- Residential FSR: 7.16:1 equating to a residential GFA of approximately 102,858 sqm.

The proposed amended controls would allow for the delivery of public benefits established in the VPA; namely a new urban park, new public car park, and additions to the library.

A draft site-specific Development Control Plan has been prepared with extensive consultation with Council. It is envisaged that it will be placed on exhibition, concurrently with the PP and VPA.



5. JUSTIFICATION

5.1. Need for a Planning Proposal

5.1.1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Local Strategic Planning Statement

Council has prepared a draft Local Strategic Planning Statement (LSPS) which was on public exhibition from 6 August 2019 to 16 September 2019. The LSPS is currently with DPIE for review, prior to its finalisation. The table below demonstrates consistency with Council’s LSPS.

Table 9: Consistency with LSPS

Planning Priorities	Comment
Planning Priority 1. Plan for a city that is supported by infrastructure.	The PP will assist Council in delivering this priority, by dedicating land along Railway Parade for a new bus lane and the inclusion of new through site north-south and east-west links, which will improve walkability throughout the town centre, whilst encouraging alternative modes of transport such as cycling.
Planning Priority 2. Deliver local infrastructure, services and facilities.	The proposed development could deliver new community facilities such as child care centres and an expanded Council library, in addition to new open space areas including new internal plazas, through site links and a new urban park, on Council’s land to the west of the site.
Planning Priority 3. Provide housing supply, choice and affordability in close proximity to jobs, services and public transport.	This PP will assist meeting this target by providing approximately 1,100 dwellings, in a highly accessible location, in close proximity to the Burwood bus and train interchange and jobs and services within the Burwood and neighbouring centres, which can be accessed via public transportation.
Planning Priority 4. Provide high quality planning and urban design outcomes for key sites and precincts.	In 2017, the NSW Government announced the “Burwood, Strathfield and Homebush” planning precinct, which will provide more homes, jobs, open space and improved connectivity. The boundary of this precinct is not yet known, however should the subject site be included within the precinct’s area, the proposed development is capable of being consistent with the precinct’s vision. The development provides a substantial urban renewal opportunity within the Burwood centre, increasing housing supply, promoting job creation and the inclusion of substantial public benefits such as new parks/plazas and an expanded Council library.
Planning Priority 6. Strategically grow investment, business opportunities and jobs.	The PP can assist meeting this priority by providing approximately 3,299 jobs (direct and indirect jobs). An additional 1,720 jobs could also be provided during the construction phase of the development.
Planning Priority 7. Grow Burwood’s night time entertainment, dining and other recreational opportunities	The development includes a substantial amount of non-residential floorspace, mainly along its frontages and within the podium level of the development. This floorspace could



	be used for a variety of purposes including restaurants, bars and entertainment venues, which could contribute to Burwood's night time economy.
Planning Priority 8. Increase the long term viability of all centres.	The proposed development will increase the long term viability of the Burwood town centre by providing new housing and jobs in a highly accessible location, whilst improving public amenity of the public domain and by proposing new social infrastructure, such as new parks and an expanded public library.
Planning Priority 10. Deliver high quality open space and recreation facilities	The PP will include new engaging public spaces (approximately 4,100 sqm) and a new urban park on Council's land to the west of the site. This will ultimately be a positive contribution to the streetscape and create an attractive place to live, work and/or visit.
Planning Priority 15. Reduce carbon emissions and manage energy, water and waste efficiently	The proposed development is capable of implementing the best practice Ecologically Sustainable Development (ESD) principles in design and construction. This will allow for the ongoing sustainable use of buildings to reduce greenhouse gas emissions, reduce potable water use, reduce waste and improve the local ecosystem.

This PP has also been directly informed by the Greater Sydney Region Plan - 'A Metropolis of three cities' and the Eastern City District Plan.

Under a previous Metropolitan Strategy, the Burwood Local Government Area was within the Inner West Subregion. The Inner West Subregional Plan, identified Burwood as a 'Major Centre', given its location in close proximity to employment, services and infrastructure.

The Burwood Local Environmental Plan (BLEP) 2012 was prepared to accommodate the growth and the targets outlined within the Subregional plan, specifically:

- 4,000 additional jobs by 2031; and
- 7,700 additional dwellings by 2031.

Housing

As outlined in the Urban Design Analysis prepared by Architectus and Cox at **Appendix 1**, there are only 3 large opportunity sites remaining within the Burwood Town Centre. The subject site is one of these 3 opportunity sites.

This PP is therefore one of the few remaining development opportunities for Council to consider which can significantly and directly contribute to the expected dwelling targets for the LGA, by providing approximately 1,100 apartments.

This site is highly suitable for accommodating additional housing provisions being located in the Burwood Town Centre, within walking distance to good public transport, including a train line and a high frequency bus route.

In 2016, DPIE released their population projections and in 2018 released new dwelling projections. As outlined in Table 8, Burwood in 2011, had a population of approximately 34,200 people. This is expected to increase to a total of 57,500 people by 2036, an increase of 23,300 additional people.



Table 10: Burwood Population Projections

	2011	2016	2021	2026	2031	2036	Total Change
Burwood	34,200	38,850	44,900	49,150	53,500	57,500	23,300

Source: NSW Department of Planning, Industry and Environment's Population Projections 2016

To accommodate the expected growth, DPIE's 2018 dwelling projections outline that the Burwood LGA requires an additional 2,050 dwellings by 2022/23, or 512 dwellings per year over a 4-year period. It should be noted that the Eastern City District Plan requires 520 dwellings to be constructed per year (by 2021), to a total of 2,600 to 2,021, which represents even further demand for housing in this location.

The table below summarises the dwelling approvals for the Burwood LGA. There has been a significant increase in the number of dwellings being approved within the LGA. On average 426 dwellings are approved per year.

Table 11: Burwood Dwelling Approvals

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	Av.
Burwood	68	469	357	71	768	222	389	758	633	426

Source: NSW Department of Planning, Industry and Environment's Metropolitan Development Program 2016

DPIE's Metropolitan Development Program monitors net dwelling completions for all LGAs with the Sydney Metropolitan Area. Table 12 indicates that the average number of dwellings constructed per year between 2009/10 and 2016/18 is 241 dwellings.

Table 12: Burwood LGA Dwelling Completions

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	Av.
Burwood	39	66	251	530	46	56	612	256	318	241

Source: NSW Department of Planning, Industry and Environment's Metropolitan Development Program (data only available up to June 2016)

Assuming these trends continue, the Burwood LGA will not be able to accommodate DPIE's dwelling projections, as an additional 271 dwellings are required per year.

It is evident, there is no direct correlation between development approvals and dwelling completions. The construction of dwellings is highly reliant on market conditions. With the current economic climate slowing down and potentially declining, there will be an increase in cases where development approvals will not result in completion.

Therefore, in order to accommodate this additional growth, a review of the planning controls in key locations is required. It is our understanding that Council is about to commence a comprehensive review of the Centre's planning controls. It is therefore crucial for Council to consider the subject PP now, in parallel with this review, to ensure sufficient and adequately zoned land is available to accommodate the expected increase in population and dwelling projections.

Employment

As previously mentioned, the Burwood Town Centre is a "Strategic Centre" providing employment and services to the entire broader district area.



Under the previous Subregional plans, the Burwood Town Centre was defined as "Major Centre" and under the Eastern City District Plan it is defined as a "Strategic Centre". Both "Centre" types have separate definitions with separate employment provisions, as outlined below:

- "Major Centres" are defined as centres consisting of 'major shopping and business centres serving the immediate subregional residential population usually with a full scale shopping mall, Council offices, taller office and residential buildings, central community facilities and a minimum of 8,000 jobs.'
- "Strategic Centres" are defined within the current Metropolitan Strategy 'as locations that currently or are planned to have least 10,000 jobs. These are priority locations for employment, retail, housing, services and mixed-uses.'

Therefore, based on the above definitions, the Burwood Town Centre, as a "Strategic Centre", will need to accommodate at least 10,000 jobs.

The Burwood Town Centre as of 2011, as per the Bureau of Transport and Statistics' employment forecast, had 11,513 jobs. This however, due to population growth within the subregional area, is forecast to substantially increase by 2031.

The Table below, indicates that the Burwood Town Centre, over the 20-year period (2011 to 2031), is forecast to accommodate an additional 3,011 jobs.

Table 13: Burwood Town Centre Employment Forecast

Centre	2011	2016	2021	2026	2031
Burwood	11,513	12,079	12,850	13,660	14,524

Source: Bureau of Transport and Statistics, Transport for NSW

The PP can therefore significantly assist the LGA and district area in meeting this expected increase. Any redevelopment could include a significant amount of employment floor space equating to approximately 3,299 jobs (direct and indirect jobs). An additional 1,720 jobs could also be provided during the construction phase of the development.

This PP will provide modern retail and commercial/community opportunities, which will contribute to the generation of employment and economic growth for the locality.

The proposed development will strengthen the business precinct of the Town Centre and will enable the availability of more substantially sized retail, commercial and hotel spaces. The result of which is to add flexibility and diversity to the broadening retail mix and support the viability of the distinctive commercial potential of Burwood, which will contribute to meeting employment and growth targets. Furthermore, the population growth resulting from this PP and revitalisation/redevelopment will contribute further to retail and commercial enhancement.

Built Form and Urban Design

This PP will demonstrate design excellence across a range of diverse architectural responses. The future building will have a diverse design and layout, with large active frontages and a variety of spaces and land uses.

Slender tall towers are proposed, which have the following benefits:

- Reduces the appearance of bulk and reduces the impacts upon the public domain.
- Opportunities for views of sky between buildings.
- Reduces impacts such as view loss and overshadowing.



- Increased residential amenity, as the floorplates are more likely to achieve good solar access and ventilation requirements.

The future development will provide a built form which enhances the Burwood Town Centre, creating a landmark Gateway entrance, which will be cohesive with the surrounding buildings.

The bulk, scale and location of the buildings will consider local views into, over, through and from within the site. The design will also take into consideration effective architectural approaches to mitigating potential amenity and overshadowing impacts of neighbouring sites which have been extensively examined in the Urban Design Report at **Appendix 1**.

Transport and Access

Given the site's central and highly accessible location, this PP has the potential to encourage alternative modes of transportation. This future development will prioritise sustainable transport opportunities, including walking and cycling, by maximising access to and connectivity with surrounding areas via the proposed interconnected site links and thoroughfares.

The PP is also capable of improving access by potentially providing community infrastructure such as dedicating a new car park to Council, new through-site pedestrian links and the dedication of land along Railway Parade for a new bus lane.

Benefits to the Community

As outlined previously, numerous direct and tangible public benefits, including improved streetscape/public domain works, improved transport and access infrastructure and the dedication of community infrastructure are proposed as part of any future development. Such benefits can be achieved through a future DA.

Other broader benefits which will flow to the community from a viable re-development of these key sites include improved economic/retail conditions in the area from growth in population, creation of employment opportunities through improved retail, commercial and community activities, improved housing supply/choices and affordability for first home buyers wanting to purchase in the location, more people being able to live and work within close proximity to public transport, and provide a unique retail experience which is distinct from the any other centre within the district.

The PP also has the potential to provide a new public park, car parking, expanded/upgraded civic areas and an expansion of the Burwood Public Library.

Sustainability

The future redevelopment is capable of implementing the best practice Ecologically Sustainable Development (ESD) principles in design and construction.

This will allow for the ongoing sustainable use of buildings to reduce greenhouse gas emissions, reduce potable water use, reduce waste and improve the local ecosystem.

5.1.2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Since the objective of this PP is to amend the building height and floor space ratio controls, to permit a viable mixed-use development, there is no alternative mechanism to achieve this other than a PP to amend the controls within the LEP.



Given the quantum of development proposed on this key and strategic site, it has become apparent that a 'Part 6 - Additional local provision' is the most efficient legislative mechanism in implementing the proposed controls.

This has been confirmed after careful consideration of the all the available legislative mechanisms and has been accepted by Council after extensive consultation.

Other mechanisms such as simple mapping changes do not provide the same level of certainty, in regard to the proposed land use outcomes for the site and the delivery of the associated public benefits, which could be delivered as part of this proposal.

We have been informed that Council is planning to review its planning controls within the Burwood Town Centre, as part of the preparation of its Local Strategic Planning Statement. Council have indicated that a holistic approach would be required, to take into consideration the evolving nature of the Centre's planning controls. We do not consider this to be a pre-requisite. To the contrary, the subject PP could be the catalyst to the strategic upgrade of the centre from a public benefit perspective.

The proponent is immediately ready to commence this urban renewal project. This PP therefore recommends Council give consideration and allowance for suitable development sites, such as the subject redevelopment, to proceed in parallel with Council's review. This is the approach adopted by similar Councils such as Parramatta, who are currently reviewing their city centre controls whilst welcoming PPs.

As Council is at the beginning of their review, it is agreed that a holistic approach should be adopted to ensure that any PP lodged in the interim does not conflict with Council's future direction envisaged for this locality.

It is recommended that Council prepare and adopt a series of objectives and aims prior to engaging in the new LEP process, which can then be applied to any new PPs submitted.

As no such objectives are currently available, the below table has made a series of recommendations which will ensure the Burwood Town Centre will be developed in a consistent and sustainable manner.

Table 14: Consistency with Potential Objectives for the Burwood Town Centre

Potential Objective	Comment
To enhance the relevance of the Burwood Town Centre as a "Strategic Centre" as outlined in the Greater Sydney Region Plan.	<p>This PP will reinforce Burwood's status and role as a "Strategic Centre", by revitalising an ageing built form, providing jobs closer to homes, improving the streetscape and public domain and by providing a landmark development in a highly accessible location.</p> <p>The proposal will allow for a redevelopment consistent with other comparable Strategic Centres such as St Leonards and Chatswood, which have recently seen approved and/or constructed developments of over 160 metres.</p> <p>A summary of these developments has been provided below:</p> <p>1. Chatswood:</p> <p>The Chatswood Interchange development comprises three towers with heights of 161.8m, 151.3m and 106.1m. These heights were provided by Cox, the development's architects, and are well above the proposed height as per the amended PP for Burwood Place.</p> <p>A Part 3A development was also approved at Albert Avenue and Thomas Street, Chatswood incorporating a FSR of 10.44:1.</p>



Potential Objective	Comment
	<p>2. St Leonards:</p> <p>St Leonards is currently experiencing a significant level of development activity, with numerous development applications and PPs being approved or proposed, including:</p> <ul style="list-style-type: none"> ▪ 1-13 Marshall Avenue, St Leonards - a development application has been approved by the JRPP on 29 June 2016, for a development with a FSR of 10:1 ▪ 472-494 Pacific Highway, St Leonards - a development application was approved on 26 May 2016 with a FSR of up to 12:1 <p>It should also be noted, that within these centres, numerous other PPs are being assessed by the relevant Councils, proposing significant uplift, including building heights of up to 47 storeys.</p>
To ensure that any increase in height or FSR allows appropriate levels of sunlight, privacy and broader amenity protection to residential properties surrounding the Centre.	<p>Substantial analysis and careful consideration has been given to understand the potential impacts of the built form on the surrounding environment.</p> <p>This is supported by the Urban Design Analysis at Appendix 1, which outlines that, despite the high-density urban context of surrounding sites, the proposed built form can be achieved without any unreasonable adverse impacts.</p>
To increase employment floorspace (and therefore jobs) in the Centre.	<p>The site's existing buildings provide approximately 28,250 sqm of non-residential GFA.</p> <p>The proposed development could provide a minimum of approximately 48,467 sqm of non-residential GFA.</p> <p>This will generate approximately 3,299 direct and indirect full-time jobs.</p> <p>This is a significant net increase compared to the site's existing buildings.</p>
To minimise traffic generated for any increased yield, with reduced parking close to the train station being encouraged, consistent with strategies for Transport Orientated Development.	<p>Given the site's location, the proposal has the potential to incorporate the principles of a Transit Oriented Development.</p> <p>Subject to discussions with Council, minimal parking will be provided to encourage alternative modes of transportation such as walking, cycling and the use of bus and train infrastructure.</p>
To ensure that any increase in height or FSR of buildings exhibits design excellence.	<p>This proposal has the potential to transform and activate this end of the Centre, with a high-quality landmark development. This will be achieved with the implementation of world class design techniques and standards which will display the principles of design excellence.</p>
To create new community facilities and public domain spaces.	<p>The proposed development is capable of providing a mixture of different land uses within the one location, ultimately creating a vibrant and active 'community heart' for the Centre of Burwood, with improved streetscapes and the provision of new high quality public open spaces.</p>
To provide a pedestrian-friendly public domain integrated with contemporary retail offerings.	<p>As outlined in the indicative concept, the PP is capable of providing a wide range of unique retail offerings, with through site links and permeability, within the site including restaurants, cafes and fresh-food markets.</p>



Potential Objective	Comment
To address demand for high-quality housing close to transport and amenities.	The PP is able to deliver new high-quality residential apartments in a centrally located position and in close proximity to existing public infrastructure and existing jobs and services.

5.2. Relationship to Strategic Planning Framework

5.2.1. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The Greater Sydney Commission released the Greater Sydney Region Plan in March 2018, which outlines a series of actions to coordinate the growth of Sydney. Of particular note, the Region Plan identifies the following location criteria for urban renewal investigation opportunities:

Table 15: Location Criteria for Urban Renewal

Location Criteria	Comment
Alignment with investment in regional and district infrastructure which acknowledges the catalytic impacts of infrastructure such as Sydney Metro Northwest and Sydney Metro City & Southwest, NorthConnex, WestConnex, CBD and South East Light Rail, Parramatta Light Rail, Northern Beaches Hospital. Other possible future investments such as Western Harbour Tunnel and Beaches Link and Sydney Metro West and opportunities created by enhancements to existing infrastructure such as upgrades to schools, open space including sporting facilities and transport.	There is significant city shaping transport infrastructure investment occurring within the vicinity of the subject site, including: WestConnex, Parramatta to Sydney Metro and the Parramatta Light Rail. There could also be a significant increase to public transportation services to and from the Burwood Town Centre, with the possible location of a new metro station at North Burwood. Significant investment in new school and upgrades to existing schools, within the vicinity of the site, as outlined in the Department of Education's School Assets Strategic Plan. This includes the upgrade of Burwood Girls High School, which is DA approved. The proposed development aligns with this new infrastructure.
Accessibility to jobs, noting close to half of Greater Sydney's jobs are generated in strategic centres.	Burwood is a "Strategic Centre" comprising of 10,297 existing jobs. This is expected to increase as a result of the proposed development, which could accommodate approximately 3,299 jobs. The site is also in the vicinity of several other "Strategic Centres" and major employment hubs, including the Parramatta and Sydney CBDs, which can both be accessed from the site within under 30 minutes
Accessibility to regional transport, noting that high frequency transport services can create efficient connections to local transport services and expand the catchment area of people who can access regional transport.	The site is within a 400-metre walking catchment of the Burwood train and bus interchange, which provides frequent express bus and train services to major centres within the Sydney metropolitan area. Significant improvements to public infrastructure within the town centre are expected, with the recent announcement from the NSW Government, that the following additional services will be provided from November 2017 (Source: Sydney Morning Herald, 2017):



Location Criteria	Comment
	<ul style="list-style-type: none"> More than 1500 new weekly train services across the network, including 750 at weekends; and Almost 7000 new weekly bus services on routes servicing the northern beaches, eastern suburbs, inner west, lower north shore and northern suburbs, Macarthur and the hills districts. <p>The site is therefore in a highly accessible location and aligns with the State government's investment in upgrading existing infrastructure.</p>
Catchment areas within walking distance (up to 10 minutes) of centres with rail, light rail or regional bus transport	The site is directly opposite the Burwood train and bus interchange, which provides direct services to both Parramatta and the Sydney CBD.
Efficient interchanges with a comprehensive walking and cycling network	The proposal will increase permeability within the town centre, by providing opportunities for improved walking and cycling in close proximity to the Burwood bus and train interchange.
Areas of high social housing concentration where there is good access to services, transport and jobs	Not applicable. The Burwood Town Centre does not comprise of high levels of social housing.
Distance from special land uses such as ports and airports.	Not applicable. The site is not near any ports or airports.

The Eastern City District Plan has identified Burwood as a "Strategic Centre" (refer to **Figure 1**) and provides a series of priorities and actions to guide development and accommodate the expected growth across the district.



Figure 3: Burwood "Strategic Centre", approximate location of subject site highlighted with star.



The recently released Future Transport 2056 includes a vision for the Greater Sydney mass transit and road network. As outlined in the figure below, Burwood has specifically been identified as a major transport hub for the Sydney metropolitan region, given its status as a "Strategic Centre".

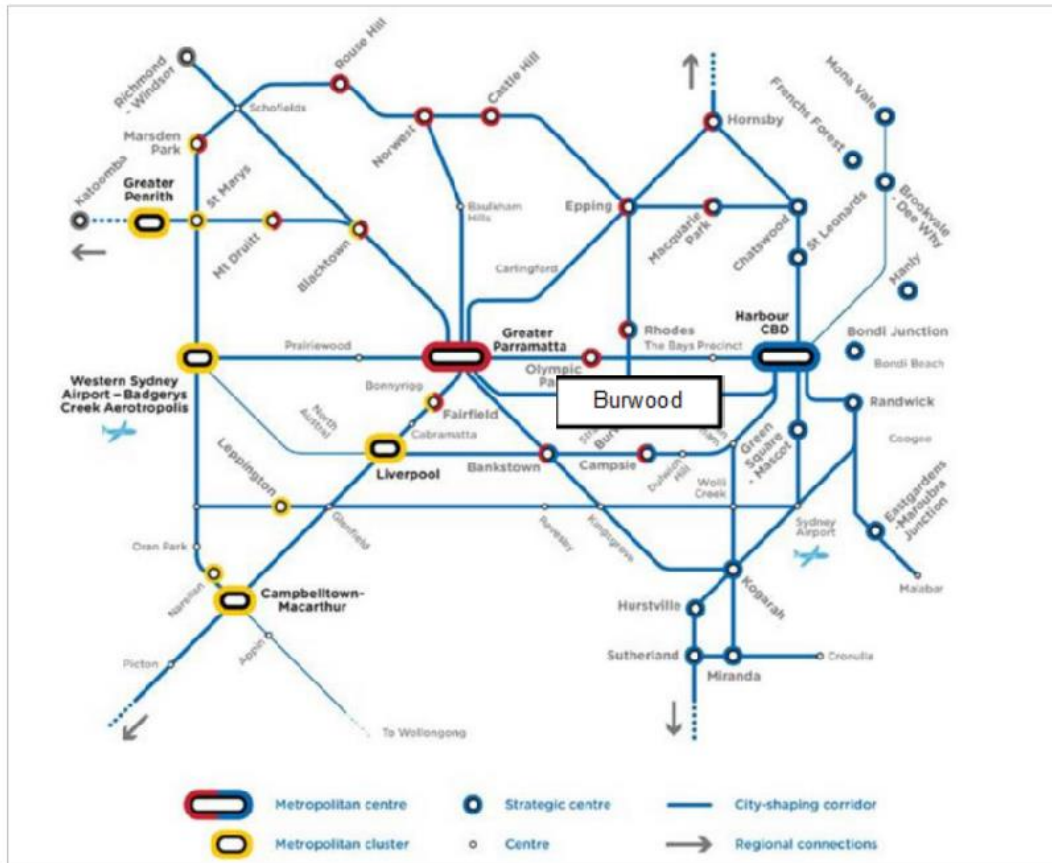


Figure 4: Future Transport 2056 vision for the Greater Sydney mass transit network (Source: Greater Sydney Region Plan).

This District Plan has been prepared to give effect to the Greater Sydney Region Plan. Consistency with the plan's planning priorities, objectives and actions is demonstrated in the table below.

Table 16: Consistency with the Eastern District Plan

Planning Priority	Greater Sydney Region Plan objective	Action	Comment	Consistent
Priority E1: Planning for a city supported by infrastructure	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact. Objective 4: Infrastructure use is optimised.	Action 3: Align forecast growth with infrastructure. Action 6: Maximise the utility of existing infrastructure assets, and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.	The proposed development will promote urban renewal and the use of alternative modes of transportation, including walking and cycling. It proposes a high-density mixed-use development, directly opposite the Burwood bus and train interchange, providing direct services to the major centres, such as the Sydney and Parramatta CBDs.	Yes
Priority E3: Providing services and social infrastructure to meet peoples changing needs	Objective 6: Services and infrastructure meet communities' changing needs	Action 8: Deliver social infrastructure to reflect the needs of the community now and in the future Action 9: Optimise the use of available public land for social infrastructure	The indicative concept provides new social infrastructure such as new public domain areas, through site links and improved streetscapes. The PP also proposes a mixed-use development, incorporating non-residential floorspace (such as retail, commercial and a hotel). This will provide additional employment, reinforcing Burwood's status as a "Strategic Centre".	Yes
Priority E4: Fostering healthy, creative, culturally rich and socially connected communities	Objective 7: Communities are healthy, resilient and socially connected. Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	Action 10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities Action 14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden Action 15: Strengthen social connections within and between	The subject site is within walking distance of train and also bus services. The proposed development will also provide additional community infrastructure such as community space, improved parking and traffic conditions, parks, and pedestrian and cycling links. This will improve the overall amenity of the area and will provide opportunities for people to walk and cycle, which promotes social cohesion and community connectivity. Overall the proposal supports strong, healthy and well-connected communities.	Yes

Planning Priority	Greater Sydney Region Plan objective	Action	Comment	Consistent
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation.	communities through better understanding of the nature of social networks and supporting infrastructure in local places.	The proposed development will also incorporate public art, within the public domain, encouraging creative and artistic expression within the town centre.	
Priority E5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	Objective 10: Greater housing supply. Objective 11: Housing is more diverse and affordable.	Action 16: Prepare local or district housing strategies that address the following: Action 17: Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.	Burwood has been identified in strategic policy, as being within a suitable location for increased housing. The site is located in a unique position, in close proximity to existing infrastructure such as the train and bus interchange. Providing additional housing in this location will therefore support Burwood's roles as a "Strategic Centre". The PP also has the opportunity to provide an appropriate mix and number of dwellings which will contribute to affordable housing in the locality.	Yes
Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage	Objective 12: Great places that bring people together. Objective 13: Environmental heritage is identified, conserved and enhanced.	Action 20: Identify, conserve and enhance environmental heritage. Action 21: Use place-based planning to support the role of centres as a focus for connected neighbourhoods. Action 22: Use flexible and innovative approaches to revitalise high streets in decline.	The proposal is sympathetic to surrounding heritage items. Refer to Section 5.3 for further detail. The PP encourages urban renewal of a key strategic site within the town centre, which creates an opportunity for place-based planning. The PP has the potential to revitalise Railway Parade, Wynne Avenue and Clarendon Place, by providing a modern mixed-use development, new public domain areas, land dedication for road widening and active street frontages.	Yes
Priority E10: Delivering integrated land use and transport	Objective 14: A Metropolis of Three Cities – integrated land	Action 33: Integrate land use and transport plans to deliver the 30-minute city.	The site is located within 30-minutes of existing and future employment opportunities, within the Burwood Town Centre, and other major centres such as the	Yes

Planning Priority	Greater Sydney Region Plan objective	Action	Comment	Consistent
planning and a 30-minute city	use and transport creates walkable and 30-minute cities	Action 36: Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public value and use of Sydney Metro City & South West, CBD and South East Light Rail, and Westconnex as well as other city shaping projects.	Sydney and Parramatta CBDs, which can be accessed via the Burwood train and bus interchange.	
Priority E11: Growing investment, business opportunities and jobs in strategic centres	Objective 22: Investment and business activity in centres	Action 38: Provide access to jobs, goods and services in centres by: Action 41: Co-locate health, education, social and community facilities in strategic centres along the economic corridor. Action 43: Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres. Action 45: Encourage opportunities for new smart work hubs	The proposal provides for a net increase of employment when compared to existing development. The provision of non-residential floorspace will provide an opportunity to incorporate health, education, social and community facilities within the future development.	Yes
		Action 46: Strengthen Burwood through approaches: (a) protect capacity for job targets and a diverse mix of uses to strengthen and reinforce the economic role of the centre. (b) considers development initiatives that encourage the	(a) Consistent - the District Plan outlines a 2036 higher target of 14,000 jobs for the Burwood LGA. The proposed development will assist meeting this target by providing approximately 3,299 jobs. (b) Consistent - the proposal could include large non-residential floorplates.	Yes

Planning Priority	Greater Sydney Region Plan objective	Action	Comment	Consistent
		<p>development of large floorplate mixed-use buildings.</p> <p>(c) improves connections across the centre including permeability of the rail line</p> <p>(d) expands the function and type of land uses in the centre</p> <p>(e) investigates opportunities to improve and diversify high-time economy offerings</p> <p>(f) promote place making initiatives to improve the quality of public spaces</p>	<p>(c) Consistent - the proposal includes a range of different land uses, including residential, retail and commercial.</p> <p>The District Plan outlines that 2,600 residential dwellings must be provided with the Burwood LGA between 2016-2021. This PP will assist meeting this target by providing approximately 1,100 dwellings.</p> <p>(d) Consistent - the proposal could include a variety of different land uses including residential, commercial, retail and floorspace for a hotel.</p> <p>(e) Consistent - the proposal includes space for retail uses such as restaurants and cafes, which could be open at night and on weekends.</p> <p>(f) Consistent - the proposal includes a range of different high-density uses and new public domain areas, adjacent to the Burwood train and bus interchange. It will be a new landmark for the town centre, attracting visitors from other parts of Sydney.</p>	



DPIE have released new assessment criteria for assessing PPs, in order to justify and determine if the PP has strategic planning merit.

In this respect, as outlined in the below summary table, there can be no doubt that this site, due to its position in Metropolitan Sydney, its classification as a "Strategic Centre" and its location adjacent to a major bus and train interchange, has strategic merit and is consistent with the objectives and directions of the Greater Sydney Region Plan.

Table 17: DPIE's Assessment Criteria

Does the proposal have strategic merit? Is it	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;	<p>District Plan</p> <p>Table 16 outlines consistency with the Eastern City District Plan.</p> <p>There are no other corridor/precinct strategies applicable to the site.</p>
Consistent with the relevant local council strategy that has been endorsed by the Department; or	There are no local council strategies, that we are aware of, that have been endorsed by DPIE.
<p>Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends what have not been recognised by existing planning controls.</p> <p>Does the proposal have site-specific merit, having regard to the following:</p> <p>The natural environment (including known significant values, resources or hazards),</p> <p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and</p>	<p>Infrastructure</p> <p>There is significant infrastructure investment occurring within the vicinity of the subject site, including the construction of the WestConnex and the Parramatta Light Rail.</p> <p>This PP has the potential to maximise the usage of this new infrastructure, in addition to existing infrastructure such as the Burwood train and bus interchange, directly opposite the site.</p> <p>As outlined previously in this report, this PP also responds to changing demographics.</p> <p>Local Environmental Plans</p> <p>The preparation of the Burwood Local Environmental Plan (Burwood Town Centre) (BTCLEP) 2010 commenced in 2006 by the Burwood Town Centre Planning Panel. It was prepared in order to cater for the growth as outlined in a previous Metropolitan Strategy. This LEP was gazetted in 2010.</p> <p>In 2012 this LEP was translated into the Standard Instrument and amalgamated into the Burwood Local Environmental Plan 2012 (BLEP).</p> <p>Therefore, the BTCLEP (which was amalgamated into the BLEP in 2012) is nearly 12 years old when its preparation commenced and approximately 8 years old from the date of initial gazettal.</p> <p>Changing Demographics</p> <p>The Greater Sydney Region Plan, the District Plans and the 2016 population and 2018 dwelling projections were released after the gazettal of the BTCLEP.</p> <p>In order to accommodate this significant increase in population, DPIE's dwelling projections anticipate Burwood will need to accommodate at least an additional 2,050 dwellings by 2022/23 (512 dwellings per year).</p>



	<p>According to the DPIE's MDP, on average per year, Burwood has 241 dwellings constructed. This is not sufficient in order to accommodate the expected increase in population, as an additional 271 dwelling per year are required.</p> <p>The Centre is also expected to accommodate additional jobs, in order to provide employment opportunities to the district population, which is expected to significantly increase. This is supported by statistics from the BTS which forecast the number of jobs within the Centre to increase by approximately 3,000 jobs by 2031.</p> <p>As the planning controls applicable to the Town Centre are more than 5 years old, a review of planning controls is therefore required in order to ensure the Town Centre and the LGA can accommodate the forecast growth.</p> <p>This PP is capable of significantly assisting the Centre in accommodating this growth by providing approximately 1,100 apartments and approximately 3,299 (direct and indirect) jobs.</p>
<p>Does the proposal have site-specific merit, having regard to the following:</p>	
<p>The natural environment (including known significant values, resources or hazards),</p>	<p>The PP is located within an existing urban environment and is not subject to environmental constraints.</p>
<p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and</p>	<p>There is a significant amount of development occurring surrounding the subject site.</p> <p>Given the dense urban context of the area surrounding the site, existing (approved and constructed) developments mutually overshadow each other.</p> <p>Whilst these surrounding developments were approved on the basis of generally achieving the solar criteria in the Apartment Design Guide (ADG), the modelling undertaken did not take into consideration any built form outcome for the subject site. Furthermore, due to the deep balconies on Emerald Square, the purported solar penetrations on the living rooms was not achievable. For this reason, strict consistency with the ADG in terms of impact on surrounding development will not be achievable, but as set out in the objectives of the draft DCP, solar access will not be unreasonably reduced.</p> <p>As outlined in the Urban Design Report at Appendix 1:</p> <ul style="list-style-type: none"> ▪ All single dwellings south of the proposed development received 3 hours or more sunlight between 9am - 3pm during the winter solstice; and ▪ 50% of apartments south of the proposed development (e.g. Emerald Square and Burwood Grand) receive 2 hours or more sunlight between 9am-3pm during the winter solstice. This is considered appropriate given the dense urban context and the design of the surrounding developments, which would restrict solar access strictly complying with the ADG. <p>Careful consideration has also been given to the use of Council's land, to the west of the site. As part of the public benefits which accompany this PP, this land could be transformed into a new urban park (with public parking underground). As outlined in the Urban Design Report,</p>



	appropriate setbacks and pedestrian connections will be provided, to activate the park whilst enhancing connectivity and accessibility.
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	As outlined in the Urban Design Report at Appendix 1 , there is sufficient infrastructure available to accommodate the proposed development. This PP also proposes a range of community, social and transport infrastructure upgrades. If these upgrades are implemented, it has the potential to not only accommodate the development, but also improve the amenity and traffic conditions within the town centre. This is further discussed in the Urban Design Report at Appendix 1 .

5.2.2. Will the PP give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Refer to Table 9 for consistency with LSPS.

The relevant existing local strategy, which has not been endorsed by DPIE is Burwood 2030. Burwood 2030 aims to ensure the diversity and prosperity of Burwood is embraced and celebrated into the future. It is the community's 20-year plan which will provide a blueprint for Council's activities and set clear directions for the future of Burwood. The plan outlines the community's vision and aspirations for the area into the future. The community, council, state and federal governments and other organisations all have responsibilities to implement and deliver on the strategies outlined in this plan and the success of the plan will rely on collaborative partnerships between the community and these organisations.

Table 18: Consistency with Burwood 2030

Strategic Goal	Comment
1.1 A safe community for residents, workers and visitors	The proposal will provide an attractive built form, vibrant streetscapes and unique public spaces, with the use of high-quality building materials and creative architectural designs. It will also ensure any future built form will assist in providing a safe and community friendly environment.
1.5 A sense of community pride	The site currently consists of ageing buildings. The development will promote urban renewal whilst not detracting from the heritage significance of the area. This will be a positive contribution to the streetscape, ultimately improving the local amenity and make the area an attractive place for people to live, work and/or visit.
3.1 Maintain and enhance open green spaces and streetscapes	The proposal will improve the surrounding streetscape with the incorporation of active street frontages and creative and inviting public domain spaces.
3.3 Educate the community on sustainable practices	This development has the potential to include the latest ESD principles. This will ultimately result in a development with a minimal ecological footprint and will encourage and lead the way for other similar developments to take place.
4.1 Effective traffic management and adequate parking provision	Given the site's location, opposite the train and bus interchange, the development will encourage the use of alternative modes of transportation. The development will however include sufficient parking to accommodate and satisfy Council's requirements.



Strategic Goal	Comment
4.4 Encourage active and healthy lives	The PP encourages alternative modes of transportation such as public transportation, walking and cycling, which promote healthy, active and sustainable lifestyles.
4.5 Vibrant and clean streetscape	The proposal will include a high-quality architectural design with aesthetically appealing buildings. This will improve the current area, with an attractive built form and active streetscape.
5.1 Support and manage Burwood's major centre status	The proposed development will reinforce Burwood's role as a "Strategic Centre", with the incorporation of mixed-use buildings, providing a range of different land uses such as residential, retail and commercial. This will strengthen the function of the town centre, making it an attractive location to live, work and visit.
5.2 Support small business	The redevelopment of the site will include a range of commercial and retail spaces, encouraging a variety of businesses to establish within the Burwood Town Centre.

5.2.3. Is the planning proposal consistent with applicable state environmental planning policies?

Table 19: Consistency with SEPPs

SEPP Title	Consistency	Comment
1.Development Standards Consistent	N/A	Not applicable
19.Bushland in Urban Areas	N/A	Not applicable
21.Caravan Parks	N/A	Not applicable
33.Hazardous and Offensive Development Complex	N/A	Not applicable
36.Manufactured Home Estates	N/A	Not applicable
44.Koala Habitat Protection	N/A	Not applicable
47.Moore Park Showground	N/A	Not applicable
50.Canal Estate Development	N/A	Not applicable
55.Remediation of Land	Yes	The PP will not contain provisions that will contradict or would hinder the application of this SEPP. A contamination report has been prepared and accompanies this PP. The report concludes that the site can be made suitable for the proposed development once certain recommendations have been implemented.
64.Advertising and Signage	N/A	Not applicable
65.Design Quality of Residential Flat Development	Yes	The PP will achieve consistency with the SEPP through application of design excellence provisions. The Urban Design Analysis investigates the implications for realising the design quality principles in the SEPP and demonstrates an

ITEM NUMBER 30/20 - ATTACHMENT 1

Planning Proposal 42-50 and 52-60 Railway Parade Burwood



Planning Proposal
Burwood Place
42-50 and 52-60 Railway Parade, Burwood
Project # P-14197
February 2020

SEPP Title	Consistency	Comment
		appropriate built form on the site. Any future DA to be submitted to Council for this site will demonstrate the development satisfies the requirements of this SEPP.
70.Affordable Housing (Revised Schemes)	Yes	The PP has the opportunity to provide an appropriate mix and number of dwellings which will contribute to affordable housing in the locality.
SEPP Aboriginal Land 2019	N/A	Not applicable
Affordable Rental Housing 2009	N/A	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP Coastal Management 2018	N/A	Not applicable
SEPP Concurrence 2018	N/A	Not applicable
SEPP Educational Establishments and Child Care Facilities 2017	N/A	Not applicable
SEPP Gosford City Centre 2018	N/A	Not applicable
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	Not applicable
SEPP (Infrastructure) 2007	N/A	Not applicable
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
SEPP (Kurnell Peninsula) 1989	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	N/A	Not applicable
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable
SEPP Primary Production and Rural Development 2019	N/A	Not applicable
SEPP (State and Regional Development) 2011	N/A	Not applicable
SEPP State Significant Precincts 2005	N/A	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable
SEPP (Three Ports) 2013	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable
SEPP Vegetation in Non-Rural Areas 2017	N/A	Not applicable



SEPP Title	Consistency	Comment
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable

5.2.4. Is the planning proposal consistent with the applicable Ministerial directions (s.9.1 directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 9.1(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following:

Table 20: Consistency with S9.1 Ministerial Directions

Direction Title	Consistency	Comment
Employment and Resources		
1.1 Business and Industrial Zones	Yes	<p>The site's existing buildings provide approximately 28,250 sqm of non-residential GFA.</p> <p>The PP provides a net increase in employment floor space by providing a minimum of 48,400 sqm of non-residential GFA.</p> <p>The PP promotes population and employment growth in this highly connected and accessible location, which offers numerous retail and employment services and opportunities.</p> <p>It will also allow residents to live in close proximity to existing employment. This will allow people to use public transport to access jobs without the need of travelling large distances.</p> <p>An Economic Impact Assessment (Appendix 1.L) has been prepared which supports and provides justification for the proposed LEP amendments.</p>
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
1.4 Oyster Aquaculture	N/A	Not applicable
1.5 Rural Lands	N/A	Not applicable
Environment and Heritage		
2.1 Environment Protection Zones	N/A	Not applicable
2.2 Coastal Management	N/A	Not applicable
2.3 Heritage Conservation	Yes	<p>A Heritage Assessment/ Heritage Impact Statement has been prepared by Tropman & Tropman Architects and accompanies this PP. The subject site is not a heritage item, however several heritage items are located in the vicinity.</p>



Direction Title	Consistency	Comment
		<p>The impact of the towers will be reduced by the slender tower forms, with the towers appearing as a backdrop to the town centre.</p> <p>The report concludes that the impact on the heritage listed items will be minimal and will not detract further from the heritage significance of the listed items.</p>
2.4 Recreation Vehicle Areas	N/A	Not applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable
Housing, Infrastructure and Urban Development		
3.1 Residential zones	Yes	<p>The PP encourages a variety and choice of housing types, whilst making efficient use of existing infrastructure and services. The subject site is located within a high-density, mixed-use area. The PP will encourage urban renewal within this established suburb, by providing an appropriate built form, whilst minimising the impact of the development on the environment.</p> <p>The introduction of extra dwellings on the site satisfies the criteria of the Greater Sydney Region Plan and the District Plans, which include increased housing targets for the LGA. This approach provides a suitable yield of residential density of the subject site, by providing housing choice in an appropriate location, supporting the growth of the Burwood Town Centre, and utilising existing infrastructure for renewal of the urban development of the precinct.</p>
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable
3.4 Integrating land use and transport	Yes	The PP will enable a mixed-use development in close proximity to jobs and services. This will ultimately encourage alternative modes of transport such as walking, cycling and the use of public transport.
3.5 Development Near Licensed Aerodromes	Yes	<p>An Aeronautical Assessment has been prepared and accompanies this PP (Appendix 1.E).</p> <p>The Department of Infrastructure, Regional Development and Cities provided approval for the proposed maximum height limit on 6 March 2018 (Appendix 5).</p>
Hazard and Risk		
4.1 Acid sulphate soils	N/A	A contamination report has been prepared and accompanies this PP. The site is located on Class 5 Acid sulphate soils and is not within 500 metres of any Class 1, 2, 3 or 4 land. Based on published



Direction Title	Consistency	Comment
		1:25,000 Acid Sulfate Soil Risk mapping data (1994-1998), the site is not located in an area with a probability of acid sulphate soil occurrence. Accordingly, Direction 4.1 is not applicable.
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable
4.3 Flood Prone Land	N/A	The site is not located within an identified flood prone area. Accordingly, Direction 4.3 is not applicable.
4.4 Planning for Bushfire Protection	N/A	The site is not located within a Bushfire prone area. Accordingly, Direction 4.4 is not applicable.
Regional Planning		
5.1 Implementation of Regional Strategies	N/A	Not Applicable. No regional strategies apply to the subject site.
5.2 Sydney Drinking Water Catchments	N/A	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	Not applicable
5.6 Sydney to Canberra Corridor	N/A	Not applicable
5.7 Central Coast	N/A	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	N/A	Not applicable. As with Direction 3.5, an Aeronautical Assessment has been prepared which confirms that the site is suitable from an aviation perspective.
5.9 North West Rail Link Corridor Strategy	N/A	Not applicable
5.10 Implementation of Regional Plans	N/A	Not applicable
Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The PP will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The PP will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	Given the size of the subject site, the scale of the proposed development and its significance to the Burwood town centre, we believe the most appropriate and simplistic mechanism to



Direction Title	Consistency	Comment
		implement the proposed controls is via a new site-specific additional local provision. This allows for appropriate site-specific provisions and objectives to apply to the development. The original PP for the site, which received a GWD, proposed a site-specific provision. We are happy to discuss with both Council and DPIE to ensure the most appropriate mechanism has been selected.
Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney	Yes	Refer to Section 5.2 of the PP for detail.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not applicable

5.3. Environmental, Social and Economic Impact

5.3.1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposed development is located within an existing urban environment and does not apply to land that has been identified as containing critical habitat or threatened species, population or ecological communities, or their habitats

5.3.2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

In order to determine the suitability of the site for the subject development, the PP is supported by the following studies and assessments:



- Aeronautical Impact Assessment by Landrum & Brown Worldwide;
- Retail Masterplan by Bonnefin Property;
- Preliminary Contamination Investigation by Douglas Partners;
- Floorplan Solar Assessment by Architectus;
- Strategic Transport Planning Assessment by Aecom;
- Heritage Impact Assessment by Tropman & Tropman Architects;
- Stormwater - Service and Overland Flow by Arcadis;
- Visual Impact Assessment by Architectus;
- Traffic Modelling by Road Delay Solutions;
- Economic Assessment by AEC Group; and
- Retail Impact Assessment by Location IQ.

A summary of the main findings from these assessments has been provided within the Urban Design Analysis by Architectus and Cox Architecture at **Appendix 1**.

These reports and assessment confirm the site's suitability and site-specific merit to accommodate the proposed development.

5.3.3. Has the planning proposal adequately addressed any social and economic effects?

The proposed development contributes to the continued social and economic growth of the area by increasing choice, convenience and amenity of retail development in the area.

The proposed concept plan allows for approximately 48,467 sqm of retail and commercial floorspace, equating to approximately 1,832 direct full time jobs. This has been informed by detailed retail and economic investigations including:

- Retail Masterplan by Bonnefin Property;
- Economic Assessment by AEC Group; and
- Retail Impact Assessment by Location IQ.

Positive Impact on the Local Economy

The proposed development will result in numerous positive economic benefits to the local Burwood economy. It will provide approximately 15,429 sqm of contemporary commercial floor space, 27,502 sqm of retail floor space and a 5,536 sqm hotel. This will provide a substantial amount of jobs to local residents and will also encourage a greater variety of businesses to establish within the town centre such as supermarkets, fresh food markets, cinemas and speciality retail stores.

The proposed development is capable of providing a significant investment for Burwood, injecting \$753.7 M as result of direct and indirect impacts of the development.

The PP will also assist in providing more jobs for local residents, by providing a total of approximately 1,832 direct full-time jobs once the development is complete. An additional 1,467 (approximate) full time jobs will also be created as a result of indirect impacts.

The proposal represents a significant investment for the Burwood economy, which will provide significant economic benefits not only during the operational phase but also during the development's construction phase, including:

- Direct injection of an estimated \$617.3 M into local businesses during construction, which will support around \$238 M in Gross Value Added (GVA) (direct and indirect impacts);
- Generate an approximately 1,720 direct and indirect jobs as a result of the construction phase of the development;



A significant amount of housing (approximately 1,100 apartments) will also be provided as a result of this development. This will not only assist in increasing the volume of housing supply in this high demand and centrally located area of Sydney, but it will also assist in providing residential accommodation for the significant population increase projected for Burwood.

Potential Social and Economic Benefits:

This PP is capable of providing a diverse range of public benefits, which will ultimately provide a range of positive social and economic effects to the locality and broader subregional community. Specifically, this will include the following:

- **Employment:** the development includes a significant amount of commercial and retail floor space (approximately 48,467 sqm equating to approximately 3,299 indirect and direct jobs) in the heart of the Burwood Town Centre, where existing residential apartments are currently located.
- This will specifically include:
 - Replacing the existing shopping centre with a new high-quality shopping destination, offering the broader subregional population with a range of retail services including supermarkets, cinemas and homewares retail shops. As outlined in the Retail Impact Assessment at **Appendix 1.N**, the proposed retail will significantly improve the range of retail facilities available to residents without impacting on the ongoing viability of any existing or future retail uses within the trade area.
 - Commercial office floor space (approximately 15,429 sqm) - given the site's central location, the development provides an opportunity to create a new office hub for the district. The proposal will reflect the needs of the local commercial market, by offering open planned modern office spaces. This has the potential to attract a range of high-profile businesses to the Burwood Local Government Area. As outlined in the Economic Impact Assessment at **Appendix 1.L**, the proposed commercial floorspace represents a positive addition to the Burwood Town Centre, which will not negatively impact the dynamics of the Inner West Office market.
 - Hotel - there is a currently a lack of supply in hotel accommodation within the Burwood Town Centre. This PP is able to provide a hotel facility with approximately 5,536 sqm of floorspace.

The proposed retail and office floor space is capable of attracting both small start-up companies and large established enterprises and government departments to the centre, boosting the local economy whilst providing a range of different employment opportunities for the local community.

The redevelopment will also increase employment opportunities during the construction phase of the development, generating approximately 1,720 jobs (indirect and direct full-time jobs).

- **Housing:** this proposal will provide approximately 1,100 apartments which will contribute to district and local housing targets for the area. The dwelling types and sizes will respond to the needs of the local community and provide a mix of forms to provide ageing in place, affordable housing, and adaptable and accessible housing. It will also provide opportunities for first home buyers, young families and the downsizing elderly, providing a range of housing options in a high demand and centrally located area of Sydney, in close proximity to public transportation and services.
- **Improved streetscape:** this PP benefits the greater locality by providing public domain improvements, located both within and around the site, which will improve the overall social cohesion of the centre and community.

The proposal will also allow for the site's existing ageing buildings to be redesigned, reinvigorating the presentation of the streetscape. More notably, the redevelopment of the ground floor benefits the local community by creating a positive sense of delineation between the public and private domains to provide an active and engaging space for pedestrians.

- **Sustainable living:** the proposed development includes a cluster of high density land uses in a centrally located area. This will enable people to work and live within the one area, reducing the need for people to travel large distances.



This will assist in implementing the principles of 'place making' which is a form of co-location. It not only involves the co-location of services, in a multipurpose development, but involves greater integration of a variety of people attracting uses.

This will ultimately encourage alternative modes of transportation such as walking and cycling whilst increasing bus and train patronage.

- **A master-planned approach:** given the large size of the site, this redevelopment presents an infrequent opportunity to develop a concept plan, cohesive with the existing surrounding built form. It includes appropriate building layouts, mixture of different land uses, public open spaces and pedestrian links and thoroughfares.

As a result, the proponent is welcoming the opportunity to work with Council and the community to ensure this development incorporates and satisfies the needs of the community, by providing adequate public and community infrastructure to improve the overall amenity of the centre.

Given the site's high-profile location, the development will also demonstrate the principles of design excellence by providing a high-quality landmark and design outcome for the Burwood Town Centre.

The development has also taken into consideration the high level of development activity expected to take place within the Centre, in the medium to long term. Several development sites are located in the vicinity of the proposal. Due to careful design techniques and appropriate architectural strategies, the proposal will not restrict or limit the potential redevelopment of any neighbouring sites. As outlined in previous sections of this PP, specific consideration has been taken into account to ensure the proposal does not unreasonably shadow any neighbouring sites and sufficient traffic arrangements are in place for the Centre to develop in a sustainable and non-restrictive manner.

- **Access and transport:** this proposal has the potential to improve access and pedestrian links within the Centre. Subject to further discussions and investigations, this may include a commuter car park, and dedication for an additional bus lane along Railway Parade and further road improvements surrounding the site. This will significantly improve access and transport for not only the proposed development but also the existing Burwood community.
- **Community infrastructure:** the needs of a community change over time. It is therefore important to plan for services and facilities which have the potential to more efficiently address and cater for the increasingly diverse needs of the local community.

This PP, given the size of the subject site, is capable of providing a "community hub", incorporating a variety of quality "place making" community buildings and facilities.

A "community hub" is a hive of related activities and services required to meet the day-to-day needs of the local community. This is an important contributor to the sense of a community experienced by residents and occupants.

As previously mentioned, this development is capable of significantly improving the local area with a range of different public benefits. Additionally, the below, subject to further discussions with Council and the community, may also be proposed:

- A monetary contribution to Council;
- Dedication of commercial office space to Council;
- A community centre and childcare / learning centre;
- Expansion of the Burwood Library;
- New Council car park;
- A new public park; and
- A pedestrian-friendly environment along Wynne Avenue.

The Economic Impact Assessment prepared by AEC Group, outlines that the proposed public benefits will provide Burwood's growing community with better access and opportunities for outdoor recreation and to foster social connections. This will contribute to strengthening Burwood's vitality and importance as a "Strategic Centre".



The proposal is supported by a Voluntary Planning Agreement (VPA), which outlines the specific details of the public benefits which could be offered. This will ensure valuable public benefits will be directly provided to the local community.

Accordingly, it is considered that this PP will have a dramatic positive effect on the local economy and community.

5.4. State and Commonwealth Interests

5.4.1. Is there adequate public infrastructure for the planning proposal?

As outlined in the Urban Design Analysis by Architectus and Cox Architecture at **Appendix 1** and the Preliminary Civil Investigations at **Appendix 1.H**, the existing public infrastructure available surrounding the site, is capable of accommodating the demand generated by this PP.

Several key infrastructure projects are currently under construction or are currently being assessed. These projects will further strengthen the site's accessibility and connectivity with the entire Sydney Metropolitan Region.

Infrastructure Improvements

The redevelopment of this site has the potential to improve the traffic conditions of the immediate locality. Several improvements to the access and transport infrastructure are also capable of being provided as a result of this PP. These specifically could include:

- Commuter car park: as part of the redevelopment, provide a commuter car park for commuters to park and ride, encouraging sustainable forms of travel and increasing train patronage;
- Bus interchange upgrade on Railway Parade;
- Railway Parade conversion to main street environment on the southern side with an additional bus lane and dedicated 5 metre footpath;
- Additional upgrade of east-west lane on southern edge of the site; and
- East-west through-link on Murrays Arcade alignment.

5.4.2. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Initial consultation has been undertaken in accordance with the Gateway Determination for the original PP. The table below summarises the responses received from these agencies to date.

Table 21: Response from Government Agencies

Gateway Condition	Response
Initial consultation regarding the planning proposal is to be undertaken with the following public authorities:	
<ul style="list-style-type: none"> ▪ Sydney Airport Corporation Limited (SACL), Bankstown Airport Limited (BAL), Civil Aviation Safety Authority (CASA) and Airservices Australia (AsA) in relation to maximum building heights; and 	<p>The Department of Infrastructure, Regional Development and Cities issued approval for the proposed height of 163.5 metres (AHD) on 6 March 2018 (Appendix 5). An approval was also received for the proposed crane height of 181.5 metres on 23 April 2018.</p> <p>The amended PP does not propose to increase the above heights. Council will, however, undertake further consultation with these agencies concurrently with the public exhibition period.</p>
<ul style="list-style-type: none"> ▪ Roads and Maritime Services (RMS) in relation to traffic 	<p>The RMS provided a response on the 9 March 2018 (Appendix 6). This response did not raise any objection to the</p>



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Gateway Condition	Response
impacts of the proposed density on the site.	subject PP. Council will, however, undertake, further consultation with Transport for NSW (previously RMS), concurrently with the public exhibition period.

It is anticipated that consultation with the following public authorities will also be undertaken concurrently, with the community consultation period: Office of Environment and Heritage; Transport for NSW; Sydney Trains; Sydney Water; Energy Australia; Ministry for Health; and Department of Education.



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6. MAPPING

The following amendments are proposed to the Burwood Local Environmental Plan 2012.

Table 22: Existing and Proposed Controls

Control	Existing	Proposed
Height	60 metres and 70 metres	136 metres and 144 metres
FSR	4.5:1 and 6:1	10.54:1
Maximum Residential FSR	2:1 and 3:1	7.16:1
Maximum FSR for Serviced Apartments	0.45:1 and 0.6:1	GFA cannot exceed 10% of total GFA across the combined land
Savings Provision	N/A	Introduce a savings provision for the site to allow for a Development Application to be assessed concurrently with the PP

In order to implement the above controls, the use of a 'Part 6 - Additional local provision' is the preferred mechanism. Example wording has been provided at **Appendix 4**, which refers to the following mapping amendments.

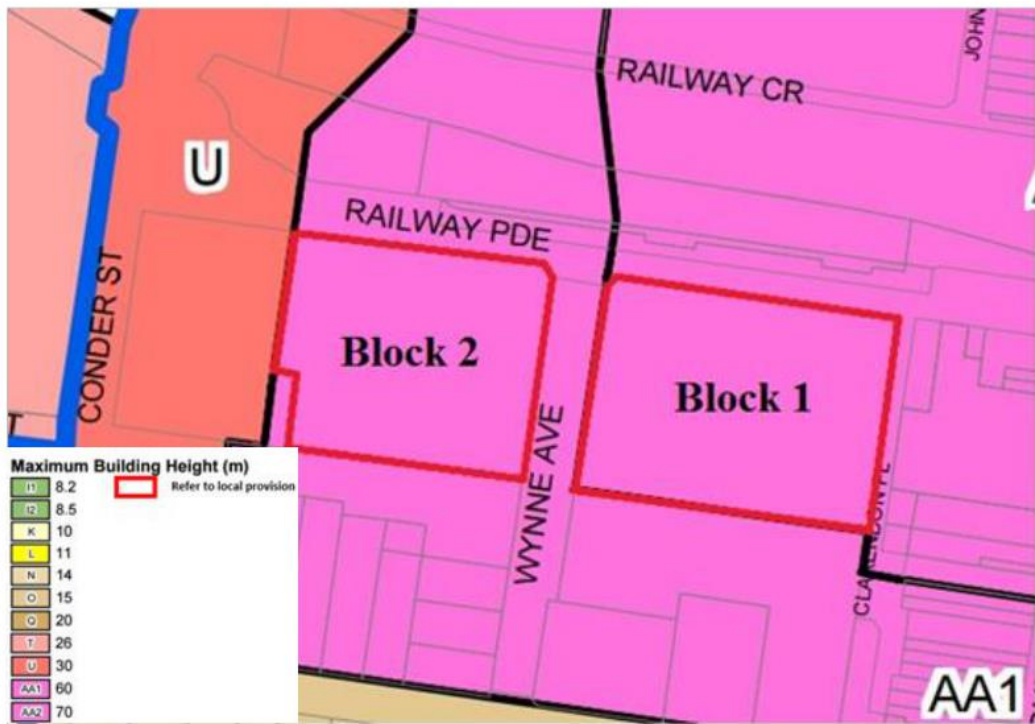


Figure 5: Proposed Maximum Building Height Map



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Figure 6: Proposed FSR Map



7. COMMUNITY CONSULTATION

It is anticipated that this PP will be made publicly available for a minimum of 28 days, to ensure all matters and concerns the Council or the community may have, are adequately and thoroughly addressed.

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Burwood Council's website. The written notice will: -

- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- The PP, in the form approved for community consultation by the Secretary of Planning, Industry and Environment;
- The Gateway determination; and
- Any studies relied upon by the PP.



8. PROJECT TIMELINE

The timeframe for the completion of the PP will depend on the complexity of the matters, the nature of any additional information that may be required and the need for agency and community consultation. The following details are indicative only and may be amended at Gateway to provide the necessary level of confidence that the PP will be finalised within a reasonable time.

Table 23: Indicative Project Timeline

Step	Indicative Timeframe
Anticipated commencement date	Date of Gateway determination
Anticipated timeframe for the completion of required technical information	Not applicable. Technical analysis have already been commissioned to support the PP.
Timeframe for government agency consultation (pre and post exhibition as required by the Gateway determination)	<p>Anticipated timeframe is to run concurrently with the public exhibition period.</p> <p>Initial consultation has already been undertaken with the following agencies in accordance with the original Gateway Determination:</p> <ul style="list-style-type: none"> ▪ Roads and Maritime Services; and ▪ Department of Infrastructure, Regional Development and Cities (Aviation Authorities). <p>Additional consultation is expected with the following agencies:</p> <ul style="list-style-type: none"> ▪ Office of Environment and Heritage; ▪ Sydney Trains; ▪ Transport for NSW; ▪ Sydney Water; ▪ Energy Australia; ▪ Ministry for Health; and ▪ Department of Education.
Commencement and completion dates for public exhibition period.	Dates are dependent on the date of the Gateway determination. The proponent is willing to undertake extensive consultation with both the Council and the community to ensure all matters and concerns are adequately addressed in an appropriate timeframe.
Dates for public hearing (if required)	Not applicable at this stage.
Timeframe for consideration of submissions	To be determined by Council.
Timeframe for the consideration of proposal post exhibition	To be determined by Council
Date of submission to the Department to finalise the LEP	Not known
Anticipated date RPA will make the plan (if delegated)	
Anticipated date RPA will forward to the Department for notification	



9. CONCLUSION

Statutory Planning Issues

This amended Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning, Industry and Environment including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

It sets out the justification for the proposed rezoning of the subject site at 42-50 and 52-60 Railway Parade, Burwood to allow for a high-density, mixed-use development. The current B4 Zoning currently permits mixed uses, however, to enable a viable urban renewal development the following amendments are proposed:

Table 24: Summary of Amendments

Control	Existing	Proposed
Height	Lot 1 DP 588368 (Block 1) - 70 metres Lot 16 DP 832440 (Block 2) - 60 metres	Lot 1 DP 588368 (Block 1) - 144 metres Lot 16 DP 832440 (Block 2) - 136 metres
FSR	Lot 1 DP 588368 (Block 1) - 6:1 Lot 16 DP 832440 (Block 2) - 4.5:1	10.54:1 (combined over both Lot 1 DP 588368 and Lot 16 DP 832440)
Maximum Residential FSR	Lot 1 DP 588368 (Block 1) - 2:1 Lot 16 DP 832440 (Block 2) - 3:1	7.16:1 (combined over both Lot 1 DP 588368 and Lot 16 DP 832440)
Maximum FSR for Serviced Apartments	Lot 1 DP 588368 (Block 1) - 0.6:1 Lot 16 DP 832440 (Block 2) - 0.45:1	GFA cannot exceed 10% of total GFA across the combined land (both Lot 1 DP 588368 and Lot 16 DP 832440)
Savings Provision	n/a	Introduce a savings provision for the site to allow for a Development Application to be assessed concurrently with the PP

It is proposed to implement these amendments with the introduction of a 'Part 6 - Additional local provision' for the site.

Discussions with both Council and DPIE, will ensure the most appropriate LEP mechanism has been selected to implement the proposed amendments.

The concept design prepared and accompanying this PP, has been informed by a range of specialist investigations. These studies have outlined that the subject site is capable of accommodating the proposed development without posing any adverse impacts to the surrounding environment.

Positive Impact on the Local Economy

The proposed development will result in numerous positive economic benefits to the local Burwood economy. The table below, summaries the direct and indirect economic benefits which could be produced from the proposal.



Table 25: Economic Benefits (Source: AEC, 2018)

	Proposal
Output (\$M) per annum	\$753.7
Contribution to GDP (\$M) per annum	\$434.1
Income and Salaries to Local Workers (\$M) per annum	\$233.4
New Employment (Full Time)	3,299

As the existing buildings on the subject site comprise of substantial retail and commercial buildings, increased residential densities are required to cross-subsidise the redevelopment and to ensure a significant amount of additional commercial floor space can be provided.

The proposal is of a sufficient scale to facilitate this urban renewal development and to provide the outlined benefits to the local economy. The strength of the economy is paramount to enable this redevelopment to be achieved, therefore timing of this proposal is critical in order to guarantee the delivery of this project.

Public Benefits

The Planning Proposal is capable of providing the following benefits to the community:

- Provide high quality residential accommodation in a high demand area of Sydney, close to transport, shops and other amenities (approximately 1,100 apartments);
- Provide a variety of jobs closer to existing homes (approximately 3,299 direct and indirect jobs), and 1,720 indirect and direct jobs during the development's construction phase);
- The proposal will act as a catalyst for urban renewal in this established suburb;
- Provide a landmark development for Burwood, demonstrating world-class design excellence; and
- Create a vibrant, engaging and active streetscape through the provision of improved public spaces and active street frontages.

The PP is also accompanied by a VPA which details a range of other public benefits including a new council car park, public park, monetary contribution and the dedication of commercial office space to Council. These works have the potential to create a vital and vibrant community hub within the Centre.

Summation

The proposal has been demonstrated as being the best means of achieving the objectives and intended outcomes. The PP is considered suitable and appropriate as it:

- Is consistent with the principles of Council's community strategic policies;
- Is consistent with the Greater Sydney Region Plan and the Eastern City District Plan;
- Is consistent and complies with the strategic planning test outlined in DPIE's 'A Guide to preparing planning proposals';
- Is consistent with the relevant Ministerial Directions under Section 9.1 of the Act; and
- Does not pose any adverse environmental or social impacts to the surrounding community.

This PP sets out a carefully planned framework designed to achieve the redevelopment of one of the key sites in Burwood. It provides the opportunity to create an exciting new community heart and meeting place for both local residents and visitors. It is designed to stimulate the local economy and provide much-needed quality housing close to transport, shops and other key amenities.

In summary, there is a sound planning basis and strategic merit to support the rezoning of the site as promoted by this PP.

**42-50 and 52-60 Railway Parade, Burwood
Development Control Plan**

DRAFT

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Part A – Preliminary

1.1 Land to which this DCP applies

The following controls apply to 42-50 and 52-60 Railway Parade, Burwood, and for the future development known as Burwood Place, as shown in Figure 1. This land is legally described as Lot 16 DP 832440 and Lot 1 DP 588368.

The site has a combined area of approximately 14,400 sqm (excluding Wynne Avenue) and has frontages to Railway Parade, Wynne Avenue and Clarendon Place.

1.2 Relationship with other plans

This DCP applies to the site if a Development Application is subject to Clause xxxxxx of the Burwood Local Environmental Plan 2012.

Where there are discrepancies between the controls outlined in this DCP and the LGA wide Burwood Development Control Plan, the controls in this DCP take precedence.

Any development on this site, is subject to the provisions of the 'State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development' and accompanying 'Apartment Design Guide' (ADG), except otherwise stated in this DCP.

1.3 Map Reference

For the purpose of this DCP, 42-50 Railway Parade is known as 'Block 1' and 52-60 Railway Parade is known as 'Block 2'.



Figure 1: 42-50 and 52-60 Railway Parade, Burwood

Part B – Background

2.1 Purpose

The purpose of this DCP is to provide site specific controls for any future development on 42-50 and 52-60 Railway Parade, Burwood, to specifically align with the rezoning of the site, which was gazetted on xxxxxxxx.

2.2 Aim

The aim of this DCP is to guide future development of the site within an urban framework which is well connected and accessible, provides for a range of land uses and building forms. Development on the site, once complete, has the potential to create a vibrant landmark development which benefits from and contributes to the high quality and amenity of its location and setting.

2.3 Vision

The site is strategically located within the core of the Burwood town centre, directly adjacent to the Burwood train station. It has a rectangular shape and occupies the majority of two city street blocks situated in the south-western part of the main commercial and retail area of the town centre.

The urban renewal of the site has the potential to significantly enhance and activate the centre, creating a landmark development, supporting Burwood's role as a Strategic Centre, as outlined in the Eastern City District Plan.

Development will include a mix of uses to enhance and contribute to the vibrancy of the centre. A highly permeable street level will be activated by retail to all edges. Through site links and public laneways will be integrated within the development, to break up the large block and increase pedestrian permeability with the surrounding area.

Development also has the potential to include a wide range of significant public benefits, including new public domain areas, streetscape improvements, public art and a new public park adjacent to the Council library.

2.4 Development Principles

To achieve this vision, development on the site is to:

- deliver a landmark development, reinforcing Burwood's role as a "Strategic Centre".
- demonstrate design excellence by providing a high-quality development within the heart of the town centre.
- deliver publicly accessible, high quality through-site links that provide for a variety of both passive and active uses and responds to community needs.
- create new high quality public domain areas to address the lack of public open space on the south side of the railway line.
- locate active uses such as retail tenancies and public art along the ground level, to enhance the vibrancy of the streetscape and improve the site's relationship with the train station.
- ensure residential dwellings provide a high level of amenity through the design and layout of the built form.
- provide a suitable and appropriate mix of apartment sizes, to support the varying needs of the community.

- not adversely impact the amenity of the precinct by reason of the scale and bulk of the development.
- utilise “Crime Prevention Through Environmental Design” principles to reduce crime and increase perceptions of safety within the town centre.

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Part C – Development Application Requirements

- (1) Any Development Application for new buildings (where relevant) on the subject site must be accompanied by the following specialist consultant documentation:
- a. Public Domain Plan.
 - b. Public Art Plan
 - c. Signage/Wayfinding Strategy.
 - d. Architectural Lighting Strategy.
 - e. Crime Prevention Through Environmental Design (CPTED) Report.
 - f. Sustainability Strategy.

Note: the above documentation is addition to the relevant requirements outlined in Burwood Council's "Checklist for Lodgement Development Applications" and the Environmental Planning and Assessment Act 1979.

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Part D – Controls

2. Site Planning

Objectives

- O1) To ensure buildings are appropriately located to support a range of uses including residential, business and retail.
- O2) To ensure that new development provides a strong interface to the Burwood Railway Station, Burwood Library and Community Hub, surrounding streets and the southern Pedestrian Link.
- O3) To create high quality urban spaces that retain a pedestrian scale.
- O4) To provide for multiple tower forms which minimise overshadowing on surrounding buildings and minimise view impacts on adjacent residential buildings.

Provisions

P1) Future buildings will generally be located as shown in Figure 2 (subject to detailed design), which includes:

- (i) Two tower building envelopes on Block 1;
- (ii) Three tower building envelopes on Block 2.

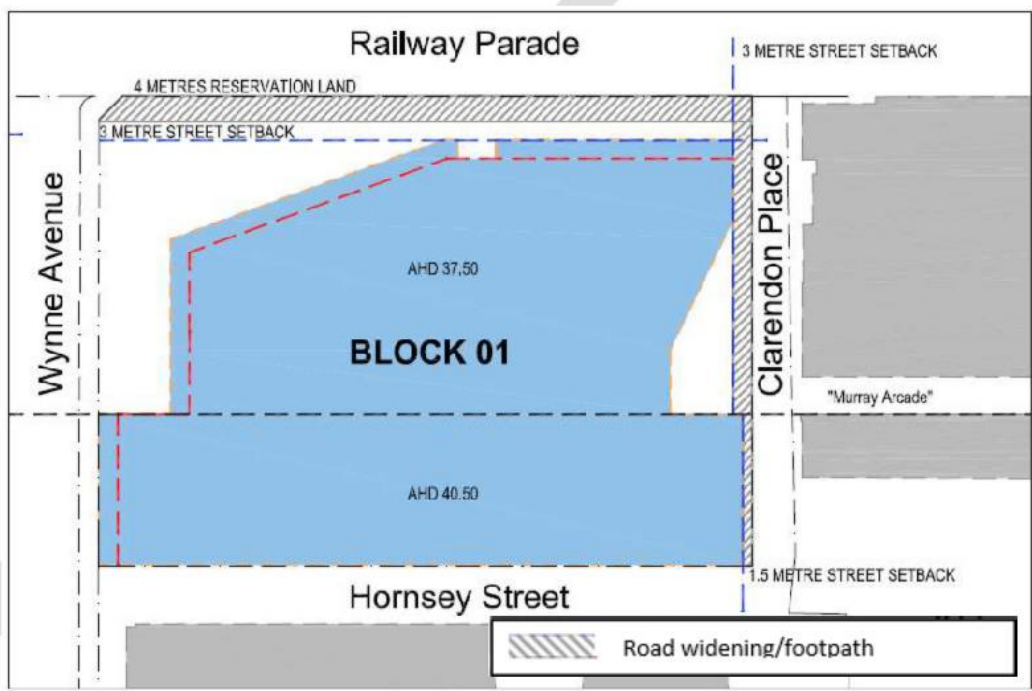


Figure 2: Indicative Building Locations

P2) Development under Wynne Avenue is subject to obtaining owner’s consent and an agreement detailing the precise parameters and extent of the Wynne Avenue use. Council shall be satisfied that any use or development of public land serves the wider community interest and/or results in the provision of commensurate public benefits.

P3) Development of Block 1 shall facilitate the dedication of a 4 metre strip of land alongside Railway Parade (as shown on the Land Reservation Acquisition Map of the BLEP) to Council.

P4) Development of Block 1 shall facilitate public access along Clarendon Place for the purpose of a new footpath and road widening in accordance with the locations outlined in Figure 3.



--- Secondary Setback: 3 metre setback to the street front setback

Figure 3: Public access along Clarendon Place

P5) Development is permitted underneath any footpath or area to be used for road widening, only if it is located within the existing site boundary, as illustrated in Figure 1. For avoidance of doubt, development is permitted under Wynne Avenue, subject to obtaining owner’s consent and approval from Council.

3. Landscaping and Publicly Accessible Private Land

Objectives

- O1) To encourage new publicly accessible areas and through-site pedestrian links.
- O2) To incorporate pedestrian links through the site, at points where these links are most legible and safely connected to the existing street and pedestrian network.
- O3) To promote pedestrian and cycle activity through the town centre.
- O4) To provide attractive publicly accessible private land that maximises the possibility of stormwater percolation, mature tree growth, and access to sunlight.

Provisions

- P1) Publicly accessible private land shall be provided in accordance with the indicative locations in Figure 4.
- P2) Publicly accessible private land shall equate to a minimum of 4,000 sqm (excluding Wynne Avenue).
- P3) Public through site links shall be provided in accordance with the indicative locations detailed in Figure 4. These links shall provide public access 24 hours, 7 days per week.
- P4) Publicly accessible through site links shall be provided in accordance with the indicative locations detailed in Figure 4. These links take the form of an arcade (but can also be open-air), and shall provide public access from at least 6am to 10pm daily.
- P5) Public through site links shall have a minimum width of 6 metres and publicly accessible through site links shall have a minimum width of 4.5 metres.
- P6) The through site link running east-west through Block 1 shall align with the existing arcade known as 'Murray Arcade' at 127-133 Burwood Road Burwood and shall facilitate a continuous path of travel for pedestrians.
- P7) CCTV cameras and other appropriate security measures shall be installed within the site to ensure the safety of members of the public and residents using the publicly accessible private land, southern pedestrian link, and through-site links.
- P8) Council may consider an alternative treatment for the Wynne Avenue road reserve (i.e. between Block 1 and Block 2). The desired future character of this section of Wynne Avenue is that of a road which facilitates the movement of vehicles through the Town Centre, as well as being an attractive place for pedestrians that facilitates movement of pedestrians between Block 1 and Block 2. Surface treatments and public domain works will be considered that enhance the space and connectivity, such as a raised threshold and widened footpath on the eastern side. Notwithstanding, Wynne Avenue (between Block 1 and Block 2) must provide for at least one lane of vehicle traffic in each direction. The remaining portion of Wynne Avenue is anticipated to remain as four trafficable lanes.

P9) Landscaping shall be provided within publicly accessible private land. A minimum of 20% of the publicly accessible private land shall comprise 'soft' landscaping. For the avoidance of doubt, planter boxes and raised plant beds shall be included in this landscaping calculation.

P10) The publicly accessible private land shall be designed to create a high-quality address and setting for buildings, including the provision of a variety of plant types and sizes; trees capable of offering shade to public spaces; a variety of seating options for use by the public (not restricted to outdoor dining); a high quality pavement design; and public art.

P11) Council must be satisfied that a Public Domain and Landscape Plan has been submitted which confirms the nature of the public domain works, their placement within the site, timing for installation, and ongoing management requirements.

P12) The development shall provide for communal open space and landscaped areas on the top of podium levels.

P13) Communal open space shall equate to 25% of the area used for the purpose of residential towers and podiums (i.e. the site excluding land dedicated for publicly accessible private land as shown in Figure 4 and commercial development).

P14) At least 50% of the podium and Tower E roof shall be vegetated with grasses, shrubs and trees.

P15) Public art shall be provided within new publicly accessible private land along ground level.

P16) Public through site links and publicly accessible through site links shall:

- (a) Be legible and direct throughways for pedestrians.
- (b) Have signage at the street entries indicating public accessibility and the street to which the through site link connects.

P17) Given the site's high-density location, "deep soil" planting may be offset by a reasonable component of alternative landscaping being provided, consistent with Objective 3E-1 of the ADG.

P18) Publicly accessible private land and public through site links may be partially covered.

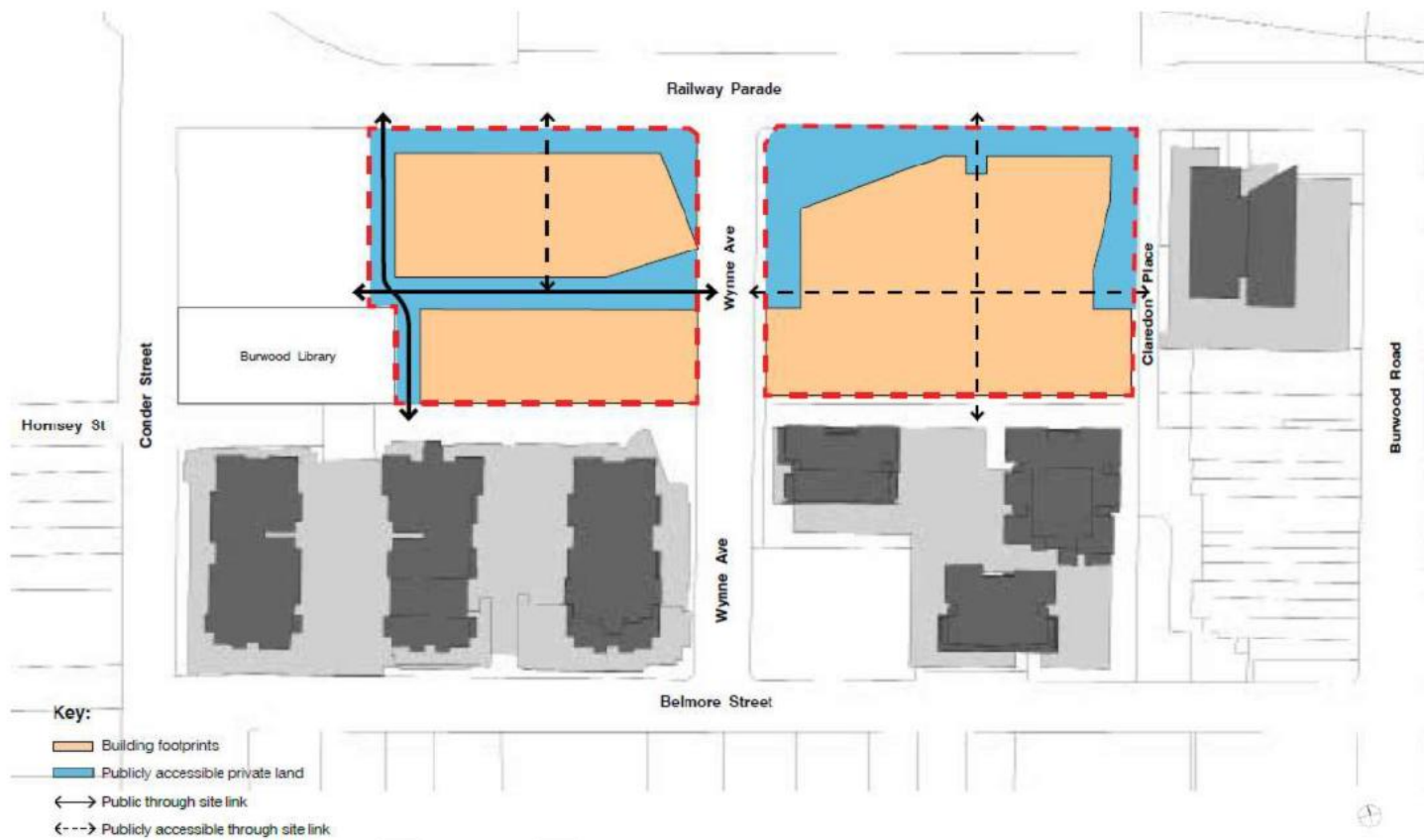


Figure 4: Indicative locations of publicly accessible private land and through site links

Note: Publicly accessible private land, as identified in Figure 4, include:

- Vehicular ingress/egress locations; and
- Public domain elements such as escalators.

4. Height of Buildings

Objectives

- O1) To ensure that there is no significant loss of amenity to surrounding buildings, streets or urban spaces.
- O2) To minimise overshadowing of new and existing public domain areas and publicly accessible private land.
- O3) To recognise this site as an important gateway to the Burwood Town Centre.
- O4) To provide multiple tower forms and varying heights.

Provisions

- P1) Development shall comply with the Building Height Plane as outlined in Clause 4.3A of the Burwood Local Environmental Plan 2012.
- P2) Development on Block 1 shall not result in a building with a building height that exceeds 144 metres;
- P3) Development on Block 2 shall not result in a building with a building height that exceeds 136 metres;
- P4) Architectural roof features, rooftop structures, and mechanical equipment such as lift overruns, shall be accommodated within the maximum building height of buildings.
- P5) To address the appearance of bulk and to provide articulation to the built form, a variation in height must be provided, in accordance with the minimum heights outlined in Figures 6 and 7.
- P6) Development shall incorporate the setbacks and secondary setbacks illustrated in Figure 5.
- P7) Podiums shall not exceed the heights as detailed in Figure 5. Structures used for landscaping and communal open space such as barbeques, pergolas and planters may exceed these heights.

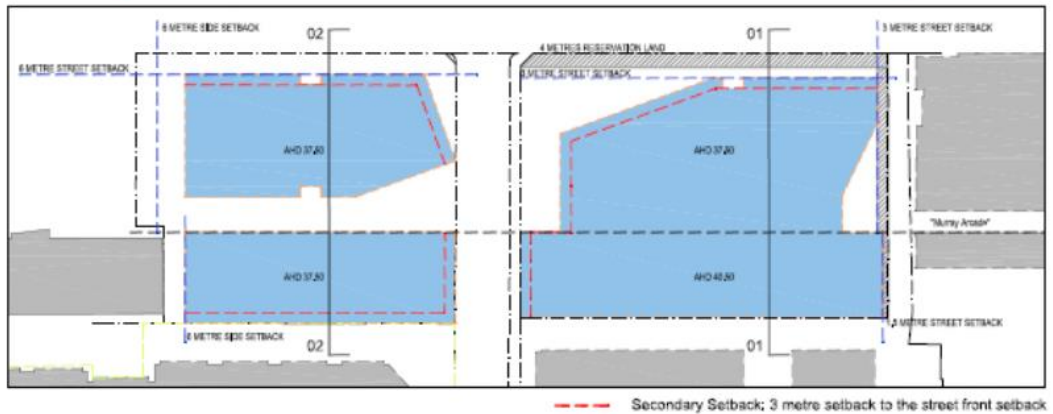
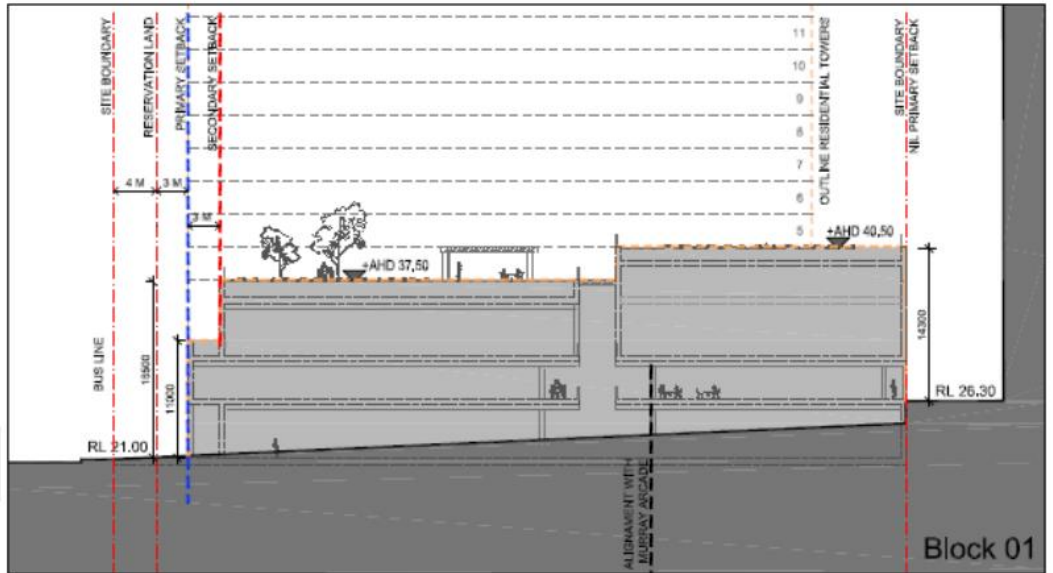
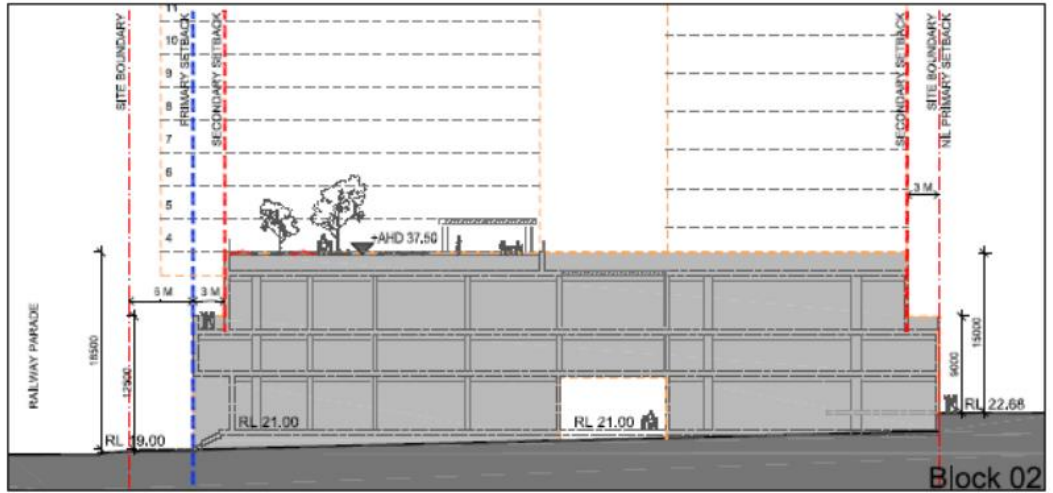


Figure 5: Setbacks and podium heights

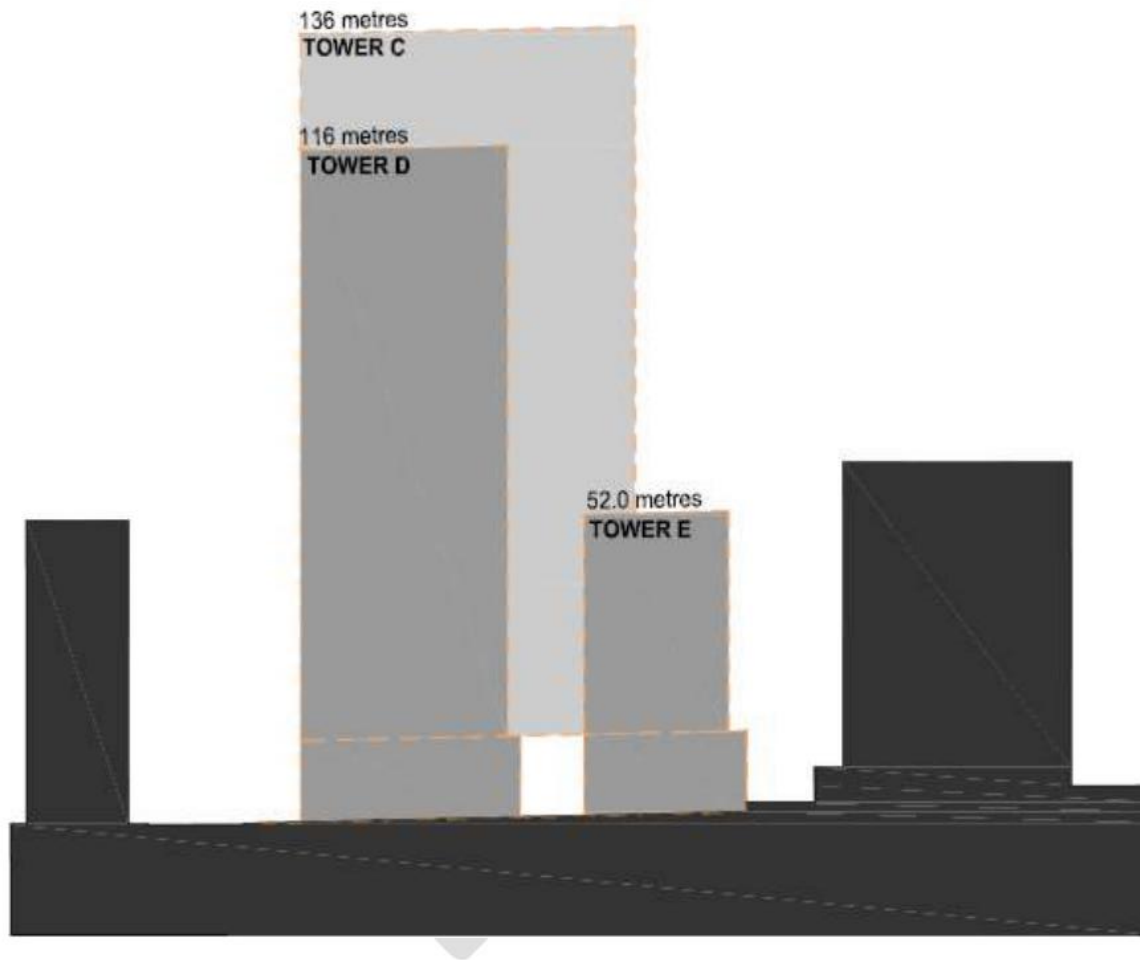


Figure 6: Maximum building heights – Western direction

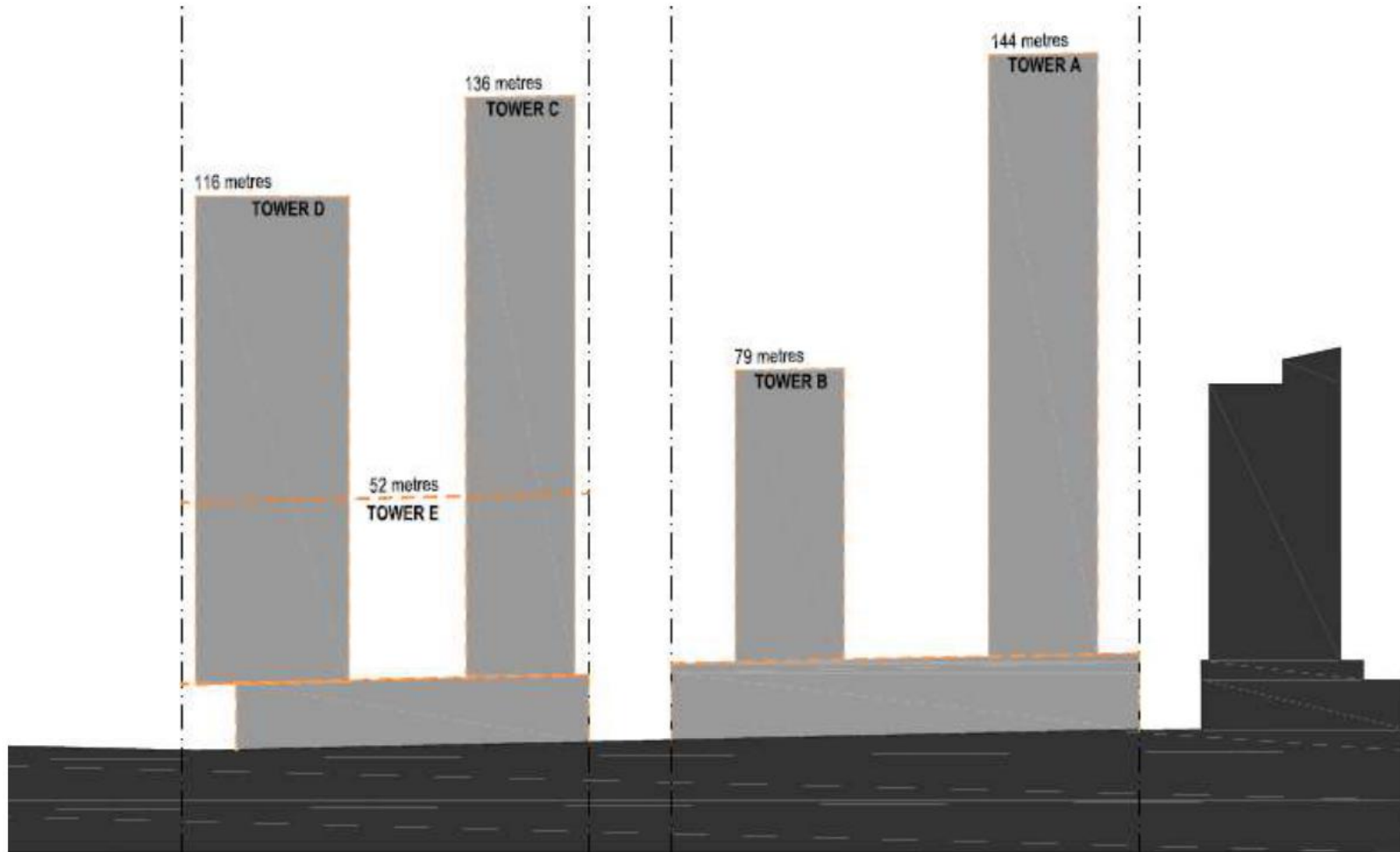


Figure 7: Maximum building heights – Southern Elevation

5. Setbacks separation and cross ventilation

Objectives

- O1) To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.
- O2) To control overshadowing and maintain amenity to surrounding residences, public domain areas, publicly accessible private land and development within the site.
- O3) To provide visual and acoustic privacy for occupants and surrounding residents.
- O4) To ensure building setbacks have adequate regard to building amenity, privacy, access points, solar access and publicly accessible private land.
- O5) To ensure that the building mass and articulation does not detract from surrounding heritage items and maintains significant views and vistas.
- O6) To ensure that buildings are of a high architectural quality, modulated where appropriate and articulated to provide visual interest.

Provisions

- P1) Building setbacks and separation distances for above ground development, shall be provided generally in accordance with the distances outlined in Figure 8.
- P2) Setbacks shall be measured from the property boundary after any land acquisition required by the BLEP 2012 has taken place.
- P3) Where there is a non-compliance with the ADG, appropriate mitigation measures such as privacy screens, should be implemented if required, to ensure issues such as visual privacy to surrounding residential buildings are reasonably addressed.
- P4) The towers shall be designed to achieve tall, slender profiles and fast-moving shadows. In respect to Towers A, B and C, the east-west width of each tower, at its widest point, shall not exceed 25 metres. Tower D shall not exceed 28 metres.
- P5) Amenity and configuration of apartments shall comply with ADG unless where better amenity can be provided through alternate configurations.
- P6) Cross ventilation will include (in part) naturally cross ventilated plenums.



Note:

*Separation distances are measured from above podium to top of tower.

Setbacks and separation distances to comply or exceed minimum ADG requirements other than where reduced distances can be demonstrated to deliver better amenity outcomes relatively to solar access, privacy and views.

Figure 8: Setbacks and Separation Distances

6. Façade composition and articulation

Objectives

- O1) To ensure the development has well articulated and harmonious facades which define the publicly accessible private land and create an appropriate human scale.
- O2) To ensure that building openings and through-site links are clearly visible from the street.
- O3) To ensure that building elements, such as balustrades, awnings and signage are integrated.
- O4) To ensure that corners are articulated to address both frontages.

Provisions

- P1) Facades are to incorporate a balance of horizontal and vertical elements, to visually relieve any apparent building bulk.
- P2) Unrelieved facades, such as those created by curtain walling, large expanses of glass and concrete, are to be avoided.
- P3) Where the length of a building (other than a podium) exceeds 45 metres, appropriate articulation/modulation shall be implemented to alleviate building mass.
- P4) Mechanisms which may be employed in the composition of building facades include:
 - Maintaining a consistent street wall height for the podium.
 - Clear identification of building entries and through-site links.
 - The use of architectural features which give pedestrian scale at street level.
- P5) The dominance of one architectural style shall be avoided.
- P6) Roof forms are to generate an interesting skyline and minimise view impacts from adjoining developments.
- P7) Rooftop signage is not permitted, nor signage upon the tower components.

7. Solar Access

Background

The site is located within the core of the Burwood town centre. Three developments immediately surround the site to the south and east (refer to Figure 9), including:

- Burwood Grand (under construction) – to the south of Block 2.
- Emerald Square (complete) – to the south of Block 1.
- Burwood Central (approved) – to the east of Block 1.

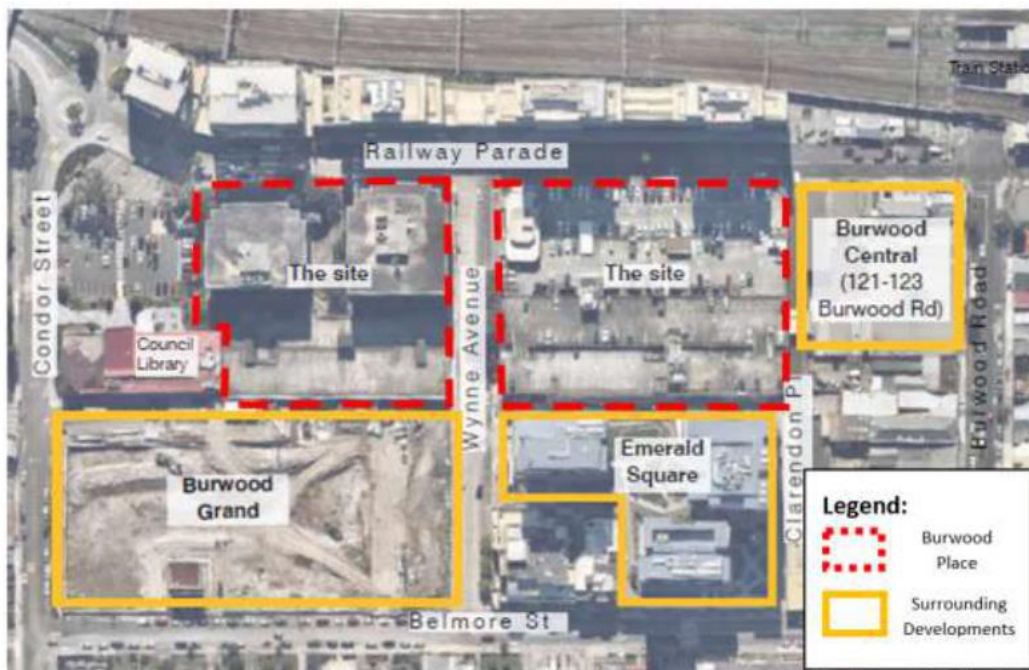
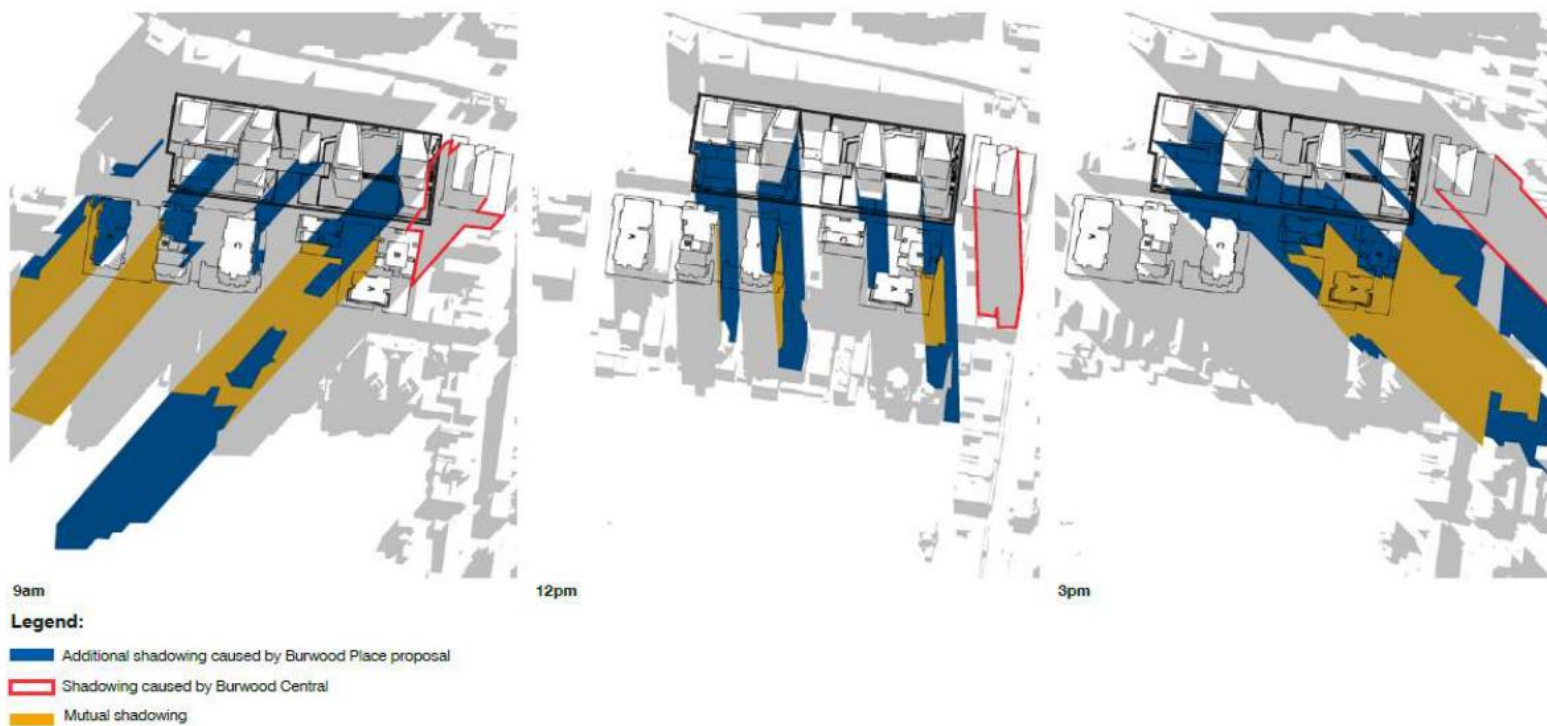


Figure 9: Surrounding development

Given the dense urban context of the area surrounding the site, existing (approved and constructed) developments mutually overshadow each other, as demonstrated in Figures 10 and 11.

The site is surrounded by approved developments which will have implications on the subject site in terms of achieving the solar criteria of the ADG. Architectural modelling and analysis was undertaken to maximise solar access to adjoining development as a result of the proposal, which has resulted in the proposed concept design identified in this DCP. Due to the nature and form of existing buildings, the proposal aims to maximise solar access and minimise shadow impacts to adjoining development as far as practicable.



Note: While the shadow diagrams are indicative, they are based on carefully modelled building envelopes which will be the basis for the Development Application stage and provide a reasonable analysis of shadow impact.

Figure 10: Indicative Shadow Diagrams



Legend:

■ Burwood Central Development Application approved

Note: While the views from the sun are indicative, they are based on carefully modelled building envelopes which will be the basis for the Development Application stage and provide a reasonable analysis of views from the sun.

Figure 11: Indicative Views from the Sun

Objectives

- O1) To not unreasonably reduce solar access where existing developments mutually overshadow each other.
- O2) To orientate development to optimise solar access.
- O3) To maximise separation at the lower levels of towers within Burwood Place to enhance solar access.

Provisions**External Solar Access – Surrounding Developments**

P1) Given the dense urban context of the site and surrounds, solar access to existing and any new apartments in surrounding developments (as shown in Figure 9) is not to be unreasonably reduced. As a minimum, solar access to 50% of apartments in a development (including Emerald Square and Burwood Grand developments) is to be retained in mid-winter, between 9am and 3pm for at least 2 hours.*

Internal Solar Access

P2) Living rooms and private open spaces of at least 70% of apartments in Burwood Place shall receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.*

P3) Internal solar access for any future apartments shall be calculated based on the total number of apartments per Block, as defined in Figure 1 of this DCP.

Communal Open Space and Publicly Accessible Land

P4) Publicly accessible private land and communal open space for the development and surrounding developments shall be consistent with the solar access design guidelines for “dense urban areas”, as outlined in Section 3D of the ADG.

***Note:** Solar access to “apartments” is to be calculated on the basis of considering habitable rooms, bedrooms and adjoining private open space/balconies as a collective space. For clarity, one sqm of direct sunshine is to fall on either a balcony area or a living room/kitchen area or a bedroom area of an apartment.

8. Active Frontages

Objectives

- O1) To promote pedestrian activity and safety in publicly accessible private land through passive surveillance.
- O2) To provide transparency and visual contact between public areas and the building interior.
- O3) To create a 'public face' for buildings to enhance the character of streets.
- O4) To provide access directly to the street.

Provisions

P1) "Active uses" shall be provided in accordance with the indicative locations outlined in Figure 12, which includes the following categories:

- (i) "Key active frontages" – located along Railway Parade and partially along the new public park, Wynne Avenue and Clarendon Place.
- (ii) "Active street frontages" – located along new publicly accessible private land and street frontages.
- (iii) "Internal active frontages" – located along new internal through site links.
- (iv) "Activated elevated frontage/walkway" – located along the southern boundary of Block 1.

P2) "Active uses" shall include one or a combination of the following:

- (i) Entrances to retail.
- (ii) Shop fronts.
- (iii) Outdoor dining opportunities.
- (iv) Glazed entries to commercial and residential lobbies.
- (v) Active uses such as reception areas, if visible from the street.
- (vi) Business premises that provide direct overlooking of the street and footpath from windows.

P3) The proposed development must have a full active street frontage to land identified as "key active street frontage" in Figure 12. Fire exits are permitted along this frontage, where required.

P4) Other than the key active street frontages, the building facades, where possible, must be treated through public art, feature wall or the like, so that they are sympathetic to the surrounding environment.

P5) Building services and utilities shall be screened or otherwise treated to maintain attractive and safe frontages for pedestrians.

P6) Footpaths shall be provided along all active street frontages.

P7) Separate entrances shall be provided to commercial and residential development. All entrances shall be clearly visible and well lit.

P8) Active frontages shall not be obscured by signage (eg. large window decals), treated with opaque or reflective glass, or other treatment which restricts passive surveillance of the street and publicly accessible private land.

P9) Awnings or colonnades are encouraged where these would:

- Provide all weather protection at street level.
- Identify and protect entries to buildings.
- Give the development a pedestrian scale.
- Contribute to safety and security for pedestrians and people entering buildings.

P10) Lighting shall be provided in all publicly accessible private land and through site links.

P11) Building entrances must have a direct physical and visual connection with either the street, publicly accessible private land, public through site link or publicly accessible through site link.



Figure 12: Indicative active frontages

9. Transport

Objectives

- O1) To ensure that building vehicular ingress and egress points are best located to reduce potential for vehicle and pedestrian conflict.
- O2) To create a hierarchy of transport within the site which prioritises pedestrians and cyclists.
- O3) To improve vehicle access and safety to minimise traffic impact.
- O4) To provide best practice end of trip facilities for active transport in the Burwood Town Centre.
- O5) To facilitate safe and efficient access for all transport modes.

Provisions

P1) Vehicular ingress and egress points shall be provided in accordance with the indicative locations outlined in Figure 13.

In accordance with the Traffic Impact Assessment 2018, it is anticipated that heavy vehicles (e.g. loading and deliveries) shall utilise the Railway Parade loading dock ingress/egress point. A separate driveway on Railway Parade would serve light vehicles access for residents, visitors and retail/commercial customers. Only light vehicles (e.g. residential, visitor, customer movements) shall utilise the Wynne Avenue ingress/egress point.

Egress shall be provided for passenger vehicles onto Conder Street southbound only from the Council and Burwood Place carparks.

P2) Vehicle access shall be separated from pedestrian entries to avoid pedestrian and vehicular conflict.

P3) Residential and non-residential land uses may share common vehicular ingress/egress points. However, residential parking areas must be separate and secure from non-residential users.

P4) Parking and loading facilities shall be located underground.

P5) Car parking rates shall be in accordance with the parking requirements in Section 3.7 of the Burwood Development Control Plan.

P6) Appropriate end of trip facilities shall be provided for commercial office uses with high level amenity (e.g. showers, change room facilities and bike storage areas).

P7) The development shall allocate at least six parking spaces for use by a car share provider. The car share spaces shall be within a safe, convenient, and publicly-accessible part of the site. Adequate notices on behalf of the car share company are to be displayed within the development to clearly advise the provision of car share spaces.



Note: The volumes are indicative maximums based on modelling at PP stage.

Figure 13: Indicative building vehicular access and egress points

10. Building Materials, Finishes and Visual Appeal

Objectives

O1) To ensure that buildings have a high-quality appearance and have regard to the character of the surrounding area.

Provisions

P1) The design of each Tower shall provide visual relief elements, having regard to the high visibility of these Towers from the railway line and surrounding precincts.

P2) An Architectural Lighting Scheme shall be submitted with any development proposal for above ground work, where relevant. The lighting scheme shall seek to:

- a) Enhance the safety and security of residents and pedestrians at, and in the vicinity of, the site;
- b) Enhance the visual appeal and interest of the site at night and twilight hours;
- c) Minimise light spill to surrounding residents or users; and

A management plan is to be included to ensure the lighting scheme is maintained in perpetuity.

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11. Public Art

Objectives

- O1) To ensure that the development contributes to public art within the Town Centre.
- O2) To include public art so as to better integrate development into the environmental and cultural aspects of a locality and ensure the development contributes positively to the streetscape.

Provisions

- P1) The development must provide public art. The provision of multiple art pieces across the development site is preferred.
- P2) The public artwork is to be generally located within the development site, within the publicly accessible private land and publicly-accessible through site links; except where the proponent has entered into a mutual agreement with Council to provide the public artwork on public land.
- P3) Council must be satisfied that a Public Art Plan has been submitted which confirms the value of the artworks, their placement within the site, timing for installation, and ongoing management requirements.
- P4) A Public Art Coordinator must be engaged for the planning, management and reporting of the public art.

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(ITEM 31/20) DRAFT VOLUNTARY PLANNING AGREEMENT - 42-50 AND 52-60 RAILWAY PARADE, BURWOOD

File No: 20/25118

REPORT BY DEPUTY GENERAL MANAGER LAND, INFRASTRUCTURE AND ENVIRONMENT

Parties:

Developer: Burwood Tower Holdings Pty Ltd
Landowner: Wynne Ave Property Pty Ltd

Summary

A draft Voluntary Planning Agreement (VPA) prepared in connection with the Planning Proposal (Proposal) for Burwood Place at 42-50 and 52-60 Railway Parade Burwood has been publicly exhibited between 28 April 2020 and 26 May 2020. The draft VPA proposes a number of public benefit outcomes including a new urban park, carparking and commercial office space as well as monetary contributions that will be delivered as part of the development proposed under the Proposal.

Background

Planning Proposal

The Proposal for Burwood Place at 42-50 and 52-60 Railway Parade, Burwood was first submitted to Council in October 2015. A Gateway Determination for the Proposal was issued by DPIE in February 2017. The Gateway determined that the Proposal to increase the maximum building height from 60m and 70m to 107m and 144m, and increase the maximum floor space ratio (FSR) from 4.5:1 and 6:1 to 9.9:1, should proceed subject to conditions.

The Proposal was amended for the developer to increase the scale of development and offer more public benefits. The amended Proposal was reported to Council on 11 December 2018, when Council resolved to seek a further Gateway Determination subject to updating the Proposal to address issues raised in the consultant assessment report.

The Gateway Determination for the amended Proposal was issued by DPIE on 13 February 2020. The Gateway determined that the Proposal to increase the maximum building height to 136m and 144m, and increase the maximum FSR to 10.54:1 should proceed to next steps subject to conditions. Council is given 12 months of the date of the Gateway Determination to finalise this Proposal.

Draft VPA

Since the first Gateway Determination for the Proposal was issued in early 2017, a VPA has been negotiated. Under the VPA, the developer would provide Council a monetary contribution and several works in kind.

A report on the Proposal including the draft VPA was presented to the Council meeting on 27 March 2018, when Council resolved (in part) to endorse in principle the terms of the VPA.

A report outlining the negotiations which had been undertaken since the abovementioned meeting, the matters agreed upon and the steps ahead was presented to the Council Meeting on 21 August 2018.

A report on the amended Proposal package including the draft VPA was presented to Council on 11 December 2018. Council resolved to submit the amended Proposal for a further Gateway Determination, subject to (in part) the draft VPA being finalised to the satisfaction of Council.

The VPA, as attached to this report, is the result from the negotiations since the Council meeting of 11 December 2018. It was on public exhibition between 28 April 2020 and 26 May 2020 in conjunction with the amended PP and a site specific Development Control Plan.

The draft VPA will provide Council a monetary contribution and several works in kind as follows:

Monetary contributions

- Monetary contributions totaling \$30M (indexed annually from the date of the Development Consent) will be provided to Council for the provision of public purposes.
- The \$30M will be paid in six installments of \$5M. The first installment will be paid upon the granting of the first development consent. The second to the sixth installments are tied to the issue of a Construction Certificate (CC) for that part of the works.

Works in kind

The works in kind at the Burwood Library site at 2-4 Conder Street Burwood include:

- An underground car park consisting of 180 spaces, approximately 5,100m² gross
- An urban park, approximately 2,200m², to replace the current Council car park at ground level
- Extension of 800m² net leasable area or approximately 1,000m² gross of the current library

The works in kind at the development site at 42-50 and 52-60 Railway Parade Burwood include:

- 4,242m² net leasable area or approximately 5,300 m² gross A-grade commercial office space
- 40 basement car spaces in association with the office space

Consultation

The draft VPA before Council is the product of negotiations between senior Council officers and the developer/landowner.

The draft VPA was publicly exhibited in conjunction with the Proposal for a period of 28 days from 28 April 2020 to 26 May 2020. The exhibition notice was placed on Council's website. The exhibition notice included a link to the NSW Planning Portal where the exhibition material including the draft VPA was available for viewing. This exhibition arrangement was in line with the NSW Government's emergency measures as a result of the COVID-19 pandemic.

Planning or Policy Implications

Council has a *Planning Agreement Policy*. The Policy stipulates the matters that Council should consider when determining whether or not to enter into a VPA. Consideration of these matters against the draft VPA is outlined below:

1. The VPA is directed towards a proper legitimate planning purpose. The VPA provides funds to Council to be used to provide the augmentation or improvement of open space, community facilities or other public facilities, consistent with the *Burwood Open Space and Community Facilities Study 2014*.
2. The VPA would result in several public benefits. The contribution to Council would be used towards public facilities.
3. The VPA provides a reasonable means of achieving the relevant purpose. The *Burwood Open Space and Community Facilities Study* identified the open space and community facilities required to meet the population increase.

4. The VPA would produce outcomes that meet the general values and expectations of the community, and protect the overall public interest. The provision, augmentation and improvement of public facilities by Council are an expectation of the community. The VPA provides Council with the financial resources to assist in the delivery.
5. The VPA promotes Council's strategic objectives as outlined in Clause 2.1 of Council's *Planning Agreements Policy*, particularly:
 - Objective 'a' – to provide an enhanced and more flexible development contributions system for Council. The VPA encourages flexibility by enabling a monetary contribution towards public facilities, to the mutual benefit of the developer and the community.
 - Objective 'b' – to supplement or replace, as appropriate, the application of s7.11 and s7.12 of the Act for development. The VPA supplements Council's Section 7.12 Plan because the VPA contribution is on top of established Section 7.12 contributions.
 - Objective 'e' – to lever planning benefits from development wherever possible. The VPA would facilitate the provision of public facilities, which represent a public benefit.
6. The VPA conforms to the fundamental principles governing the Council's use of planning agreements as set out in Clause 2.2 of the *Planning Agreements Policy*, particularly:
 - Principle 'a' – planning decisions may not be bought or sold through planning agreements. Council is not obliged to support the PP and instead, the Proposal must be considered on the individual merit.
 - Principle 'd' – Council will not use planning agreements for any purpose other than a proper planning purpose. The manner in which the VPA is proposed to be used is in accordance with Council's *Open Space and Community Facilities Study*.

Financial Implications

The VPA would provide for a monetary contribution of \$30M (indexed annually from the date of the Development Consent), in addition to Section 7.12 contributions, for the provision, augmentation or improvement of open space, community facilities, or other public facilities. Council would be obliged under legislation to allocate the contribution and any return on its investment to the provision of, or the recoupment of the cost of providing public facilities.

The monetary contributions will be paid in six installments of \$5M, at various stages of development.

The VPA will also provide works in kind, including a public car park, an urban park, an extension of Burwood Library, and office spaces with associated car parking.

Conclusion

The executed VPA will secure a monetary contribution of \$30M for the provision of public facilities and several works in kind including a new urban park, carparking and leasable commercial office space.

Recommendation(s)

1. That Council endorse the draft VPA.
2. That Council authorise the General Manager to make any minor amendments to the draft VPA prior to execution.

3. That Council authorise the General Manager to sign the VPA under his Power of Attorney.
4. That Council authorise the General Manager to encourage the execution of the VPA by all parties as soon as practicable.

Attachments

- 1 [↓](#) Draft Voluntary Planning Agreement for Burwood Place including Explanatory Note

Planning Agreement

42-50 and 52-60 Railway Parade, Burwood

Burwood Council

(ABN 84 362 114 428)

And

Burwood Tower Holdings Pty Ltd

(ABN 72 615 842 290)

And

**Wynne Ave Property Pty Limited atf Wynne Ave Property
Trust**

(ABN 72 980 694 511)

Dated _____ 2020

Developer: Initial Here Council: Initial Here

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DRAFT - for exhibition purposes

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Parties

Burwood Council (ABN 84 362 114 428) of Suite 1, Level 2, 1-17 Elsie Street, Burwood NSW 2134
(Council)

Wynne Ave Property Pty Ltd (ACN 600 212 324) of Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113 as Trustee for Wynne Ave Property Trust (ABN 72 980 694 511) (Landowner)

Burwood Tower Holdings Pty Ltd (ABN 72 615 842 290) of Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113 (Developer)

Background

The subject Development concerns land designated Lot 1 in DP 588368 known as 42-50 Railway Parade, Burwood and Lot 16 in DP 832440 known as 52-60 Railway Parade, Burwood.

The Development has a combined land area of approximately 14,400m² (excluding Wynne Avenue) and has frontages to Railway Parade, Wynne Avenue and Clarendon Place.

In September 2015, a planning proposal was submitted to Council for consideration. The Development generally consisted of podium levels of retail and commercial premises supporting five towers of residential uses including approximately 1,044 dwellings, as well as, commercial and hotel floorspace.

On 2 March 2017, gateway approval for a planning proposal was issued by the Department of Planning and Environment for amendments to the Burwood Local Environmental Plan (BLEP) in regards to the Development including 144m maximum height, 93,972m² residential floorspace, 48,410m² non-residential floorspace, maximum FSR of 9.9:1 and maximum residential FSR of 6.53:1.

During 2017 and 2018, Council commenced negotiations in relation to the Developer's offer to pay a monetary contribution and perform works for public purposes within the Burwood Town Centre.

The negotiations identified the opportunity for the Developer to supply an additional 8,943m² of gross floor area (GFA) in exchange for public purposes including a new urban park, a Council car park and an expanded library for the Burwood Town Centre on the site of the Council's current library at 2-4 Conder Street, Burwood, being Lot 15 in Deposited Plan 832440. Monetary contributions and the dedication of commercial office space to Council were also offered.

On 13 February 2020, the Department of Planning, Industry and Environment (formerly the Department of Planning and Environment) (Department) approved with conditions an amended planning proposal resulting in an increase in total FSR to 10.54:1; increase of total GFA to 151,325m²; increased residential GFA to 102,858m² and increased residential FSR to 7.16:1; and an increase in non-residential GFA to 48,467m² include an increased FSR to 3.37:1.

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Operative Provisions

1. Definitions and Interpretation

1.1 Definitions

In this Planning Agreement, unless the context clearly indicates otherwise:

Act means the Environmental Planning and Assessment Act 1979 (NSW) as amended.

Authorised Representative means any representative of the Developer, authorised in writing by the Developer to undertake the Works the subject of this Planning Agreement.

Planning Authority has the same meaning as in the Act.

Business Day means a day that is not a Saturday, Sunday, public holiday or bank holiday in New South Wales.

Construction Certificate means a certificate issued under Part 6 of the Act approving building work to be carried out on the Land for the whole or part of the Work consented to under the Development Consent on the Land.

Completion Notice means certification issued in writing by the Works Inspector that the Works or a component of the works required to be carried out by the Developer under this Planning Agreement have achieved practical completion in accordance with the specifications for the Work.

Contributions Plan means the current Section 7.12 Local Infrastructure Contributions Plan for Burwood Town Centre adopted by the Council at the time of the Effective Date of this Planning Agreement, or subsequent amendments.

Council means Burwood Council.

Defects Liability Period means the period of 12 months after the date of the Completion Notice.

Defect means anything which adversely affects, or is likely to adversely affect, the appearance, structural integrity, functionality or use or enjoyment of a Work or any part of a Work.

Development means the redevelopment of the Land permitted by the Development Consent(s) in accordance with the Planning Proposal.

Development Application has the same meaning as in the Act.

Development Consent has the same meaning as in the Act, including multiple Development Consents for the Works.

Effective Date means the date on which all signatures from all parties to this Planning Agreement have been obtained.

GST means any form of goods and services tax payable under the GST Legislation.

GST Legislation has the meaning given to that term in A New Tax System (Goods and Services Tax) Act 1999 (Cth) and any other Act or regulation relating to the imposition or administration of the GST.

Land means the land described in Schedule 2 of this Planning Agreement.

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Library Site means that land described in Schedules 2, 3.1 and 3.2 of this Planning Agreement.

Monetary Contribution means the monetary contributions to be provided by the Developer and Landowner in accordance with Schedule 1 of this Planning Agreement.

Party means a party to this Planning Agreement including their successors and assigns.

Party A means Burwood Council (ABN 84 362 114 428) of Suite 1, Level 2, 1-17 Elsie Street, Burwood NSW 2134 (Council).

Party B means Wynne Ave Property Pty Ltd (ACN 600 212 324) of Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113 as Trustee for Wynne Ave Property Trust (ABN 72 980 694 511) (Landowner).

Party C means Burwood Tower Holdings Pty Ltd (ABN 72 615 842 290) of Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113 (Developer).

Planning Agreement means this planning agreement.

Planning Proposal means PP 2016 BURW 005 00 issued by the Department of Planning, Industry and Environment with an alteration of the Gateway Determination on 2 March 2017 and as amended with conditions on 13 February 2020.

Practical Completion for the purposes of this Planning Agreement means that stage in the construction of the Works or relevant part of the Works when such construction prior to the Notice of Completion:

- (a) Is complete except for minor defects:
 - (i) which do not prevent the relevant part of the Works from being reasonably capable of being used for their stated purpose;
 - (ii) which the Works Inspector determines that Party C has reasonable grounds for not promptly rectifying; and
 - (iii) the rectification of which will not prejudice the convenient use of the Works; and
- (b) Any tests which are required by Party C to be carried out under contracts have been carried out and passed; and
- (c) Any documents and other information required or reasonably necessary in the Works Inspector's opinion, acting reasonably, which are essential for the use, operation and maintenance of the Works have been supplied to Party B and to the Party A (in respect of those elements of the Works which are deliverable to the Party A under this Planning Agreement).

Public Benefit means the provision of benefits to the community by Party C in the form and at the times specified in Schedule 3.

Public Purpose means the public purpose described in Schedule 3.

Regulation means the Environmental Planning and Assessment Regulation 2000.

Schedule means the schedule or schedules to this Planning Agreement.

Stage 1 means those components of the Development specified as Stage 1 in Schedule 5.

Stage 2 means those components of the Development specified as Stage 2 in Schedule 5.

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Sunset Date means the date by which Party C must provide the agreed Public Benefit and Monetary Contribution to Party A in accordance with the timeframe in Schedule 4 of this Planning Agreement.

Trust means Wynne Ave Property Trust (ABN 72 980 694 511).

Work(s) means any work undertaken by Party C on the Land as required by this Planning Agreement.

Works Inspector means the person appointed by the Parties under clause 20.

1.2 Interpretation

In the interpretation of this document, the following provisions apply unless the context otherwise requires:

- (a) headings are inserted for convenience only and do not affect the interpretation of this Planning Agreement;
- (b) a reference in this document to dollars or \$ means Australian dollars and all amounts payable under this document are payable in Australian dollars;
- (c) If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day;
- (d) a reference in this document to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision;
- (e) a reference in this document to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced;
- (f) a reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this document;
- (g) an expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency;
- (h) where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- (i) a word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders;
- (j) references to the word 'include' or 'including' are to be construed without limitation;
- (k) a reference to this document includes the agreement recorded in this document;
- (l) a reference to a party to this document includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns;
- (m) any schedules and attachments form part of this document.

2. Compliance with New Laws

If a Law is changed or a new Law comes into force (both referred to as "**New Law**"), and Party C is obliged by the New Law to perform certain works or pay an amount which it is required to do in accordance with this Planning Agreement or which was not contemplated at the time of

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entering into this Planning Agreement, then, to the extent that the relevant obligation is required under the New Law and this Planning Agreement, compliance with the New Law will constitute compliance with the relevant obligation under this Planning Agreement.

3. Planning Agreement Under the Act

The Parties acknowledge and agree that this Planning Agreement is a planning agreement within the meaning of section 7.4 of the Act and is governed by Part 7 of the Act.

4. Application of this Planning Agreement

The Planning Agreement applies to the Land and the Development.

5. Operation of this Planning Agreement

- (a) The Effective Date of this Planning Agreement is defined in Section 1.1.
- (b) This Planning Agreement will remain in force until:
 - (i) it is terminated by operation of Law; or
 - (ii) all obligations are performed or satisfied; or
 - (iii) the last Sunset Date is reached; or
 - (iv) the Development Consent is surrendered in accordance with the Act; or
 - (v) a new Development Consent or new modification application is surrendered in accordance with the Act; or
 - (vi) it is otherwise discharged or terminated in accordance with the terms of this Planning Agreement.

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6. Monetary Contributions

- 6.1** Party C will, upon the granting of the first Development Consent, pay to Party A the Monetary Contribution 1 (MC1) and any other payments required within the Development Consent and commence the delivery of the Monetary Contributions and Public Benefits according to Schedules 1, 3, 3.1, 3.2, 3.3, 3.4 and 4.
- 6.2** The payment of the Monetary Contributions will be by way of bank cheque made payable to Party A and in a form acceptable to Party A.
- 6.3** Parties B and C covenant and agree not to make an application for the issue of any construction certificate until the Monetary Contribution identified as MC1 in Schedule 1 is paid and received by Party A.
- 6.4** Subsequent to payment of the Monetary Contributions, in the event the Development Consent is not taken up by Party B or Party C or an application for the issue of the Construction Certificate is refused, Party A will refund the amount of any paid Monetary Contribution minus any associated fees or charges incurred by Party A to Party C within 14 days of notice being given to Party A by Party C of such event.
- 6.5** Notwithstanding any refund of the Monetary Contribution pursuant to clause 6.4 of this Planning Agreement, the Planning Agreement shall continue to have effect.
- 6.6** Party C acknowledges and agrees that this Planning Agreement will bind all purchasers, assignees and transferees and that the existence of this agreement shall be brought to the attention of all purchasers, assignees and transferees prior to any interest in the Land or in the Development being sold, transferred or assigned.

7. Acknowledgments

- 7.1** The Parties acknowledge and agree that:
- (a) the Monetary Contribution and Public Benefits are voluntarily offered by Party C to Party A as part of this Planning Agreement; and
 - (b) Party A may include a notation on Planning Certificates under section 10.7 of the Act in relation to this Planning Agreement; and
 - (c) the Monetary Contribution when paid will represent a monetary contribution towards a public benefit for the purposes identified in the Act; and
 - (d) the Monetary Contribution when paid will represent a monetary contribution towards a public benefit unrelated to the Development Consent.
- 7.2** Party A acknowledges and agrees that the Monetary Contribution, when paid, will be received by Party A and spent by Party A on the provision, augmentation or improvement of open space, community facilities or other public facilities as determined by Party A as a statutory authority.
- 7.3** Notwithstanding any other provision of this Planning Agreement, the Parties acknowledge and agree that nothing in this Planning Agreement in any way fetters or attempts to fetter the discretion of Party A in the performance of its obligations.

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8. Application of the Act to the Development

- 8.1** This Planning Agreement does not exclude
- (a) the application of section 7.11 or section 7.12 of the Act; or
 - (b) any Affordable Housing Levy; or
 - (c) any other monetary fees and charges in connection with the Development Consent.
- 8.2** Public Benefits under this Planning Agreement are not to be taken into account in determining a development contribution under section 7.11, section 7.12 or section 7.24 of the Act.

9. Registration

- 9.1** Land ownership
- (a) Party B represents and warrants that:
 - (i) It is the registered proprietor of the Land; and
 - (ii) it has obtained the consent of all persons that have an interest in the Land prior to executing this Planning Agreement.
- 9.2** Registration of Planning Agreement
- (a) Party C agrees that it will lodge the Planning Agreement at the NSW Land Registry Services to enable the registration of this Planning Agreement under the Real Property Act 1900 (NSW) in the relevant folios of the register for the Land in accordance with section 93H of the Act as soon as reasonably practicable after the Effective Date of this Planning Agreement.
 - (b) Party C at its own expense will, prior to the execution of this Planning Agreement, take all practical steps and otherwise do anything that Party A reasonably requires, to procure:
 - (i) The consent of each person who:
 - (A) has an estate or interest in the Land registered in the Land; and
 - (B) is seized or possessed of an estate or interest in the Land; and
 - (ii) the execution of any documents; and
 - (iii) the production of the relevant certificates of title

to enable the registration of this Planning Agreement under the Real Property Act 1900 (NSW) in the relevant folios of the register for the Land in accordance with section 93H of the Act.

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9.3 Party C acknowledges that this Planning Agreement will be registered in Party A's Government Contract Register in accordance with the requirements of Division 5 of Part 3 of the Government Information (Public Access) Act 2009 (GIPA Act).

9.4 Release and discharge of Planning Agreement

Party A agrees to do all things reasonably required by Party B to release and discharge this Planning Agreement with respect to the Land upon Party B satisfying all of the Public Benefits and Monetary Contributions obligations of this Planning Agreement in respect of that part of the Land in accordance with Schedule 6.

9.5 Lodgement of caveat by Party A

(c) Until such time as registration of this Planning Agreement on the Certificates of Title to the Land, Party B agrees that Party A may lodge any caveat reasonably necessary to prevent any dealing with the Land or any part of it in a manner which is inconsistent with this Planning Agreement.

(d) If Party A lodges a caveat in accordance with this clause, then Party A will do all things reasonably required to ensure that the caveat does not prevent or delay either the registration of this Planning Agreement or any related Dealing with the Land. Party A will promptly, following registration of this Planning Agreement, do all things reasonably required to remove the caveat to the title of the Land.

10. Dealings with the Land

The Parties acknowledge and agree that nothing in this Planning Agreement abrogates, fetters or in any way prevents Party B from selling, transferring, assigning, subdividing, mortgaging, charging, encumbering or otherwise dealing with the Land except as set out in clause 17.

11. Taxes and GST

11.1 Responsibility for Taxes

(a) Party C is responsible for any and all taxes and other like liabilities which may arise under any Commonwealth, State or Territory legislation (as amended from time to time) as a result of or in connection with this Planning Agreement.

(b) Party C must indemnify Party A in relation to any claims, liabilities and costs (including penalties and interest) arising as a result of any Tax or other like liability for which Party C is responsible under this clause 11.

11.2 Interpretation

In this clause:

Words and expressions which are not defined in this Planning Agreement, but which have a defined meaning in GST Law have the same meaning as in the GST Law.

11.3 GST free supply

To the extent that Divisions 81 and 82 of the GST Law apply to a supply made under this Planning Agreement:

(a) No additional amount will be payable by a Party on account of GST; and

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- (b) No tax invoices will be exchanged between the Parties.

11.4 Supply subject to GST

To the extent that clause 11.3 does not apply to a supply made under this Planning Agreement, this clause 11.4 will apply.

- (a) If one party (Supplying Party) makes a taxable supply and the consideration for that supply does not expressly include GST, the party that is liable to provide the consideration (Receiving Party) must also pay an amount (GST Amount) equal to the GST payable in respect of that supply.
- (b) Subject to first receiving a tax invoice or adjustment note as appropriate, the receiving party must pay the GST amount when it is liable to provide the consideration.
- (c) If one party must pay or reimburse another party (Payee) for any loss or expense incurred by the Payee, the required payment does not include any amount which the Payee (or an entity that is in the same GST group as the Payee) is entitled to claim as an input tax credit, but will be increased under clause 11.4(a) if the payment is consideration for a taxable supply.
- (d) Party C will assume Party A is not entitled to any input tax credit when calculating any amounts payable under this clause 11.4.
- (e) In this Planning Agreement:
 - (i) Consideration includes non-monetary consideration, in respect of which the parties must agree on a market value, acting reasonably; and
 - (ii) In addition to the meaning given in the GST Act, the term "GST" includes a notional liability for GST.

11.5 Tax invoice

The Supplying Party must deliver a tax invoice to the Receiving Party before the Supplying Party is entitled to payment of the GST Amount under clause 11.4. The Receiving Party can withhold a payment of the GST Amount until the Supplying Party provides a tax invoice.

12. Adjustment Event

- 12.1** If an adjustment event arises in respect of a taxable supply made by a Supplying Party, the GST Amount payable by the Receiving Party under clause 11.4 will be recalculated to reflect the adjustment event and a payment will be made by the Receiving Party to the Supplying Party, or by the Supplying Party to the Receiving Party, as the case requires.

13. Default

13.1 Notice

In the event a party considers another party has failed to perform and fulfil an obligation under this Planning Agreement, it may give notice in writing to that party (Default Notice) giving all particulars of the matters in respect of which it considers default has occurred and by such notice require the default to be remedied within a reasonable time not being less than 21 days.

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13.2 Reasonable Time

In determining a reasonable time, regard must be had to both the nature of the default and the work or other action required to remedy it and whether or not the continuation of the default constitutes or causes a public nuisance or raises other circumstances of urgency or emergency.

13.3 Suspension of time-dispute

If a party disputes the Default Notice it may refer that dispute to dispute resolution under clause 15 of this Planning Agreement.

14. Communication Between Parties

14.1 Party C agrees to participate in the Burwood Place Delivery Working Group and to have monthly progress meetings with Party A in accordance with the Terms of Reference for that group.

14.2 If Party C becomes aware of events arising from clause 23 of this Planning Agreement, Party C is to notify Party A as soon as reasonably practicable after the event has occurred, and at the meeting(s) provided for in clause 14.1 of this Planning Agreement.

14.3 All communications pursuant to clause 23 must be in writing in accordance with clause 18 of this Planning Agreement. Such communications must:

- (a) describe the nature of the delay
- (b) state the expected period of the delay
- (c) set out the measures being taken to reduce the period of the delay
- (d) provide a statement as to whether the Sunset Date is expected to change.

15. Dispute Resolution**15.1** Notice of Dispute

If a Party claims that a dispute has arisen under this Planning Agreement (**Claimant**), it must give written notice to the other party (**Respondent**) stating the matters in dispute and designating as its representative a person to negotiate the dispute (**Claim Notice**). No party may start court proceedings (except for proceedings seeking interlocutory relief) in respect of a dispute unless it has first complied with this clause 15.

15.2 Response to Notice

Within 10 Business Days of receiving the Claim Notice, the Respondent must notify the Claimant of its representative to negotiate the dispute.

15.3 Negotiation

- (a) The nominated representative must:
 - (i) meet to discuss the matter in good faith within 5 Business Days after service by the Respondent of notice of its representative; and
 - (ii) use reasonable endeavours to settle or resolve the dispute within 15 Business Days after they have met.

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15.4 Further Notice if Not Settled

If the dispute is not resolved within 15 Business Days after the nominated representatives have met, either party may give to the other a written notice calling for determination of the dispute (**Dispute Notice**) by mediation under clause 15.5 or by expert determination under clause 15.8.

15.5 Mediation

If a party gives a Dispute Notice calling for the dispute to be mediated:

- (a) the parties must agree to the terms of reference of the mediation within 3 Business Days of the receipt of the Dispute Notice (the terms will include a requirement that the mediation rules of the Resolution Institute apply);
- (b) the Mediator will be agreed between the parties, or failing agreement within 3 Business Days of receipt of the Dispute Notice, either party may request the President of the Resolution Institute to appoint a mediator;
- (c) the Mediator appointed pursuant to this clause 15.5 must:
 - (i) have reasonable qualifications and practical experience in the area of the dispute; and
 - (ii) have no interest or duty which conflicts or may conflict with his function as mediator, he being required to fully disclose any such interest or duty before his appointment;
- (d) the Mediator will be required to undertake to keep confidential all matters coming to his knowledge by reason of his appointment and performance of his duties;
- (e) the parties must within 5 Business Days of receipt of the Dispute Notice notify each other of their representatives who will be involved in the mediation;
- (f) the parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement;
- (g) must convene and attend the mediation within 20 Business Days of the date of the Dispute Notice;
- (h) in relation to costs and expenses:
 - (i) each party will bear their own professional and expert costs incurred in connection with the mediation; and
 - (ii) the costs of the Mediator will be shared equally by the parties unless the Mediator determines a party has engaged in vexatious or unconscionable behaviour in which case the Mediator may require the full costs of the mediation to be borne by that party.

15.6 Litigation

If the dispute is not finally resolved in accordance with this clause 15, either party is at liberty to litigate the dispute.

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15.7 Continue to perform obligations

Each party must continue to perform its obligations under this Planning Agreement, despite the existence of a dispute.

15.8 Expert Determination

If the dispute is not resolved under clause 15.3 or 15.5, the dispute may, by agreement between all parties, acting reasonably having regard to the nature of the dispute, be resolved by expert determination, in which event:

- (a) the dispute must be determined by an independent expert in the relevant field:
 - (i) agreed upon and appointed jointly by the Parties; or
 - (ii) in the event that no agreement is reached or appointment made within 20 Business Days, appointed on application of a party by the then current President of the Law Society of New South Wales;
- (b) the expert must be appointed in writing and the terms of appointment must not be inconsistent with this clause;
- (c) the determination of the dispute by such expert will be made as an expert and not as an arbitrator and will be in writing and contain the reasons for the determination;
- (d) the expert will determine the rules for the conduct of the process but must conduct the process in accordance with the rules of natural justice;
- (e) each party will bear its own costs in connection with the process and the determination by the expert together with an equal proportion of the expert's fees and costs; and
- (f) any determination made by an expert pursuant to this clause is final and binding upon the parties except where the determination is in respect of, or relates to, termination or purported termination of this Planning Agreement by any party, in which event the expert is deemed to be giving a non-binding appraisal and any party may commence litigation in relation to the dispute if it has not been resolved within 20 Business Days of the expert giving his or her decision.

16. Reporting

Every six months from the Effective Date of this Planning Agreement or as otherwise agreed with Party A, until such time as this Planning Agreement is no longer in effect, Party C agrees to provide Party A, either by written report or in a meeting of the Burwood Place Delivery Working Group with Party A the following:

- (a) Summary of all Development Consents granted in relation to the Development;
- (b) A schedule that details all Monetary Contributions and Public Benefits provided under this Planning Agreement as at the date of the report;
- (c) A schedule of planned and future Monetary Contributions and Public Benefits to be provided under this Planning Agreement; and,
- (d) An estimated date for when Party C expects to lodge the next Development Application, if applicable.

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17. Restrictions on Dealings

17.1 Party B is not to:

- (a) sell or transfer the Land; or
- (b) assign their rights or obligations under this Planning Agreement, or novate this Planning Agreement,

to any person unless:

- (c) Party B has, at no cost to Party A, first procured the execution by the person to whom the Land or part is to be sold or transferred Party B's rights or obligations under this Planning Agreement are to be assigned or novated, of a deed in favour of Party A on terms reasonably satisfactory to Party A; and
- (d) Party A has given written notice to Party B stating that it reasonably considers that the purchaser, transferee, assignee or novatee, is reasonably capable of performing its obligations under this Planning Agreement, and
- (e) Party B is not in material breach of this Planning Agreement; and
- (f) Party A otherwise consents to the transfer, assignment or novation, such consent not to be unreasonably withheld.

17.2 Party B agrees that:

- (a) Party A may lodge a caveat on the title of the Land to which the Charge applies, and
- (b) Party A cannot be required to have the caveat removed from the title to the Charge Land other than in accordance with clause 17.3.

17.3 Party A is to withdraw the caveat from the title to the Land when this Planning Agreement is registered on the title to the Land.

18. Notices

18.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Planning Agreement is only given or made if it is in writing and sent in one of the following ways:

- (a) delivered or posted to that Party at its address set out below; or
- (b) emailed to that Party at its email address as set out below.

Party A

Attention: The General Manager
 Address: Suite 1, Level 2, 1-17 Elsie Street, Burwood NSW
 Post: P O Box 240, Burwood NSW 1805
 email: council@burwood.nsw.gov.au

Party B

Attention: General Counsel
 Address: Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113
 Post: Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113

Developer: Initial Here Council: Initial Here

email: Info@Holdmark.com.au

Party C

Attention: General Counsel
Address: Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113
Post: Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113
email: Info@Holdmark.com.au

- 18.2 If a Party gives another Party three (3) Business Days' notice of a change of its address, or email address, any notice, consent, information, application, or request is only given or made by that other Party if it is delivered, posted, faxed or emailed to the latest address, or email address.
- 18.3 Any notice, consent, information, application or request is to be treated as given or made at the following time:
 - (a) if it is delivered, when it is left at the relevant address;
 - (b) if it is sent by post, two (2) Business Days after it is posted;
 - (c) if it is sent by email, two (2) Business Days after it is emailed.
- 18.4 If any notice, consent, information, application or request is delivered, or a notice of delivery in relation to it is received, on a day that is not a Business Day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next Business Day.

19. Appointment of Works Inspector

- 19.1 The Parties agree to jointly appoint a Works Inspector to perform the tasks described within clause 20. Such appointee must be experienced to perform the said tasks.
- 19.2 The Works Inspector will perform its duties under the direction of Party A and on behalf of Party A in order to ensure the delivery of the Public Benefits and Monetary Contribution according to this Planning Agreement.
- 19.3 The responsibilities of the Works Inspector will be independent to and separate from those of Party C's appointed private certifier.
- 19.4 The Parties agree to share equally the cost of the Works Inspector and any costs associated with the Works Inspector in relation to works within this Planning Agreement.
- 19.5 The Works Inspector may from time to time organise inspections for representatives of Party A and as such provide appropriate site induction activities in accordance with Work Health and Safety Act 2011 (NSW) and workplace health and safety procedures imposed by Party C.

20. Works

- 20.1 Without limiting any other provision of this Planning Agreement, the Works are to be carried out:
 - (a) in a good and workmanlike manner; and
 - (b) to the reasonable satisfaction of Party A; and

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- (c) in accordance with the Building Code of Australia, National Construction Code and Australian Standards; and
- (d) in accordance with the Library Site – Underground Car Park Specification set out in Schedule 3.1 of this Planning Agreement; and
- (e) in accordance with the Library Site – Urban Park Specification set out in Schedule 3.2 of this Planning Agreement including the payment of costs incurred by Party A for the removal and storage, if applicable, of Party A's existing assets and relocation of existing services; and
- (f) in accordance with the Library Site – Extension Specification set out in Schedule 3.3 of this Planning Agreement; and
- (g) in accordance with the Commercial Office Space Specification set out in Schedule 3.4 of this Planning Agreement.

20.2 Party C agrees that after the Sunset Date:

- (a) Party A will not be restricted from entering or exiting Party A land on account of other work or construction by Party C that may be continuing on the Land; and
- (b) Any defects identified by Party A (**Defects**) will be rectified by Party C within 90 days of such notice being given to Party C in accordance with this Planning Agreement. Should the defects not be rectified to Party A's satisfaction, Party A may undertake the rectification works itself. The parties agree that the cost incurred by Party A for the rectification works shall be moneys due from Party C to Party A.

20.3 Completion of Works

- (a) Party C is to give the Works Inspector and Party A written notice of the date on which it intends to complete the Works (or a part of the Works) required to be carried out under this Planning Agreement.
- (b) Notwithstanding the duties of a private certifying authority and any conditions of consent within the Development Consent, the Works Inspector is to:
 - (i) inspect the Work the subject of the notice referred to in clause 20.3(a) within three (3) Business Days of the date specified in the notice for completion of the Work; and
 - (ii) where Practical Completion has been achieved in accordance with the specifications for that item of the Work, issue a Completion Notice in respect of the Work or item of the Work.
- (c) Party A may attend the inspection described in clause 20.3(b)(i).
- (d) Works or a part of the Works required to be carried out by Party C under this Planning Agreement is completed for the purposes of this Planning Agreement when the Works Inspector gives Party A and Party C a Completion Notice.
- (e) If Party A is the owner on which Work the subject of a Completion Notice is located, Party A assumes responsibility for the Work upon the issuing of the Completion Notice and Party C's receipt of an Occupation Certificate.
- (f) If clause 20.4(e) does not apply when a Completion Notice is issued, Party A assumes responsibility for the Work if (and when) Party A becomes the owner of the land on which the Work is located.

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20.4 Defect rectification

- (a) In this clause a "Rectification Notice" means a notice in writing;
 - (i) identifying the nature and extent of a Defect;
 - (ii) specifying the Works or actions that are required to rectify, remedy or correct the Defect; and
 - (iii) specifying the date by which the Defect is to be rectified, remedied or corrected.
- (b) During the Defects Liability Period, Party A may, acting reasonably, request the Works Inspector to:
 - (i) inspect the completed Work; and
 - (ii) where the Works Inspector identifies Defects in the Work, give Party C a Rectification Notice.
- (c) Party C, at its own cost, is to comply with a Rectification Notice according to its terms.
- (d) Party A is to do such things as are reasonably necessary to enable Party C to comply with such a Rectification Notice.
- (e) Following rectification of the Defects, Party C is to request the Works Inspector to:
 - (i) inspect the work carried out pursuant to the Rectification Notice within 5 Business Days; and
 - (ii) certify in writing within 3 Business Days that each Defect described in the Rectification Notice has been rectified (Certification).
- (f) The Works Inspector's Certification is final and binding on the parties, as to Party C's compliance with the Rectification Notice.

20.5 Works-as-executed-plan

- (a) No later than 60 days after the Works (or a part of the Works) are completed for the purposes of this Planning Agreement and in accordance with clause 20.3, Party C is to submit to Party A a full works-as-executed-plan in respect of the Work so completed.
- (b) Party C must give or procure for the benefit of Party A a non-exclusive licence to use the copyright in the plans for the purposes of this Planning Agreement.
- (c) "Plan" and "plans" for the purpose of this clause 20.5 means the architectural, engineering, site survey and site plans usually made available by consultants and/or contractors to an owner after completion of a development of the nature of the Works to be delivered by Party C to Party A.

20.6 Equipment removal

When work on any Party A owned or controlled land is completed for the purposes of this Planning Agreement, Party C, without unreasonable delay, is to:

- (a) remove any equipment from the land and make good any damage or disturbance to the land as a result of that removal; and

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- (b) leave the land in a neat and tidy state, clean and free of rubbish.

20.7 Insurance

- (a) Prior to commencing the construction of any Work required under this Planning Agreement, Party C must procure to the reasonable satisfaction of Party A and ensure the currency of the following insurances in relation to the relevant Work up until the Work is taken to have been completed in accordance with this Planning Agreement:
 - (i) contract works insurance, noting Party A as an interested party, for the full replacement value of the work (including the cost of demolition and removal of debris, consultants' fees and authorities fees), to cover Party C's liability in respect of damage to or destruction of the Works;
 - (ii) public liability insurance for at least \$20,000,000 for a single occurrence, which covers Party A, Party C and any subcontractor of Party C, for liability to any third party;
 - (iii) workers compensation insurance as required by law; and
 - (iv) any other insurance required by law.
- (b) If Party C does not comply with clause 20.71.2(a), Party A may effect an keep in force such insurances and pay such premiums as may be necessary for that purpose and the amount so paid shall be a debt due from Party C to Party A and may be recovered by Party A as a debt due in a court of competent jurisdiction.
- (c) Party C is not to commence the construction of any work required under this Planning Agreement unless it has first provided to Party A satisfactory written evidence of the relevant insurances, specified in clause 20.7(a).
- (d) For the avoidance of doubt the risk in the Works to be delivered by Party C to Party A rests with Party C until the issue of a Completion Notice for the Works or relevant part of the Works to Party A.

21. Enforcement

- 21.1** This Planning Agreement may be otherwise enforced by any Party in any court of competent jurisdiction.
- 21.2** For the avoidance of doubt, nothing in this Planning Agreement prevents:
 - (a) a party from bringing proceedings in the Land and Environment Court to enforce any aspect of this agreement or any matter to which this agreement relates; and
 - (b) Party A from exercising any function under the Act or law relating to the enforcement of any aspect of this agreement or any matter to which this agreement relates.
- 21.3** The rights of Party A expressly provided for herein are cumulative and in addition to and not exclusive of the rights of Party A existing at law or which Party A would otherwise have available to it.

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22. Security

22.1 Party C will provide security to Party A for its performance of the obligations under this Planning Agreement as follows:

22.2 Bank guarantee

The bank guarantee provided by Party C under this clause must name "Burwood Council ABN 84 362 114 428" as the relevant beneficiary or favouree, not have an expiry date and be issued by an Australian bank acceptable to Party A, acting reasonably.

22.3 Party C to provide bank guarantee as security

On or prior to the Effective Date, Party C must provide to Party A a Bank Guarantee with a total face value equivalent to the sum of \$5,000,000.

22.4 Party A is entitled to retain the Bank Guarantee as security

Upon Practical Completion of the Works by Party C and all conditions precedent as determined in Schedule 6 have been achieved, Party A must return the Bank Guarantee within 5 Business Days.

22.5 Calls upon security

- (a) Party A may call upon the Bank Guarantee where Party C has failed to comply with any obligation in this Planning Agreement, and Party A may retain monies obtained from that security and apply those monies towards the costs and expenses incurred by Party A in rectifying any failures by Party C or to cover any shortfall.
- (b) If Party A calls upon any security in accordance with this clause 22.5 and applies all or part of the monies obtained from that call in the manner authorised in this clause 22.5 of this Planning Agreement, then
- (c) Party A must notify Party C in writing of the amount of the call.

22.6 Top-up of security

If Party A calls upon the Security in whole or in part, Party C within 10 Business Days of receipt of the notification in clause 22.5(b) of this Planning Agreement, must "top up" the quantum of the Security to the sum of \$5,000,000, so indexed at the time of top up.

22.7 Release of Bank Guarantee

If:

- (a) Party C has satisfied all of its obligations to deliver the Works under this Planning Agreement secured by the Bank Guarantee; and
- (b) The whole of the monies secured by the Bank Guarantee have not been expended and the monies accounted for in accordance with clause 22.5 of the Planning Agreement,

then Party A will within 5 Business Days return the Bank Guarantee (less any costs, charges, duties and taxes payable) or the remainder of the money secured by the Bank Guarantee, as

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the case may be, to Party C.

23. Extension of Term

- (a) The Sunset Date may be extended as a result of events of delay that are beyond Party C's control, including in circumstances where there is:
- (i) damage to the development the subject of this Planning Agreement or delay caused by fire, explosion, earthquake, storm, catastrophic event caused by natural causes, tempest, civil commotion, terrorism or any like occurrence including war;
 - (ii) delay caused by an act of public enemy, terrorism, declaration of war or public health crisis;
 - (iii) delay caused by any civil commotion, riot or industrial action beyond the control of Party C which prevents the development the subject of this Planning Agreement from proceeding;
 - (iv) delay in any responsible Authority giving any necessary approval or consent or any other necessary legislative requirement;
 - (v) delay caused by rain, wind or inclement weather; or
 - (vi) delay caused by court order, including an injunction.
- (b) The duration of the extension of time will be as determined by the Parties acting reasonably following notification by Party C to Party A.
- (c) Party A cannot unreasonably withhold consent to an extension of the Sunset Date.
- (d) Party A may request evidence of the cause of the delay and its duration from Party C if it considers necessary.
- (e) If Party A does not agree with the duration of the extension of time determined by Party C, the Parties may proceed to dispute resolution and issue a Notice of Dispute immediately, in accordance with clause 15.1.

24. Delay by Party C

- 24.1** If Party C does not give effect to the timeframes within the Schedules of this Planning Agreement, or such other date of extension in accordance with clause 23 of this Planning Agreement, liquidated damages in the sum of \$7,500 per day (indexed at the time of payment) for every day after the Sunset Date or any extension of the Sunset Date under clause 23 will be owed forthwith by Party C to Party A until Party A receives the respective Public Benefit or Monetary Contribution.
- 24.2** Party C acknowledges that liquidated damages are payable in accordance with clause 24.1, and that Party A may claim from Party C the accrual of any liquidated damages as a debt due to Party A.

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25. General

25.1 Approvals and consent

Except as otherwise set out in this Planning Agreement, and subject to any statutory obligations, a party must act promptly and reasonably in giving or withholding an approval or consent to be given under this document.

25.2 Legal and associated costs

- (a) Party C will bear its own and Party A's costs of the initial negotiating, preparing and executing of this Planning Agreement or future amendments. Party A's costs will be limited to a maximum of \$10,000.
- (b) Party C will bear any costs associated with the stamping and registration of this Planning Agreement or future amendments and associated documents.

25.3 Entire agreement

This Planning Agreement contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, anything said or done by another Party, agent or employee of the Party, before this Planning Agreement was executed, except as permitted by Law.

25.4 Further acts

Each Party must promptly sign and execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Planning Agreement and all transactions incidental to it, including giving an approval or consent.

25.5 Governing law and jurisdiction

This Planning Agreement is governed by the law of New South Wales. The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them. The Parties will not object to the exercise of jurisdiction by those courts on any basis.

25.6 Joint and individual liability and benefits

Except as otherwise set out in this Planning Agreement, any agreement, covenant, representation or warranty under this Planning Agreement by two or more persons binds them jointly and each of them individually, and any benefit in favour of two or more persons is for the benefit of them jointly and each of them individually.

25.7 No fetter

Nothing in this Planning Agreement is to be construed as requiring Party A to do, or refrain from doing, anything that would cause it to be in breach of any of its obligations at Law, and without limitation, nothing in this Planning Agreement is to be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

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25.8 Representations and warranties

The Parties represent and warrant that they have power to enter into this Planning Agreement and comply with their obligations under this Planning Agreement and that entry into this Planning Agreement will not result in the breach of any Law.

25.9 Severability

- (a) If any part of this Planning Agreement can be read in any way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- (b) If any part of this Planning Agreement is illegal, unenforceable or invalid, that part is to be treated as removed from this Planning Agreement, but the rest of this Planning Agreement is not affected.

25.10 Release and discharge

- (a) Notwithstanding the requirements of Schedule 6 and to the extent Party C has:
 - (i) satisfied all of its obligations under this Planning Agreement in respect of the Land or part thereof; or
 - (ii) this Planning Agreement no longer applies as a consequence of any event referred to in clause 5(b) of this Planning Agreement;

Party A will provide a release and discharge of this Planning Agreement with respect to any part of the Land:

- (iii) if Party B requests a partial release and discharge of this Planning Agreement for the purpose of selling part of the Land as a Developed Lot; or
- (iv) if Party B requests a partial release and discharge of this Planning Agreement in connection with the completion of a sale contract for a Developed Lot.
- (b) Party A will execute any form, and supply such other information, as is reasonably required to enable the removal of the Planning Agreement from the title to the Land or part of the Land in accordance with this clause 25.10.

25.11 Modification, review and replacement

- (a) No modification of this Planning Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Planning Agreement.
- (b) The Parties agree that this Planning Agreement may be reviewed or modified in the circumstances using their best endeavours and acting in good faith, and in accordance with this clause 25.11.
- (c) Any review or modification will be conducted in the circumstances and in the matter determined by the Parties and in accordance with the provisions of the Act and Regulations. For clarity, no such review or replacement shall have any force or effect unless and until formal documents are signed by the Parties in accordance with this clause 25.11.

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25.12 Waiver

The fact that a Party fails to do, or delays in doing, something the Party is required or entitled to do under this Planning Agreement, does not amount to a waiver of any obligation by another Party.

25.13 Public Information

The Parties agree that the terms of this Planning Agreement are not confidential and this Planning Agreement may be treated as a public document and exhibited or reported without restriction by any Party.

25.14 Assignment and novation

- (a) This Planning Agreement may be assigned or novated by Party C in accordance with any dealings Party C may have with respect to its interests in the Land without requiring Party C to obtain Party A's approval in respect of either the dealing or the assignment or the novation of this Planning Agreement.
- (b) Party A agrees to execute any deeds of assignment or novation or other documents necessary to assign, novate or otherwise transfer all of Party C's rights and obligations under the Planning Agreement to a successor as contemplated by the agreement.

25.15 Force majeure

- (a) If a Party is unable by reason of force majeure to carry out wholly or in part its obligations under this Planning Agreement, it must give to the other Party prompt notice of the force majeure with reasonably full particulars.
- (b) The obligations of the Parties so far as they are affected by the force majeure are then suspended during continuance of the force majeure and any further period as may be reasonable in the circumstances.
- (c) The Party giving such notice under this clause must use all reasonable effort and diligence to remove the force majeure or ameliorate its effects as quickly as practicable.
- (d) If the Parties are unable to agree on the existence of an event of force majeure or the period during which the obligations of the Parties are suspended during the continuance of the force majeure, that dispute must be referred for determination under clause 15 of this Planning Agreement.

25.16 Counterparts

This Planning Agreement may be executed in counterparts. All counterparts when taken together are to be taken to constitute one instrument.

25.17 Explanatory Note

The Explanatory Note in Schedule 7 must not be used to assist in construing this Planning Agreement.

25.18 Effect of Scheduled Terms and Conditions

The Parties agree to comply with the terms and conditions contained in the Schedules as if those rights and obligations were expressly set out in full in the operative parts of this Planning Agreement.

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Execution Page

Party A – Signed for and on behalf of **Burwood Council** by its attorney under power of attorney dated **X** registered **book X number X**. By executing this document, the attorney certifies that he/she has not received notification of revocation of the power of attorney.

In the presence of:

Signature of Witness

Signature of Attorney

(Print) Full Name of Witness

(Print) Full Name of Attorney

Date

Party B – Signed for and on behalf of **Burwood Tower Holdings Pty Ltd (ABN 72 615 842 290)** executed this agreement pursuant to section 127 of the Corporations Act:

Signature of Sole Director/Secretary

(Print) Full Name of Sole Director/Secretary

Date

Party C – Signed for and on behalf of **Wynne Avenue Property Pty Limited atf Wynne Ave Property Trust (ABN 72 980 694 511)** by its attorney under power of attorney dated **X** registered **book X number X**. By executing this document, the attorney certifies that he/she has not received notification of revocation of the power of attorney.

In the presence of:

Signature of Witness

Signature of Attorney

(Print) Full Name of Witness

(Print) Full Name of Attorney

Date

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Schedules

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Schedule 1 – Monetary Contribution

Monetary contributions totalling \$30,000,000 (indexed annually from the date of the Development Consent) will be provided to Party A for the provision of public purposes in accordance with Section 7.4(2) of the Environmental Planning and Assessment Act 1979 (as amended) according to the following timetable:

Column 1	Column 2	Column 3	Column 4
Item Number	Description	Sunset Date	Value (all to be indexed at time of delivery)
MC1	Cash payment	Refer to Schedule 4 MC1	\$5,000,000
MC2	Cash payment	Refer to Schedule 4 MC2	\$5,000,000
MC3	Cash payment	Refer to Schedule 4 MC3	\$5,000,000
MC4	Cash payment	Refer to Schedule 4 MC4	\$5,000,000
MC5	Cash payment	Refer to Schedule 4 MC5	\$5,000,000
MC6	Cash payment	Refer to Schedule 4 MC6	\$5,000,000

Index Period	XX	CPI1	XX
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All monetary contributions will be indexed at the time of payment according to the following methodology:

$$\text{Contribution (at time of payment)} = \frac{C \times \text{CPI2}}{\text{CPI1}}$$

Where:

C: the original contribution amount as shown in this schedule;

CPI2: the Consumer Price Index: All Groups Index for Sydney, for the immediate past quarter (available from the Australian Bureau of Statistics at the time of payment)

CPI1: the Consumer Price Index: All Groups Index for Sydney, applied at the time of granting the development consent as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated above.

When a Monetary Contribution is to be paid to Party A in accordance with Schedule 4, evidence that payment has been made is to be submitted to the Principal Certifying Authority, prior to the issuing of the Construction Certificate.

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Schedule 2 – The Land

The Land for purposes of this Planning Agreement includes the following:

Development Site

The Development Site means land designated Lot 1 in Deposited Plan 588368 known as 42-50 Railway Parade, Burwood and Lot 16 in Deposited Plan 832440 known as 52-60 Railway Parade, Burwood.

The Development Site also includes land below Wynne Avenue which will be the subject of a lease between Parties and negotiated independently of this Planning Agreement.

Library Site

Library Site means the public library and car park at 2-4 Conder Street, Burwood, being Lot 15 in Deposited Plan 832440, together with the means of access to and egress from such library and public places in its immediate vicinity and includes, where relevant the existing surface car park.

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Schedule 3 – Public Benefits

Column 1	Column 2	Column 3	Column 4	Column 5
Item Number	Description	Sunset Date	Approximate Value (as of January 2020)	Technical Reference
PB1	Library Site – Underground car park consisting of 180 spaces (approximately 5,100m2 gross)	Refer to Schedule 4 PB1	\$7,900,000	Schedule 3.1
PB2	Library Site – Urban park (approximately 2,200m2) 8910 to replace the current Council car park at ground level above Item PB1	Refer to Schedule 4 PB2	\$5,100,000	Schedule 3.2
PB3	Library Site – Extension of 800m2 net leasable area (NLA) or approximately 1,000m2 gross of the current library	Refer to Schedule 4 PB3	\$2,750,000	Schedule 3.3
PB4	Office Space – 4,242m2 NLA or approximately 5,300m2 gross A-grade commercial office space	Refer to Schedule 4 PB4	Approximate value of \$35,000,000	Schedule 3.4
PB5	Office Space – 40 basement car spaces	Refer to Schedule 4 PB5		Same specifications as Schedule 3.1

Note: Items PB1, PB2 and PB3 have a combined total current present value of \$15,750,000. These items are to be assessed by an independent Quantity Surveyor at the time of delivery. If the value of the works exceeds \$15,750,000, a value engineering exercise will be conducted through the Burwood Place Delivery Working Group.

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Schedule 3.1 – Library Site - Underground Car Park Specifications

Notwithstanding clause 20, the following table provides specific Party A requirements for the construction and quality of the underground car park.

Item	Specification / Comment
Electrical conduits and communication cables	<ul style="list-style-type: none"> For the purpose of (but not limited to) CCTV, parking meters, illuminated signage. Independent switch board. Subject to an electrical/lighting/CCTV/meter plan to be determined and agreed by the parties.
Parking spaces	<ul style="list-style-type: none"> 180 spaces to be provided, in a contiguous location, accessible by a shared access and ramp system. Over a minimum of three basement levels. Colour-coded levels (to be confirmed by Party A).
Parking space requirements	<ul style="list-style-type: none"> Wheel stops fitted to each parking space.
Car park configuration / layout	<ul style="list-style-type: none"> Motorbike parking. Bicycle racks and "end of journey" facilities.
Parking Access / Management System	<ul style="list-style-type: none"> Parking guidance and information (PGI) system, including adaptive lighting sensors/detectors, parking space LED indicators, associated signage, and indoor positioning system (IPS). Party A to specify the system type. Security gate/shutter at entrance to allow for car park closure.
Mechanical Ventilation	<ul style="list-style-type: none"> Unobtrusive position for vents in the urban park. CO2 sensor.
Sprinkler System / Safety Systems	<ul style="list-style-type: none"> Repeater station, mobile repeaters.
Finishes	<ul style="list-style-type: none"> Shot-crete finish of car park walls. Polished concrete to increase reflectivity.
Drainage	<ul style="list-style-type: none"> Independent drainage system (i.e. not linked to the Development Site).
Signage Requirements	<ul style="list-style-type: none"> Signage including (but not limited to) emergency exit signs, directional signage, signs associated with PGI.
Shopping Trolley Management System	<ul style="list-style-type: none"> No trolleys permitted into the Council car park area, e.g. magnetic device prohibiting access to Council car park area.
Lifts	<ul style="list-style-type: none"> Lift access to each basement car park. Brand: Kone or Schindler. Small shelter area/foyer around lift at surface level. Complementary to park design. Bollards preventing trolleys accessing lifts.
Construction Specifications	<ul style="list-style-type: none"> Constructed to bear loads of the urban park, including deep soil areas and large gatherings of people.
Traffic Generation	<ul style="list-style-type: none"> Compliant with RTA Guide to Traffic Generating Developments.

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ITEM NUMBER 31/20 - ATTACHMENT 1

Draft Voluntary Planning Agreement for Burwood Place including Explanatory Note

Item	Specification / Comment
Pedestrian Crossing	<ul style="list-style-type: none">• Conder Street crossing shall be located north of the car park exit.
Further work	<ul style="list-style-type: none">• Site Analysis and park design to be undertaken by the architect with approval of the Burwood Place Delivery Working Group.

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Schedule 3.2 – Library Site - Urban Park Specifications

Notwithstanding clause 20, the following table provides specific Party A requirements for the construction and quality of the urban park.

Item	Specification / Comment
Electrical conduits and communication cables	<ul style="list-style-type: none"> For the purpose of (but not limited to) CCTV, PA system, illuminated signage, WI-FI, charging stations (smart seats). Subject to an electrical/lighting/CCTV plan to be determined and agreed by the Burwood Place Delivery Working Group prior to submission of the development application.
Lighting	<ul style="list-style-type: none"> Subject to a lighting plan to be determined and agreed by the Burwood Place Delivery Working Group prior to submission of the development application. Decorative lighting, e.g. uplighting of trees or fairy lights. Possible re-use of multi-function poles along the roadway edge. Compliant with CPTED principles.
Vision	<ul style="list-style-type: none"> Consistent with Party A's Local Strategic Planning Statement and Party A's LGA Masterplan Maximise deep-soil where possible. Activities for school children during after-school hours. Lunch time congregation of workers. Public art and quality finishes/fixtures. Visual cohesion with surrounding spaces and buildings, including library, school, plantings. Compartmentalised spaces. Limited play equipment for infants to primary-school age market, e.g. Luna development at Summer Hill. Adaptability for use for events, gatherings, intimate concerts and buskers.
Car park intrusions	<ul style="list-style-type: none"> If necessary, accommodate the car park vents in an unobtrusive position within the urban park, with minimal disruption to park users. Integrate the design of the car park lifts and fire stairs into the urban park. The lifts are expected to provide a small shelter/lobby area. The lift entrance would have a system to prevent shopping trolley access to the lifts.
Cycle racks and end of journey facilities	<ul style="list-style-type: none"> Provision for a minimum of 20 bicycles. Provision of shower, basin and change room facilities reflective of contemporary expectation of commuters traveling by walking, cycling or other pedestrian methods.
Existing assets	<ul style="list-style-type: none"> Party A will determine which existing assets it wishes to retain. At Party B's expense, Party A will remove and store these assets in consultation with Party B to ensure efficiency in the construction program. Existing in-ground infrastructure is to be relocated by Party A at Party B's expense prior to any excavation work on-site, thereby minimising impacts to the operation of the library, e.g. hydraulic system, cabling, etc.
Signage	<ul style="list-style-type: none"> Wayfinding signage. Historical interpretation, see below Avenue of Nations.

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ITEM NUMBER 31/20 - ATTACHMENT 1

Draft Voluntary Planning Agreement for Burwood Place including Explanatory Note

Item	Specification / Comment
Planting	<ul style="list-style-type: none"> • Integrating existing trees (e.g. cabbage tree palms) into the new design consistent with Party A landscape plans, masterplans and/or strategies. • Low level planting within the centre of park for enhanced safety and visual surveillance. • Retain and protect the existing established trees in the scope of works areas (e.g. Eucalyptus) where possible and incorporate them into the new design. • Consider vertical gardens.
Public Domain	<ul style="list-style-type: none"> • A range of tables and seating options. A mix of seating configurations, e.g. benches, two-player chess style, group seating, individual seating. • Paving: consider the use of standard Burwood paving with banding for major access routes to visually link with Railway Parade and other town centre streets. Provide a mix of ground plane materials off the major access ways for visual interest and to delineate and define passive areas. • Bins, number sufficient to service the space. • PA system. • Public TV screen. • Bubblers x 2. • Shade structures in select locations. • All work to be compliant with Party A's Public Works Manual or similar • All design to be consistent with Party A's LGA Masterplan
Public Art	<ul style="list-style-type: none"> • A Public Art Plan will be provided at development application stage giving consideration of Party A's Public Art Strategy. • Integrate with the 'themes' developed for the Avenue of Nations, e.g. heritage interpretive plaques. Party A will provide details of this scheme. • Reinstatement of 'Awakening'. • Seating and other fixtures to have architectural quality.
Water Sensitive Urban Design / Water Feature	<ul style="list-style-type: none"> • Water-based feature to be provided. Cooling effect. • If depth over 300mm, design and integrate required fencing • Child-play friendly. • Rain gardens to capture surface runoff for irrigation.
Public Steps	<ul style="list-style-type: none"> • Large expanses of steps shall be broken up by seating and planting. • Non-slip nosing. • Handrails and ramps may be required.
Power	<ul style="list-style-type: none"> • Three-phase outlet/s. • Location of metre box to be determined by agreement of the parties. • If required, any Ausgrid transformer compartments to be integrated within the Development and not installed on Party A land.
Water	<ul style="list-style-type: none"> • Automatic irrigation system. • Drainage, linked to stormwater system. • Potable water supply (for maintenance and bubblers).
Bus Shelter	<ul style="list-style-type: none"> • The existing bus stop located on the eastern side of Conder Street will be relocated north between the roundabout and pedestrian crossing. • A bus shelter to Party A's specifications is to be provided. • A continuous at grade path is to be provided from the bus stop to the library entrance.

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Item	Specification / Comment
Pedestrian Crossing	<ul style="list-style-type: none"> • The existing pedestrian crossing on Conder Street is to be relocated north of the new car park exit. • The crossing is to incorporate a raised threshold ensuring a continuous at-grade path from the western side of Conder Street to the Library entrance. • Pedestrian fencing will be required on both sides of Conder Street on either side of the pedestrian crossing.
Accessibility	<ul style="list-style-type: none"> • Equal access requirements. • Ramp within the park. • Emergency access.
Finishes	<ul style="list-style-type: none"> • Highly-architectural fixtures and high-quality finishes. • Vandal proofed. • Low maintenance.
Maintenance	<ul style="list-style-type: none"> • Ramp for removal/movement of bins. • Vehicle access facilitated for maintenance, events etc.
Miscellaneous	<ul style="list-style-type: none"> • Adherence to CPTED principles. • Anti-Terrorism principles
Further work	<ul style="list-style-type: none"> • Site Analysis and park design to be undertaken by Party C's architect with approval of the Burwood Place Delivery Working Group prior to submission of the development application.

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Schedule 3.3 – Library Site - Extension Specifications

Notwithstanding clause 20, the following table provides specific Party A requirements for the construction and quality of the Library extension.

Item	Specification / Comment
Electrical conduits and communication cables	<ul style="list-style-type: none"> For the purpose of (but not limited to) lighting, illuminated signage, CCTV, WI-FI, network cabling, and recording system (meeting rooms). Subject to an electrical/lighting/CCTV plan to be determined and agreed by the parties. Separate electrical board on level 3 All lighting network – fitting with motion sensors
Lifts	<ul style="list-style-type: none"> New lift access to all floors, new and existing. Brand: Kone or Schindler Lift lobbies shall be capable of isolation during after-hours use. Preference for new lift well on northern side of building.
Floor Space	<ul style="list-style-type: none"> 800m2 NLA equivalent to approximately 1,000 m2 of gross floor area. Appropriate location and format of floor space yet to be determined.
Roof-top equipment	<ul style="list-style-type: none"> Relocation of air conditioning units, antennas, and any other roof infrastructure.
Maximum periods of shut-down	<ul style="list-style-type: none"> Minimal to no disruption to existing library use. Equipment, e.g., technology and air conditioning shall remain operable throughout construction.
Construction implications	<ul style="list-style-type: none"> Disruption to library patrons shall be minimised. Safe pedestrian access (including access for people with disabilities) shall be maintained to the Library entrance throughout construction. Party A shall be provided with at least 21 days (minor work) or 40 days (major disruption) notice of any construction work to the fabric of the existing Library building.
Technology	<ul style="list-style-type: none"> Network cabling fitted to new level, if applicable.
Building envelope	<ul style="list-style-type: none"> Premium grade building External wall- double glazed and energy efficient curtain walls with external shading elements Class 1 concrete Class 1 pre-cast concrete panel or composite metal cladding over concrete block masonry wall
Interior finishes	<ul style="list-style-type: none"> Flooring- premium grade carpet Ceiling –pressed metal perforated panel ceiling with power coat/anodized finish or equivalent Doors- solid core timber doors or premium aluminium frame doors with double glazing Wet Area tiles- Large format (min 600x600mm) natural stone or equivalent quality fully vitrified tiles with corrected edges Wet Area bench top- natural granite or marble Wet Area fixtures- premium grade fixtures (Villeroy & Boch or equal) Tap wares- premium grade (Grohe or equal) Lighting – premium grade lighting (e.g., ERCO or equal) Air conditioning: with UV anti-microbial filters or equal)

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Item	Specification / Comment
Future proofing	<ul style="list-style-type: none">• Roof capable of supporting solar panels. North facing roof plane preferable.
Sustainability	<ul style="list-style-type: none">• In line with 5* NABERS rating.
Further work	<ul style="list-style-type: none">• Site analysis and extension design to be undertaken by Party C's architect with approval of the Burwood Place Delivery Working Group.

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Schedule 3.4 – Commercial Office Space Specifications

Notwithstanding clause 20, the following table provides specific Party A requirements for the construction and quality of the commercial office space.

Item	Specification / Comment
Electrical conduits and communication cables	<ul style="list-style-type: none"> For the purpose of (but not limited to) lighting, office operations, network cabling. Subject to an electrical/lighting plan to be determined and agreed by the parties.
Commercial Space parameters	<ul style="list-style-type: none"> At least 4,242sq.m. NLA of commercial floor space. All space to be contiguous, over a maximum of four levels, having access to shared lift well and shared stair well. At least 40 car parking spaces. All parking spaces contiguous and on one level. Line marked and wheel stops etc. capable of use at time of dedication. Parking on Basement Level 1, or first level of car parking from the vehicle access point. Access at ground floor level shall be via a shared foyer area which provides direct access to the lifts, stairs and allocated car parking spaces.
Title / Dedication to Party A	<ul style="list-style-type: none"> The commercial floor space and parking spaces shall be transferred to Party A as a stratum. Any equipment that solely services the dedicated commercial space and parking (e.g. roof-top air conditioning units) shall be appropriately titled and included in the transfer to Party A. Party A shall be granted an easement allowing access to any equipment transferred to Party A.
Warm Shell	<ul style="list-style-type: none"> Carpeted, suspended ceiling panels, lighting. Mechanical system (i.e. air con.) Lighting lux (min. 350 lux) suiting the office environment. LED lighting. Motion-sensor. Walls painted – 3 coats.
Wet Areas	<ul style="list-style-type: none"> Amenities and kitchen on each floor of commercial space. Tiles for wet area – toilets / shower rooms. Vinyl floor finishes for kitchens Splash backs and kitchen benches. Tap wear included. Carpet tiles, e.g. 500x500 direct stick carpet tiles to office areas.
Technology	<ul style="list-style-type: none"> Incoming NBN supply. NBN ready. Internal room, or similar, for network equipment and storage
Further Information	<ul style="list-style-type: none"> Indicative plan of the dedicated Commercial Space, configuration, layout, floor levels, parking, etc. Plan to be agreed by the Burwood Place Delivery Working Group prior to submission of the development application. Office Finishes Schedule to be supplied and agreed upon by the Burwood Place Delivery Working Group prior to submission of the development application. Detailing material, finish, colour, manufacturer, supplier, description etc.

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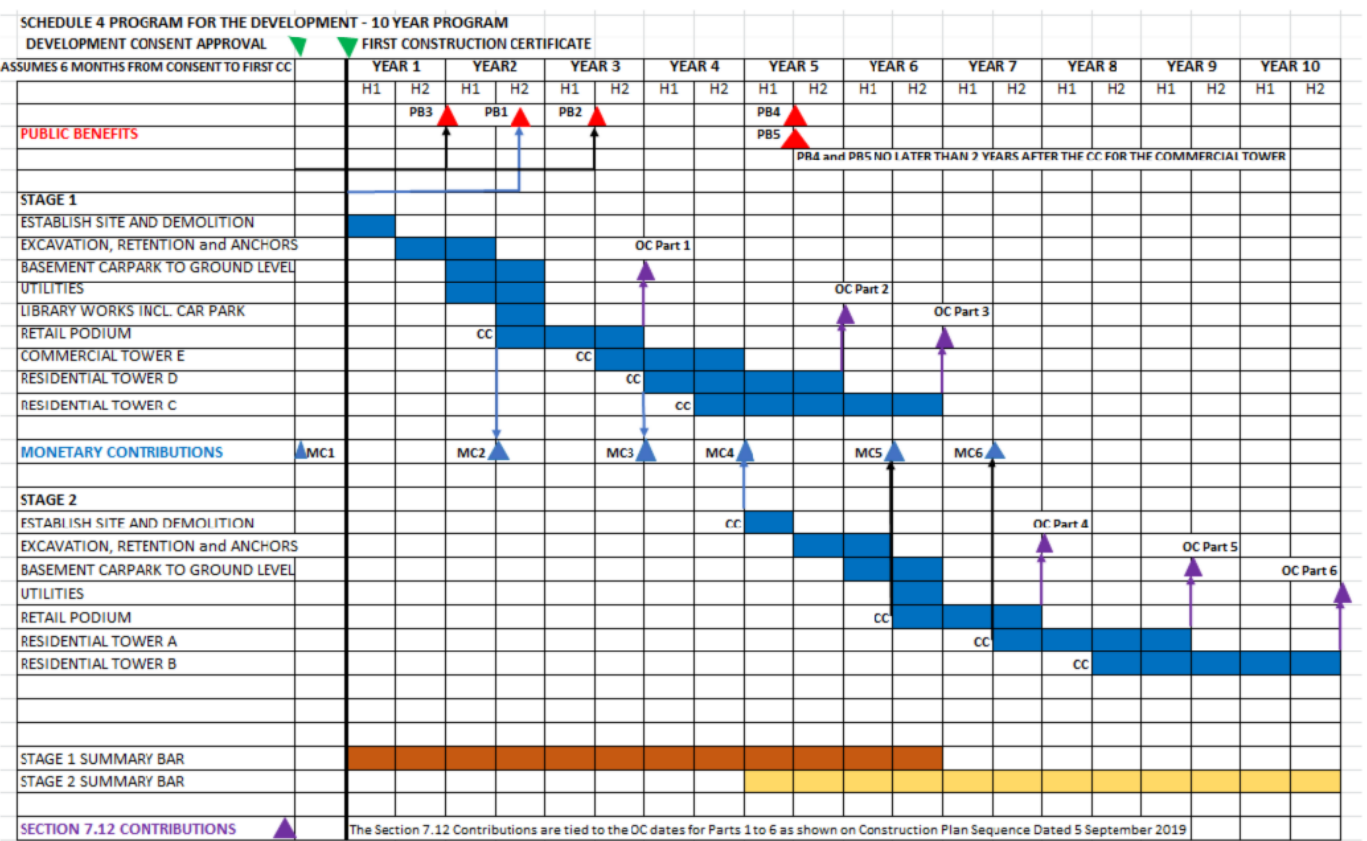
Item	Specification / Comment
Sustainability	<ul style="list-style-type: none">• Compliant with BCA/NCC.• Party C to provide the warm shell in line with a 5* NABERS rating.• Party A to ensure that its fitout is in line with a 5* NABERS rating.

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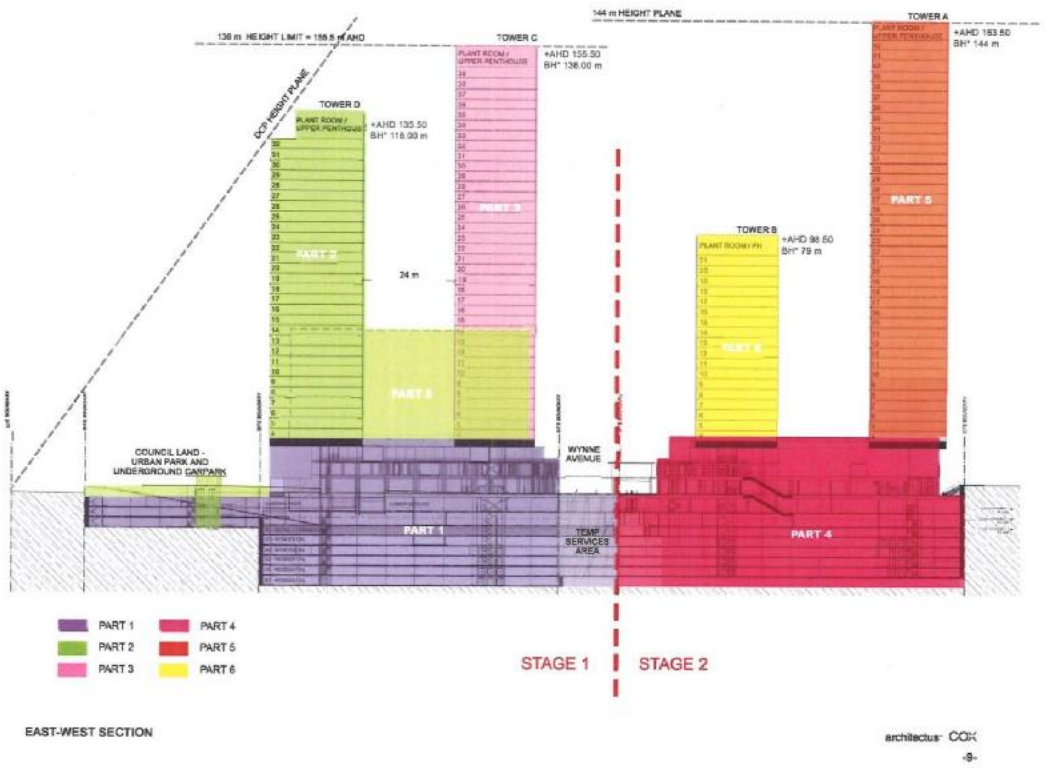
Schedule 4 – Development Construction Sequencing Program

To be updated at time of execution of this Planning Agreement.



Schedule 5 – Development Construction Sequencing Diagram

CONSTRUCTION SEQUENCE PLAN
 05.09.2019



DENOTES CONSTRUCTION WORKS ONLY AND EXCLUDES DEMOLITION AND EARLY WORKS

Schedule 6 – Conditions Precedent to Partial Release and Discharge of this Planning Agreement

Note: for explanation of MC and PB see Schedules 1 and 3, respectively

A key requirement for Council is ensuring that all of the Public Benefits associated with the Stage 1 works are delivered within an acceptable timeframe as indicated in Schedule 4.

This Schedule 6 was prepared based on the following key objectives:

- (a) All Monetary Contributions (MC) and Public Benefits (PB) obligations committed to, and due to date, have been paid or provided before partial release of a part of the works; and
- (b) MC2 to MC6 are tied to the issue of a Construction Certificate (CC) for that part of the works, so the sequence of work can change, within reason; and
- (c) Section 7.12 contributions are tied to the completion of building elements, so the sequence of work can change, within reason; and
- (d) PBs are tied to the delivery of physical property or things to Council, and all of these things (PB1 to PB5) are contained in Stage 1, Part 1 and Stage 1, Part 2 of the works.

The table below reflects the flexibility to the staging program (Schedule 4) as follows:

- (e) The sequence of works is indicative, and a change of sequence can be agreed between the Parties, acting reasonably and considering the above key objectives;
- (f) Should a change in sequence be necessary, Party C to demonstrate to Party A how the Public Benefits will be delivered;
- (g) The naming of the towers, Tower A, is generic and does not indicate a prescribed sequence; and
- (h) Stage 1 works may commence after Stage 2 works have commenced.

Construction Item	Scope of Work	Conditions Precedent (CP) (for the partial release and discharge of this item)
Stage 1, Part 1	Excavation, car parks and Retail Podium to Stage 1 and Wynne Avenue works	MC1 and MC2 have been paid, and PB1, PB2 and PB3 have been provided
Stage 1, Part 2	Council car park, Urban Park and Library Extension, and the first Residential Tower and Commercial Tower to Stage 1	MC3 has been paid, and PB4 and PB5 have been provided
Stage 1, Part 3	Second Residential Tower to Stage 1	None. (All conditions previously met under Stage 1, Parts 1 and 2)
Stage 2, Part 4	Excavation, car parks and Retail Podium to Stage 2	MC4 and MC 5 have been paid

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Construction Item	Scope of Work	Conditions Precedent (CP) (for the partial release and discharge of this item)
Stage 2, Part 5	The first Residential Tower to Stage 2	MC6 has been paid
Stage 2, Part 6	The second Residential Tower to Stage 2	None (all MCs have previously been paid and all PBs have been previously provided)

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Schedule 7 – Explanatory Note

Note: Updating and/or minor amendments may be made to this Schedule at the time of execution of this Planning Agreement.

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

Planning Agreement

Under s7.4 of the Environmental Planning and Assessment Act 1979 (NSW):

1. Parties

Burwood Council (Council)

ABN 84 362 114 428

Address: Suite 1 Level 2, 1-17 Elsie Street Burwood NSW 2134.

and

Wynne Ave Property Pty Ltd (Landowner)

ACN 600 212 324

Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113

as Trustee for Wynne Ave Property Trust (ABN 72 980 694 511)

and

Burwood Tower Holdings Pty Ltd (Developer)

ABN 72 615 842 290

Suite 2, 2-4 Giffnock Avenue, Macquarie Park NSW 2113

2. Description of the Land to which the Agreement Applies

The subject Development concerns land designated Lot 1 in DP 588368 known as 42-50 Railway Parade, Burwood and Lot 16 in DP 832440 known as 52-60 Railway Parade, Burwood.

The Developer is the registered proprietor of all strata properties that make up the Land.

3. Description of Proposed Development

The Development generally consists of podium levels of retail and commercial premises supporting five (four residential and one commercial) towers with a maximum height of 144m including approximately 1,044 dwellings. The Development has a total FSR to 10.54:1 resulting in a total GFA of 151,325m² including a residential GFA of 102,858m² resulting in a

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residential FSR of 7.16:1; and a non-residential GFA of 48,467m2 resulting in an FSR of 3.37:1.

4. Summary of Objectives, Nature and Effect of the Planning Agreement

4.1 Summary of Objectives

The objective of the Agreement is for the Developer to make a development contribution to the Council.

The Planning Agreement is a planning agreement under s7.4 of the Environmental Planning and Assessment Act 1979 (Act). The Planning Agreement is a voluntary agreement under which Development Contributions (as defined in clause 5.1 of the Planning Agreement) are made by the Developer for various public purposes (as defined in s7.4(2) of the Act).

4.2 Effect of the Planning Agreement

The Planning Agreement:

- (a) relates to the carrying out of the Development on the Land;
- (b) does not exclude the application of s7.11 & s7.12 of the Act to the Development;
- (c) does not exclude the application of s7.24 of the Act to the Development;
- (d) requires the Developer to make a monetary contribution as well as providing additional public benefits as works in kind.

5. Assessment of the Merits of the Planning Agreement

5.1 The Planning Purposes Served by the Planning Agreement

The Planning Agreement serves the following planning purposes:

- (a) contributing to the Council's public works program to provide for better public facilities within the Council's local government area;
- (b) activating the streetscape and contributing to a diversity of commercial services in the local community through the provision of commercial floor space within the Development; and
- (c) contributing to improved landscaping in the public domain.

5.2 How the Planning Agreement Promotes the Objects of the Environmental Planning and Assessment Act 1979 (NSW)

The Planning Agreement promotes the following objects of the Act:

- (a) the proper management, development and conservation of natural and artificial resources, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
- (b) the promotion and co-ordination of the orderly and economic use and development of land; and

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- (c) the provision and co-ordination of community services and facilities.

The Planning Agreement provides for a reasonable means of achieving those purposes as set out in section 5.1 above.

6. How the Planning Agreement Promotes the Public Interest

6.1 How the Planning Agreement Promotes the Purposes of the Local Government Act 1993 (NSW)

The Council is the planning authority that would be a party to the Agreement. The Council is a public authority constituted under the Local Government Act 1993 (NSW).

The Planning Agreement promotes the following purposes of this Act:

- (a) Section 7(a):
 - (i) to provide the legal framework for an effective, efficient, environmentally responsible and open system of local government in New South Wales.

- (b) Section 7(d):
 - (i) to give councils: "... the ability to provide goods, services and facilities, and to carry out activities, appropriate to the current and future needs of local communities and of the wider public ... to require councils, councillors and council employees to have regard to the principles of ecologically sustainable development in carrying out their responsibilities"

The Planning Agreement promotes the above purposes of the Act in the same way that is set out in section 5.1 above.

6.2 How the Planning Agreement Promotes the Elements of the Council's Charter

The Agreement promotes Council's Charter under section 8 of the Local Government Act 1993 (NSW) by:

- (a) providing directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively; bearing in mind that it is the custodian and trustee of public assets and to effectively plan for, account for and manage the assets for which it is responsible.
- (b) It does this through the means set out in section 5.1 above.

6.3 Whether the Planning Agreement Conforms with the Council's Capital Works Program

The Agreement conforms with Council's Capital Works Program to the extent that it will supplement the Program by providing a monetary contribution and s7.12 Development Contributions to provide public facilities.

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- 6.4** Whether the Planning Agreement specifies that certain requirements must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued

The Planning Agreement specifies that certain requirements must be complied with before a Construction Certificate, Occupation Certificate or Subdivision Certificate is issued.

7. The Impact of the Planning Agreement on the Public or Any Section of the Public

The Planning Agreement has a positive impact on the public, and in particular, the residents of the local community. This is because the Planning Agreement provides an opportunity to improve the range and quality of services available to the local community and contributes to an improved public domain.

8. Other Matters

None.

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(ITEM 32/20) DRAFT DELIVERY PROGRAM 2018-2021, OPERATIONAL PLAN AND BUDGET 2020-2021, DRAFT 2020-2021 STATEMENT OF REVENUE POLICY, DRAFT FEES AND CHARGES 2020-2021 - ENDORSEMENT FOR PUBLIC EXHIBITION

File No: 20/25488

REPORT BY ACTING DEPUTY GENERAL MANAGER CORPORATE, GOVERNANCE AND COMMUNITY

Summary

The *Local Government Act 1993* (the Act), requires all NSW Councils to produce a four year Delivery Program and an Annual Operational Plan detailing the principal activities to be undertaken by the Council to implement the strategies established in the Community Strategic Plan.

Every year the Delivery Program is reviewed and if there are significant changes it must be put on public exhibition and adopted by Council. This year the Delivery Program has been reviewed and there are changes. Therefore it is necessary to exhibit or go up to Council again for adoption.

The Draft Delivery Program 2018-2021 and Operational Plan 2020-2021, Draft Budget 2020-2021, and the Draft Statement of Revenue Policy including the Draft Fees and Charges 2020-2021, are now submitted to Council for endorsement for the purpose of public exhibition.

Once the Council considers the submissions, the final plans will be presented to Council at the 28 July 2020 meeting for adoption.

Operational Plan Objective

2.1.3 Ensure transparency and accountability in decision making

2.3.1 Identify and maintain additional revenue sources to ensure financial sustainability

Background

Burwood Council's Draft Delivery Program 2018-2021 and Operational Plan 2020-2021, and related Draft Budgets were produced in accordance with Sections 404-406 of the Act.

Delivery Program

The Delivery Program covers the period 1 July 2020 to 30 June 2021 and is a three year Council plan that sets out the goals and objectives Council will undertake during its term of office. The Delivery Program is reviewed each year to take into consideration circumstances that might affect the prioritisation of activities and services. With the adoption of the Local Strategic Planning Statement (LSPS) at Council's 11 February 2020 meeting, the priorities and actions identified in the LSPS have been included as updated or new objectives in the Delivery Program.

They are as follows:

Status	Code	Responsibilities	Delivery Program Objectives	
Updated Objective	1.1.1.1	Community, Library & Aquatic Services	<i>Current Objective</i>	<i>Updated Objective</i>
			Provide services to meet the current and future needs of diverse members in the community	Use the results of the Community Facilities and Open Space Strategy to provide services to meet the current and future needs of diverse members

				in the community (LSPS action 2.3 & 10.1)
1. New Objective	2. 1.1.1.3	3. Property and Strategic Planning	4. Investigate options for shared use of land eg. schools (LSPS action 10.2)	
5. New Objective	6. 1.4.4.4	7. Strategic Planning	8. Identify and protect scenic and cultural landscapes within the Burwood LGA	
9. Updated Objective	10. 2.2.1.1	11. Executive Team	<i>Current Objective</i>	
			<i>Updated Objective</i>	
			12. Participate in regional associations and seek opportunities to work with neighbouring councils	13. Participate in regional associations and seek opportunities to work and deliver shared priorities with neighbouring councils (LSPS 16.3)
New Objective	14. 2.2.2.2	15. Strategic Planning, Heritage & Place Planning	16. Work with Department of Education to identify needs for new and upgraded schools (LSPS Action 2.1)	
New Objective	17. 2.2.2.3	18. Strategic Planning, Heritage & Place Planning	19. Work with NSW Health to identify needs for new or upgraded health facilities LSPS (action 2.2)	
New Objective	20. 2.2.2.4	21. Strategic Planning	22. Deliver outcomes for the Parramatta Road Corridor in partnership with neighbouring council's and government agencies. (LSPS 4.1 & 4.3)	
New Objective	23. 2.2.2.5	24. Strategic Planning	25. Assess and refine the findings of the Burwood, Strathfield and Homebush Collaborative Precinct work to ensure they meet community needs (LSPS 4.3 & 4.4 & 15.5)	
Updated Objective	26. 2.5.4.1	27. Customer Service & Records	<i>Current Objective</i>	
			<i>Updated Objective</i>	
			28. Monitor external strategies, technology and solutions that have the potential to impact Burwood	29. Finalise the Smart City Strategy to proactively monitor external strategies, technology and solutions that have the potential to impact Burwood (LSPS 15.1)
New Objective	30. 2.5.4.2	31. Corporate Planning	32. Build organisational resilience and preparedness for unexpected events (LSPS 16.1)	
New Objective	33. 3.1.2.2	34. Strategic Planning	Work with NSW Government and neighboring councils to deliver new and improved connection of the green grid (LSPS Action 10.4, 12.1, 12.2, 13.1, 13.3 and 14.1)	
New Objective	35. 3.1.2.3	36. Strategic Planning	Support healthy lifestyles by delivering new spaces and infrastructure (LSPS 2.4)	
New Objective	37. 3.1.3.5	38. Operations	Continue to increase canopy cover across the LGA (LSPS Action 11.1 & 11.2)	
New Objective	39. 4.1.1.4	40. Strategic Planning	Ensure local infrastructure is provided to support the needs of a growing and changing community (LSPS 2.6)	
New Objective	41. 4.1.1.5	42. Assets & Infrastructure	Investigate options for better use of stormwater (LSPS 4.5, 13.2)	

Updated Objective	43. 4.1.3.1	44. Assets & Infrastructure	<i>Current Objective</i>	<i>Updated Objective</i>
			45. Work with RMS, STA, NSW Police and major stakeholders to continue to develop new parking initiatives	Work with RMS, STA, NSW Police and major stakeholders to continue to finalise the Traffic and Transport Study (LSPS action 1.1)
New Objective	46. 4.2.2.3	47. Assets & Infrastructure	Use the results of the Traffic and Transport study to deliver short, medium and long term improvements in line with population and business growth (LSPS action 1.4 & 9.1)	
New Objective	48. 4.2.2.4	49. Property	Identify land require to be purchased for infrastructure that will deliver public benefit. (LSPS 2.7)	
New Objective	50. 4.2.2.5	51. Assets and Infrastructure	Work with NSW government agencies for key junctions between Burwood and other councils (LSPS Action 8.2)	
Updated Objective	52. 5.1.2.1	53. Strategic Planning	<i>Current Objective</i>	<i>Updated Objective</i>
			Enhance and promote mix use buildings to ensure the Burwood CBD maintains its regional status	Use the Employment and Investment Strategy to Enhance and promote mix use buildings to ensure the Burwood CBD to diversify employment opportunities and to maintain its regional status (LSPS 6.1)
New Objective	54. 5.1.2.2	55. Strategic Planning	Ensure planning control are effective and align to deliver effective use of land and public space and infrastructure. (LSPS Action 8.1)	
New Objective	56. 5.1.2.3	57. Strategic Planning	Finalise the Local Housing Strategy. Use the outcomes to deliver housing growth and to identify opportunities for affordable housing. (LSPS 2.3, 3.2, 3.3)	
New Objective	58. 5.1.2.4	59. Strategic Planning	Deliver a contemporary Local Environmental Plan to improve urban outcomes, support local centres, and facilitate renewal of housing assets and diversity of forms where appropriate. (LSPS 5.1, 5.2, 5.3, 5.4 & 16.2)	
New Objective	60. 5.3.2.3	61. Strategic planning	Celebrate the Burwood Town Centre with a comprehensive and cohesive Burwood Town Centre Masterplan (LSPS Action 5.1)	
Updated Objective	62. 5.4.1.1	63. Assets & Infrastructure	<i>Current Objective</i>	<i>Updated Objective</i>
			64. Enhance the aesthetics of village town centres including Croydon, Croydon Park and Enfield	Use the LGA-wide masterplan to enhance the aesthetics of village town centres including Croydon, Croydon Park and Enfield (LSPS 5.1 & 6.2)
Updated Objective	65. 5.4.2.1	66. Strategic Planning, Heritage & Place Planning	<i>Current Objective</i>	<i>Updated Objective</i>
			67. Interpret the local history and character of the area through design	Interpret the local history and character of the area through design supported by the LGA masterplan (LSPS 5.1)

Operational Plan

The Draft Operational Plan covers the period 1 July 2020 to 30 June 2021, and is a sub-set of the Delivery Program 2018-2021. The Operational Plan specifies the activities Council will undertake in year three of the Delivery Program.

The Operational Plan must include the Statement of Revenue Policy, in accordance with the *Local Government Regulation 2005* (the Regulation).

Budget

In order to resource the activities identified in the Delivery Program and in the Operational Plan, Council has to develop a four year Budget and an annual Budget, which in turn are part of Council's Ten Year Long Term Financial Plan.

Statement of Revenue Policy

Pursuant to Section 491 of the Act, Council may obtain income from:

- Rates
- Charges
- Fees
- Grants
- Borrowings
- Investments

Rates

Revenue will be raised by way of general residential and non-residential rates, based on land values of all rateable properties in the Council area.

Council's Rating Policy is based on a minimum rate/ad-valorem structure comprising:

- Ordinary Rate – Residential
- Minimum Rate – Residential
- Ordinary Rate – Residential Town Centre
- Minimum Rate – Residential Town Centre
- Ordinary Rate – Business A
- Ordinary Rate – Business B
- Ordinary Rate – Business C
- Ordinary Rate – Business D
- Ordinary Rate – Business Town Centre Minor Business
- Minimum Rate – Business A, B, C, D and Town Centre Minor Business

On 14 May 2019 Council was advised by the Independent Pricing and Remuneration Tribunal (IPART) that their Special Rate Variation application for a 2% above Rate Peg determination for Infrastructure Drainage Works had been successful for the next four years commencing 1 July 2019.

The Estimated Rate Yield for 2019-2020 with the Independent Pricing and Remuneration Tribunal (IPART) Special Rate Variation (SRV) increase of **4.5%** and proposed rates are shown in the following table:

2020-2021 RATING STRUCTURE WITH +4.5% Rate Peg and Other Mandatory Adjustments						
RATE TYPE	CATEGORY	TOTAL NUMBER OF ASSESSMENTS	RATE IN THE DOLLAR	NUMBER MIN. RATE ASSESSMENTS	MINIMUM RATE \$	NOTIONAL YIELD \$
Ordinary	Residential	10,294.84*	0.00142293	4,292.66*	\$1,017.53	\$14,974,280
Ordinary	Business A	466.16*	0.00199962	146.24*	\$1,112.72	\$1,511,177
Ordinary	Business B	43	0.00288365	3	\$1,112.72	\$624,983
Ordinary	Business C	31	0.00369162	2	\$1,112.72	\$436,212
Ordinary	Business D	42	0.00616850	4	\$1,423.45	\$2,371,496
Ordinary	Residential Town Centre	3,377	0.00072618	3,332	\$1,297.62	\$4,551,034
Ordinary	Town Centre - Minor	388	0.00232862	216	\$1,423.45	\$1,502,893

	Business				
Total		14,642		7,995.90	\$25,972,074

*Pursuant to Section 518B of the *NSW Local Government Act 1993* inter alia land valuations carrying a Mixed Development Apportionment Factor (MDAF) are rated proportionally between Ordinary – Residential and Ordinary – Business A minimum/ad-valorem rates according to the MDAF percentages supplied by the NSW Valuer General. This accounts for the fractional number of assessments in the above table.

Rateable properties that are categorised as *Business B, Business C, Business D* and *Town Centre Minor Business* are shown in the Draft Statement of Revenue Policy.

Rateable properties that fall within the *Burwood Town Centre Boundary* area and are residentially occupied are categorised *Residential Town Centre*.

Those rateable properties that fall outside the *Burwood Town Centre Boundary* and are residentially occupied are categorised *Residential*. Unless categorised otherwise, the remaining rateable properties are categorised *Business A*.

The rates for 2020-2021 will be levied on land valuations supplied by the NSW Valuer General with a base date of 1 July 2019.

Pursuant to Section 566 of the *Local Government Act 1993*, interest will accrue on all overdue rates and charges.

In accordance with Section 566(3) of the Act, the Minister has been determined that the maximum rate of interest payable on overdue rates and charges for the period 1 July 2020 to 31 December 2020 (inclusive) will be **0.0% per annum** and that the maximum rate of interest payable on overdue rates and charges for the period 1 January 2021 to 30 June 2021 (inclusive) will be 7.0% per annum.

Impact on ratepayers

Council in 2018-2019 implemented an incremental increase to the Pensioner Rebate Scheme for pensioners minimising the impact of future increase in rates. The proposed increase to the rebate scheme is as follows:

	Year 1 (2018-19)	Year 2 (2019-20)	Year 3 (2020-21)
Increase in Rebate	\$50	\$75	\$125

COVID-19 Rates Rebate

In the 2020-2021 rating year only, Council proposes to grant a rebate of \$30 to each rating assessment in rates category **Residential** or **Residential – Town Centre**. The rebate will only be applied once to each rating assessment at the time of the main rates levy.

Charges

Stormwater Management Service Charge

The Stormwater Management Service Charge (SMSC) was introduced in the 2013-2014 financial year to establish a sustainable funding source for providing improved stormwater management across the Burwood Local Government Area. In summary, the proposed Stormwater Management Services Charges are:

- Residential property: \$25 per annum (approximately 48 cents per week)
- Residential strata property: \$12.50 per annum (approximately 24 cents per week)

- Business property: \$25 per annum plus an additional \$25 for each 350m² or part thereof by which the parcel of land exceeds 350m²
- Business strata property: the above divided pro-rata between each strata title lot according to the unit entitlement with a minimum of \$5

The yield of the proposed Stormwater Management Service Charges is estimated to be approximately \$292,227.50.

Residential Waste Service Charge

Residential waste service charges are made on an annual basis and are equal to the cost of providing residential waste removal and disposal, recycling and waste management education.

The *standard* Residential Waste service consists of a 120 litre bin, a 240 litre recycling bin, a 240 litre green waste bin and two general clean-ups per annum.

In 2020-2021 it is proposed that the *standard* Residential Waste Service Charge will be set at \$419.50, representing an increase of \$10.65 or 2.6%pa compared to the 2019-2020 Residential Waste Service Charge.

The yield of the Residential Waste Service Charges is estimated to be \$6,330,979.05.

Section 611 Charges

The approximate yield for Section 611 Charges (Gas Mains Assessment) will be approximately \$30,000.

Fees for the Provision of Services

Council may charge and recover an approved fee for any service it provides, other than a service provided for, or proposed to be provided, on an annual basis for which it may make an annual charge. Services for which an approved fee may be charged include the following:

- Supplying a service, product or commodity
 - Giving information
 - Providing a service in connection with the exercise of the Council's regulatory functions – including receiving an application for approval, granting an approval, making an inspection and issuing a certificate
 - Allowing admission to any building or enclosure
- Section 610F of the Act prohibits a Council from determining a fee until it has given public notice of its Draft Operational Plan for the year in which the fee is to be made and has considered any submissions received. However, pursuant to Clause 201(4) of the *Local Government (General) Regulation 2005* the statement of fees and the statement of pricing methodology need not include information that could confer advantage to a commercial competitor.

The proposed Draft Schedule of Fees and Charges for 2020-2021 is prepared in accordance with legislative changes, movements of consumer price index and user-pays principles. The schedule includes each fee, its description, the amount of the fee and details of the relevant Pricing Policy (where shown) and the applicability of GST.

Grants

Council applies for and uses both operating and capital grants to fund its operations and capital program respectively. Grant funding for particular activities or programs are listed in the budget.

Borrowings

Council will not be borrowing funds during the 2020-2021 financial year.

If Council was to reconsider this during the year, any borrowing will be sourced from appropriate financial institutions in accordance with the Local Government Minister's borrowing order. Borrowings are secured over Council's revenue stream in accordance with the *Local Government Act 1993* as amended.

Investments

Any surplus funds will be invested in accordance with statutory requirements and Council's Investment Policy to maximise interest income.

GST Provisions

Those goods and/or services that have been subject to GST have been identified in Council's Draft Schedule of Fees and Charges as GST applying. In accordance with taxation legislation the price shown for those goods and/or services is the GST inclusive price.

The Draft Schedule of Fees and Charges for 2020-2021 has been prepared using the best available information in relation to the GST.

However, if a fee that is shown as being subject to GST is subsequently proven not to be subject to GST then that fee will be amended by reducing the GST to Nil. Conversely, if it is determined that a fee shown as being not subject to GST becomes subject to GST then the fee will be increased but only to the extent of the GST.

Proposal

That Council endorse the Draft Revised Budget 2020-2024, Draft Operational Plan 2020-2021, Draft Budget 2020-2021, and the Draft Revenue Policy including the Draft Fees and Charges 2020-2021 and authorise the General Manager to place the documents on public exhibition until 22 July 2020.

Consultation

The activities and projects identified in the Draft Operational Plan 2020-2021 have been derived from the priorities set by the community during the preparation of Burwood's 20 year Community Strategic Plan, Burwood2030, and a continuation of the objectives and actions outlined in the adopted Operational Plan 2019-2020.

Upon endorsement from Council, the documents will be placed on public exhibition or 28 days until 22 July 2020.

The documents will be made available to the public at:

- Council's website: www.burwood.nsw.gov.au
- Hard copies can be viewed at Council's Customer Service Centre by appointment until further notice (due to COVID-19 restrictions) Level 2, 1-17 Elsie Street Burwood. Call 9911 9911 for appointment.

During the period of public exhibition, Council will advise members of the public that submissions may be made to Council, in writing, at any time during this period. Upon the expiry of the public exhibition period, Council will consider any public submissions received, prior to adopting the documents at its Council Meeting scheduled to be held on 28 July 2020.

Planning or Policy Implications

The Operational Plan and Budget are key accountability mechanisms for Burwood Council, with each Council required to implement the identified priorities within their term and regularly report its performance against those priorities back to the community.

Council reviews the Delivery Program each year, prior to preparing the Operational Plan, to ensure it is still moving in the right direction. As with any long term plan, major circumstances need to be considered that might affect the prioritisation of activities and services, such as changes in legislation, a significant failure of infrastructure, a major flood etc.

It is important to note that where a Council wants to significantly change its Delivery Program, it must re-exhibit the document for public comment. A 'significant change' might include deleting proposed programs or activities changing the actions Council proposes to achieve a particular strategy. A review of Council's adopted Delivery Program 2018-2021 was undertaken with no changes made. Therefore it does not need to be resubmitted for public exhibition or adoption.

From an operational perspective, the Draft Operational Plan and Draft Budgets are based on a realistic and current understanding of Council's capacity to deliver the targets identified for the next three years. Should Burwood Council's financial, staffing and/or capital resources change over the final two year period of the Delivery Program, Council will be required to analyse its Delivery Program and, if necessary, review the priorities.

Financial Implications

The resourcing of the Draft Operational Plan 2020-2021 is detailed in the Draft Budget 2020-2021.

In order to seek feedback from the Community on all documents, Council will advertise the public exhibition through its website, press releases and advertisements in the local papers. The advertising costs will be met within the allocated Integrated Planning budget.

Conclusion

The Draft Operational Plan reflects the strategic targets identified in Burwood's 20 year Community Strategic Plan and details the actions Council believes need to be implemented over the year to achieve the community's needs. The Budget details the necessary financial resources, and their allocation, required to deliver the services and activities identified as priorities.

Recommendation(s)

1. That Council endorse the Draft Operational Plan 2020-2021, Draft Budget 2020-2021 and place the documents on public exhibition between 24 June 2020 and 22 July 2020.
2. That Council endorse the Draft Statement of Revenue Policy for 2020-2021, incorporating the Draft Schedule of Fees and Charges 2020-2021, and place the document on public exhibition between 24 June 2020 and 22 July 2020.
3. That a notice of the public exhibition be made available for public inspection for 28 days at Council's Customer Service Centre (by appointment only) and on Council's website inviting public submissions.
4. That following the public exhibition period, a report, including all submissions received, be prepared for Council's consideration and adoption of the Draft Operational Plan 2020-2021, Draft Budget 2020-2021, Draft Statement of Revenue Policy 2020-2021, incorporating the Draft Schedule of Fees and Charges for 2020-2021 on 28 July 2020.

Attachments

- 1 [Statement of Revenue Policy - Fees and Charges - Public Exhibition](#)



Statement of Revenue Policy 2020–2021



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

STATEMENT OF REVENUE POLICY 2020-2021

Pursuant to Section 491 of *Local Government Act 1993*, Council may obtain income from:

- Rates
- Charges
- Fees
- Grants
- Borrowings
- Investments

Rates

Revenue will be raised by way of general residential and non-residential rates, based on land values of all rateable properties in the Council area.

Council's Rating Policy is based on a minimum rate/ad-valorem structure comprising:

- Ordinary Rate – Residential
- Minimum Rate – Residential
- Ordinary Rate – Residential Town Centre
- Minimum Rate – Residential Town Centre
- Ordinary Rate – Business A
- Ordinary Rate – Business B
- Ordinary Rate – Business C
- Ordinary Rate – Business D
- Ordinary Rate – Business Town Centre Minor Business
- Minimum Rate – Business A, B, C, D and Town Centre Minor Business

The Estimated Rate Yield for 2020-2021 with the Special Rate Variation increase of 4.5% and proposed rates are shown in the following table:

2020/2021 RATING STRUCTURE WITH +4.5% Special Rate Variation and Other Mandatory Adjustments						
RATE TYPE	CATEGORY	TOTAL NUMBER OF ASSESSMENTS	RATE IN THE DOLLAR	NUMBER MIN. RATE ASSESSMENTS	MINIMUM RATE \$	NOTIONAL YIELD \$
Ordinary	Residential	10,294.84*	0.00142293	4,292.66*	\$1,017.53	\$14,974,280
Ordinary	Business A	466.16*	0.00199962	146.24*	\$1,112.72	\$1,511,177
Ordinary	Business B	43	0.00288365	3	\$1,112.72	\$624,983
Ordinary	Business C	31	0.00369162	2	\$1,112.72	\$436,212
Ordinary	Business D	42	0.00616850	4	\$1,423.45	\$2,371,496
Ordinary	Residential Town Centre	3,377	0.00072618	3,332	\$1,297.62	\$4,551,034
Ordinary	Town Centre - Minor Business	388	0.00232862	216	\$1,423.45	\$1,502,893
Total		14,642		7,995.90		\$25,972,074

*Pursuant to Section 518B of the *NSW Local Government Act 1993* inter alia land valuations carrying a Mixed Development Apportionment Factor (MDAF) are rated proportionally between Ordinary – Residential and Ordinary – Business A minimum/ad-valorem rates according to the MDAF percentages supplied by the NSW Valuer General. This accounts for the fractional number of assessments in the above table.

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The rates for 2020-2021 will be levied on land valuations supplied by the NSW Valuer General with a base date of 1 July 2019.

Pursuant to Section 566 of the *Local Government Act 1993* interest will accrue on all overdue rates and charges.

In accordance with Section 566(3) of the Act, the Minister has been determined that the maximum rate of interest payable on overdue rates and charges for the period 1 July 2020 to 31 December 2020 (inclusive) will be **0.0% per annum** and that the maximum rate of interest payable on overdue rates and charges for the period 1 January 2021 to 30 June 2021 (inclusive) will be 7.0% per annum.

Council Additional Pensioner Rebate

In the 2018-2019 rating year Council introduced a rebate of \$50 be granted in addition to any other pensioner rates concession granted to a rates assessment of an eligible pensioner.

In the 2019-2020 rating year the additional rebate was increased to \$75, it is proposed the additional rebate for the 2020-21 rating year be increased to **\$125**.

COVID-19 Residential Rates Rebate

In the 2020-2021 rating year only, Council proposes to grant a rebate of \$30 to each rating assessment in rates category **Residential** or **Residential – Town Centre**. The rebate will only be applied once to each rating assessment at the time of the main rates levy.

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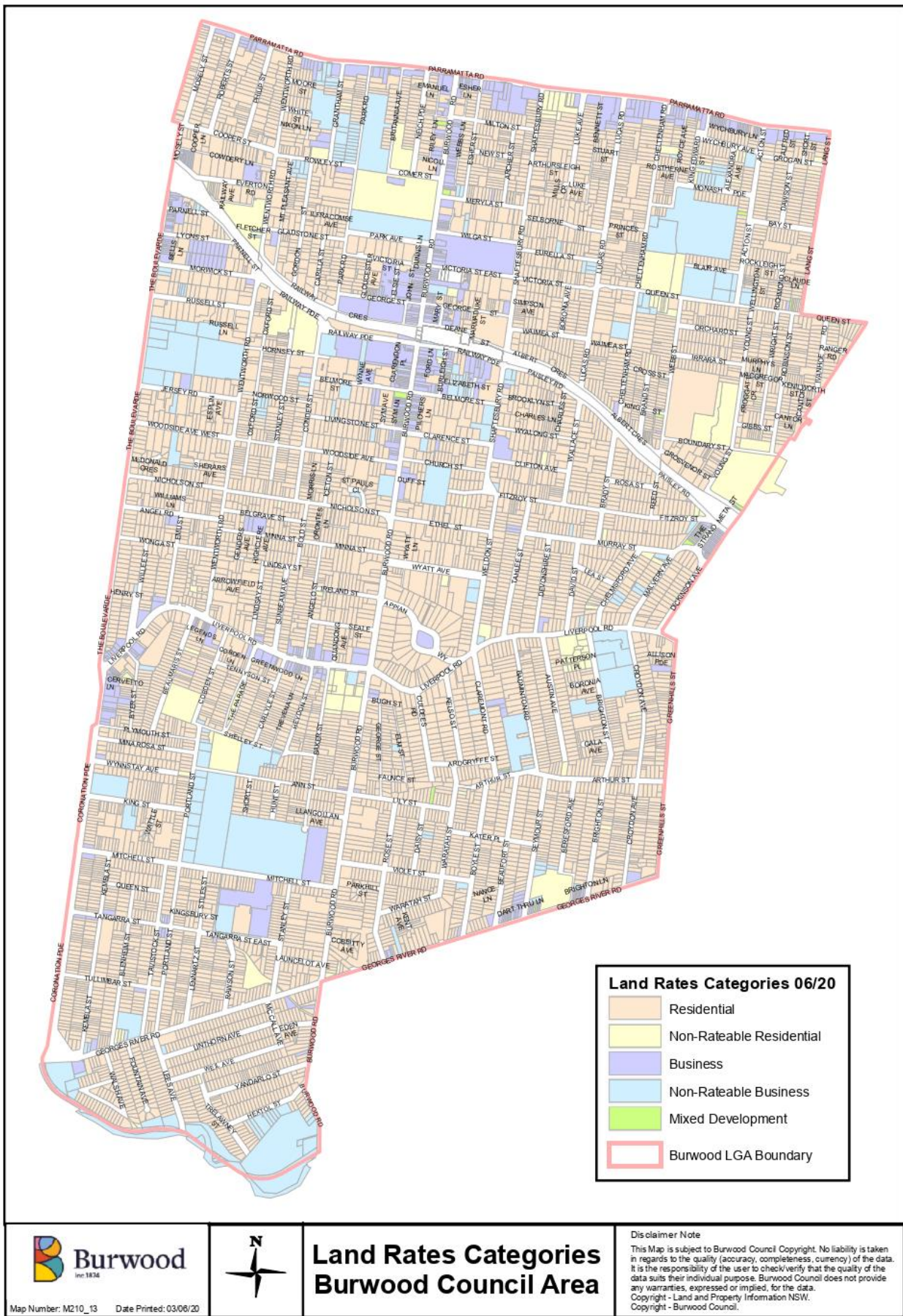
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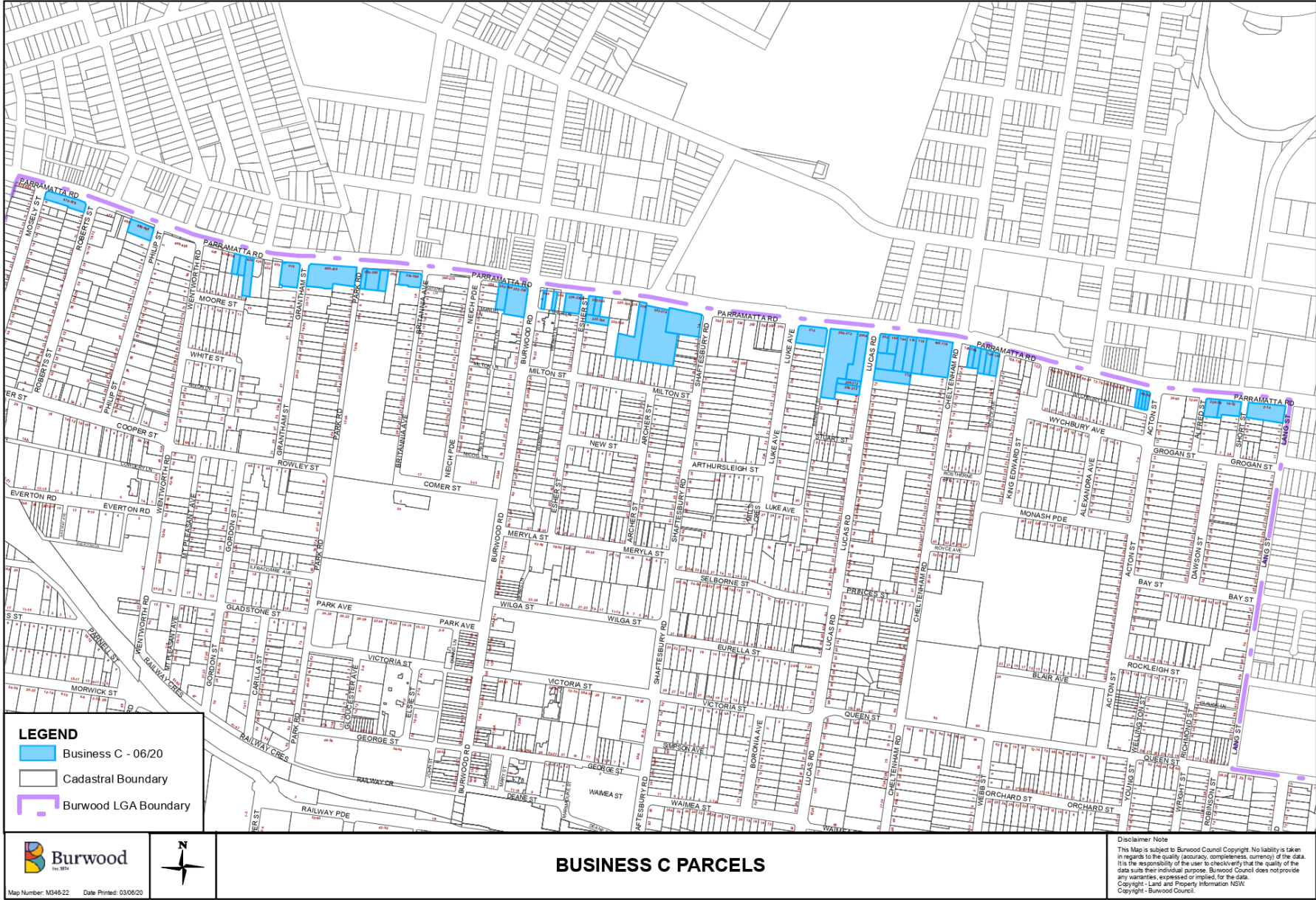
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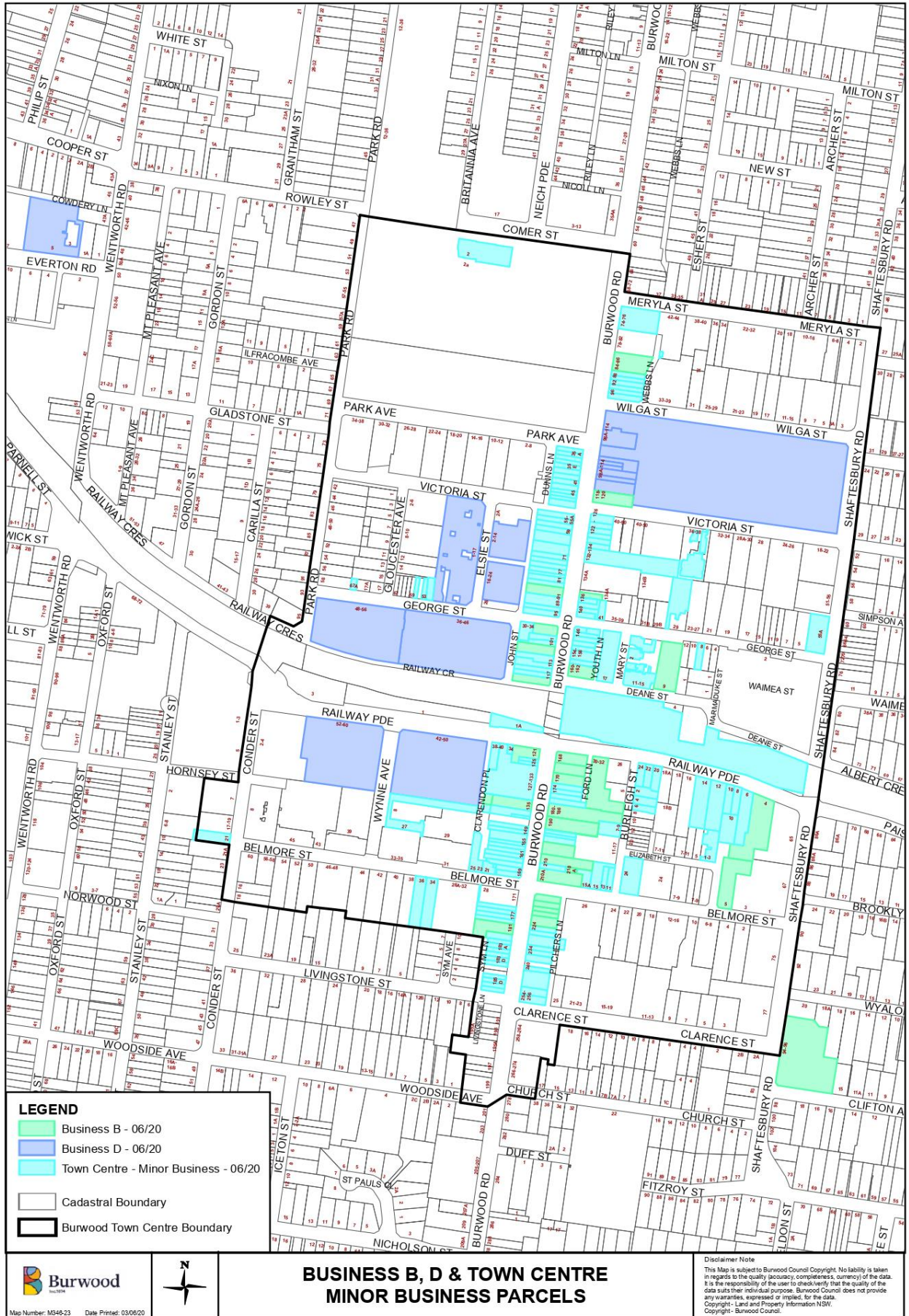


**Land Rates Categories
Burwood Council Area**



BUSINESS C PARCELS

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Schedule of Fees and Charges 2020–2021



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

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Pricing Policy

In accordance with Section 608 of the Local Government Act 1993 and other relevant legislation, Burwood Council charges and recovers approved fees and charges for any services it provides as contained within the document entitled Fees and Charges 2019-20.

Fees and charges are generally intended to be imposed on the following services provided by Council under the Local Government Act or any other Act or regulations:

- Supply of a product, service or commodity;
- Giving of information;
- Providing a service in connection with the exercise of the Council's regulatory functions, including receiving an application for approval, granting an approval, making an inspection and issuing a certificate;
- Allowing admission to any building or enclosure;
- Possession, occupation or enjoyment of a rail, pipe, wire, pole, cable, tunnel or structure laid, erected, suspended, constructed or placed on, under or over a public place (s.611)
- Allowing the use or benefit from Council's assets, possessions, etc.

Burwood Council's general policy in determining the amount of fees to be charged for goods and services considers the following factors:

- The cost of providing the service
- The importance of the service to the community
- Prices fixed by the relevant industry body
- Any factors specified in the Local Government Regulations
- Equity factors
- User pays principle
- Financial objectives
- Customer objectives
- Resource use objectives
- Market prices
- Cross subsidisation objectives
- Goods and Services Tax (GST)

In cases where the amount of fees and charges for service is determined under another Act or regulatory body, Council's policy is not to determine an amount that is inconsistent with the amount determined under the other Act or regulatory body.

All of Council's fees and charges not subject to statutory control are reviewed on an annual basis prior to finalisation of Council's annual operating budget. However, in special circumstances, fees and charges can be reviewed and approved by Council in accordance with the Local Government Act 1993 and Regulations.

Price Codes

FC - Full Cost Pricing

Council recovers all direct and indirect costs of the service (including depreciation of assets deployed).

PC - Partial Cost Pricing

Council recovers less than the full cost (as defined above). The reasons may include community service obligation, priorities or legislative limits on charging.

LR - Legislative Requirements

Price of the service is determined by Legislation, and dependent on price, may or may not recover full cost.

MP - Market Pricing

The price of the service is determined by examining alternative prices of surrounding service providers (this also may or may not recover the full costs of the service) eg children's services.

Z - Free (Zero Priced)

Some services may be provided free of charge and the whole cost determined as a community service obligation and / or may fall within a class of public good.

RR - Rate of Return Pricing

This would include Full Cost Pricing as defined above in addition to a profit margin to factor in a return to Council for assets employed.

BD - Bonds and Deposits

Refundable deposit against possible damage to Council property.

Goods and Services Tax Act 1999 (GST)

Those goods and/or services that have been subject to GST have been identified in Council's Schedule of Fees and Charges as GST applying. In accordance with taxation legislation the price shown for those goods and/or services is the GST inclusive price.

The Schedule of Fees and Charges for 2020-21 has been prepared using the best available information in relation to the GST.

However, if a fee is shown as being subject to GST is subsequently proven not to be subject to GST then that fee will be amended by reducing the GST to Nil. Conversely, if it is determined that a fee shown as being not subject to GST then the fee will be increased but only to the extent of the GST.

Ref	Name	Year 19/20	Year 20/21		Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	

Burwood Council

Access Through or Occupy Public Space

Business Use of Footpaths

Administration of Business Use of Footpaths

0001	Application fee – footpath dining (outdoor eating)	\$284.00	\$284.00	\$0.00	\$284.00	RR
COVID-19 allowance for footpath dining charges for use of Council's footpaths for footpath dining only In accordance with Council resolution of 24 March 2020, any premises that was in operation at the commencement of the compulsory lock down time and continues to operate when lock down is lifted will be allowed a 25% reduction (3 months) on the applicable fee for the 2020-2021 financial year in recognition of hardship faced during pandemic period.						
0002	Application fee – display of merchandise and other articles	\$184.50	\$184.50	\$0.00	\$184.50	RR
0003	Application fee – advertising signboards on footpaths (A-frames)	\$105.50	\$105.50	\$0.00	\$105.50	RR
0004	Application fee – busking permit	\$28.50	\$28.50	\$0.00	\$28.50	RR
0005	Application fee – commercial promotional / flyers permit (charities exempt)	\$156.00	\$156.00	\$0.00	\$156.00	RR
0006	Annual fee – display of merchandise and other articles (area less than 1.0m ² per annum)	\$105.50	\$105.50	\$0.00	\$105.50	RR
0007	Annual fee – display of merchandise and other articles (area greater than 1.0m ² per annum)	\$217.00	\$217.00	\$0.00	\$217.00	RR
0008	Annual fee – advertising signboards on footpaths (A-frames – renewal)	\$146.50	\$146.50	\$0.00	\$146.50	RR
0009	Licence variation fee – request for change in approved areas (display of merchandise and other articles)	\$141.50	\$141.50	\$0.00	\$141.50	RR
0010	Licence variation fee – request for change in approved areas (footpath dining)	\$149.50	\$149.50	\$0.00	\$149.50	RR

Major Commercial Centres

0011	Burwood Town Centre – per m ² per annum (display of merchandise and other articles)	\$353.00	\$353.00	\$0.00	\$353.00	RR
0012	Burwood Town Centre – per m ² per annum (footpath dining)	\$395.00	\$395.00	\$0.00	\$395.00	RR
COVID-19 allowance for footpath dining charges for use of Council's footpaths for footpath dining only In accordance with Council resolution of 24 March 2020, any premises that was in operation at the commencement of the compulsory lock down time and continues to operate when lock down is lifted will be allowed a 25% reduction (3 months) on the applicable fee for the 2020-2021 financial year in recognition of hardship faced during pandemic period.						

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Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)	Price Code
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Other Commercial Areas

0013	Other commercial areas footpath dining per m ² per annum	\$247.00	\$247.00	\$0.00	\$247.00	RR
<p>COVID-19 allowance for footpath dining charges for use of Council's footpaths for footpath dining only In accordance with Council resolution of 24 March 2020, any premises that was in operation at the commencement of the compulsory lock down time and continues to operate when lock down is lifted will be allowed a 25% reduction (3 months) on the applicable fee for the 2020-2021 financial year in recognition of hardship faced during pandemic period.</p>						
0014	Other commercial areas display of merchandise and other articles per m ² per annum	\$226.00	\$226.00	\$0.00	\$226.00	RR

Administration and Governance

Bank Guarantee

0015	Bank guarantees associated with damage deposit – administration charge per bank guarantee	\$309.00	\$280.91	\$28.09	\$309.00	RR
<p>Note: Damage deposits / bonds / prepayments of all types, paid via cash, cheque, bank cheque, money order, credit card etc. All damage deposits / bonds / prepayments refundable, will not earn any interest while deposited with the Council as it is considered that administration cost in managing these monies, would more than offset the interest that would have been earned.</p>						
0016	Payment over \$5,000			Bank cheque only		Z

Credit Card Service Fee

0017	All transactions exclude GST, MasterCard and Visa				0.5%	LR
0018	All transactions include GST, MasterCard and Visa				0.5%	LR

Financial Administration

0019	Failed payment fee – per dishonoured cheque	\$68.50	\$68.50	\$0.00	\$68.50	RR
0020	Failed payment fee – per electronic remittance	\$68.50	\$68.50	\$0.00	\$68.50	RR
0021	Fee for preparation of all council leases	\$282.50	\$256.82	\$25.68	\$282.50	PC

Documents, Maps and Reports

0022	Section 7.12 Contributions Plans (each plan) – hard copy	\$53.00	\$53.00	\$0.00	\$53.00	PC
0023	Burwood LEP (written instrument only) – hard copy	\$53.00	\$53.00	\$0.00	\$53.00	PC
0024	Burwood Development Control Plan – hard copy	\$179.00	\$179.00	\$0.00	\$179.00	PC
0025	Burwood Heritage Study: Volume 1 or Inventory	\$53.00	\$53.00	\$0.00	\$53.00	PC
0026	Burwood Heritage Study: Volume 1 and Inventory	\$95.00	\$95.00	\$0.00	\$95.00	PC
0027	Burwood LEP map (single map in A3 size) – hard copy	\$5.40	\$5.40	\$0.00	\$5.40	PC
0028	Burwood LEP maps (full set of maps in A3 size) – hard copy	\$84.50	\$84.50	\$0.00	\$84.50	PC

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Ref	Name	Year 19/20	Year 20/21		Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	

Documents, Maps and Reports [continued]

0029	Council agendas and minutes (over the counter / download from website)				No fee	Z
0030	Other planning policies, plans, codes and guidelines (each)	\$32.00	\$32.00	\$0.00	\$32.00	PC
0031	Stormwater management specifications	\$131.50	\$131.50	\$0.00	\$131.50	PC
0032	Certified copy of document, map or plan referred to in Section 10.8(2) of the Environmental Planning and Assessment Act 1979	\$53.00	\$53.00	\$0.00	\$53.00	LR

Geographic Information System (GIS) Maps

GIS map information may include: cadastre, aerial photos, contours, street names, local facilities plus more.

0033	A0 size coloured	\$32.00	\$32.00	\$0.00	\$32.00	FC
0034	A1 size coloured	\$21.50	\$21.50	\$0.00	\$21.50	FC
0035	A2 size coloured	\$16.00	\$16.00	\$0.00	\$16.00	FC
0036	A3 size coloured	\$10.80	\$10.80	\$0.00	\$10.80	FC
0037	A4 size coloured	\$5.40	\$5.40	\$0.00	\$5.40	FC
0038	Producing maps or providing digital information that requires substantial data manipulation (charged per hour or part thereof)	\$68.50	\$68.50	\$0.00	\$68.50	FC

Public Tenders and Expressions of Interest Documents

0039	Tender documents per set, less than 50 pages (inclusive of appendices, attachments, etc)	\$42.50	\$42.50	\$0.00	\$42.50	PC
0040	Tender documents per set, between 51 pages and 100 pages (inclusive of appendices, attachments, etc)	\$68.50	\$68.50	\$0.00	\$68.50	PC
0041	Tender documents per set, between 101 pages and 200 pages (inclusive of appendices, attachments, etc)	\$100.50	\$100.50	\$0.00	\$100.50	PC
0042	Tender documents per set, greater than 200 pages (inclusive of appendices, attachments, etc)	\$131.50	\$131.50	\$0.00	\$131.50	PC

Government Information (Public Access) Act 2009

Formal Request

An applicant is entitled to 50% reduction of processing charge if Council is satisfied that the applicant is suffering financial hardship and/or there is a special benefit to the public generally.

0043	GIPA formal application fee – section 41	\$30.00	\$30.00	\$0.00	\$30.00	LR
0044	GIPA processing charge – section 67 first 20 hours (personal information)	\$0.00	\$0.00	\$0.00	\$0.00	LR
Personal information about the applicant (the applicant being an individual)						
0045	GIPA processing charge – section 67 after the first 20 hours – per hour (personal information)	\$30.00	\$30.00	\$0.00	\$30.00	LR

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Formal Request [continued]

0046	GIPA processing charge – section 64 (1) after first hour – per hour (non personal)	\$30.00	\$30.00	\$0.00	\$30.00	LR
Where an applicant is not an individual seeking personal information about themselves						

Internal Review

0047	GIPA Internal Review Application	\$40.00	\$40.00	\$0.00	\$40.00	LR
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Property Enquiries

With the exception of government departments, solicitors and adjoining property owners, no information will be available over the telephone. No charge will be made for adjoining property owners however a signed property application form is required.

0048	Own or adjoining property				No fee	Z
0049	Under 15 minutes	\$27.00	\$27.00	\$0.00	\$27.00	PC
0050	Between 15 and 60 minutes	\$53.00	\$53.00	\$0.00	\$53.00	PC
0051	Over 60 minutes				\$120/hour or part thereof in excess of 1 hour	PC
0052	House numbering application	\$168.50	\$168.50	\$0.00	\$168.50	PC
0053	House name history (research and reply per property)	\$263.00	\$263.00	\$0.00	\$263.00	PC
0054	Requests for information requiring research or a written response (with owner's consent) per hour	\$158.00	\$158.00	\$0.00	\$158.00	PC
Minimum 1 hour - exact fee will be dependent upon staff time involved						

Subpoena Processing

0055	Conduct money (upon receipt of subpoenas)	\$55.00	\$55.00	\$0.00	\$55.00	LR
0056	Less than 1 hour is required to compile the information	\$158.00	\$158.00	\$0.00	\$158.00	PC
0057	Longer than 1 hour is required to compile the information, and additional charges per hour or part thereof is charged	\$116.50	\$116.50	\$0.00	\$116.50	PC
0058	Subpoena file retrieval fee – after first file only	\$18.60	\$18.60	\$0.00	\$18.60	PC

Printing, Copying and Scanning

0059	A3 black and white per page	\$1.10	\$1.10	\$0.00	\$1.10	PC
0060	A3 colour per page	\$4.30	\$4.30	\$0.00	\$4.30	PC
0061	A4 black and white per page	\$0.60	\$0.60	\$0.00	\$0.60	PC
0062	A4 colour per page	\$2.20	\$2.20	\$0.00	\$2.20	PC
0063	A4 microfiche	\$0.60	\$0.60	\$0.00	\$0.60	PC
0064	Per A0 copy	\$4.30	\$4.30	\$0.00	\$4.30	PC
0065	Per A1-A2 copy	\$2.20	\$2.20	\$0.00	\$2.20	PC

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Reprinting of Rate Notices

0066	Reprint and post rate notices and instalment notices	\$37.00	\$37.00	\$0.00	\$37.00	PC
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GIS – House Renumbering

0067	Request for change in house numbering – non-refundable	\$293.00	\$293.00	\$0.00	\$293.00	PC
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Interest Rate

Local Government Act 1993 Section 566

0068	Interest on overdue rates and charges – per annum calculated daily (maximum set by Minister for Local Government) – 1 July 2020 to 31 December 2020				0%	LR
0069	Interest on overdue rates and charges – per annum calculated daily (maximum set by Minister for Local Government) – 1 January 2021 to 30 June 2021				7%	LR

Animal Management

0070	Animal not desexed	\$201.00	\$210.00	\$0.00	\$210.00	LR
0071	Animal not desexed kept by recognised breeder for breeding purposes	\$55.00	\$58.00	\$0.00	\$58.00	LR
0072	Desexed animal	\$55.00	\$58.00	\$0.00	\$58.00	LR
0073	Desexed animal owned by eligible pensioner	\$23.00	\$25.00	\$0.00	\$25.00	LR
0074	Working dogs				No fee	LR
0075	Certificate of compliance for dangerous or restricted dogs	\$150.00	\$150.00	\$0.00	\$150.00	LR

Impounding of Animals

0076	Animals other than dogs or cats	\$103.50	\$103.50	\$0.00	\$103.50	FC
0077	Cat offences, dangerous / restricted dogs and other offences as per schedule 1 – penalty notice offences				As Prescribed	LR
0078	Surrender dog or cat	\$286.50	\$286.50	\$0.00	\$286.50	FC
0079	Daily holding fee	\$62.50	\$62.50	\$0.00	\$62.50	FC
0080	Release of animal	\$62.50	\$62.50	\$0.00	\$62.50	FC

Asset Management

Car Share Parking

0081	Car share space in ticket parking area per space per year	\$842.00	\$870.00	\$0.00	\$870.00	FC
0082	Creation of parking space for car share operator	\$1,105.00	\$1,150.00	\$0.00	\$1,150.00	FC

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Civil Works in the Public Domain

0083	Application Fee for Civil Works in the Public Domain	\$1,075.00	\$1,100.00	\$0.00	\$1,100.00	FC
0084	Civil works inspection (per inspection)	\$140.00	\$145.00	\$0.00	\$145.00	FC
0085	Security Deposit				Cost of Works	BD

Construction Works Zone

0086	Construction works zone application fee includes erection and removal of signage	\$875.00 plus as per specific zone fees below:				FC
0087	B1 Neighbour Centres, B2 Local Centres, B4 Mixed use and B6 Enterprise Corridor Zones	\$90.00 per lineal metre, per week or part thereof (minimum one month approval)				FC
0088	R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential Zones	\$30.00 per metre, per week or part thereof (minimum one month approval)				FC
0089	Work zone within parking meter area – additional fee (over the per metre rate listed above)	80% of current parking rate				RR
0090	Work zones required to be for exclusive use 24 hours per day 7 days per week	Additional \$30.00 per lineal meter, per week or part thereof				RR

Permit to Stand Plant

0091	Permit to stand plant (per plant per day)	\$445.00	\$460.00	\$0.00	\$460.00	FC
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Damage Report

0092	Administration Fee for Damage Report	\$385.00	\$385.00	\$0.00	\$385.00	FC
Applicable when submitting a Development Application so as to determine the condition of the public asset before building works commence.						

Provision and Administration of External Works and Emergency Call Out

Where Council is required to take control of an opening due to a dangerous situation. Restoration charges will still apply.

0093	To set up traffic control and make site safe for pedestrians and vehicular traffic – during business hours – establish traffic control plan, provide and place signs, barricades, traffic cones as necessary and maintain site in safe condition – per day	\$2,655.00	\$2,710.00	\$0.00	\$2,710.00	FC
0094	To set up traffic control and make site safe for pedestrians and vehicular traffic – outside of business hours – establish traffic control plan, provide and place signs, barricades, and traffic cones as necessary and maintain site in safe condition – per day	\$3,730.00	\$3,805.00	\$0.00	\$3,805.00	FC
0095	For after-hours response (between 3:00 pm and 6:30 am) to any development related hazard (per call out)	\$2,655.00	\$2,710.00	\$0.00	\$2,710.00	FC

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Provision and Administration of External Works and Emergency Call Out

[continued]

0096	For after-hours response (between 3:00 pm and 6:30 am) to any utility related hazard (per call out)	\$2,655.00	\$2,710.00	\$0.00	\$2,710.00	FC
0097	For after-hours response (between 3:00 pm and 6:30 am) to any other related matter or hazard requiring Council attendance (per call out)	\$2,655.00	\$2,710.00	\$0.00	\$2,710.00	FC

Labour

per hour

0098	Senior manager	\$196.00	\$200.00	\$0.00	\$200.00	FC
0099	Manager	\$154.00	\$157.50	\$0.00	\$157.50	FC
0100	Supervisor	\$126.50	\$129.50	\$0.00	\$129.50	FC
0101	Team leader	\$116.50	\$119.00	\$0.00	\$119.00	FC
0102	Plant operator	\$110.50	\$113.00	\$0.00	\$113.00	FC
0103	Driver \ labourer	\$79.50	\$81.50	\$0.00	\$81.50	FC
0104	Minimum hours payable for after-hours attendance of staff (between 3:00 pm and 6:30 am)				5 hours minimum	FC
0105	Additional surcharge payable for after-hours attendance of staff (between 3:00 pm and 6:30 am)				30% surcharge per hour	FC

Plant Hire

per hour

0106	Backhoe / loader	\$81.50	\$83.50	\$0.00	\$83.50	FC
0107	High pressure cleaner	\$81.50	\$83.50	\$0.00	\$83.50	FC
0108	Mini footpath sweeper	\$81.50	\$83.50	\$0.00	\$83.50	FC
0109	Road sweeper	\$174.00	\$177.50	\$0.00	\$177.50	FC
0110	Trailer mounted chipper	\$174.00	\$177.50	\$0.00	\$177.50	FC
0111	Truck with hiab	\$174.00	\$177.50	\$0.00	\$177.50	FC
0112	Truck with elevated work platform	\$174.00	\$177.50	\$0.00	\$177.50	FC
0113	Truck	\$74.00	\$75.50	\$0.00	\$75.50	FC
0114	Ute	\$48.00	\$49.00	\$0.00	\$49.00	FC
0115	Minimum hours payable for afterhours use of plant (between 3:00 pm and 6:30 am)				4 hours minimum	FC

Materials

0116	Oil absorbent material per bag or per m ²	\$101.50	\$104.00	\$0.00	\$104.00	FC
0117	Sand backfill material (per tonne)	\$101.50	\$104.00	\$0.00	\$104.00	FC
0118	Road base backfill material (per tonne)	\$101.50	\$104.00	\$0.00	\$104.00	FC
0119	Trench temporary sealing material – per bucket	\$195.00	\$199.00	\$0.00	\$199.00	FC
0120	Any other materials (per unit)				Quote plus 15%	FC

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Statement of Revenue Policy - Fees and Charges - Public Exhibition

Ref	Name	Year 19/20	Year 20/21			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Barricades and Fencing

0121	Barricade and light rental per barricade per day (minimum weekly charge – Council to setup and place)	\$102.00	\$104.50	\$0.00	\$104.50	FC
0122	Water filled barrier rental per barrier per day (minimum weekly charge – Council to setup and place)	\$45.50	\$46.50	\$0.00	\$46.50	FC
0123	ArmorZone barrier with fencing rental per barrier per day (minimum weekly charge – Council to setup and place)	\$56.50	\$58.00	\$0.00	\$58.00	FC
0124	Temporary fencing rental per panel per day (minimum weekly charge – Council to setup and place)	\$45.50	\$46.50	\$0.00	\$46.50	FC
0125	Steel road plates per plate per week (minimum weekly charge – Council to setup and place)	\$2,035.00	\$2,080.00	\$0.00	\$2,080.00	FC
0126	Temporary kerb ramp per ramp per day (minimum weekly charge – Council to setup and place)	\$34.00	\$35.00	\$0.00	\$35.00	FC
0127	Delivery and return of water filled barriers, ArmorZone and temporary fencing – each way – during business hours	\$339.00	\$346.00	\$0.00	\$346.00	FC
0128	Delivery and return of water filled barriers, ArmorZone and temporary fencing – each way – outside of business hours	\$565.00	\$577.00	\$0.00	\$577.00	FC

Flood Risk / Stormwater Assessment

0129	Drainage Draft Plan Search and Service Fee per 20 min	\$114.00	\$114.00	\$0.00	\$114.00	RR
0130	Flood Planning Level Enquiry	\$464.00	\$550.00	\$0.00	\$550.00	RR
0131	Stormwater (General Inspection Fees per 45 mins, after an initial inspection)	\$136.00	\$136.00	\$0.00	\$136.00	RR
0132	Stormwater Drainage Application Fee			\$567 per application		FC
0133	Application to carry out stormwater drainage work (Section 138) refer to Asset Management Civil Works	\$1,075.00	\$1,075.00	\$0.00	\$1,075.00	FC
0134	Application to connect a private drain with a public drain under the control of a Council or with a drain which connects with such a public drain (Section 68)	\$1,075.00	\$1,075.00	\$0.00	\$1,075.00	RR
0135	Initial Assessment	\$430.00	\$430.00	\$0.00	\$430.00	RR
0136	Subsequent Assessments (each)	\$289.50	\$289.50	\$0.00	\$289.50	RR
0137	High Density Development (minimum \$480)			\$176 per hour		FC
0138	Medium Density Development (minimum \$360)			\$176 per hour		FC
0139	OSD Re-Inspection Fee(minimum \$120)			\$176 per hour		FC
0140	Positive Covenant (minimum \$120)			\$176 per hour		FC
0141	Single Dwelling with OSD (minimum \$240)			\$176 per hour		FC
0142	Single Dwelling, no OSD (minimum \$120)			\$176 per hour		FC
0143	Works-As-Executed Plans (minimum \$240)			\$176 per hour		FC

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		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	

Hoardings

0144	Ground level hoarding – type A temporary fencing, where any part of the fencing structure occupies the public domain. (A minimum period of 6 months, paid in advance, applies. Once this period is reached, additional payments shall be made for 3 months in advance). (Periods of less than 3 months can be resolved by negotiation).	\$320 plus an additional \$26/linear metre/week (frontage) or part thereof			FC	
0145	Overhead hoarding – type B (A minimum period of 6 months, paid in advance, applies. Once this period is reached, additional payments shall be made for 3 months in advance). (Periods of less than 3 months can be resolved by negotiation).	\$605 plus an additional \$35/linear metre/week (frontage) or part thereof			FC	
0146	Application lodgement fee	\$380.00	\$400.00	\$0.00	\$400.00	RR
0147	Fee adjustment for combined type A and B hoarding applications	\$320 to be waived			FC	
0148	Environmental Planning and Assessment Act 1979 – cost compliance	Total cost of compliance			FC	

Memorial Donations

0149	Memorial seat with plaque	\$3,220.00	\$3,000.00	\$300.00	\$3,300.00	RR
0150	Park seat	\$2,790.00	\$2,600.00	\$260.00	\$2,860.00	RR
0151	Plaque only	\$486.00	\$454.55	\$45.45	\$500.00	RR

Rock Anchor Permit

0152	Application Fee	\$5,365.00	\$5,365.00	\$0.00	\$5,365.00	RR
0153	Cost per anchor	\$215.00	\$215.00	\$0.00	\$215.00	RR
0154	Refundable Holding Deposit	Minimum \$50,000 plus \$1,000 per anchor above 50 units			BD	

Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Fee (incl. GST)	Price Code
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Stormwater Management Services Charge

Included on Annual Rates and Charges Notice. For the purposes of the SMSC, company title property will be treated the same as strata title property and mixed development apportionment factor (MDAF) property will be treated as residential. Where strata title buildings contain both residential and business lots, the SMSC will be \$12.50 for residential or \$5.00 minimum for business.

Exemptions from SMSC

- Crown Land and Crown Land held under private lease pursuant to Housing Act 2001 or Aboriginal Housing Act 1998
- Vacant land - defined as land containing no buildings or car parks and no significant impervious surfaces
- Council owned land or non-rateable land
- Rural residential or rural business land
- Land belonging to charities or public benevolent institutions

0155	Charge per residential* torrens title lot	\$25.00	\$25.00	\$0.00	\$25.00	LR
0156	Charge per residential* strata title lot	\$12.50	\$12.50	\$0.00	\$12.50	LR
0157	Charge per 350m ² or part thereof business* torrens title lot – total charge capped at \$2,500	\$25.00	\$25.00	\$0.00	\$25.00	LR
* meaning categorised as such for rating purposes						
0158	Charge per business* strata title lot	\$0.00	\$5.00	\$0.00	\$5.00	LR

Building Services

General Information

Builders Indemnity Insurance

Construction Certificates and Complying Development Certificates cannot be issued unless the applicant provides a certificate of insurance issued by an approved insurer under the Home Building Act 1989.

Persons who wish to do building work on their own home may apply to the Department of Fair Trading for an owner-builder permit where:

1. the cost of the work exceeds \$5,000;
2. the work relates to a single dwelling - house or dual occupancy; and
3. the work requires development consent or is complying development.

An owner-builder who sells their dwelling within 7 years of completion of the work must take out home warranty insurance. Works valued less than \$12,000 value, no insurance is required when carried out by a licensed builder.

Long Service Levy

For building or subdivision works that exceed a value of \$25,000, payment of the Long Service Levy to the Long Service Levy Payments Corporation is required prior to Council (or an accredited certifier) issuing the Construction or Complying Development Certificate.

Council acts as an agent for collection of this levy. The amount payable is currently fixed at 0.35% of the total cost of the work and is GST exempt.

0159	General information	As listed above			RR
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Complying Development Certificates and Exempt Development

Administration of Complying Development Certificates

0160	Application to modify a complying development certificate (section 4.30) – after certificate has been issued	50% of original application fee, max fee of \$525				RR
0161	Complying development certificate applications involving a building code of Australia alternative solution	Relevant application fee plus additional charges may be levied to recover council's costs in more complicated assessments at the rate of \$275.00/hour or part thereof. Such charges will be as determined by the Group Manager Building & Development in consultation with the applicant. Min. Fee incl. GST: \$345.00				RR
0162	Confirmation in writing that development is exempt or complying development	\$126.50	\$133.00	\$0.00	\$133.00	FC
0163	Notification for complying development certificates	\$79.50	\$85.00	\$0.00	\$85.00	FC

Complying Development Certificates – Application

0164	Work value less than or equal to \$20,000 (Class 1 and 10 buildings)	\$380.00	\$363.64	\$36.36	\$400.00	RR
0165	Work value between \$20,001 and \$50,000 (Class 1 and 10 buildings)	\$540.00	\$513.64	\$51.36	\$565.00	RR
0166	Work value between \$50,001 and \$200,000 (Class 1 and 10 buildings)	\$966.00	\$922.73	\$92.27	\$1,015.00	RR
0167	Work value between \$200,001 and \$1,000,000 (Class 1 and 10 buildings)	\$1,505.00	\$1,440.91	\$144.09	\$1,585.00	RR
0168	Work value more than \$1,000,000 (Class 1 and 10 buildings)	\$1,880.00	\$1,795.45	\$179.55	\$1,975.00	RR
0169	Work value less than or equal to \$20,000 (Class 2-9 buildings)	\$540.00	\$513.64	\$51.36	\$565.00	RR
0170	Work value between \$20,001 and \$50,000 (Class 2-9 buildings)	\$807.00	\$768.18	\$76.82	\$845.00	RR
0171	Work value between \$50,001 and \$200,000 (Class 2-9 buildings)	\$1,075.00	\$1,027.27	\$102.73	\$1,130.00	RR
0172	Work value between \$200,001 and \$1,000,000 (Class 2-9 buildings)	\$1,615.00	\$1,545.45	\$154.55	\$1,700.00	RR
0173	Work value more than \$1,000,000 (Class 2-9 buildings)				POA	RR

Other Activity Application Fees

Section 68 Of Local Government Act 1993

0174	Amusement devices	\$150.00	\$150.00	\$0.00	\$150.00	LR
0175	Manufactured home	\$200.00	\$200.00	\$0.00	\$200.00	LR
0176	Other activities	\$150.00	\$150.00	\$0.00	\$150.00	LR

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Construction and Development Certification

Damage Deposits

For any Development Application including Complying Development Certificates issued by Private Certifiers, Council reserves the right to impose a condition of development consent requiring the lodgement of a Builder's Damage Deposit as assessed by Council's Engineering Team as required in the individual circumstances.

Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)	Price Code
0177	Value of development (per applicant's estimate with application)				Minimum Deposit	BD
0178	Less than \$50,000	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	BD
0179	Between \$50,001 to \$100,000	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	BD
0180	Between \$100,001 to \$150,000	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	BD
0181	Between \$150,001 to \$200,000	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00	BD
0182	Between \$200,001 to \$500,000	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	BD
0183	Between \$500,001 to \$1,000,000	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	BD
0184	For demolition (only) applications – the damage deposit will be a set fee	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	BD

Where value of development is greater than \$1,000,000, damage deposit is calculated as 50% of the value of road frontage assets using unit rates for construction.

Construction Certificates – Class 1 and 10

Values listed in this table equate to the contract price or the cost of the building (in cases where there is no contract) and calculated in accordance with the Regulation. Values include the costs associated with the construction of the building, the costs associated with the preparation of the building for the purpose for which it is to be used (such as installing plant, fittings, fixtures and equipment), other works (if any) and costs of demolition (if any).

Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)	Price Code
0185	Work value less than or equal to \$50,000	\$694.00	\$663.64	\$66.36	\$730.00	MP
0186	Work value between \$50,001 and \$100,000		\$730 plus \$8.10 for each \$1,000 above \$50,000			MP
0187	Work value between \$100,001 and \$250,000		\$1,135 plus \$7.30 for each \$1,000 above \$100,000			MP
0188	Work value between \$250,001 and \$500,000		\$2,230 plus \$6.30 for each \$1,000 above \$250,000			MP
0189	Work value between \$500,001 and \$1,000,000		\$3,805 plus \$5.25 for each \$1,000 above \$500,000			MP
0190	Work value exceeding \$1,000,001 and \$5,000,000		\$6,430 plus \$3.15 for each \$1,000 above \$1,000,000			MP
0191	Work value \$5,000,000				By Quotation	MP

Construction Certificates – Class 2-9

Construction Certificate Fee for Residential and Mixed Commercial / Residential Developments Exceeding \$1,000,000 outside Burwood Town Centre and Developments \$10,000,000 or less inside the Burwood Town Centre

For mixed commercial or other developments the commercial or other part of the development is assessed in accordance with the above table (class 1 and 10 buildings).

0192	For residential and mixed commercial / residential developments the residential portion of the development is assessed as	i. \$475 per unit plus \$945 where Council is appointed as the Principal Certifying Authority ii. This fee includes PCA services and issue of Occupation Certificate.	MP
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Construction Certificate Fee for Residential and Mixed Commercial / Residential Developments exceeding \$10,000,000 within the Burwood Town Centre

For Mixed commercial or other Developments the commercial or other part of the development is assessed in accordance with the above table (Class 1 and 10 buildings).

0193	For residential and mixed commercial / residential developments the residential portion of the development is assessed as	i. \$685 per unit plus \$1,470 where Council is appointed as the Principal Certifying Authority (PCA) ii. This fee includes PCA services and issue of Occupation Certificate.			MP
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Construction Certificate Modifications

0194	Construction certificate modifications	50% of original fee			RR
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Registration of Certificates Issued by Accredited Certifiers

0195	Registration of a complying development certificate	\$36.00	\$36.00	\$0.00	\$36.00	LR
0196	Registration of construction certificate issued by private certifier (Not complying development)	\$36.00	\$36.00	\$0.00	\$36.00	LR
0197	Registration of occupation certificate issued by private certifier	\$36.00	\$36.00	\$0.00	\$36.00	LR
0198	Registration of subdivision certificate issued by private certifier (Not complying development)	\$36.00	\$36.00	\$0.00	\$36.00	LR

Transfer of PCA services to Council

0199	Council appointed as PCA	Package as determined by Council delegate			RR
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Construction Inspection

0200	Inspection fee	\$277.50	\$263.64	\$26.36	\$290.00	MP
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Fire Safety Compliance

0201	Annual administration fee	\$82.50	\$77.27	\$7.73	\$85.00	MP
0202	BCA class 2-3 effective height <25m	\$648.00	\$618.18	\$61.82	\$680.00	MP
0203	BCA class 2-3 effective height >25m	\$1,295.00	\$1,236.36	\$123.64	\$1,360.00	MP
0204	BCA class 5-9 up to or equal 500m ² floor area	\$545.00	\$522.73	\$52.27	\$575.00	MP
0205	BCA class 5-9 >500m ² floor area	\$1,090.00	\$1,040.91	\$104.09	\$1,145.00	MP

Building Certification

Building Information Certificates Division 6.7 – Classes 1 and 10 – Statutory

0206	Classes 1 and 10 (dwellings), and class 2 building containing only 2 dwellings	\$250 per dwelling			LR
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Ref	Name	Year 19/20	Year 20/21			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Division 6.7 Certificates – Other Classes – Statutory

0207	A building not exceeding 200m ²	\$250.00	\$250.00	\$0.00	\$250.00	LR
0208	A building greater than 200m ² but not exceeding 2,000m ²	\$250 plus an additional \$0.50 per m ² over 200 m ²				LR
0209	A building greater than 2,000m ²	\$1,165 plus an additional \$0.075 per m ² over 2,000m ²				LR
0210	Additional inspections	\$90.00	\$90.00	\$0.00	\$90.00	LR
0211	Archive fee for unauthorised works building certificates*	\$100.00	\$100.00	\$0.00	\$100.00	LR

*Additional fees apply for unauthorised works in accordance with the Environmental Planning and Assessment Regulation 2000.

Certificates

Planning Certificates

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000

Note that for strata lot applications, one fee is charged per lot applied for within that strata plan.

0212	Section 10.7(2) planning certificate application / reprint per lot	\$54.43	\$54.43	\$0.00	\$54.43	LR
0213	Section 10.7(2) and 10.7(5) planning certificate application / reprint per lot	\$133.00	\$133.00	\$0.00	\$133.00	LR
0214	Fee for urgent processing of applications for planning certificates under section 10.7(2) and 10.7(5) within 1 business day per lot	\$110.00	\$115.00	\$0.00	\$115.00	RR
Council reserves the right not to make the service available						
0215	Section 10.7 certificate – reprint	\$53.00	\$55.00	\$0.00	\$55.00	RR

Outstanding Notices

0216	Outstanding notice – section 735A	\$60.00	\$60.00	\$0.00	\$60.00	LR
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Occupation Certificates

0217	Occupation certificates (Council as PCA)	\$211.00	\$200.00	\$20.00	\$220.00	FC
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Rates Certificates

Local Government Act 1993 Sections 603 and 608

0218	For replacement of section 10.7 or section 603 (certificate replacement request placed after 2 weeks from date of issue of original certificate)	\$41.50	\$41.50	\$0.00	\$41.50	RR
0219	Rates notice – annual or instalment – on coloured base stock with or without amended details *	\$37.00	\$37.00	\$0.00	\$37.00	RR
0220	Rates notice – annual or instalment – single sided black and white archive copy *	\$0.00	\$0.00	\$0.00	\$0.00	Z
0221	Section 603 certificate	\$85.00	\$85.00	\$0.00	\$85.00	LR

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Rates Certificates [continued]

0222	Urgency fee – processed on-demand (subject to availability only)	\$205.50	\$205.50	\$0.00	\$205.50	RR
0223	Urgency fee – processed within 24 hours	\$175.00	\$175.00	\$0.00	\$175.00	RR
0224	Administration charge to refund Section 603/10.7 certificate	\$15.00	\$15.00	\$0.00	\$15.00	PC

Section 54 Certificate

Local Government Act 1993

0225	Application fee	\$60.00	\$60.00	\$0.00	\$60.00	LR
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Section 88G Certificate

Conveyancing Act 1919

0226	Section 88G certificates (Section 88G of Conveyancing Act)	\$10.00	\$10.00	\$0.00	\$10.00	LR
0227	Section 88G certificate requiring inspection	\$38.00	\$38.00	\$0.00	\$38.00	LR

Swimming Pool Safety Certificate

Swimming Pools Amendment Act 2012

Swimming Pools Regulation 2008

0228	Fee for provision of registration – assisting pool owners who do not have internet access	\$13.00	\$13.64	\$1.36	\$15.00	LR
0229	Swimming pool barrier exemption application	\$70.00	\$70.00	\$0.00	\$70.00	LR
0230	Swimming pool inspections and compliance certificates	\$150 plus \$100 for second and subsequent inspections				LR
0231	Copy of swimming pool compliance certificate	\$64.00	\$60.91	\$6.09	\$67.00	PC
0232	Swimming pool safety plaques resuscitation board	\$28.00	\$27.27	\$2.73	\$30.00	PC

Compliance

Abandoned Articles

Motor Vehicles, Trucks, Trailers and Caravans

0233	Impounding / holding fee	\$206 impounding fee plus \$40/day holding fee plus \$190 towing fee				FC
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Shopping Trolleys and Sandwich Boards

0234	Impounding fee	\$250 plus \$15 per day per trolley				FC
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Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Fee (incl. GST)	Price Code
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Other Goods

0235	Other articles	\$105.50	\$105.50	\$0.00	\$105.50	FC
0236	Other articles (per article per day or part thereof)	\$42.50	\$42.50	\$0.00	\$42.50	FC

Protection of Environment Operations Act

0237	Investigation that resulted in an order being given (currently up to \$1,000)				As Prescribed	LR
Environmental Planning and Assessment Regulation 2000 s281C						
0238	Litter fines and penalty				As Prescribed	LR
0239	Environmental audit	\$161.50	\$161.50	\$0.00	\$161.50	FC
0240	POEO – cost compliance				Total cost of compliance	RR
0241	POEO – notice administration fee	\$550.00	\$563.00	\$0.00	\$563.00	LR

Contaminated Land

Registration of Notice of Class 2 Remediation

0242	Registration of notice of intention to carry out class 2 remediation works (clause 16 – SEPP 55)	\$185.00	\$185.00	\$0.00	\$185.00	LR
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Skip Bins Roadside Placements

0243	Initial fee (first year of activity)	\$1,535.00	\$1,535.00	\$0.00	\$1,535.00	RR
0244	Ongoing fee (after first year)	\$839.00	\$839.00	\$0.00	\$839.00	RR

Clothing Bank Bins

0245	Annual permit per bin	\$393.00	\$393.00	\$0.00	\$393.00	RR
0246	Initial annual application fee	\$316.00	\$316.00	\$0.00	\$316.00	FC

Community Services

Bus Hire

0247	8 seater and wheelchair hoist – per kilometre (includes petrol)	\$3.20	\$2.91	\$0.29	\$3.20	PC
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Community Programs

0248	Daytime session / class	\$5.50	\$5.00	\$0.50	\$5.50	PC
0249	Daytime session / class with materials included	\$8.00	\$7.27	\$0.73	\$8.00	PC
0250	Evening session / class (after 6:00 pm)	\$8.00	\$7.27	\$0.73	\$8.00	PC
0251	Evening session / class (after 6:00 pm) with materials included	\$10.50	\$9.55	\$0.95	\$10.50	PC

Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Fee (incl. GST)	Price Code
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Street Parties and School Fetes

0252	Traffic management – community street parties and school fetes (all inclusive subject to council approval)				No fee	Z
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Alcohol Prohibited Spaces

0253	Application for consumption or sale of alcohol in an alcohol prohibited area or alcohol free zone	\$190.00	\$172.73	\$17.27	\$190.00	FC
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Development Applications

General Note: If two or more statutory fees apply to a single DA, then the amount payable shall be the sum of those fees.

Note 1: These fees are additional to other fees, which may apply.

Note 2: Regulations require Council to refund the amount of the fee not expended in advertising the application.

Developments Involving Erection of Buildings, Carrying out of Works, or the Demolition of Buildings or Works at Work Value

Environmental Planning and Assessment Regulation 2000

0254	DA for development up to \$5,000	\$110.00	\$110.00	\$0.00	\$110.00	LR
0255	Between \$5,001 – \$50,000	\$170 plus \$3.00 for each \$1,000 or part above \$5,000				LR
0256	Between \$50,001 – \$250,000	\$352 plus \$3.64 for each \$1,000 or part above \$50,000				LR
0257	Between \$250,001 – \$500,000	\$1,160 plus \$2.34 for each \$1,000 or part above \$250,000				LR
0258	Between \$500,001 – \$1,000,000	\$1,745 plus \$1.64 for each \$1,000 or part above \$500,000				LR
0259	Greater than \$1,000,001 less than \$10,000,000	\$2,615 plus \$1.44 for each \$1,000 above \$1,000,000				LR
0260	Greater than \$10,000,000	\$15,875 plus \$1.19 for each \$1,000 above \$10,000,000				LR
0261	Dwelling house valued under \$100,000 construction cost	\$455.00	\$455.00	\$0.00	\$455.00	LR
0262	DA not involving building work, demolition or sub division	\$285.00	\$285.00	\$0.00	\$285.00	LR

Refund of Development Application Fees

0263	Withdrawal of application before assessment				Maximum 75% of fees paid	PC
0264	Withdrawal of application after assessment but prior to assessment report preparation				Maximum 50% of fees paid	PC
0265	Withdrawal of application after determination				No refund	PC

Long Service Levy

Note: Statutory collected on behalf of The Long Service Payments Corporation

0266	Work value greater than \$25,000		0.35% of the value of building and construction works			LR
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DA fees for Residential Heritage items

0267	Not exceeding \$10,000				No fee	PC
0268	Exceeding \$10,000 but not exceeding \$50,000	\$108.00	\$115.00	\$0.00	\$115.00	PC
0269	Exceeding \$50,000 but not exceeding \$100,000				\$105 plus Plan First	PC
0270	Exceeding \$100,000				Refer to development application table	PC

Other Developments – Statutory

0271	Development applications for the pruning or removal of a tree for heritage items and properties in HCA		\$105/application or \$45/application where applicant is a pensioner			LR
0272	Development for the purpose of 1 or more advertisements		\$285 plus an additional \$93 per advertisement in excess of 1, or the fee in accordance with the above table, whichever is greater.			LR

Subdivisions – Regulation 249

Environmental Planning and Assessment Regulation 2000

0273	Other than strata subdivision, involving the opening of a public road (eg, torrens title / stratum subdivision / community title)		\$665 plus \$65 per additional lot			LR
0274	Other than strata subdivision, not involving the opening of a public road (eg, torrens title / stratum subdivision / community title)		\$330 plus \$53 per additional lot			LR
0275	Strata units subdivision		\$330 plus \$65 per additional lot			LR

Integrated Development and Development which Requires Concurrence – Statutory

Environmental Planning and Assessment Regulation 2000

In addition to the fee specified above, the consent authority must charge an additional fee for the referral and provision of advice in respect of the general terms of approval to be granted by an approval body specified in Sections 91, 91A and 92.

Additional fee for each approval, Council shall forward the fee to the approval body with the request for the general terms of the approval from the approval body.

0276	Development which requires concurrence		\$140 plus \$320 for each approval body to which the development application is to be forwarded			LR
0277	Integrated development		\$140 plus \$320 for each approval body to which the development application is to be forwarded			LR

Additional fees payable for development that requires advertising

In addition to any other fees payable, Council will charge up to the following maximum fees for giving of the notice required for the development:

0278	Designated development	\$2,220.00	\$2,220.00	\$0.00	\$2,220.00	LR
0279	Advertised development	\$1,105.00	\$1,105.00	\$0.00	\$1,105.00	LR
0280	Prohibited development	\$1,105.00	\$1,105.00	\$0.00	\$1,105.00	LR

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Additional fees payable for development that requires advertising [continued]

0281	Development for which an environmental planning instrument requires notice to be given otherwise than as referred to above	\$1,105.00	\$1,105.00	\$0.00	\$1,105.00	LR
0282	Development application that is accompanied by a voluntary planning agreement under section 7.4 of the Act	\$1,130.00	\$1,130.00	\$0.00	\$1,130.00	LR

Development Applications – Notification

Notification of Development Applications, Section 4.55 Applications or Section 8.2, 8.3, 8.4 and 8.5 Applications

Should an applicant submit amended plans prior to determination that requires re-notification of a development, an additional notification fee may be applicable.

0283	3D digital architectural model (where development application is required to be referred to JRPP)	\$2,210.00	\$2,210.00	\$0.00	\$2,210.00	RR
0284	3D digital architectural model (where required to accompany a development application)	\$1,105.00	\$1,105.00	\$0.00	\$1,105.00	RR
0285	Works less than \$10,000	\$41.00	\$41.00	\$0.00	\$41.00	RR
0286	Works between \$10,001 and \$100,000	\$148.00	\$148.00	\$0.00	\$148.00	RR
0287	Works between \$100,001 and \$500,000	\$290.00	\$290.00	\$0.00	\$290.00	RR
0288	Works between \$500,001 and \$1,000,000	\$353.00	\$353.00	\$0.00	\$353.00	RR
0289	Works greater than \$1,000,000 and less than \$10,000,000	\$621.00	\$621.00	\$0.00	\$621.00	RR
0290	Works greater than \$10,000,000	\$726.00	\$726.00	\$0.00	\$726.00	RR

Notification fee for amended development application plans

0291	Notification fee for amended development application plans	Refer to the notification fees for original development application in the table above				LR
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Review of Determination Under Section 8.2 and / or Review Where DA Not Accepted Under Section 8.2(1)(c)

Environmental Planning and Assessment Act 1979

0292	Review of determination of any other development up to \$5,000	\$55.00	\$55.00	\$0.00	\$55.00	LR
0293	Review of determination of any other development with an estimated cost of \$5,001 – \$250,000	\$85, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost.				LR
0294	Review of determination of any other development with an estimated cost of \$250,001-\$500,000	\$500, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.				LR
0295	Review of determination of any other development with an estimated cost of \$500,001-\$1,000,000	\$712, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.				LR
0296	Review of determination of any other development with an estimated cost of \$1,000,001-\$10,000,000	\$987, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.				LR

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Review of Determination Under Section 8.2 and / or Review Where DA Not Accepted Under Section 8.2(1)(c) [continued]

0297	Review of determination of any other development with an estimated cost more than \$10,000,000		\$4,737, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.			LR
0298	Review of determination for a development application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building		50% of original application fee			LR
0299	Review of determination for a development application that involves the erection of a dwelling house with an estimated cost of construction of \$100,000 or less	\$190.00	\$190.00	\$0.00	\$190.00	LR

Development Applications – Modification of a Consent Under Section 4.55

Environmental Planning and Assessment Act 1979

0300	Section 4.55(1) – corrections		\$71 (maximum fee)			LR
0301	Section 4.55(1A) – minor modifications		50% of original application fee (maximum fee of \$645)			LR
0302	Section 4.55(2) or under section 4.56 if the fee for the original application was less than \$100		50% of the fee for the original development application			LR
0303	Section 4.55(2) where the fee of the original application was more than \$100 but does not involve the erection of a building, the carrying out of work or the demolition of a work or building		50% of the fee for the original development application			LR
0304	Section 4.55(2) where the original application was for a dwelling house with an estimated cost of construction of \$100,000 or less	\$190.00	\$190.00	\$0.00	\$190.00	LR
0305	Section 4.55(2) for any other development up to an estimated cost of \$5,000	\$55.00	\$55.00	\$0.00	\$55.00	LR
0306	Section 4.55(2) for any other development up to an estimated cost of \$5,001-\$250,000		\$85, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost.			LR
0307	Section 4.55(2) for any other development up to an estimated cost of \$250,001-\$500,000		\$500, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.			LR
0308	Section 4.55(2) for any other development up to an estimated cost of \$500,001-\$1,000,000		\$712, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.			LR
0309	Section 4.55(2) for any other development up to an estimated cost of \$1,000,001-\$10,000,000		\$987, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.			LR
0310	Section 4.55(2) for any other development up to an estimated cost of more than \$10,000,000		\$4,737, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.			LR
0311	Review of section 4.55(2) modification		50% of original application fee			LR
0312	Section 4.59 public notice for validity of a development consent	\$385.00	\$350.00	\$35.00	\$385.00	RR

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Development Applications – Other Services

Certified Planning Documents – Statutory

0313	Certified copy of document or map clause 262 of Environmental Planning and Assessment Regulation 2000	\$53.00	\$53.00	\$0.00	\$53.00	LR
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DA Pre-Lodgement Application

0314	Single dwellings	\$257.00	\$245.45	\$24.55	\$270.00	RR
0315	Dual occupancies	\$257.00	\$245.45	\$24.55	\$270.00	RR
0316	Townhouses – estimated cost less than \$1,000,000	\$822.00	\$786.36	\$78.64	\$865.00	RR
0317	Townhouses – estimated cost of \$1,000,001 – \$1,500,000	\$1,235.00	\$1,181.82	\$118.18	\$1,300.00	RR
0318	Residential flat buildings	\$1,235.00	\$1,181.82	\$118.18	\$1,300.00	RR
0319	Residential flat buildings – 3 or more storeys and 4 or more dwellings (includes urban design fee)	\$1,850.00	\$1,768.18	\$176.82	\$1,945.00	RR
0320	Commercial developments (change of use / boarding houses) estimated cost less than \$1,000,000	\$648.00	\$618.18	\$61.82	\$680.00	RR
0321	Commercial developments (change of use/boarding houses) estimated cost of \$1,000,001 – \$5,000,000	\$925.00	\$881.82	\$88.18	\$970.00	RR
0322	Commercial developments (change of use/boarding houses) estimated cost greater than \$5,000,001	\$1,235.00	\$1,181.82	\$118.18	\$1,300.00	RR
0323	Mixed use development estimated cost less than \$1,000,000	\$648.00	\$618.18	\$61.82	\$680.00	RR
0324	Mixed use development estimated cost of \$1,000,001 – \$5,000,000 (includes urban design fee)	\$1,500.00	\$1,431.82	\$143.18	\$1,575.00	RR
0325	Mixed use development estimated cost greater than \$5,000,001 (includes urban design fee)	\$2,000.00	\$1,909.09	\$190.91	\$2,100.00	RR
0326	Consideration of amended plans	\$579.00	\$554.55	\$55.45	\$610.00	RR
0327	Consideration of amended plans where urban design advice is required	\$1,215.00	\$1,163.64	\$116.36	\$1,280.00	RR

Covenant Removals or Amendments

0328	Application	\$135 plus \$70 per hour or part thereof in excess of 2 hours			FC
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Burwood Local Planning Panel Referral Administration Fee

0329	Where the value of the development is \$500,000 – \$10,000,000	\$1,030.00	\$936.36	\$93.64	\$1,030.00	PC
0330	Where the value of the development is more than \$10,000,000	\$2,055.00	\$1,868.18	\$186.82	\$2,055.00	PC

Ref	Name	Year 19/20	Year 20/21			Price Code
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Development Contributions to Services and Amenities

Environmental Planning and Assessment Act 1979

Burwood Contributions Plan

Section 7.12 Contributions Plan for the Burwood Local Government Area (Excluding Burwood Town Centre)

All Development (except development pertaining to a dwelling house)

0331	Work value from \$0 to \$100,000				Nil	Z
0332	Work value from \$100,001 to \$200,000				0.50% multiplied by the indexed development cost	RR
0333	Work value greater than \$200,000				1% multiplied by the indexed development cost	RR

Development of a dwelling house and alterations, additions or ancillary structures thereto

0334	Work value from \$0 to \$100,000				Nil	Z
0335	Work value from \$100,001 to \$300,000				0.50% multiplied by the indexed development cost	RR
0336	Work value greater than \$300,000				0.25% multiplied by the indexed development cost	RR

Section 7.12 Contributions Plan – Burwood Town Centre

0337	Work value from \$0 to \$250,000				Nil	Z
0338	Work value greater than \$250,000				4% multiplied by the indexed development cost	RR

Car Parking Rate for Monetary Contributions in Lieu of On-Site Parking under a Voluntary Planning Agreement and the DCP

0339	Rate per parking space	\$52,010.00	\$52,010.00	\$0.00	\$52,010.00	FC
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The rate is provided as a guide to applicants and is intended to represent a reasonable base rate for the construction of a single parking space within a basement or parking complex. Council reserves the right to negotiate a variation of this rate as part of a Voluntary Planning Agreement. For further information, refer to the Burwood Development Control Plan and the addendum to the Planning Agreements Policy.

Monetary Contribution for Bonus Development

The rate is over and above the requirements of the Section 7.12 Contributions Plan for the Burwood Town Centre, Strathfield Town Centre, Burwood Road Burwood (between Parramatta Road and Meryla Street) and land in the B2 local centre zone along northern side of Liverpool Road Burwood and Strathfield. The monetary contribution is paid to Council as part of a Voluntary Planning Agreement. The rate is subject to review and change by Council.

0340	Rate per m ² bonus floor space (Burwood and Strathfield Town Centres)	\$1,750.00	\$1,750.00	\$0.00	\$1,750.00	FC
0341	Rate per m ² bonus floor space (Burwood Road between Parramatta Road and Meryla Street)	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	FC
0342	Rate per m ² bonus floor space (land in the B2 local centre zone along northern side of Liverpool Road Burwood and Strathfield)	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	FC

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Planning Proposals

Pre-Planning Proposal Meeting

0343	Council's consultants' attendance expenses: \$ for \$ reimbursement			At cost plus GST		FC
0344	Proposal in the Burwood town centre – Meeting with Group Manager Strategic Planning, Heritage & Place Planning and Executive Strategic Planner or Senior Strategic Planner	\$0.00	\$1,500.00	\$0.00	\$1,500.00	FC
0345	Residential flat building proposal outside of Burwood town centre – Meeting with Group Manager Strategic Planning, Heritage & Place Planning and Executive Strategic Planner or Senior Strategic Planner	\$0.00	\$750.00	\$0.00	\$750.00	FC
0346	Non-residential proposal outside of Burwood town centre – Meeting with Group Manager Strategic Planning, Heritage & Place Planning and Executive Strategic Planner or Senior Strategic Planner				Nil	Z

Planning Proposals for LEP Amendments and DCP Amendments

1. A planning proposal for a minor LEP generally refers to a single allotment spot rezoning generated by a planning anomaly or inconsistency, or minor amendments such as the deletion of a heritage item or modification of a development standard. These LEP amendments are generally not complex or contentious. A planning proposal for a major LEP refers to all other rezoning applications submitted to Council. Fees for both major and minor LEP amendments are not refundable.
2. A new applicable fee may be payable again should the applicant amend a planning proposal for submission to Council.
3. One fee will be charged if a DCP is prepared by the applicant in conjunction with a planning proposal.

0347	Major LEP or DCP for land greater than 3,000 m ²	\$63,040.00	\$70,000.00	\$0.00	\$70,000.00	FC
0348	Major LEP or DCP for land greater than 1,000 m ² but less than 3,000 m ²	\$31,520.00	\$35,000.00	\$0.00	\$35,000.00	FC
0349	Minor LEP or DCP for land less than 1,000 m ²	\$10,510.00	\$10,000.00	\$0.00	\$10,000.00	FC
0350	Reconsideration (once only) fee on refusal or Council's condition of rezoning	\$1,580.00	\$2,000.00	\$0.00	\$2,000.00	FC
0351	Reimbursement of actual cost of required consultants (ie – planning urban design, traffic, heritage financial / economic, legal, etc)				At cost + 10%	FC

Ref	Name	Year 19/20	Year 20/21		Price Code
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Voluntary Planning Agreement (VPA)

VPA Preparation Costs

0352	VPA for land greater than 3,000 m ²	\$0.00	\$10,000.00	\$0.00	\$10,000.00	FC
0353	VPA for land greater than 1,000 m ² but less than 3,000 m ²	\$0.00	\$2,000.00	\$0.00	\$2,000.00	
0354	VPA for land less than 1,000 m ² or using Council's standard template				Nil	Z
0355	Reimbursement of actual cost of required consultants (ie – planning urban design, traffic, heritage financial / economic, legal, etc)				At cost + 10%	

Environment and Health

Public Health

Public Health Act 2010 - Statutory Fees, Charges and Penalties - as prescribed in legislation

Food Act 2003 - Statutory Fees, Charges and Penalties - as prescribed in legislation

Protection of the Environment Operations Act 1997 - Fees, Charges and Penalties - as prescribed in legislation

0356	Improvement notice fee	\$330.00	\$330.00	\$0.00	\$330.00	LR
0357	Fee for improvement notices and prohibition orders in the case of an improvement notice or a prohibition order given to an occupier of premises at which there is a regulated system	\$560.00	\$560.00	\$0.00	\$560.00	LR
0358	Fee for improvement notices and prohibition orders in the case of an improvement notice or a prohibition order given to an occupier of premises in any other case	\$270.00	\$270.00	\$0.00	\$270.00	LR
0359	Administration fee (or as prescribed in the relevant legislation)				As prescribed	LR

Registered Premises Annual Charges

COVID-19 allowance for registered premises annual charges

In accordance with Council resolution of 24 March 2020, any premises that was in operation at the commencement of the compulsory lock down time and continues to operate when lock down is lifted will be allowed a 25% reduction (3 months) on the applicable fee for the 2020-2021 financial year in recognition of hardship faced during pandemic period.

0360	Food shop category 1 – school canteens, childcare centres and the like (includes admin fee and 1 inspection)	\$272.50	\$272.50	\$0.00	\$272.50	FC
0361	Food shop category 2 – convenience stores, service stations and the like (includes admin fee and 1 inspection)	\$586.00	\$586.00	\$0.00	\$586.00	FC
0362	Food shop category 3 – restaurants, take aways and cafés up to 5 employees (includes admin fee and up to 2 inspections)	\$940.00	\$940.00	\$0.00	\$940.00	FC
0363	Food shop category 4 – restaurants, take aways and cafés 5 to 50 employees (includes admin fee and up to 2 inspections)	\$1,415.00	\$1,415.00	\$0.00	\$1,415.00	FC
0364	Food shop category 5 – supermarkets, clubs and the like with more than 51 employees (includes admin fee and up to 2 inspections)	\$4,180.00	\$4,180.00	\$0.00	\$4,180.00	FC

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Registered Premises Annual Charges [continued]

0365	Home based commercial food activity (includes family day care)	\$200.00	\$200.00	\$0.00	\$200.00	FC
0366	Mobile vendors	\$174.00	\$174.00	\$0.00	\$174.00	FC
0367	Cooling towers (includes registration fee and 1 inspection)	\$464.00	\$464.00	\$0.00	\$464.00	FC
0368	Restricted premises (includes registration fee and 1 inspection)	\$648.00	\$648.00	\$0.00	\$648.00	FC
0369	Skin penetration premises (includes registration fee and 1 inspection)	\$427.00	\$427.00	\$0.00	\$427.00	FC

Inspections

Per Inspection

0370	Certificate of registration (where not included in registration fee)	\$85.00	\$85.00	\$0.00	\$85.00	FC
0371	Beauty salon	\$200.00	\$200.00	\$0.00	\$200.00	FC
0372	Boarding house greater than 10 occupants	\$422.00	\$422.00	\$0.00	\$422.00	FC
0373	Boarding house 1-10 occupants	\$237.00	\$237.00	\$0.00	\$237.00	FC
0374	Cooling towers	\$232.00	\$232.00	\$0.00	\$232.00	FC
0375	Food shop – other (convenience stores and the like)	\$184.50	\$184.50	\$0.00	\$184.50	FC
0376	Food shop – restaurants, take aways and cafés	\$263.00	\$263.00	\$0.00	\$263.00	FC
0377	Food shop – pre occupation inspection	\$185.00	\$185.00	\$0.00	\$185.00	FC
0378	Hairdresser	\$184.50	\$184.50	\$0.00	\$184.50	FC
0379	Public pools and spas	\$189.50	\$189.50	\$0.00	\$189.50	FC
0380	Reinspection fee	\$158.00	\$158.00	\$0.00	\$158.00	FC
0381	Restricted premises	\$416.00	\$416.00	\$0.00	\$416.00	FC
0382	Skin penetration premises	\$200.00	\$200.00	\$0.00	\$200.00	FC

Temporary Food Premises – Approval Permit

Daily fee

0383	Charitable (not for profit)				No fee	Z
0384	Commercial – (single event)	\$89.50	\$89.50	\$0.00	\$89.50	FC
0385	Commercial – annual fee (minimum 3 events)	\$153.00	\$153.00	\$0.00	\$153.00	FC
0386	Community – (single event)	\$58.50	\$58.50	\$0.00	\$58.50	FC
0387	Community – annual fee (minimum 3 events)	\$105.50	\$105.50	\$0.00	\$105.50	FC

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Events

Organiser Burwood Council

Permit Fees

Major Festivals and Events (>40,000 attendance)

Receipt Codes

Burwood Festival T61 - 01475.3029.547 | Carols By Candlelight T156 - 01475.3014.671 | Chinese / Lunar Festival T16 - 01475.3012.547 | Australia Day Stalls T150 - 01475.3011.547 | Other Events T153 - 01475.3354.671

0388	Alcohol covered stall	\$660.00	\$647.50	\$0.00	\$647.50	FC
0389	Alcohol site	\$498.00	\$498.00	\$0.00	\$498.00	FC
0390	Alcohol van site	\$913.00	\$896.50	\$0.00	\$896.50	FC
0391	Amusement hire space per ride (small*)	\$0.00	\$549.00	\$0.00	\$549.00	FC
0392	Amusement hire space per ride (large*)	\$867.00	\$849.00	\$0.00	\$849.00	FC
* Council will assess individual rides based on application.						
0393	Food covered stall	\$682.00	\$676.00	\$0.00	\$676.00	FC
0394	Food site	\$521.00	\$520.00	\$0.00	\$520.00	FC
0395	Food van site	\$936.00	\$936.00	\$0.00	\$936.00	FC
0396	LGA business food covered stall	\$427.00	\$439.50	\$0.00	\$439.50	FC
0397	LGA business food site	\$279.00	\$338.00	\$0.00	\$338.00	FC
0398	LGA business food van site	\$0.00	\$608.50	\$0.00	\$608.50	FC
0399	LGA business merch/info covered stall	\$327.00	\$330.00	\$0.00	\$330.00	FC
0400	LGA business merch/info site	\$174.00	\$253.00	\$0.00	\$253.00	FC
0401	LGA business merch/info van site	\$0.00	\$431.00	\$0.00	\$431.00	FC
0402	LGA business NFP food covered stall	\$337.00	\$338.00	\$0.00	\$338.00	FC
0403	LGA business NFP food site	\$200.00	\$260.00	\$0.00	\$260.00	FC
0404	LGA business NFP food van site	\$0.00	\$468.00	\$0.00	\$468.00	FC
0405	LGA business NFP merch/info covered stall	\$263.00	\$253.50	\$0.00	\$253.50	FC
0406	LGA business NFP merch/info site	\$126.50	\$195.00	\$0.00	\$195.00	FC
0407	LGA business NFP merch/info van site	\$273.50	\$331.50	\$0.00	\$331.50	FC
0408	Merch/info covered stall	\$521.00	\$507.00	\$0.00	\$507.00	FC
0409	Merch/info site	\$385.00	\$385.00	\$0.00	\$385.00	FC
0410	Merch/info van site	\$658.00	\$663.00	\$0.00	\$663.00	FC
0411	NFP food covered stall	\$348.00	\$372.00	\$0.00	\$372.00	FC
0412	NFP food site	\$211.00	\$286.00	\$0.00	\$286.00	FC
0413	NFP food van site	\$0.00	\$515.00	\$0.00	\$515.00	FC
0414	NFP merch/info covered stall	\$279.00	\$279.00	\$0.00	\$279.00	FC
0415	NFP merch/info site	\$137.00	\$214.50	\$0.00	\$214.50	FC
0416	NFP merch/info van site	\$289.50	\$364.50	\$0.00	\$364.50	FC

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Minor Event (15,000 to 40,000 attendance)

Receipt Codes

Burwood Festival T61 - 01475.3029.547 | Carols By Candlelight T156 - 01475.3014.671 | Chinese / Lunar Festival T16 - 01475.3012.547 | Australia Day Stalls T150 - 01475.3011.547 | Other Events T153 - 01475.3354.671

0417	Alcohol covered stall	\$268.50	\$262.00	\$0.00	\$262.00	FC
0418	Alcohol site	\$179.00	\$187.00	\$0.00	\$187.00	FC
0419	Alcohol van site	\$348.00	\$337.00	\$0.00	\$337.00	FC
0420	Amusement hire space per ride	\$289.50	\$290.00	\$0.00	\$290.00	FC
0421	Food covered stall	\$263.00	\$265.00	\$0.00	\$265.00	FC
0422	Food site	\$189.50	\$189.50	\$0.00	\$189.50	FC
0423	Food van site	\$358.00	\$341.00	\$0.00	\$341.00	FC
0424	LGA business food covered stall	\$211.00	\$212.00	\$0.00	\$212.00	FC
0425	LGA business food site	\$126.50	\$151.50	\$0.00	\$151.50	FC
0426	LGA business food van site	\$0.00	\$273.00	\$0.00	\$273.00	FC
0427	LGA business merch/info covered stall	\$184.50	\$186.00	\$0.00	\$186.00	FC
0428	LGA business merch/info site	\$116.50	\$233.00	\$0.00	\$233.00	FC
0429	LGA business merch/info van site	\$0.00	\$239.00	\$0.00	\$239.00	FC
0430	LGA business NFP food covered stall	\$158.00	\$159.00	\$0.00	\$159.00	FC
0431	LGA business NFP food site	\$84.50	\$114.00	\$0.00	\$114.00	FC
0432	LGA business NFP food van site	\$0.00	\$204.50	\$0.00	\$204.50	FC
0433	LGA business NFP merch/info covered stall	\$137.00	\$139.50	\$0.00	\$139.50	FC
0434	LGA business NFP merch/info site	\$58.50	\$99.50	\$0.00	\$99.50	FC
0435	LGA business NFP van site	\$121.50	\$179.50	\$0.00	\$179.50	FC
0436	Merch/info covered stall	\$247.00	\$232.50	\$0.00	\$232.50	FC
0437	Merch/info site	\$168.50	\$166.00	\$0.00	\$166.00	FC
0438	Merch/info van site	\$316.00	\$299.00	\$0.00	\$299.00	FC
0439	NFP food covered stall	\$174.00	\$185.50	\$0.00	\$185.50	FC
0440	NFP food site	\$100.50	\$132.50	\$0.00	\$132.50	FC
0441	NFP food van site	\$0.00	\$238.50	\$0.00	\$238.50	FC
0442	NFP merch/info covered stall	\$158.00	\$163.00	\$0.00	\$163.00	FC
0443	NFP merch/info site	\$74.00	\$116.00	\$0.00	\$116.00	FC
0444	NFP merch/info van site	\$137.00	\$209.00	\$0.00	\$209.00	FC

Market Event (<15,000 attendance)

Receipt Codes

Burwood Festival T61 - 01475.3029.547 | Carols By Candlelight T156 - 01475.3014.671 | Chinese/Lunar Festival T16 - 01475.3012.547 | Australia Day Stalls T150 - 01475.3011.547 | Other Events T153 - 01475.3354.671

0445	Alcohol covered stall	\$163.50	\$170.00	\$0.00	\$170.00	FC
0446	Alcohol site	\$116.50	\$121.50	\$0.00	\$121.50	FC
0447	Alcohol van site	\$195.00	\$219.00	\$0.00	\$219.00	FC
0448	Food covered stall	\$174.00	\$212.50	\$0.00	\$212.50	FC
0449	Food site	\$158.00	\$152.00	\$0.00	\$152.00	FC
0450	Food van site	\$289.50	\$274.00	\$0.00	\$274.00	FC

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Ref	Name	Year 19/20	Year 20/21		Price Code
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Market Event (<15,000 attendance) [continued]

0451	LGA business food covered stall	\$147.50	\$149.00	\$0.00	\$149.00	FC
0452	LGA business food site	\$95.00	\$106.50	\$0.00	\$106.50	FC
0453	LGA business food van site	\$0.00	\$192.00	\$0.00	\$192.00	FC
0454	LGA business merch/info covered stall	\$137.00	\$137.00	\$0.00	\$137.00	FC
0455	LGA business merch/info site	\$95.00	\$97.00	\$0.00	\$97.00	FC
0456	LGA business merch/info van site	\$0.00	\$175.00	\$0.00	\$175.00	FC
0457	LGA business NFP food covered stall	\$126.50	\$127.50	\$0.00	\$127.50	FC
0458	LGA business NFP food site	\$79.50	\$91.00	\$0.00	\$91.00	FC
0459	LGA business NFP food van site	\$0.00	\$164.50	\$0.00	\$164.50	FC
0460	LGA business NFP merch/info covered stall	\$116.50	\$114.00	\$0.00	\$114.00	FC
0461	LGA business NFP merch/info site	\$68.50	\$81.00	\$0.00	\$81.00	FC
0462	LGA business NFP merch/info van site	\$137.00	\$146.00	\$0.00	\$146.00	FC
0463	Merch/info covered stall	\$153.00	\$151.50	\$0.00	\$151.50	FC
0464	Merch/info site	\$105.50	\$108.00	\$0.00	\$108.00	FC
0465	Merch/info van site	\$184.50	\$194.50	\$0.00	\$194.50	FC
0466	NFP food covered stall	\$137.00	\$138.00	\$0.00	\$138.00	FC
0467	NFP food site	\$95.00	\$114.00	\$0.00	\$114.00	FC
0468	NFP food van site	\$0.00	\$205.50	\$0.00	\$205.50	FC
0469	NFP merch/info covered stall	\$126.50	\$129.00	\$0.00	\$129.00	FC
0470	NFP merch/info site	\$84.50	\$92.00	\$0.00	\$92.00	FC
0471	NFP merch/info van site	\$147.50	\$165.00	\$0.00	\$165.00	FC

Woodstock Market Event in Partnership with Council (<5,000 attendance)

0472	New markets – fee to process all new applications	\$100.00	\$100.00	\$0.00	\$100.00	PC
0473	Administration Fee per market event	\$158.00	\$160.00	\$0.00	\$160.00	PC
0474	Woodstock Park only, up to 8 hours including bump in and bump out	\$100.00	\$100.00	\$0.00	\$100.00	PC
0475	Each additional hour thereafter	\$25.00	\$25.00	\$0.00	\$25.00	PC
0476	Woodstock Park and hire of one venue (Woodstock or Fitzroy Hall) up to 8 hours including bump in and bump out	\$200.00	\$200.00	\$0.00	\$200.00	PC
0477	Each additional hour thereafter	\$50.00	\$50.00	\$0.00	\$50.00	PC
0478	Hire of second venue (Woodstock or Fitzroy Hall) up to 8 hours including bump in and bump out	\$120.00	\$120.00	\$0.00	\$120.00	PC
0479	Each additional hour thereafter	\$25.00	\$25.00	\$0.00	\$25.00	PC
0480	Fitzroy Hall when hired in conjunction with Woodstock Park	\$125.00	\$125.00	\$0.00	\$125.00	PC
0481	Cleaning	\$100.00	\$90.91	\$9.09	\$100.00	PC
0482	Garbage bin 1 x 240 litre bin per food/beverage stall	\$48.00	\$43.64	\$4.36	\$48.00	PC

Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Fee (incl. GST)	Price Code
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Facilities Hire and Use

General Conditions of Facilities Hire

Note 1

The conditions of hire for venues document is available from Council's Venue Co-ordinator. Public Liability insurance to the value of \$20,000,000 at time of application for regular hirers, Council's insurance covers one off bookings if required.

A fee for a security guard may be required. Council's policy is No 16th, 18th or 21st Birthdays are allowed at the Woodstock Community Centre due to building under Heritage Order.

Note 2

Category 1 is defined as Commercial, Federal or State Government or individuals for the purpose such as meetings, seminars, training or private hire.

Category 2 is defined as non-profit groups and charities. Non-profit community groups or charities must provide Council with a copy of their letter of incorporation or evidence of non-profit status to obtain the reduced rate.

Category 3 is defined as LGA non-profit groups, charities and students. Non-profit community groups or charities must provide Council with a copy of their letter of incorporation or evidence of non-profit status to obtain the reduced rate. Students must provide Council with a copy of their current student identification card.

Note 3

Hall hire rates are heavily subsidised. No further concessions are available.

Note 4

Council reserves the right to revise fees and charges without notice.

Note 5

If a hall booking covers two (2) hire rates, the higher rate will apply.

Note 6

Public holidays will be charged at week-end rates.

Note 7

Casual booking hire minimum 2 hours permitted within 1 week of hire date.

Note 8

Function hire rate applies to private parties, weddings, receptions and dinner dances.

Administration of Facilities Hire

Bonds and Security Deposit

0483	Access card or key bond	\$50.00	\$50.00	\$0.00	\$50.00	BD
0484	Additional bond where alcohol is being served	\$500.00	\$500.00	\$0.00	\$500.00	BD
0485	Audio visual equipment bond	\$100.00	\$100.00	\$0.00	\$100.00	BD
0486	Cancellation 2 – 6 days prior to booking				50% of hire fee	PC
0487	Cancellation less than 48 hours' notice				100% of hire fee	PC
0488	Commercial kitchen bond (functions, exhibitions and seminars)	\$100.00	\$100.00	\$0.00	\$100.00	BD
0489	Hall bond	\$500.00	\$500.00	\$0.00	\$500.00	BD

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Bonds and Security Deposit [continued]

0490	Hall bond – community groups and seniors except when holding a function	\$300.00	\$300.00	\$0.00	\$300.00	BD
0491	Hearing loop adaptor bond	\$50.00	\$50.00	\$0.00	\$50.00	BD

Venue Co-ordination

0492	Emergency audio visual support person – per hour	\$58.00	\$52.73	\$5.27	\$58.00	PC
0493	Charges for false fire alarms	\$1,685.00	\$1,685.00	\$0.00	\$1,685.00	FC

The *Fire Brigades ACT 1989*, section 42 allows FRNSW to charge for attending false alarm call-outs to monitored AFA systems. Council reserves the right to pass on the charge to applicant.

0494	Non-compliance with terms and conditions – minimum (deducted from bond)	\$64.00	\$58.18	\$5.82	\$64.00	PC
0495	Room setup and pack up – per hour (minimum 2 hours) Mon – Fri	\$85.00	\$77.27	\$7.73	\$85.00	PC
0496	Replacement cost of access card	\$50.00	\$45.45	\$4.55	\$50.00	FC
0497	Security per hour per guard			Cost plus 10%		FC
0498	Venue call out fee	\$195.00	\$177.27	\$17.73	\$195.00	FC

Community Hub

Minimum 2 hours

Category 1: Meeting rooms 1, 2, 3, 4 and Training Room

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 1 room)

0499	Block rate Monday to Sunday (9:00 am – 5:00 pm)	\$0.00	\$200.00	\$20.00	\$220.00	PC
0500	Monday to Friday – per hour	\$0.00	\$32.73	\$3.27	\$36.00	PC
0501	Saturday and Sunday – per hour	\$0.00	\$37.27	\$3.73	\$41.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 2 rooms)

0502	Block rate Monday to Sunday (9:00 am – 5:00 pm)	\$0.00	\$359.09	\$35.91	\$395.00	PC
0503	Monday to Friday – per hour	\$0.00	\$59.09	\$5.91	\$65.00	PC
0504	Saturday and Sunday – per hour	\$0.00	\$67.27	\$6.73	\$74.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 3 rooms)

0505	Block rate Monday to Sunday (9:00 am – 5:00 pm)	\$0.00	\$477.27	\$47.73	\$525.00	PC
0506	Monday to Friday – per hour	\$0.00	\$78.18	\$7.82	\$86.00	PC
0507	Saturday and Sunday – per hour	\$0.00	\$89.09	\$8.91	\$98.00	PC

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Category 2: Meeting rooms 1, 2, 3, 4 and Training Room

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 1 room)

0508	Monday to Friday – per hour	\$0.00	\$23.64	\$2.36	\$26.00	PC
0509	Saturday and Sunday – per hour (minimum 2 hours)	\$0.00	\$29.09	\$2.91	\$32.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 2 rooms)

0510	Monday to Friday – per hour	\$0.00	\$42.73	\$4.27	\$47.00	PC
0511	Saturday and Sunday – per hour (minimum 2 hours)	\$0.00	\$51.36	\$5.14	\$56.50	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 3 rooms)

0512	Monday to Friday – per hour	\$0.00	\$56.36	\$5.64	\$62.00	PC
0513	Saturday and Sunday – per hour (minimum 2 hours)	\$0.00	\$69.09	\$6.91	\$76.00	PC

Category 3: Meeting rooms 1, 2, 3, 4 and Training Room

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 1 room)

0514	Monday to Friday – per hour	\$0.00	\$13.64	\$1.36	\$15.00	PC
0515	Saturday and Sunday – per hour (minimum 2 hours)	\$0.00	\$19.09	\$1.91	\$21.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 2 rooms)

0516	Monday to Friday – per hour	\$0.00	\$25.45	\$2.55	\$28.00	PC
0517	Saturday and Sunday – per hour (minimum 2 hours)	\$0.00	\$35.45	\$3.55	\$39.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 3 rooms)

0518	Monday to Friday – per hour	\$0.00	\$33.64	\$3.36	\$37.00	PC
0519	Saturday and Sunday – per hour (minimum 2 hours)	\$0.00	\$46.36	\$4.64	\$51.00	PC

Carpenter Room

Category 1: Carpenter Room

0520	Block rate Monday to Sunday (9:00 am – 5:00 pm)	\$395.00	\$363.64	\$36.36	\$400.00	PC
0521	Monday to Friday – per hour	\$57.00	\$52.73	\$5.27	\$58.00	PC
0522	Saturday and Sunday – per hour (minimum 5 hours)	\$66.00	\$60.00	\$6.00	\$66.00	PC

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Category 2: Carpenter Room

0523	Monday to Friday – per hour	\$40.00	\$36.36	\$3.64	\$40.00	PC
0524	Saturday and Sunday – per hour (minimum 5 hours)	\$46.00	\$41.82	\$4.18	\$46.00	PC

Category 3: Carpenter Room

0525	Monday to Friday – per hour	\$24.00	\$22.73	\$2.27	\$25.00	PC
0526	Saturday and Sunday – per hour (minimum 5 hours)	\$29.00	\$27.27	\$2.73	\$30.00	PC

Learning Labs / Media Rooms

Category 1: Learning Labs / Media Rooms

0527	Block rate Monday to Sunday (9:00 am – 5:00 pm)	\$0.00	\$127.27	\$12.73	\$140.00	PC
0528	Monday to Friday – per hour	\$0.00	\$27.27	\$2.73	\$30.00	PC
0529	Saturday and Sunday – per hour	\$0.00	\$31.82	\$3.18	\$35.00	PC

Category 2: Learning Labs / Media Rooms

0530	Monday to Friday – per hour	\$0.00	\$18.18	\$1.82	\$20.00	PC
0531	Saturday and Sunday – per hour (minimum 2 hours)	\$0.00	\$22.73	\$2.27	\$25.00	PC

Category 3: Learning Labs / Media Rooms

0532	Monday to Friday – per hour	\$0.00	\$9.09	\$0.91	\$10.00	PC
0533	Saturday and Sunday – per hour (minimum 2 hours)	\$0.00	\$13.64	\$1.36	\$15.00	PC

Community Hub – Function Hire

0534	Hourly rate – Minimum 4 hours including preparation time	\$114.00	\$109.09	\$10.91	\$120.00	PC
0535	Each additional hour thereafter	\$126.50	\$118.18	\$11.82	\$130.00	PC
0536	Cleaning fee – Function and Carpenter Room	\$60.00	\$54.55	\$5.45	\$60.00	PC

Burwood Park Community Centre

Minimum 2 hours

Category 1: Burwood Park Community Centre

0537	Monday to Friday – per hour	\$55.00	\$50.00	\$5.00	\$55.00	PC
0538	Saturday – per hour (12:00 pm – midnight minimum 5 hours)	\$65.00	\$59.09	\$5.91	\$65.00	PC

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Category 1: Burwood Park Community Centre [continued]

0539	Sunday and public holidays – per hour (minimum 5 hours)	\$65.00	\$59.09	\$5.91	\$65.00	PC
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Category 2: Burwood Park Community Centre

0540	Monday to Friday – per hour	\$39.00	\$31.82	\$3.18	\$35.00	PC
0541	Saturday – per hour (12:00 pm – midnight minimum 5 hours)	\$44.00	\$36.36	\$3.64	\$40.00	PC
0542	Sunday and public holidays – per hour (minimum 5 hours)	\$44.00	\$36.36	\$3.64	\$40.00	PC

Category 3: Burwood Park Community Centre

0543	Monday to Friday – per hour	\$20.00	\$18.18	\$1.82	\$20.00	PC
0544	Saturday – per hour (12:00 pm – midnight minimum 5 hours)	\$27.00	\$22.73	\$2.27	\$25.00	PC
0545	Sunday and public holidays – per hour (minimum 5 hours)	\$27.00	\$22.73	\$2.27	\$25.00	PC

Burwood Park Community Centre – Function Hire

0546	Hourly rate – minimum 4 hours including preparation time	\$110.00	\$100.00	\$10.00	\$110.00	PC
0547	Each additional hour thereafter	\$110.00	\$100.00	\$10.00	\$110.00	PC
0548	Cleaning Fee	\$60.00	\$54.55	\$5.45	\$60.00	PC

Burwood Park Community Centre – Function and Park Hire Packages

0549	Flat fee – for under 4 hours (under 50 people)	\$514.00	\$481.82	\$48.18	\$530.00	RR
0550	Flat fee – for under 4 hours including jumping castle / other amusement device (under 50 people)	\$617.00	\$572.73	\$57.27	\$630.00	RR

Burwood Park Community Centre Storage

0551	Single cupboard – per month	\$20.00	\$18.18	\$1.82	\$20.00	PC
0552	Double cupboard – per month	\$41.00	\$36.36	\$3.64	\$40.00	PC
0553	Large cupboard – per month	\$75.00	\$68.18	\$6.82	\$75.00	PC

Burwood Park Pavilion (Stage)

Per hour

Category 1: Burwood Park Pavilion

0554	Flat Fee – for 4 hours including use of PA system	\$257.00	\$236.36	\$23.64	\$260.00	PC
0555	Additional thereafter (per hour)	\$57.00	\$45.45	\$4.55	\$50.00	PC

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Category 1: Burwood Park Pavilion [continued]

0556	Stage, park hire, electricity and 2 additional bins – for 4 hours (0 – 199 people)	\$565.00	\$527.27	\$52.73	\$580.00	PC
0557	Additional thereafter (per hour)	\$128.50	\$118.18	\$11.82	\$130.00	PC
0558	Stage, park hire, electricity and 8 additional bins – flat fee for up to 8 hours includes 1 member of attending staff (200 – 1,000 people)	\$1,970.00	\$1,840.91	\$184.09	\$2,025.00	PC
0559	Additional thereafter (per hour)	\$221.00	\$209.09	\$20.91	\$230.00	PC

Category 2 and 3: Burwood Park Pavilion

0560	Flat fee for 8 hours – stage, park hire (surrounding pavilion) and 2 additional bins – 0 – 199 people	\$369.00	\$345.45	\$34.55	\$380.00	PC
0561	Monday to Sunday (per hour) stage only	\$22.00	\$20.91	\$2.09	\$23.00	PC

Fitzroy Centre – Entire Hall

Minimum 2 hours

Category 1: Fitzroy Centre

0562	Block rate Monday to Friday (9:00 am – 5:00 pm)	\$474.00	\$363.64	\$36.36	\$400.00	PC
0563	Commercial Kitchen ONLY Monday to Sunday hourly	\$53.00	\$45.45	\$4.55	\$50.00	PC
0564	Monday to Friday – per hour	\$67.00	\$54.55	\$5.45	\$60.00	PC
0565	Saturday – per hour	\$85.00	\$68.18	\$6.82	\$75.00	PC
0566	Sunday and public holidays – per hour (minimum 5 hours)	\$85.00	\$68.18	\$6.82	\$75.00	PC

Category 2: Fitzroy Centre

0567	Commercial kitchen Monday to Sunday per hour	\$32.00	\$27.27	\$2.73	\$30.00	PC
0568	Monday to Friday – per hour	\$45.00	\$36.36	\$3.64	\$40.00	PC
0569	Saturday – per hour (minimum 5 hours 12:00 pm – midnight)	\$57.00	\$50.00	\$5.00	\$55.00	PC
0570	Sunday and public holidays – per hour (minimum 5 hours)	\$57.00	\$50.00	\$5.00	\$55.00	PC

Category 3: Fitzroy Centre

0571	Commercial kitchen Monday to Sunday – per hour	\$22.00	\$18.18	\$1.82	\$20.00	PC
0572	Monday to Friday – per hour	\$24.00	\$22.73	\$2.27	\$25.00	PC
0573	Saturday – per hour (minimum 5 hours 12:00 pm – midnight)	\$32.00	\$27.27	\$2.73	\$30.00	PC
0574	Sunday and public holidays – per hour (minimum 5 hours)	\$32.00	\$27.27	\$2.73	\$30.00	PC

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Fitzroy Centre – Function Hire

0575	Hourly rate – minimum 4 hours including preparation time	\$125.00	\$118.18	\$11.82	\$130.00	PC
0576	Each additional hour thereafter	\$125.00	\$118.18	\$11.82	\$130.00	PC
0577	Cleaning	\$60.00	\$54.55	\$5.45	\$60.00	PC

George Street Centre

Minimum 2 hours

Category 1: George Street Centre

0578	Monday to Friday – per hour	\$34.00	\$31.82	\$3.18	\$35.00	PC
0579	Saturday and Sunday – per hour	\$42.00	\$36.36	\$3.64	\$40.00	PC

Category 2: George Street Centre

0580	Monday to Friday – per hour	\$24.00	\$22.73	\$2.27	\$25.00	PC
0581	Saturday and Sunday – per hour	\$29.00	\$27.27	\$2.73	\$30.00	PC

Category 3: George Street Centre

0582	Monday to Friday – per hour	\$18.00	\$18.18	\$1.82	\$20.00	PC
0583	Saturday and Sunday – per hour	\$23.00	\$22.73	\$2.27	\$25.00	PC

Woodstock Centre

Minimum 2 hours

Lipscomb Room, Hire of Kitchen Only

Category 1: Lipscomb Room, Hire of Kitchen Only

Note: Not applicable if another room hired.

0584	Monday to Friday – per hour	\$19.00	\$18.18	\$1.82	\$20.00	PC
0585	Saturday, Sunday and public holidays – per hour	\$23.00	\$21.82	\$2.18	\$24.00	PC

Category 2: Lipscomb Room, Hire of Kitchen Only

Note: Not applicable if another room hired.

0586	Monday to Friday – per hour	\$12.00	\$11.82	\$1.18	\$13.00	PC
0587	Saturday, Sunday and public holidays – per hour	\$13.00	\$12.73	\$1.27	\$14.00	PC

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Category 3: Lipscomb Room, Hire of Kitchen Only

Note: Not applicable if another room hired.

0588	Monday to Friday – per hour	\$7.00	\$7.27	\$0.73	\$8.00	PC
0589	Saturday, Sunday and public holidays – per hour	\$8.00	\$8.18	\$0.82	\$9.00	PC

Renwick, Scholes, Keep, Cardew and Hardie

Category 2: Renwick, Scholes, Keep Cardew and Hardie

0590	Monday to Friday – per hour	\$21.00	\$20.00	\$2.00	\$22.00	PC
0591	Saturday – per hour (minimum 5 hours 12:00 pm – midnight)	\$22.00	\$20.91	\$2.09	\$23.00	PC
0592	Sunday and public holidays – per hour (minimum 5 hours)	\$22.00	\$20.91	\$2.09	\$23.00	PC

Category 1: Renwick, Scholes, Keep, Cardew and Hardie

0593	Monday to Friday – per hour	\$31.00	\$29.09	\$2.91	\$32.00	PC
0594	Saturday – per hour (minimum 5 hours 12:00 pm – midnight)	\$38.00	\$31.82	\$3.18	\$35.00	PC
0595	Sunday and public holidays – per hour (minimum 5 hours)	\$38.00	\$31.82	\$3.18	\$35.00	PC

Category 3: Renwick, Scholes, Keep, Cardew and Hardie

0596	Monday to Friday – per hour	\$11.00	\$10.91	\$1.09	\$12.00	PC
0597	Saturday – per hour (minimum 5 hours 12:00 pm – midnight)	\$12.00	\$11.82	\$1.18	\$13.00	PC
0598	Sunday and public holidays – per hour (minimum 5 hours)	\$12.00	\$11.82	\$1.18	\$13.00	PC

Jackett Room or Penfold Ballroom

Category 1: Jackett Room or Penfold Ballroom

0599	Monday to Friday – per hour	\$50.00	\$50.00	\$5.00	\$55.00	PC
0600	Saturday – per hour (minimum 5 hours 12:00 pm – midnight)	\$60.00	\$59.09	\$5.91	\$65.00	PC
0601	Sunday and public holidays – per hour (minimum 5 hours)	\$60.00	\$59.09	\$5.91	\$65.00	PC

Category 2: Jackett Room or Penfold Ballroom

0602	Monday to Friday – per hour	\$34.00	\$31.82	\$3.18	\$35.00	PC
0603	Saturday – per hour (minimum 5 hours 12:00 pm – midnight)	\$43.00	\$36.36	\$3.64	\$40.00	PC
0604	Sunday and public holidays – per hour (minimum 5 hours)	\$43.00	\$36.36	\$3.64	\$40.00	PC

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Category 3: Jackett Room or Penfold Ballroom

0605	Monday to Friday – per hour	\$18.00	\$18.18	\$1.82	\$20.00	PC
0606	Saturday – per hour (minimum 5 hours 12:00 pm – midnight)	\$27.00	\$22.73	\$2.27	\$25.00	PC
0607	Sunday and public holidays – per hour (minimum 5 hours)	\$27.00	\$22.73	\$2.27	\$25.00	PC

Woodstock Centre Function Hire (Ground Floor)

0608	Hourly rate – minimum 4 hours including preparation time	\$100.00	\$90.91	\$9.09	\$100.00	PC
0609	Each additional hour thereafter	\$100.00	\$90.91	\$9.09	\$100.00	PC
0610	Cleaning fee	\$60.00	\$54.55	\$5.45	\$60.00	PC

Woodstock Centre and Park Hire Function Package

0611	Hourly rate – minimum 4 hours including preparation time (up to 50 people)	\$120.00	\$109.09	\$10.91	\$120.00	PC
0612	Each additional hour thereafter	\$120.00	\$109.09	\$10.91	\$120.00	PC

Woodstock Centre Storage

0613	Monthly locker fee	\$20.00	\$18.18	\$1.82	\$20.00	PC
0614	Annual locker fee	\$200.00	\$181.82	\$18.18	\$200.00	PC

Banner Pole Advertising

Burwood Road

34 banners

0615	Per banner / per fortnight	\$50.00	\$50.00	\$0.00	\$50.00	FC
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CBD locations

Including: Railway Parade, Conder Street, Everton Road, George Street, Victoria Street, Belmore Street, Wynne Avenue and The Boulevard.

0616	Per banner / per fortnight	\$40.00	\$40.00	\$0.00	\$40.00	FC
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Other Fees

0617	Installation and dismantle per banner	\$60.00	\$60.00	\$0.00	\$60.00	FC
0618	Banner production per banner (if produced by Council)	\$105.00	\$105.00	\$0.00	\$105.00	FC
0619	Wash and pack per banner (if service provided by Council)	\$15.00	\$15.00	\$0.00	\$15.00	FC

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Filming

Fee for Filming

Application Fee

0620	Application fee – ultra-low impact less than 10 crew, 1 camera, sound, 1 light, no vehicles				No fee	Z
0621	Application fee – low impact 11-25 crew, minimal vehicles, minimal equipment/lighting, small unit base	\$184.50	\$184.50	\$0.00	\$184.50	PC
0622	Application fee – medium impact 26-50 no more than 10 trucks, some equipment, unit base	\$363.00	\$363.00	\$0.00	\$363.00	PC
0623	Application fee – high impact more than 50 crew, more than 10 trucks, significant construction, extensive equipment, large unit base	\$605.00	\$605.00	\$0.00	\$605.00	PC
0624	Application fee – council approval for parking when filming on private property such as unit base plans or parking plans.	\$158.00	\$158.00	\$0.00	\$158.00	PC
0625	Major revisions to a filming application			75% of original application fee		FC

Filming Over Three Days

0626	Standard low impact filming per day	\$126.50	\$126.50	\$0.00	\$126.50	PC
0627	Standard medium impact per day	\$247.00	\$247.00	\$0.00	\$247.00	PC
0628	Standard high impact filming per day	\$396.00	\$396.00	\$0.00	\$396.00	PC

Traffic Management Plan of Filming

0629	Administration of traffic management plan low impact stop/go traffic control on a local or council-managed road– police consultation				Refer to traffic management	PC
0630	Administration of traffic management plan medium impact stop/go traffic control on a multi-lane or state road, police consultation, RMS consultation				Refer to traffic management	PC
0631	Administration of traffic management plan high impact road closures, police consultation, RMS consultation				Refer to traffic management	PC

Road Closures for Filming

0632	Advertising for temporary road closures				Refer to traffic management	PC
0633	Lanes (per day)				Refer to traffic management	PC
0634	Whole road (per day)				Refer to traffic management	PC

Other Fees of Filming

0635	Access fee	\$292.50	\$292.50	\$0.00	\$292.50	PC
0636	Cleaning fee (per hour)	\$88.50	\$88.50	\$0.00	\$88.50	PC

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Other Fees of Filming [continued]

0637	Location research/site inspections/supervisor (per hour)	\$64.50	\$64.50	\$0.00	\$64.50	PC
0638	Power access (per hour)	\$64.50	\$64.50	\$0.00	\$64.50	PC
0639	Security fee (minimum 4 hours) (per hour)	\$85.50	\$85.50	\$0.00	\$85.50	PC
0640	Site preparation (per hour)	\$64.50	\$64.50	\$0.00	\$64.50	PC
0641	Site remediation	To be determined by location and activities				PC
0642	Temporary structure – (installation of marquee, table and chairs in parks, signage, barriers, cabling, traffic controller)	\$423 per day per structure				PC

Still Photography

0643	Standard high impact filming per day (all inclusive per application)	\$231.00	\$231.00	\$0.00	\$231.00	PC
0644	Standard low impact per day (all inclusive per application)	\$118.50	\$118.50	\$0.00	\$118.50	PC
0645	Standard medium impact per day (all inclusive per application)	\$168.50	\$168.50	\$0.00	\$168.50	PC
0646	Standard ultra low per hour (all inclusive per application)	\$0.00	\$0.00	\$0.00	\$0.00	Z

Graffiti Removal – Non-Council Property and Assets

0647	Graffiti removal materials	Cost plus 15%				FC
0648	Hourly charge resident contribution for a 1 man crew, vehicle and high pressure cleaner	\$79.50	\$74.09	\$7.41	\$81.50	FC

Library

Library Service Charges

Membership

0649	Burwood Book Club annual membership fee	\$53.00	\$10.00	\$0.00	\$10.00	RR
0650	Membership card replacement	\$5.40	\$5.40	\$0.00	\$5.40	RR

Reserved Items – Miscellaneous

0651	Inter-library loans**	\$5 plus costs				RR
If additional charges by Library borrowed from, costs are passed onto borrower.						
0652	Reserved items	\$0.00	\$0.00	\$0.00	\$0.00	Z

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Printing and Photocopying Charges

per copy

0653	Photocopying and printing charges – black/white A3	\$0.40	\$0.18	\$0.02	\$0.20	RR
0654	Photocopying and printing charges – black/white A4	\$0.20	\$0.09	\$0.01	\$0.10	RR
0655	Photocopying and printing charges – colour A3	\$3.00	\$1.36	\$0.14	\$1.50	RR
0656	Photocopying and printing charges – colour A4	\$2.00	\$0.64	\$0.06	\$0.70	RR

Item Sale

0657	Per cotton bag			Market price plus 20%		RR
0658	Per poly bag			Market price plus 20%		RR
0659	Earbuds			Market price plus 20%		RR
0660	USB flash drive			Market price plus 20%		RR

Library Programs

0661	Special children's activities – per person			At Cost		PC
0662	Special adult's activities – per person			At Cost		PC
0663	Training sessions – per hour			At Cost		PC
0664	Training booklet			At Cost		PC
0665	Special programs			At Cost		PC

Materials Replacement Costs

0666	Toy library bag	\$2.20	\$2.20	\$0.00	\$2.20	RR
0667	CD cases/DVD cases (damaged or lost)	\$2.20	\$2.20	\$0.00	\$2.20	RR
0668	Library items (damaged or lost)			Cost of item plus \$16 processing		RR
Donated paperbacks replaced by similar item at discretion of Coordinator.						
0669	Library items (replacement of barcode label or tag on library items)	\$2.20	\$2.20	\$0.00	\$2.20	RR

Local History Research

0670	Research			First hour free then \$50/hour		RR
0671	Research – commercial			First hour free then \$100/hour		RR

Parking Management

Paid Parking

0672	On street parking			\$4.50 per hour up to a maximum of \$28.00 per day parking in nominated areas only		RR
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On-Street Parking Permit

For residents with no eligible onsite parking space. Street parking permits is subject to eligibility criteria. Resident pensioners 50% reduction in fees for resident on-street parking permits.

Burwood LGA Zone

0673	Commuter parking permit	\$58.50	\$60.00	\$0.00	\$60.00	RR
0674	Parking scheme – annual permit	\$3,090.00	\$3,180.00	\$0.00	\$3,180.00	RR
0675	Parking scheme – business permit	\$231.00	\$240.00	\$0.00	\$240.00	RR
0676	Parking scheme – resident permit				No fee	Z
0677	Parking scheme – visitor permit – pensioner or mobility permit holders concession				No fee	Z
0678	Parking scheme – visitors permit (first permit)				No fee	Z
0679	Parking scheme – visitors permit (second and subsequent permits) each (free for pensioners)	\$63.50	\$65.00	\$0.00	\$65.00	RR
0680	Replacement of stolen / lost permit	\$63.50	\$65.00	\$0.00	\$65.00	RR

Other Parking Fees

0681	Car park fees not listed pursuant to <i>Clause 201 (4) of the Local Government (General) Regulation 2005 (NSW)</i>				Not listed	RR
0682	Car parking on council parks (special events) per field at discretion of council				Hire fee and possible renovation fee	FC

Parks Hire

Sports Fields Seasonal Hire

22 weeks per season (includes line marking)

0683	Preseason games – per field per day (seasonal hirers only)	\$332.00	\$301.82	\$30.18	\$332.00	PC
0684	Preseason night training minis and futsal	\$287.50	\$261.36	\$26.14	\$287.50	PC
0685	Preseason night training all fields without lighting	\$0.00	\$261.36	\$26.14	\$287.50	PC
0686	Preseason night training (Henley 1,2,3,4 and Blair)	\$569.00	\$517.27	\$51.73	\$569.00	PC

Synthetic Cricket Wicket – Burwood Park, Flockhart Park and Henley Park Cricket Fields

No Lighting Available All Fields

Receipt codes

Burwood Park T667 01252.3377.554 | Henley Park T667 01256.3377.554 | Flockhart Park T667 01257.3377.554

Seasonal

0687	Seasonal training per field per night (max 4 hours) no lighting available for cricket	\$611.00	\$555.45	\$55.55	\$611.00	FC
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Seasonal [continued]

0688	Seasonal (Saturday or Sunday) (per field, per season)	\$1,455.00	\$1,322.73	\$132.27	\$1,455.00	FC
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Casual

0689	Casual per hour per field	\$54.50	\$49.55	\$4.95	\$54.50	FC
0690	Casual per field half day (4 hours)	\$218.00	\$198.18	\$19.82	\$218.00	PC
0691	Casual per field full day	\$436.00	\$396.36	\$39.64	\$436.00	PC

Senior Field – Soccer

Cost per field, per usage, rate per season, includes training and games.

Flockhart Park 1 and 2, Henley Park 1, 2, 3, 4 and Blair Park – Seasonal / Casual

Receipt codes

Blair Park T667 01251.3377.554 | Henley Park T667 01256.3377.554 | Flockhart Park T667 01257.3377.554

0692	Use of dressing room casual hire per day	\$105.50	\$95.91	\$9.59	\$105.50	PC
0693	Use of kiosk casual hire per day	\$126.50	\$115.00	\$11.50	\$126.50	PC
0694	Use of dressing room per season	\$702.00	\$638.18	\$63.82	\$702.00	PC
0695	Use of kiosk seasonal hire per season	\$978.00	\$889.09	\$88.91	\$978.00	PC
0696	Casual per field per hour	\$43.00	\$39.09	\$3.91	\$43.00	FC
0697	Casual per field half day (4 hours)	\$169.50	\$154.09	\$15.41	\$169.50	PC
0698	Casual per field full day	\$339.00	\$308.18	\$30.82	\$339.00	PC
0699	Casual night training with floodlights Henley 1, 2, 3, 4 and Blair Parks only per field per hour	\$92.50	\$84.09	\$8.41	\$92.50	PC

Field Lighting charges are included within Hire Rates

Flockhart Park 1 and 2, Henley Park 1, 2, 3, 4 and Blair Park – Seasonal

0700	Seasonal training week night all fields without lighting	\$611.00	\$555.45	\$55.55	\$611.00	FC
0701	Seasonal weekends Saturday or Sunday (max 6 hours)	\$1,200.00	\$1,090.91	\$109.09	\$1,200.00	FC
0702	Season training weeknights (max 4 hours), per field, per night (Henley Field 1,2,3,4 and Blair) including flood lighting	\$1,560.00	\$1,418.18	\$141.82	\$1,560.00	FC

Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)	Price Code
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Junior Fields – Mini Soccer and Futsal

Cost per field, per usage, rate per season, includes training and games.

Henley Park Mini Fields 1 and 2

Seasonal

0703	Seasonal training week night (max 4 hours per night) with lighting	\$602.00	\$547.27	\$54.73	\$602.00	FC
0704	Seasonal weekends Saturday or Sunday	\$581.00	\$528.18	\$52.82	\$581.00	FC

Casual

0705	Casual per hour per field (with lighting)	\$0.00	\$42.27	\$4.23	\$46.50	PC
0706	Casual per hour per field	\$29.00	\$26.36	\$2.64	\$29.00	FC

Miscellaneous

Use of Parks

0707	Cancellation fee– less than 2 days' notice	\$33.00	\$30.00	\$3.00	\$33.00	FC
0708	Call out fee	\$182.00	\$165.45	\$16.55	\$182.00	FC

One Off Events

Receipt codes

Blair Park T667 01251.3377.554 | Burwood Park T667 01252.3377.554 | Henley Park T667 01256.3377.554 | Flockhart Park T667 01257.3377.554 | Woodstock Park T667 01258.3377.583 | Wangal Park T667 01033.3353.554 | Other Parks and Reserves T667 01259.3377.554

0709	Sporting fields – additional/one off line marking (full field)	\$1,345.00	\$1,222.73	\$122.27	\$1,345.00	FC
0710	Sporting fields – additional/one off line marking (mini field)	\$683.00	\$620.91	\$62.09	\$683.00	FC
0711	Sports club presentation days for seasonal hires only	\$174.00	\$158.18	\$15.82	\$174.00	FC
0712	Unauthorised use of field by organised teams/clubs	\$414.00	\$376.36	\$37.64	\$414.00	FC

Key Hire

0713	Key bond – casual users	\$100.00	\$150.00	\$0.00	\$150.00	BD
0714	Key bond – seasonal initial bookings	\$150.00	\$150.00	\$0.00	\$150.00	BD
0715	Key replacement / provide additional key	\$53.00	\$72.73	\$7.27	\$80.00	FC

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Schools

* Each booking must have at least one school located within the LGA.

Schools Within the Burwood Local Government Area

Schools within the Burwood local government area are subject to a donation up to a maximum of \$500 per annum and granted upon application by the school (application is to be made during the financial year that the expense is incurred).

Seasonal Hire

Per field (75% discount on standard hire rates has been applied)

0716	Standard cricket field	\$364.00	\$330.91	\$33.09	\$364.00	PC
0717	Standard soccer / football field	\$303.00	\$275.45	\$27.55	\$303.00	PC

Casual Hire

Per standard field (75% discount on casual hire rates has been applied)

0718	Standard cricket field (full day)	\$109.00	\$99.09	\$9.91	\$109.00	PC
0719	Standard cricket field (half day 4 hours)	\$54.50	\$49.55	\$4.95	\$54.50	PC
0720	Standard soccer / football field (full day)	\$87.50	\$79.55	\$7.95	\$87.50	PC
0721	Standard soccer / football field (half day 4 hours)	\$43.00	\$39.09	\$3.91	\$43.00	PC

Athletics Carnivals

Per day (includes tracks line marking)

0722	Athletics – schools within Burwood local government area includes track and field line marking	\$873.00	\$793.64	\$79.36	\$873.00	PC
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Schools Outside the Burwood Local Government Area

Seasonal Hire

Per field (50% discount on standard hire rates has been applied)

0723	Standard cricket field	\$728.00	\$661.82	\$66.18	\$728.00	PC
0724	Standard soccer / football field	\$606.00	\$550.91	\$55.09	\$606.00	PC

Casual Hire

Per standard field (50% discount on casual hire rates has been applied)

0725	Standard cricket field (full day)	\$218.00	\$198.18	\$19.82	\$218.00	PC
0726	Standard cricket field (half day 4 hours)	\$109.00	\$99.09	\$9.91	\$109.00	PC
0727	Standard soccer / football field (full day)	\$169.50	\$154.09	\$15.41	\$169.50	PC
0728	Standard soccer / football field (half day 4 hours)	\$85.00	\$77.27	\$7.73	\$85.00	PC

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Athletics Carnivals

0729	Athletics – schools outside Burwood local government area includes track and field line marking	\$1,280.00	\$1,163.64	\$116.36	\$1,280.00	PC
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Gala Days / Carnivals With Multiple Schools Attending

0730	Per field 1/2 day	\$169.50	\$154.09	\$15.41	\$169.50	PC
0731	Per field full day	\$339.00	\$308.18	\$30.82	\$339.00	PC

Social Recreation

Promotional Advertising Events – Permits

Includes radio station promos, and other product displays. This is only for small short term half to one day events.

0732	Administration fee	\$79.50	\$82.00	\$0.00	\$82.00	PC
0733	Half day – rate (4 hours)	\$260.00	\$267.00	\$0.00	\$267.00	PC
0734	Each additional hour thereafter	\$56.50	\$58.00	\$0.00	\$58.00	PC

Commercial Activity – Permits

Receipt codes T667

Blair Park 01251.3377.554 | Burwood Park 01252.3377.554 | Henley Park 01256.3377.554 | Flockhart Park 01257.3377.554 | Woodstock Park 01258.3377.583 | Wangal Park 01033.3353.554 | Other Parks and Reserves 01259.3377.554

0735	Mobile food / coffee vans / half day / 4 hours *	\$126.50	\$126.50	\$0.00	\$126.50	FC
0736	Each additional hour thereafter	\$56.50	\$56.50	\$0.00	\$56.50	PC
0737	Temporary display of promotional banners in park includes installation and removal	\$260.00	\$260.00	\$0.00	\$260.00	FC
Includes erection and removal by Council Officers, maximum duration of display one calendar month, all banners must have air vents, reinforced eyelets and ties.						
0738	Temporary display of promotional banners on park trees per week based on availability includes installation and removal	\$260.00	\$236.36	\$23.64	\$260.00	PC
0739	Temporary display of promotional banners on park fence per week based on availability includes installation and removal	\$50.00	\$45.45	\$4.55	\$50.00	PC

Commercial Fitness Trainers

Written approval must be obtained from council. Approval will only be granted in designated areas. Public Liability Insurance is required (\$20,000,000).

Bootcamp / fitness

0740	Per hour less than 20 people	\$55.00	\$50.00	\$5.00	\$55.00	PC
0741	Per hour thereafter	\$25.00	\$22.73	\$2.27	\$25.00	PC
0742	Per hour 50 to 100 people	\$160.00	\$145.45	\$14.55	\$160.00	PC

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Bootcamp / fitness [continued]

0743	Per hour thereafter	\$35.00	\$31.82	\$3.18	\$35.00	PC
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Casual Hire, Other Than Sports Fields, Including Large Events

Receipt codes

Blair Park T667 - 01251.3377.554 | Burwood Park T337 - 01252.3377.554 | Henley Park T667 - 01256.3377.554 | Flockhart Park T667 - 01257.3377.554 | Woodstock Park T20 - 01258.3377.583 | Wangal Park T339 - 01033.3353.554 | Other Parks and Reserves T667 - 01259.3377.554

Note: All timings include bump in / out

0744	Less than 50 people – 2 hour minimum	\$56.50	\$51.36	\$5.14	\$56.50	Z
0745	Per hour thereafter	\$26.00	\$23.64	\$2.36	\$26.00	PC
0746	50 – 199 people – 4 hour minimum	\$164.50	\$149.55	\$14.95	\$164.50	FC
0747	Per hour thereafter	\$36.00	\$32.73	\$3.27	\$36.00	PC
0748	200 – 999 people – 4 hour minimum	\$545.00	\$495.45	\$49.55	\$545.00	FC
0749	Per hour thereafter	\$118.50	\$107.73	\$10.77	\$118.50	PC
0750	1,000 – 4,999 people – 8 hours minimum	\$2,210.00	\$2,009.09	\$200.91	\$2,210.00	FC
0751	Per hour thereafter	\$236.50	\$215.00	\$21.50	\$236.50	PC
0752	5,000 – 10,000 people – 8 hours minimum	\$4,365.00	\$3,968.18	\$396.82	\$4,365.00	FC
0753	Per hour thereafter	\$463.00	\$420.91	\$42.09	\$463.00	PC
0754	Greater than 10,000 people (including bonds, staffing requirement and wastage charges)				Price on application	PC

Staff Attending Event, Electricity Supply and Rubbish Bins

Receipt Codes

Burwood Festival T61 - 01475.3029.547 | Carols By Candlelight T156 - 01475.3014.671 | Chinese / Lunar Festival T16 - 01475.3012.547 | Australia Day Stalls T150 - 01475.3011.547 | Other Events T153 - 01475.3354.671

0755	Additional 240L garbage bin required for each additional 100 people above 100 people	\$48.00	\$45.45	\$4.55	\$50.00	FC
0756	One attending ground staff (Monday to Friday)	\$395.00	\$359.09	\$35.91	\$395.00	FC
0757	One attending ground staff (Saturday, Sunday and public holiday)	\$558.00	\$507.27	\$50.73	\$558.00	FC
0758	Use of electricity per day (casual basis available only) – not available at every park	\$116.50	\$105.91	\$10.59	\$116.50	FC

Permit Fees for Temporary Installations (Site Fees Only)

Receipt codes T667

Blair Park 01251.3377.554 | Burwood Park T337 - 01252.3377.554 | Henley Park 01256.3377.554 | Flockhart Park 01257.3377.554 | Woodstock Park T20 - 01258.3377.583 | Wangal Park T339 - 01033.3353.554 | Other Parks and Reserves 01259.3377.554

- Public liability insurance policy of \$20,000,000 is required.
- As part of Council's risk management procedures Safe Work Method Statements (SWMS) will be required to be submitted to Council for temporary installations such as jumping castles, stages, large and commercial

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Permit Fees for Temporary Installations (Site Fees Only) [continued]

marquees. For amusement devices / rides all relevant Work Cover certification will need to be submitted to Council.

0759	Bond required for first amusement device and large marquees	\$255.00	\$255.00	\$0.00	\$255.00	BD
Note: Not payable if hired with a community facility.						
0760	Each subsequent amusement device	\$100.00	\$100.00	\$0.00	\$100.00	BD
0761	Jumping castle – commercial usage *	\$400.00	\$400.00	\$0.00	\$400.00	FC
0762	Jumping castle – social usage *	\$168.50	\$168.50	\$0.00	\$168.50	FC
0763	Marquees commercial type *	\$84.50	\$84.50	\$0.00	\$84.50	FC
0764	Marquees social usage	\$30.00	\$30.00	\$0.00	\$30.00	FC
0765	Other amusement devices commercial usage including stages, animal rides, food trucks, etc*	\$405.00	\$405.00	\$0.00	\$405.00	FC
0766	Other amusement devices – social usage including stages, animal, rides, food trucks, etc*	\$168.50	\$168.50	\$0.00	\$168.50	FC
0767	Stalls commercial usage	\$53.50	\$53.50	\$0.00	\$53.50	FC
0768	Stalls social usage	\$11.40	\$11.40	\$0.00	\$11.40	FC
0769	Temporary compound – per m ² per month – minimum 2 months payment	\$137.00	\$124.55	\$12.45	\$137.00	FC
0770	Temporary food premises approval permit – commercial daily fee	\$87.50	\$87.50	\$0.00	\$87.50	PC
0771	Temporary food premises approval permit – community daily fee	\$56.50	\$56.50	\$0.00	\$56.50	PC

Administration Fees

Receipt Codes T668 or T667

Blair Park 01251.3377.554 | Burwood Park 01252.3377.554 | Henley Park 01256.3377.554 | Flockhart Park 01257.3377.554 | Woodstock Park 01258.3377.583 | Wangal Park 01033.3353.554 | Other Parks and Reserves 01259.3377.554

Note: Administration fees apply to all events held by the public.

0772	Administration fee for events 50 – 199 people	\$42.50	\$70.00	\$0.00	\$70.00	RR
0773	Administration fee for events 200 – 999 people	\$79.50	\$100.00	\$0.00	\$100.00	RR
0774	Administration fee for events 1,000 – 4,999 people	\$158.00	\$200.00	\$0.00	\$200.00	RR
0775	Administration fee for events greater than 5,000 people	\$348.00	\$500.00	\$0.00	\$500.00	RR
0776	Temporary food premises approval permit – daily fee for commercial	\$89.50	\$89.50	\$0.00	\$89.50	RR
0777	Temporary food premises approval permit – daily fee for community	\$58.50	\$58.50	\$0.00	\$58.50	RR
0778	Cool room share (per 1m x 1m space)	\$85.50	\$77.73	\$7.77	\$85.50	RR
0779	Electrical tagging and/or minor repairs – per item	\$22.50	\$20.45	\$2.05	\$22.50	RR
0780	Post event – garbage clean-up penalty	\$68.50	\$62.27	\$6.23	\$68.50	RR
0781	Power connection fee (per 1 connection point 15 amp)	\$42.50	\$42.50	\$0.00	\$42.50	RR
0782	Cancellation fee (prior to 1 month before event)				50% of fee	PC
0783	Cancellation fee (within 1 month of event)				100% of fee	PC

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Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Fee (excl. GST)	Year 20/21 GST	Fee (incl. GST)	Price Code
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Administration Fees [continued]

0784	Failure to attend the event will incur a penalty fee				100% of fee	PC
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Bonds / Security Deposits

0785	Less than 50 people attending	\$153.00	\$100.00	\$0.00	\$100.00	BD
0786	50 – 199 people attending	\$306.00	\$250.00	\$0.00	\$250.00	BD
0787	200 – 999 people attending	\$1,020.00	\$750.00	\$0.00	\$750.00	BD
0788	1,000 – 4,999 people attending	\$4,080.00	\$4,080.00	\$0.00	\$4,080.00	BD
0789	Greater than 5,000 people attending	\$8,160.00	\$8,160.00	\$0.00	\$8,160.00	BD

Roads and Footpaths

Roads Act 1993

Roads and footpaths approvals under s138

General Conditions for Roads and Footpaths

- The following conditions apply to all fees and charges listed under Roads and Footpaths:
 - Other costs, such as traffic control, night work, and other costs associated with night work such as plant opening fees, are subject to confirmation at the time of pricing.
 - Saw-cutting costs for footpaths, driveways, paving apply. Refer relevant rate.
 - RMS specific requirements, including appropriate occupancy licences, are not included in the above costs, and will be subject to pricing at the time of works and fully payable by the applicant.
 - RMS peak period time constraints are not included in the rates above. Where these constraints are imposed, the rates will be modified to reflect the limited access periods, and will be advised to the applicant as a modified rate, applicable only to that works.
 - All prices are based on the underlying base, sub-base and sub-grade having been restored to meet AUSPEC 306 as amended. Works that do not meet 306 Specifications and are below the depth for nominated items above will be undertaken by Council at full cost to the applicant.
 - Areas that exceed the stated quantities will be priced as a separate lump sum to the applicant.
 - Excavation material includes earth and materials other than rock and other than contaminated soils. Where rock and / or contaminated soils are encountered, the additional costs associated with the excavation and / or treatment will be payable by the applicant as a latent condition and additional to the scheduled rate at cost plus 15%.
- For road, footpath, kerb and gutter replacements arising from development approval related activities, applicable fee will be determined following a site assessment and based on affected area.
- Where a road opening is undertaken without notification, in addition to any infringement notices that may be issued, an additional administrative fee calculated at 20% of the total cost of the actual works is payable.
- Council Officers shall be required to supervise and inspect all works undertaken by contractors undertaking works on behalf of a utility or being undertaken for an individual, corporation or private entity. Additional supervision costs will be calculated and incurred for works outside of normal business hours being 6.30 am to 3.00 pm Monday to Friday (excluding public holidays).

Note: Charges for restoration work made under S101 and S102 of the Road Act within council area are not subject to GST whether charged direct to Telstra, Sydney Water etc. or charged to a contractor engaged by them.

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Ref	Name	Year 19/20 Last YR Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)	Price Code
Road Replacements						
per m ²						
0790	Asphalt road (AC10 or AC14, 50mm) – up to 15m ²	\$220.50	\$204.55	\$20.45	\$225.00	FC
0791	Asphalt road (AC10 or AC14, 50mm) – greater than 15m ² , less than 50m ²	\$198.00	\$183.64	\$18.36	\$202.00	FC
0792	Asphalt road (AC10 or AC14, 50mm) – greater than 50m ² , less than 100m ²	\$175.50	\$163.18	\$16.32	\$179.50	FC
0793	Asphalt road (AC10 or AC14, 50mm) – greater than 100m ² , less than 500m ²	\$153.00	\$142.27	\$14.23	\$156.50	FC
0794	Asphalt road (AC10 or AC14, 50mm) – greater than 500m ²				Quote plus 15%	FC
0795	Asphalt road (full depth repair 150mm) – up to 15m ²	\$311.00	\$289.09	\$28.91	\$318.00	FC
0796	Asphalt road (full depth repair 150mm) – greater than 15m ² , less than 50m ²	\$282.50	\$262.27	\$26.23	\$288.50	FC
0797	Asphalt road (full depth repair 150mm) – greater than 50m ² , less than 100m ²	\$265.50	\$246.36	\$24.64	\$271.00	FC
0798	Asphalt road (full depth repair 150mm) – greater than 100m ² , less than 500m ²	\$243.00	\$225.45	\$22.55	\$248.00	FC
0799	Asphalt road (full depth repair 150mm) – greater than 500m ²				Quote plus 15%	FC
0800	Asphaltic road surface (AC10, 50mm) with concrete base (250mm, 40MPa RMS mix with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base) – up to 15m ²	\$942.00	\$873.64	\$87.36	\$961.00	FC
0801	Asphaltic road surface (AC10, 50mm) with concrete base (250mm, 40MPa RMS mix with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base) – greater than 15m ² , less than 50m ²	\$604.00	\$560.91	\$56.09	\$617.00	FC
0802	Asphaltic road surface (AC10, 50mm) with concrete base (250mm, 40MPa RMS mix with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base) – greater than 50m ² , less than 100m ²	\$534.00	\$495.45	\$49.55	\$545.00	FC
0803	Asphaltic road surface (AC10, 50mm) with concrete base (250mm, 50MPa with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base) – greater than 100m ² , less than 500m ²	\$513.00	\$476.36	\$47.64	\$524.00	FC
0804	Asphaltic road surface (AC10, 50mm) with concrete base (250mm, 40MPa RMS mix with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base) – greater than 500m ²				Cost plus 15%	FC
0805	Concrete road, 40MPa RMS mix, 250mm with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base – up to 15m ²	\$718.00	\$666.36	\$66.64	\$733.00	FC
0806	Concrete, 50MPa, 230mm with 2 layers of SL81 reinforcing mesh on 150mm 5MPa lean mix sub-base – greater than 15m ² , less than 50m ²	\$527.00	\$489.09	\$48.91	\$538.00	FC
0807	Concrete road, 40MPa RMS mix, 250mm with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base – greater than 50m ² , less than 100m ²	\$483.00	\$448.18	\$44.82	\$493.00	FC

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Road Replacements [continued]

0808	Concrete road, 40MPa RMS mix, 250mm with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base – greater than 100m ² , less than 500m ²	\$464.00	\$430.91	\$43.09	\$474.00	FC
0809	Concrete road, 40MPa RMS mix, 250mm with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base – greater than 500m ²			Cost plus 15%		FC

Footpath Replacements

per m²

0810	Construct pram ramp (billed per pram ramp)	\$1,855.00	\$1,722.73	\$172.27	\$1,895.00	FC
0811	Asphaltic footpath (AC5, 25mm) – up to 15m ²	\$199.00	\$184.55	\$18.45	\$203.00	FC
0812	Asphaltic footpath (AC5, 25mm) – greater than 15m ² , up to 50m ²	\$135.00	\$125.45	\$12.55	\$138.00	FC
0813	Asphaltic footpath (AC5, 25mm) – greater than 50m ² , up to 100m ²	\$105.50	\$98.18	\$9.82	\$108.00	FC
0814	Asphaltic concrete (AC5, 25mm) – greater than 100m ²			Quote plus 15%		FC
0815	Concrete footpath – less than 15m ²	\$232.00	\$215.45	\$21.55	\$237.00	FC
0816	Concrete footpath – greater than 15m ² , less than 50m ²	\$197.00	\$182.73	\$18.27	\$201.00	FC
0817	Concrete footpath – greater than 50m ² , less than 100m ²	\$174.00	\$161.36	\$16.14	\$177.50	FC
0818	Concrete footpath – greater than 100m ² , less than 500m ²	\$150.50	\$140.00	\$14.00	\$154.00	FC
0819	Concrete footpath – greater than 500m ²			Quote plus 15%		FC
0820	Footpath paving – standard clay brick pavers – less than 15m ²	\$613.00	\$569.09	\$56.91	\$626.00	FC
0821	Footpath paving – standard clay brick pavers – greater than 15m ² , less than 50m ²	\$531.00	\$492.73	\$49.27	\$542.00	FC
0822	Footpath paving – standard clay brick pavers – greater than 50m ² , less than 100m ²	\$417.00	\$387.27	\$38.73	\$426.00	FC
0823	Footpath paving – standard clay brick pavers – greater than 100m ² , less than 500m ²	\$394.00	\$365.45	\$36.55	\$402.00	FC
0824	Footpath paving – standard clay brick pavers – greater than 500m ²			Quote plus 15%		FC
0825	Footpath paving – Town Centre concrete pavers – less than 15m ²	\$669.00	\$620.91	\$62.09	\$683.00	FC
0826	Footpath paving – Town Centre concrete pavers – greater than 15m ² , less than 50m ²	\$582.00	\$540.00	\$54.00	\$594.00	FC
0827	Footpath paving – Town Centre concrete pavers – greater than 50m ² , less than 100m ²	\$510.00	\$473.64	\$47.36	\$521.00	FC
0828	Footpath paving – Town Centre concrete pavers – greater than 100m ² , less than 500m ²	\$486.00	\$450.91	\$45.09	\$496.00	FC
0829	Footpath paving – Town Centre concrete pavers – greater than 500m ²			Quote plus 15%		FC
0830	Naturestrip turfing (supply and lay on prepared soil), rate per m ²	\$42.50	\$39.55	\$3.95	\$43.50	FC
0831	Watering of new turf, rate per hour.	\$95.00	\$88.18	\$8.82	\$97.00	FC

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Saw Cutting

per lineal metre

0832	Sawcutting, asphalt, up to 100mm depth, up to 50m (rate per metre)	\$19.80	\$18.64	\$1.86	\$20.50	FC
0833	Sawcutting, asphalt, up to 250mm depth, up to 50m (rate per metre)	\$80.50	\$75.00	\$7.50	\$82.50	FC
0834	Sawcutting, concrete, up to 150mm depth, up to 50m (rate per metre)	\$40.00	\$37.27	\$3.73	\$41.00	FC
0835	Sawcutting, concrete, up to 300mm depth, up to 50m (rate per metre)	\$86.00	\$80.00	\$8.00	\$88.00	FC
0836	Sawcutting, reinforced concrete, up to 150mm depth, up to 50m (rate per metre)	\$34.00	\$31.82	\$3.18	\$35.00	FC
0837	Sawcutting, reinforced concrete, up to 300mm depth, up to 50m (rate per metre)	\$86.00	\$80.00	\$8.00	\$88.00	FC
0838	Sawcutting, site establishment	\$392.00	\$363.64	\$36.36	\$400.00	FC

Driveway Replacements

per m²

0839	Concrete driveway 150mm with SL72 Up to 15 m ² – per m ²	\$336.00	\$311.82	\$31.18	\$343.00	FC
0840	Concrete driveway 150mm with SL72 greater than 15 m ² , less than 50m ² – per m ²	\$278.00	\$258.18	\$25.82	\$284.00	FC
0841	Concrete driveway 150mm with SL72 greater than 50 m ² , less than 100m ² – per m ²	\$232.00	\$215.45	\$21.55	\$237.00	FC
0842	Concrete driveway 150mm with SL72 greater than 100m ² – per m ²	\$208.50	\$193.64	\$19.36	\$213.00	FC

Kerb and Gutter Replacements

per lineal metre

0843	Kerb and gutter – less than 15 lineal metres	\$394.00	\$365.45	\$36.55	\$402.00	FC
0844	Kerb and gutter – greater than 15 and less than 50 lineal metres	\$313.00	\$290.91	\$29.09	\$320.00	FC
0845	Kerb and gutter – greater than 50 and less than 100 lineal metres	\$289.50	\$268.64	\$26.86	\$295.50	FC
0846	Kerb and gutter – greater than 100 and less than 500 lineal metres	\$266.00	\$246.82	\$24.68	\$271.50	FC
0847	Kerb and gutter – greater than 500 lineal metres			Quote plus 15%		FC
0848	Kerb only – less than 15 lineal metres	\$394.00	\$365.45	\$36.55	\$402.00	FC
0849	Kerb only – greater than 15 and less than 50 lineal metres	\$325.00	\$301.82	\$30.18	\$332.00	FC
0850	Kerb only – greater than 50 and less than 100 lineal metres	\$278.00	\$258.18	\$25.82	\$284.00	FC
0851	Kerb only – greater than 100 and less than 500 lineal metres	\$255.00	\$236.82	\$23.68	\$260.50	FC
0852	Kerb only – greater than 500 lineal metres			Quote plus 15%		FC
0853	Gutter only – less than 15 lineal metres	\$417.00	\$387.27	\$38.73	\$426.00	FC
0854	Gutter only – greater than 15 and less than 50 lineal metres	\$336.00	\$311.82	\$31.18	\$343.00	FC

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		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	

Kerb and Gutter Replacements [continued]

0855	Gutter only – greater than 50 and less than 100 lineal metres	\$278.00	\$258.18	\$25.82	\$284.00	FC
0856	Gutter only – greater than 100 and less than 500 lineal metres	\$255.00	\$236.82	\$23.68	\$260.50	FC
0857	Gutter only – greater than 500 lineal metres			Quote plus 15%		FC
0858	Concrete layback and gutter – less than 15 lineal metres	\$498.00	\$461.82	\$46.18	\$508.00	FC
0859	Concrete layback and gutter – greater than 15 and less than 50 lineal metres	\$440.00	\$408.18	\$40.82	\$449.00	FC
0860	Concrete layback and gutter – greater than 50 and less than 100 lineal metres	\$383.00	\$355.45	\$35.55	\$391.00	FC
0861	Concrete layback and gutter – greater than 100 lineal metres			Quote plus 15%		FC
0862	Concrete dish drain – less than 15 lineal metres	\$556.00	\$516.36	\$51.64	\$568.00	FC
0863	Concrete dish drain – greater than 15 and less than 50 lineal metres	\$486.00	\$450.91	\$45.09	\$496.00	FC
0864	Concrete dish drain – greater than 50 lineal metres			Quote plus 15%		FC
0865	Gutter Bridge Crossing with Hinged Heavy Duty Steel Grating Per lineal metre (minimum of 4.5m) opening	\$1,130.00	\$1,050.00	\$105.00	\$1,155.00	FC
0866	Kerb outlet PVC up to 100mm diameter	\$243.00	\$225.45	\$22.55	\$248.00	FC

Other – Linemarking

0867	Linemarking (air-atomised or airless application) per metre	\$79.50	\$81.50	\$0.00	\$81.50	FC
0868	Linemarking (air-atomised or airless application) set-up costs	\$3,055.00	\$3,120.00	\$0.00	\$3,120.00	FC
0869	Linemarking (thermo-plastic) per metre	\$126.50	\$129.50	\$0.00	\$129.50	FC
0870	Linemarking (thermo-plastic) set-up costs	\$3,055.00	\$3,120.00	\$0.00	\$3,120.00	FC
0871	Lines perpendicular to driveway	\$316.00	\$323.00	\$0.00	\$323.00	FC

Sign Posting

0872	Directional sign installation (community based, non-profit and religious organisations only)	\$220.00	\$224.50	\$0.00	\$224.50	FC
0873	Street signage (supply and Install)	\$330.00	\$337.00	\$0.00	\$337.00	FC
0874	Parking and regulatory post and sign (per unit)	\$220.00	\$224.50	\$0.00	\$224.50	FC

Stormwater Drainage

0875	Concrete pipes 375 diameter RCP, per metre	\$948.00	\$879.09	\$87.91	\$967.00	FC
0876	Concrete pipes 450 diameter RCP, per metre	\$1,010.00	\$940.91	\$94.09	\$1,035.00	FC
0877	Concrete pipes 600 diameter RCP, per metre	\$1,125.00	\$1,045.45	\$104.55	\$1,150.00	FC
0878	Concrete pipes greater than 600 diameter RCP, per metre			Quote plus 15%		FC
0879	Galvanised RHS pipe equivalent up to 100 diameter PVC pipe, per metre	\$289.50	\$268.64	\$26.86	\$295.50	FC

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Stormwater Drainage [continued]

0880	Lintel 0.9m – 1.2m (billed per lintel)	\$1,855.00	\$1,722.73	\$172.27	\$1,895.00	FC
0881	Lintel 1.8m (billed per lintel)	\$2,025.00	\$1,881.82	\$188.18	\$2,070.00	FC
0882	Lintel 2.4m (billed per lintel)	\$2,430.00	\$2,254.55	\$225.45	\$2,480.00	FC
0883	Lintel 3.0m (billed per lintel)	\$2,720.00	\$2,522.73	\$252.27	\$2,775.00	FC
0884	Lintel 3.6m (billed per lintel)	\$2,720.00	\$2,522.73	\$252.27	\$2,775.00	FC
0885	Pits greater than 1.5m x 1.5m x 1.5m in size (per pit)				Quote plus 15%	FC
0886	Pits up to 1.5m x 1.5m x 1.5m in size (per pit)	\$5,730.00	\$5,313.64	\$531.36	\$5,845.00	FC
0887	Final drainage inspection / final road inspection including CCTV provided by applicant	\$494.00	\$504.00	\$0.00	\$504.00	FC

Additional Fees and Charges Associated with Night Works

0888	Design single residential driveway (non DA/CDC application) (50% refund if driveways cannot be permitted)	\$751.00	\$751.00	\$0.00	\$751.00	FC
0889	Asphalt plant opening fee – per opening	\$2,895.00	\$2,955.00	\$0.00	\$2,955.00	FC
0890	Cartage surcharge per cubic metre of asphalt and / or concrete	\$58.50	\$60.00	\$0.00	\$60.00	FC
0891	Concrete plant opening fee – per opening	\$2,895.00	\$2,955.00	\$0.00	\$2,955.00	FC
0892	Additional surcharge payable by the applicant for all items outside of Councils works departments operation hours of 6:30 am to 3:00 pm				30% surcharge per item	FC

Driveway Application

0893	Duplex/residential up to 3 storey with single driveway, (non-refundable)	\$263.00	\$263.00	\$0.00	\$263.00	FC
0894	Industrial/commercial/residential above 3 storey or residential requiring second entry (non-refundable)	\$433.00	\$433.00	\$0.00	\$433.00	FC
0895	Residential with single driveway (owner occupied, single dwelling, non-refundable)	\$208.50	\$208.50	\$0.00	\$208.50	FC

Driveway Inspections

First Entry Inspection Fee

0896	Duplex – 3 inspections required			\$143 per inspection		FC
0897	Industrial / commercial – 3 inspections required			\$143 per inspection		FC
0898	Residential – 2 inspections required			\$143 per inspection		FC

Additional Entry Inspection Fee

for second or more entry

0899	Residential – 2 inspections required			\$92 per inspection		FC
0900	Duplex – 3 inspections required			\$92 per inspection		FC

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Additional Entry Inspection Fee [continued]

0901	Industrial / commercial – 3 inspections required				\$92 per inspection	FC
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Additional Inspections

0902	Additional inspection / re-inspection fee				\$132 per inspection	FC
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Private Contractor Security Deposit

refundable

0903	Duplex / residential up to 3 storey with single driveway installation	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	BD
0904	Industrial / commercial / residential above 3 storey	\$4,500.00	\$4,500.00	\$0.00	\$4,500.00	BD
0905	Residential installation	\$2,700.00	\$2,700.00	\$0.00	\$2,700.00	BD

Road and/or Footpath Opening Application Fee

Max \$1,000

* If you need to open a combination of public infrastructure categories, which may include any combination of path, kerb and gutter, or road pavement, then the highest charge units of those opening areas will apply. This will ensure applicants are not charged multiple charge units. The charge is based on the total size of each type of opening as there are multiple types of opening within the same application.

0906	Plus security deposit payable at time of permit application	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	BD
0907	Processing fee (in addition to restoration charge) – non-refundable if works do not proceed	\$332.00	\$339.00	\$0.00	\$339.00	FC
0908	Additional inspection / reinspection fee (non-refundable)				\$200 per inspection	FC
0909	Cost of works determination late payment fee	\$999.00	\$1,020.00	\$0.00	\$1,020.00	FC

(Fee applies where the agreed cost of works is not paid to Council within 48 hours from the date of issue.)

0910	Formwork inspection – number as required (non-refundable)				\$173 per inspection	FC
0911	Required inspection (initial and final only, non-refundable)				Included in application	FC
0912	Road opening (per 10m ² of road pavement) (non-refundable)				\$195 per 10 m ²	FC
0913	Road opening (per 15 lineal meter of kerb and gutter or stormwater) (non-refundable)				\$195 per 15 lineal meter	FC
0914	Road opening (per 18 m ² of footpath) (non-refundable)				\$195 per 18 m ²	FC

Road Opening Temporary Restoration Security Deposit

0915	Work valued up to \$2,999				45% of the value	BD
0916	Work valued from \$3,000 and up to \$7,999				30% of the value	BD
0917	Work valued from \$8,000				25% of the value	BD

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Certificate of Compliance – Driveways and Road Openings

0918	Alignment levels for development applications – for dual occupancy and medium density residential developments	\$255.00	\$255.00	\$0.00	\$255.00	FC
0919	Alignment levels for development applications – for high density residential and commercial developments	\$378.00	\$378.00	\$0.00	\$378.00	FC
0920	Alignment levels for development applications – for single dwelling residential developments	\$127.50	\$127.50	\$0.00	\$127.50	FC
0921	Driveway, footpath and kerb and gutter construction permit	\$131.50	\$131.50	\$0.00	\$131.50	FC
0922	Other civil infrastructures damage inspection and control	\$120.00	\$120.00	\$0.00	\$120.00	FC
0923	Vehicle crossing and other compliance inspections – where works done by parties other than Council	\$337.00	\$337.00	\$0.00	\$337.00	FC
0924	Vehicle crossings inspection and / or estimates and quote preparation fees per 45 min	\$132.50	\$132.50	\$0.00	\$132.50	FC
0925	Certificate of compliance – driveways and road openings (subject to the provision of required information confirming correct materials, complies with current standards)*	\$205.00	\$205.00	\$0.00	\$205.00	FC

* For a certification to be issued by Council the following must be provided as a minimum. For footpath certification, a copy of the concrete delivery docket must be provided to Council. For road pavement certification, a compaction test results for base and sub-base must be provided to Council. Alternatively an Engineers certificate certifying the above can be provided to Council.

Un-Authorised Road Works

This fee applies to unauthorised road and / or footpath openings, driveways and all other public infrastructure works by private contractor.

0926	Work valued up to \$5,000	\$707.00	\$722.00	\$0.00	\$722.00	FC
0927	Work valued from \$5,001 and up to \$25,000	\$1,035.00	\$1,060.00	\$0.00	\$1,060.00	FC
0928	Work valued from \$25,001	\$1,695.00	\$1,730.00	\$0.00	\$1,730.00	FC
0929	Urgent/emergency inspection (non-refundable; includes inspections, application fee and re-arrangement of other inspections.	\$547.00	\$558.00	\$0.00	\$558.00	FC

Restorations

0930	Where utility requests Council permission to undertake restoration works using utility's own contractor – per reinstatement order	\$1,105.00	\$1,130.00	\$0.00	\$1,130.00	FC
0931	Where utility undertakes restoration works using own contractor during business hours – per hour of supervision (minimum charge 1 hour and billed in hourly increments)	\$289.50	\$295.50	\$0.00	\$295.50	FC
0932	Where utility undertakes restoration works using own contractor outside of business hours – per hour of supervision (minimum charge 5 hours and billed in hourly increments thereafter)	\$289.50	\$295.50	\$0.00	\$295.50	FC

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Restorations [continued]

0933	Where developer undertakes restoration works using own contractor outside of business hours – per hour of supervision (minimum charge 5 hours and billed in hourly increments thereafter; in addition to asset integrity fee; and any other works on council application fee)	\$281.50	\$287.13	\$0.00	\$287.13	FC
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Removal of Dumped Waste

0934	Collection from site and disposal of solid waste				Cost plus 50%	FC
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Asbestos Removal and Disposal

0935	Emergency asbestos removal – cost charged to Council by accredited asbestos removal contractor plus 50% Council administration fee				Cost plus 50%	FC
0936	Removal and disposal of damaged asbestos stormwater outlet pipes identified during restoration construction works by Council				Cost plus 20%	FC

Survey Marks

0937	Recovery / relocation of survey marks (state survey marks, permanent mark or cadastral marks) by registered surveyor				Cost plus 15%	FC
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Adjustment of Utility Service Assets

0938	Adjustment of service pipes to new level				Cost plus 15%	FC
0939	Adjustment of utility service lids to new levels				Cost plus 15%	FC
0940	Relocation or adjustment of utility service pits to new levels				Cost plus 15%	FC
0941	Replacement of damaged utility service pits				Cost plus 15%	FC
0942	Undergrounding of overhead power lines (phase a – design by ASP), (phase b – approval by authority), (phase c – installation of underground conduits, pulling of cables, jointing, installation of property access point)				Cost plus 15%	FC
0943	Placing streetlight shades				Cost plus 15%	FC
0944	Recovery / relocation of survey marks (state survey marks, permanent mark or cadastral marks) by registered surveyor				Cost plus 15%	FC

Asset Integrity Charge – Road Openings

Permanent Restoration Applications Only

Note: Single dwellings, dual occupancies and developments by non for profit organisations are exempted from the asset integrity charge.

0945	Asphalt or concrete road works (as required)				100% of the value (cost of works)	FC
0946	Stormwater drainage works				100% of the value (cost of works)	FC

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Asset Integrity Charge – Road Openings [continued]

0948	Road opening permanent restoration security deposit		100% of the value (cost of works)			BD
0947	Work valued up to \$2,999			45% of the value		FC
0949	Work valued from \$3,000 and up to \$7,999			30% of the value		FC
0950	Work valued from \$8,000			25% of the value		FC

Swimming Pools

Enfield Aquatic Centre (EAC)

Fees are set to recover the cost of providing the pool facilities

Entrance Fees

0951	Adult	\$6.90	\$6.27	\$0.63	\$6.90	MP
0952	Child (5 -15 years)	\$5.90	\$5.36	\$0.54	\$5.90	MP
0953	Child under 5 years (must be accompanying a full paying adult)				No fee	Z
0954	Club member – during club events only (lane hire charged separately)	\$3.50	\$3.18	\$0.32	\$3.50	MP
0955	Emergency services concession	\$3.50	\$3.18	\$0.32	\$3.50	MP
0956	Fitness Passport entry rate for valid Fitness Passport holders	\$6.20	\$5.32	\$0.53	\$5.85	MP
0957	Family – 2 adults 2 children or 1 adult 3 children	\$17.60	\$16.00	\$1.60	\$17.60	MP
0958	For each additional child for family rate	\$0.00	\$2.73	\$0.27	\$3.00	MP
0959	Seniors and pension concession (aged and disability only)	\$3.80	\$3.45	\$0.35	\$3.80	MP
0960	School groups – per person (lane hire charged separately)	\$3.80	\$3.45	\$0.35	\$3.80	MP
0961	Spectator (must be accompanying a full fee paying customer)	\$3.70	\$3.36	\$0.34	\$3.70	MP

Multiple Entry Pass / Tickets

Purchased in advance for individual or family use only - non-transferable or refundable.

0962	Complimentary seasonal pass (4) (for use in conjunction with club functions by 4 lifesaving club officials)				No fee	Z
0963	Complimentary seasonal pass (8) (for use in conjunction with club functions by 8 Enfield swimming club officials)				No fee	Z

10 Visit Pass

Valid for 12 months from date of issue.

0964	Adult	\$62.50	\$56.82	\$5.68	\$62.50	MP
0965	Child (5 – 15 years)	\$53.00	\$48.18	\$4.82	\$53.00	MP
0966	Family – 2 adults 2 children or 1 adult 3 children	\$157.00	\$144.00	\$14.40	\$158.40	MP

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10 Visit Pass [continued]

0967	Seniors and pension concession (aged and disability only)	\$35.00	\$31.82	\$3.18	\$35.00	MP
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20 Visit Pass

Valid for 12 months from date of issue.

0968	Adult	\$123.50	\$106.64	\$10.66	\$117.30	MP
0969	Child (5 – 15 years)	\$104.50	\$91.18	\$9.12	\$100.30	MP
0970	Family – 2 adults 2 children or 1 adult 3 children	\$313.00	\$272.00	\$27.20	\$299.20	MP
0971	Seniors and pension concession (aged and disability only)	\$69.00	\$58.73	\$5.87	\$64.60	MP

Monthly Pass

Valid for 30 days from date of issue.

0972	Adult	\$103.50	\$87.82	\$8.78	\$96.60	MP
0973	Child (5 – 15 years)	\$87.50	\$75.09	\$7.51	\$82.60	MP
0974	Family – 2 adults 2 children or 1 adult 3 children	\$261.00	\$224.00	\$22.40	\$246.40	MP
0975	Seniors and pension concession (aged and disability only)	\$60.50	\$48.36	\$4.84	\$53.20	MP

Seasonal Pass

Valid for 6 months from date of issue.

0979	Adult	\$0.00	\$451.64	\$45.16	\$496.80	MP
0976	Child (5 – 15 years)	\$0.00	\$386.18	\$38.62	\$424.80	MP
0978	Family – 2 adults 2 children or 1 adult 3 children	\$0.00	\$1,152.00	\$115.20	\$1,267.20	MP
0977	Seniors and pension concession (aged and disability only)	\$0.00	\$248.73	\$24.87	\$273.60	MP

Annual Pass

Valid for 12 months from date of issue.

0980	Adult	\$725.00	\$659.09	\$65.91	\$725.00	MP
0981	Child (5 – 15 years)	\$614.00	\$577.27	\$57.73	\$635.00	MP
0982	Family – 2 adults 2 children or 1 adult 3 children	\$1,675.00	\$1,581.82	\$158.18	\$1,740.00	MP
0983	Seniors and pension concession (aged and disability only)	\$425.00	\$373.18	\$37.32	\$410.50	MP

Facility Hire

Pool Hire

0984	Event booking and cleaning fee – full day (events 4 hours or more)	\$337.00	\$306.36	\$30.64	\$337.00	MP
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Pool Hire [continued]

0985	Event booking and cleaning fee – partial day (events up to 4 hours)	\$168.50	\$153.18	\$15.32	\$168.50	MP
0986	Carnival entry (child / student)	\$2.80	\$2.55	\$0.25	\$2.80	MP
0987	Carnival entry (spectator)	\$2.80	\$2.55	\$0.25	\$2.80	MP
0988	Toddlers pool hire – full day (bookings 4 hours or more)	\$53.00	\$48.18	\$4.82	\$53.00	MP
0989	Toddlers pool hire – partial day (bookings up to 4 hours)	\$27.00	\$24.55	\$2.45	\$27.00	MP

Lane Hire

0990	Enfield Swimming Club and Enfield Lifesaving Club				No fee	Z
0991	Commercial and private use – per lane per hour	\$42.50	\$45.45	\$4.55	\$50.00	MP
0992	School groups – per lane per hour	\$16.00	\$14.55	\$1.45	\$16.00	MP
0993	Community groups – per lane per hour	\$21.50	\$19.55	\$1.95	\$21.50	MP
0994	Out of hours lane hire – per lane per hour (minimum 8 lanes) includes 3 base staff members / excludes cleaning fees	\$41.00	\$45.45	\$4.55	\$50.00	MP
0995	Additional staff member for programs, facility hire and events (per hour minimum 4 hours) as requested or determined by centre management	\$40.00	\$36.36	\$3.64	\$40.00	MP

Meeting Room

0996	Commercial and private use – per hour	\$32.00	\$29.09	\$2.91	\$32.00	MP
0997	Not for profit external groups running activities for their members (eg, sports clubs, lifesaving club etc) – per hour	\$21.50	\$19.55	\$1.95	\$21.50	MP

Community Room Hire

0998	Commercial and private use – per hour	\$37.00	\$33.64	\$3.36	\$37.00	MP
0999	Not for profit external groups running activities for their members (eg, sports clubs, lifesaving club etc) – per hour	\$27.00	\$24.55	\$2.45	\$27.00	MP

Miscellaneous

1000	Hire of locker – membership card holders				No fee	MP
1001	Hire of locker – casual patrons	\$2.00	\$1.82	\$0.18	\$2.00	MP
1002	Replacement pass / membership card (per card)	\$6.40	\$6.50	\$0.00	\$6.50	MP

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Learn to Swim and Infant Aquatics Fees

Lessons

1003	Family discount (including squad and private swimming lessons)			10% for second child in family 20% for third and any subsequent child in family		MP
1004	Learn to swim program term or intensive programs term per 30 minute lesson for full term upfront	\$17.00	\$18.00	\$0.00	\$18.00	MP
1005	Semi private 30 minute sessions (2 students per class and minimum 5 lessons)	\$0.00	\$72.73	\$7.27	\$80.00	MP
1006	Private lessons – minimum 5 lessons (per lesson per pupil)	\$58.50	\$58.00	\$0.00	\$58.00	MP
1007	Private lessons special needs – minimum 5 lessons (per lesson per pupil and assessment by Coordinator Aquatic Centre)	\$32.00	\$32.00	\$0.00	\$32.00	MP
1008	Squad program term booking (8 – 10 week term) per week for full term	\$12.00	\$10.91	\$1.09	\$12.00	MP
1009	Squad multi session discount	\$0.00	\$7.27	\$0.73	\$8.00	MP
1011	Enrolled LTS student single entry (for current program term only)	\$2.00	\$1.82	\$0.18	\$2.00	MP
1010	Up to 2 parents/carers/family members per swim school participant, not using facilities, permitted free spectator entry. Standard fees apply for additional accompanying family members and facility users.				No fee	Z

School Groups

1012	Enfield Aquatic Centre (EAC) run lessons per lesson per student	\$7.20	\$9.10	\$0.00	\$9.10	MP
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Fitness Programs

1013	Seniors and pension concession (aged and disability only) – 10 sessions	\$101.50	\$91.18	\$9.12	\$100.30	MP
1014	Seniors and pension concession (aged and disability only) – single session	\$11.80	\$10.73	\$1.07	\$11.80	MP
1015	10 Sessions	\$137.00	\$123.64	\$12.36	\$136.00	MP
1016	Single session	\$16.00	\$14.55	\$1.45	\$16.00	MP

Merchandise

All merchandise items sold at commercial rates or recommended retail prices.

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Traffic Management

Administration of Traffic Management

1017	Advertising for temporary road closures	\$968.00	\$968.00	\$0.00	\$968.00	RR
1018	Parking and regulatory signs (per unit)	\$221.00	\$205.00	\$20.50	\$225.50	FC
1019	Administration of traffic management plan high impact road closures, police consultation, RMS consultation	\$862.00	\$862.00	\$0.00	\$862.00	RR
1020	Administration of traffic management plan low impact stop/go traffic control on a local or council-managed road- police consultation	\$263.00	\$263.00	\$0.00	\$263.00	RR
1021	Administration of traffic management plan medium impact stop/go traffic control on a multi-lane or state road, police consultation, RMS consultation	\$511.00	\$511.00	\$0.00	\$511.00	RR

Footpath Closures

1022	Application fee	\$142.50	\$150.00	\$0.00	\$150.00	PC
1023	Partial footpath (per m2 per week or part thereof)	\$26.50	\$30.00	\$0.00	\$30.00	RR

Road Closures

1024	Application fee	\$142.50	\$150.00	\$0.00	\$150.00	RR
1025	Late road closure application, requesting urgent approval (ie within 3 business days) excluding whole road closure / RMS approval	\$445.00	\$460.00	\$0.00	\$460.00	RR

Full Closure

Full road closure fees to be applied to any width of road. Full road closures to be limited to the length of the property street frontage unless otherwise approved by Council.

Fee is based on the length of the closure or the length of the property street frontage, whichever is the higher. Fee is based on the range of the length of closure (eg a 25m closure shall be charged at the 21m-40m fee).

No additional cost for road closures over 80 metres.

1026	Length of full road closure (m) 0-20	\$1,455.00	\$1,500.00	\$0.00	\$1,500.00	RR
1027	Length of full road closure (m) 21-40	\$1,770.00	\$1,825.00	\$0.00	\$1,825.00	RR
1028	Length of full road closure (m) 41-60	\$2,650.00	\$2,730.00	\$0.00	\$2,730.00	RR
1029	Length of full road closure (m) 61-80	\$3,030.00	\$3,120.00	\$0.00	\$3,120.00	RR
1030	Length of full road closure (m) >80	\$3,785.00	\$3,900.00	\$0.00	\$3,900.00	RR
1031	Within parking meter area – additional fee			80% of current parking rate		RR

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Partial Closure

Partial road closure fees shown are per lane fees. Total fee to be charged as a multiple of the number of lanes closed (maximum of 3 lanes). Partial road closure to be limited to the length of the property street frontage unless otherwise approved by Council.

Fee is based on the length of the closure or the length of the property street frontage, whichever is the higher. Fee is based on the range of the length of closure (eg a 25m closure shall be charged at the 21m-40m fee).

No additional cost for road closures over 80 metres.

1032	Length of partial road closure (m) 0-20	\$327.00	\$340.00	\$0.00	\$340.00	RR
1033	Length of partial road closure (m) 21-40	\$506.00	\$525.00	\$0.00	\$525.00	RR
1034	Length of partial road closure (m) 41-60	\$695.00	\$715.00	\$0.00	\$715.00	RR
1035	Length of partial road closure (m) 61-80	\$884.00	\$910.00	\$0.00	\$910.00	RR
1036	Length of partial road closure (m) >80	\$1,055.00	\$1,090.00	\$0.00	\$1,090.00	RR
1037	Within parking meter area – additional fee			80% of current parking rate		RR

Car Park Closure

1038	Car park closure (per parking bay per day)	\$26.00	\$28.00	\$0.00	\$28.00	RR
1039	Within parking meter area – additional fee			80% of current parking rate		RR

Traffic Control

1040	Traffic control – administration fee	\$199.00	\$199.00	\$0.00	\$199.00	RR
1041	During business hours	\$2,210.00	\$2,210.00	\$0.00	\$2,210.00	RR
1042	Outside business hours	\$2,735.00	\$2,735.00	\$0.00	\$2,735.00	RR
1043	Prepare and lodge a road occupancy license application for RMS roads	\$631.00	\$631.00	\$0.00	\$631.00	RR
1044	Where steel plates are required, additional fees per steel plate shall be charged	\$2,110.00	\$2,110.00	\$0.00	\$2,110.00	RR

Tree Management

*Environmental Planning and Assessment Act 1979
Local Government Act 1993*

Council Tree Protection Bonds

Tree protection bonds will be calculated on a case by case basis using industry approved formula and methodology.

Tree Preservation

1045	Tree permit application fee for 1-5 trees	\$108.50	\$108.50	\$0.00	\$108.50	FC
1046	Tree permit application fee for 6-10 trees	\$163.00	\$163.00	\$0.00	\$163.00	FC
1047	Tree permit application fee for 11-20 trees	\$217.00	\$217.00	\$0.00	\$217.00	FC
1048	Tree permit application fee for more than 20 trees	\$326.00	\$326.00	\$0.00	\$326.00	FC

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Tree Preservation [continued]

1049	Application fee (pensioners)	No fee for pensioners with a valid Pensioner Concession Card				Z
1050	Application fee (not for profit organisations/entities)	No fee for not for profit organisations/entities with a valid letter of incorporation or evidence of non-profit status.				Z
1051	Request for review of tree permit application determination – private tree	\$537.00	\$537.00	\$0.00	\$537.00	FC
1052	Request for review of tree permit application determination (pensioner) – private tree	\$268.50	\$268.50	\$0.00	\$268.50	FC
1053	Request for review of pruning/removal determination – council tree	\$537.00	\$537.00	\$0.00	\$537.00	FC
1054	Request for review of pruning/removal determination (pensioner) – council tree	\$268.50	\$268.50	\$0.00	\$268.50	FC

Removal of Council Tree and Replacement

1055	Removal of council tree (less than 6m tall)	\$633.00	\$646.00	\$0.00	\$646.00	FC
1056	Removal of council tree (between 6m – 10m tall)	\$1,165.00	\$1,190.00	\$0.00	\$1,190.00	FC
1057	Removal of council tree (greater than 10m tall)	\$1,880.00	\$1,920.00	\$0.00	\$1,920.00	FC
1058	Tree planting (25 litre) supply, install and maintain for 2 years	\$553.00	\$502.73	\$50.27	\$553.00	FC
1059	Tree planting (45 litre) supply, install and maintain for 2 years	\$698.00	\$634.55	\$63.45	\$698.00	FC
1060	Tree planting (75 litre) supply, install and maintain for 2 years	\$831.00	\$755.45	\$75.55	\$831.00	FC
1061	Tree planting (100 litre) supply, install and maintain for 2 years	\$1,215.00	\$1,104.55	\$110.45	\$1,215.00	FC
1062	Tree grate 1.2m x 1.2m, tree guard 0.6m x 1.8m and tree root management system, supply and install	\$6,855.00	\$6,231.82	\$623.18	\$6,855.00	FC
1063	Terrabond supply and install 1.2m x 1.2m	\$345.00	\$313.64	\$31.36	\$345.00	FC

Waste Management Charges

Domestic Waste Charges

Local Government Act 1993 Section 496

A waste management charge will be levied on all domestic residential properties, entitling each property to:

- Weekly collection of 120 litre of general waste
- Fortnightly collection of 240 litre of co-mingled recyclables
- Fortnightly collection of 240 litre of garden organics
- Two domestic household kerbside clean-up services per year

Domestic Waste Management Standard Service

1064	1 x 120 litre general waste bin, 1 x 240 litre recycling bin, 1 x 240 litre garden organics bin and 2 x bulk household collections per annum	\$408.85	\$419.50	\$0.00	\$419.50	LR
1065	1 x 120 litre general waste bin, 1 x 240 litre recycling bin, 1 x 240 litre garden organics bin and 2 x bulk household collections per month	\$34.07	\$34.96	\$0.00	\$34.96	LR

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Additional Bin

Note: Annual Charge

1066	120 litre waste bin	\$620.20	\$636.30	\$0.00	\$636.30	FC
1067	240 litre recycling bin	\$123.00	\$126.20	\$0.00	\$126.20	FC
1068	240 litre green waste bin – one off fee no ongoing annual charges for collection	\$0.00	\$80.00	\$0.00	\$80.00	FC
1069	240 litre waste bin (residential flat buildings only)	\$724.45	\$743.30	\$0.00	\$743.30	FC
1070	660 litre waste bin (residential flat buildings only)	\$1,620.90	\$1,663.05	\$0.00	\$1,663.05	FC
1071	660 litre recycling bin (residential flat buildings only)	\$0.00	\$1,100.00	\$0.00	\$1,100.00	FC

Occasional Services

1072	Clean up service in excess of 2 collections per year (in accordance with guidelines)	\$164.50	\$168.80	\$0.00	\$168.80	FC
1073	Clean up service in excess of 2 collections per year (small single item)	\$62.00	\$63.60	\$0.00	\$63.60	FC
1075	240 litre green waste bin (cost of bin only – no charge for ongoing service)	\$80.00	\$82.10	\$0.00	\$82.10	FC
1074	Waste collection 120 litre – payment in advance (one off)	\$38.00	\$39.00	\$0.00	\$39.00	FC

One Off Collections

Note: Subject to separate pre payment.

(ITEM 33/20) EXHIBITION OF THE GENERIC PLAN OF MANAGEMENT - PARKS TO REFLECT ADDITION OF A DOG OFF-LEASH AREA AT SANDERS RESERVE

File No: 20/25096

REPORT BY DEPUTY GENERAL MANAGER LAND, INFRASTRUCTURE AND ENVIRONMENT

Summary

This report provides Council with the results of the community consultation for the proposed Sanders Reserve dog off-leash area undertaken during March and April 2020. Based upon the results, Council staff recommends that Council consider the amendment of Burwood Council's Generic Plan of Management - Parks (**Attachment 1**) to include a proportion of Sanders Reserve as a dog off-leash area, and the installation of a fenced dog off-leash area as indicated in **Attachment 2**.

Operational Plan Objective

1.1.4 Provide initiatives and facilities that encourage community participation and promote a healthy and harmonious lifestyle

Background

After receiving a number of requests for a dog off-leash area at Sanders Reserve, Council staff carried out site inspections in February 2020 to investigate possible locations within the reserve for a fenced dog off-leash area.

Proposal

A number of options were considered on the location of the dog off-leash area. After consideration, Council staff prepared the following option (**Attachment 2**) which was presented in the community consultation.

Consultation

In March 2020, Council staff mailed out to 284 households around Sanders Reserve (**Attachment 3**) advising that Council is considering a change to the use of the reserve with the installation of an enclosed fenced dog off-leash area at the southern end of the park.

Following the community consultation period, the results showed that there is slightly more agreement for the proposed dog off-leash area at Sanders Reserve with nine responses in favour and seven against. There was approximately a six per cent response rate to the survey with two of the negative responses adjacent to Sanders Reserve.

Planning or Policy Implications

Burwood Council's Generic Plan of Management - Parks, outlines that there are currently four time-limited fenced and unfenced dog off-leash areas within Burwood LGA. They are located in Blair, Burwood, Grant and Henley Parks. Sanders Reserve currently does not have a dog off-leash area.

An amendment of Burwood Council's Parks Generic Plan of Management to include Sanders Reserve as a dog off-leash area would be required prior to the installation of a dog off-leash area at the reserve.

Financial Implications

The estimated cost for the installation of the fenced dog off-leash area is \$25,000 (excluding GST). It should be noted that the majority of this cost is for the additional fencing and signage.

Options

Nil

Conclusion

From the results of the community consultation, there is slightly more approval for the Sanders Reserve dog-off leash area with nine responses in favour and seven against from the community consultation survey. Before a fenced dog off-leash area can be installed, an amendment of Burwood Council's Generic Plan of Management - Parks to include Sanders Reserve as a dog off-leash area is required.

Recommendation(s)

1. Council approve the amendment of Burwood Council's Generic Plan of Management - Parks to include Sanders Reserve as a dog off-leash area.
2. Council approved the exhibition of the amendment to the Generic Plan of Management - Parks for the statutory period of 28 days.
3. Council staff report back Council the results of the exhibition of the Generic Plan of Management – Parks.

Attachments

- 1 [↓](#) Attachment 1 - Generic Plan of Management
- 2 [↓](#) Attachment 2 - Sanders Reserve Proposed Dog Off-Leash Area Plan
- 3 [↓](#) Attachment 3 - Sanders Reserve Area of Consultation Plan



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GENERIC PLAN OF MANAGEMENT - PARKS

Keith Smith Reserve



Jackett Reserve



Walsh Avenue Reserve



Jackson Reserve



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1 INTRODUCTION

1.1 Background

This Plan of Management (PoM) has been prepared to update and revise previous Plans of Management. As part of the preparation of this PoM, investigations were carried out on the status and history of land to ensure accurate information is included for the purpose of effectively managing the parks. Legal advice has been obtained to assist Council to meet its legislative obligations under the *Local Government Act 1993*, as well as other relevant legislation, in particular the *Roads Act 1993* and *Crown Lands Act 1989*.

It is intended that other Plans of Management will be adopted in the future to address the re-categorisation of parts of Flockhart Park (the playing fields), part of Keith Smith Reserve (the tennis courts) and all of Henley Park to be sportsgrounds.

Some land areas which were in previous PoMs were found to be public road and therefore not required to be classified or included in a PoM. Subsequently these areas of land which are public road, but landscaped and maintained in a similar way to Parks, have been included in a separate appended document titled the Landscaped Public Road Register.

The land which has changed status since the previous PoMs is as follows:

Part of Flockhart Park and Keith Smith Reserve has been separated from park areas to be categorised with Henley Park as Sportsgrounds. These will be included in the forthcoming Generic Plan of Management: Sportsgrounds:

- The land at the corner of Chelmsford Avenue and Murray Street, Croydon is included in this PoM as community land
- Wyatt Avenue Park has been included for the purpose of reclassifying the park as community land.
- Three areas of open space which are privately owned but under the care, control and management of Council are included
- Areas which are part of public roads are not included, although some of these were included in the previous PoM (Horton Reserve, King Edward Street Reserve, Mills Crescent Reserve, Mitchell Reserve, Parnell Street Garden and Willee Street Reserve).

1.2 What is a Plan of Management

Plans of Management (PoMs) are required to be prepared by councils in consultation with the community for all public land classified as Community Land, under the *Local Government Act 1993* (the Act). A PoM is a long-term land management document describing the characteristics of the applicable land, requirements for its management and permissible uses both now and into the future.

Community land is required under the Act to be categorised as Park, Sportsground, Natural Area, General Community Use or an Area of Cultural Significance. The *Local Government (General) Regulation 2005* further details the guidelines for these categorisations, as follow:

Park: non-sporting community land which is mainly used for passive or active recreational, social, educational and cultural pursuits.

Sportsground: community land which is predominantly used for active recreation involving organised sports or the playing of outdoor games.

Natural Area: bushland, wetland, escarpment, watercourse, foreshore or another category prescribed by the regulations of the *Local Government Act 1993*.

Generic Plan of Management - Parks

General Community Use: land which may be made available for use by the public and does not satisfy the guidelines for any of the other categories.

Area of Cultural Significance: an area of Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.

(Local Government (General) Regulation 2005)

A Plan of Management may be Generic, relating to all land of a particular type or Specific to a particular area. A Specific Plan of Management is required by the Act for some Natural Areas or Areas of Cultural Significance. The parks within this PoM do not fall into these categories and are therefore addressed by this Generic Plan of Management.

Plans of Management are not required for land which is not community land, such as public roads and operational land. By definition any public road cannot be public land for the purposes of the *Local Government Act 1993*.

1.3 Scope

This Plan of Management:

- Refers to all land categorised as Park except those which are covered by the Specific Plans of Management listed in Section 2.4 (Specific Plans of Management)
- Supersedes and consolidates the previous Active Recreation Generic Plan of Management, Passive Recreation Generic Plan of Management, Jackett Reserve Plan of Management and Cooks River Foreshore Area Plan of Management, forming an amended Generic Plan of Management for Parks
- Contributes to and draws from Burwood’s broader strategic goals, community values and the framework of Burwood 2030
- Complies with the *NSW Local Government Act 1993*
- Clarifies the use, management and future development of the parks within Burwood Local Government Area

The following table indicates the ways this PoM addresses the requirements of the *Local Government Act 1993*:

1.3.1 Table 1: Local Government Act 1993 requirements and inclusions table

Local Government Act 1993 Minimum Requirements	Section Where PoM Addresses These Requirements
Categorise the land	3. List of Parks and other reserves
Objectives and performance targets for the land	8. Action Plan
Means by which Council will achieve the objectives and performance targets	8. Action Plan
Manner in which Council will assess its performance	8. Action Plan
Public exhibition of Draft PoM	1.4 General PoM Implementation Process
Additional Inclusions	
Description of the condition of the land and any buildings or improvements on the land	10. Detailed Information for Individual Parks
Permissible uses	6. Permissible Land Uses
Permissible development	6. Permissible Land Uses
General schedule of maintenance	9. General Schedule of Maintenance
Proposed capital works and improvements	10. Detailed Information for Individual Parks

1.4 General PoM Implementation Process

The general process for implementation of a Plan of Management is as follows:

- Preparation of Draft Generic Plan of Management for Parks
- Draft PoM presented to Council for approval for public exhibition
- Give notice to land owners (where the owner is not Council) before giving public notice of the Draft PoM (as per s.39 of the *Local Government Act 1993*)
- Submitted to the Minister administering the *Crown Lands Act 1989* for approval for public exhibition
- In addition, in accordance with the Act, a public hearing must be held if land is proposed to be categorised or re-categorised
- PoM is placed on public exhibition for at least 28 days, with written submissions taken for at least 42 days from the first day of public exhibition
- Council staff review comments received and make changes to PoM accordingly
- Revised Draft PoM presented to Council for adoption
- Final Generic Plan of Management for Parks adopted, implemented and made available for public view on Council's website, in the library and at Council Chambers

1.5 Review

This Plan of Management will be reviewed in accordance with the requirements of the *NSW Local Government Act 1993* and Council procedures. The schedule for this review is every five years from the date of adoption of the PoM.

2 THE PARKS

2.1 Land Description

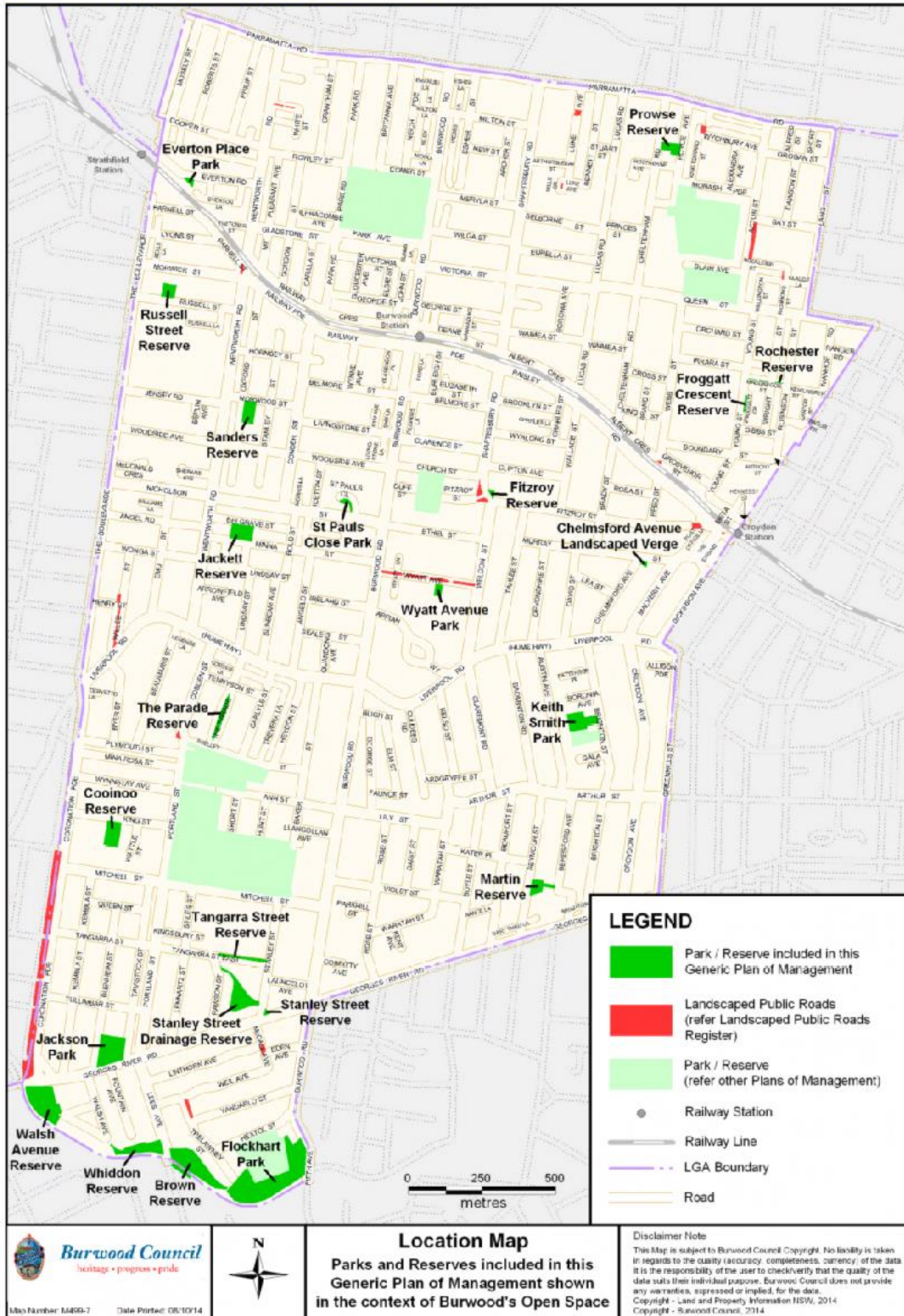
There are 29 parks within Burwood Local Government Area (LGA). This Generic Plan of Management applies to 23 of these, with the remaining 6 being covered by specific Plans of Management. The parks addressed by this PoM and their categories, are listed in section 3 (List of Parks and other Reserves) and indicated on the Burwood Council Parks Location Map (section 2.2 of this PoM). The parks covered by this PoM are predominantly small pocket parks, reserves and median strips, as well as some moderate sized parks with common management requirements. Some land which is not owned by Council but is under the care, control and management of Burwood Council, is considered public land and is addressed in this PoM.

The Parks have been categorised in accordance with guideline 104 of the *Local Government (General) Regulation 2005* which states:

Land should be categorised as a park under section 36 (4) of the Act if the land is or is proposed to be improved by landscaping gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

There are no areas classified as Natural Areas within the Burwood LGA. Woodstock Park (containing the Woodstock Community Centre) has been declared an Area of Cultural Significance and also categorised as General Community Use. Woodstock and other major parks and open spaces in Burwood LGA are managed under specific Plans of Management (refer to Section 2.4), due to their unique and complex management requirements. Therefore the management of areas defined as Natural Areas, Areas of Cultural Significance or General Community Use are not addressed within this PoM. Sportsgrounds will be addressed in a future Plan of Management: Sportsgrounds.

2.2 Burwood Council Parks Location Map



2.3 Local Context

Burwood LGA has few open space areas, however this number is relative to the size of the LGA. The formation of new parks is limited by the availability of suitable public-owned land and the expense of purchasing private land for public purposes, due to high property values. Accordingly, there is pressure to ensure that the existing parks meet the needs of a variety of users and serve multiple purposes. Therefore, Council's focus is on improving the appeal and useability of existing smaller parks, as well as strengthening the uniqueness and quality of open space across the Burwood LGA.

2.3.1 Table 2: Overview of Burwood's Parks and Sportsgrounds

	Within Burwood LGA	Within this PoM
Area of land in Burwood	7.26km ²	-
Area of community land	0.36km ²	0.07km ²
Number of Parks	29	23
Number of Sportsgrounds	4	0

2.4 Specific Plans of Management

Other Burwood Council community land is managed under the following specific Plans of Management:

- Blair Park Plan of Management, 2013
- Burwood Park, Burwood Plan of Management, April 2008
- Henley/Grant Parks Plan of Management, amended October 1997
- Woodstock Plan of Management, 13 December 2005
- Wangal Park Draft Plan of Management, April 2013

2.5 Generic Plan of Management: Sportsgrounds

The forthcoming Generic Plan of Management: Sportsgrounds will apply in relation to the sportsground portions of Flockhart Park, Keith Smith Reserve and Henley Park.

2.6 Superseded Plans of Management

The following Plans of Management will be superseded by this Generic Plan of Management for Parks:

- Active Recreation Generic Plan – Plan of Management, revised 2013
- Passive Recreation Generic Plan – Plan of Management, June 1996
- Cook's River Foreshore Area Plan of Management, June 1996
- Jakkett Reserve (including Burwood Kindergarten) Plan of Management, amended October 1997.

3 LIST OF PARKS AND OTHER RESERVES

The following lists of Parks and other Reserves were confirmed by Title Searches and other investigations completed in 2013 during the course of preparation of this Plan of Management.

3.1 Council's Community Land

This table details the category and ownership of all Burwood Council community land as well as land under the care, control, and management of Burwood Council. The grey highlighted entries are the parks *not* covered by this Generic Plan of Management. The page reference indicates

Detailed Management Information for Individual Parks.

Park/Land	Category	Land Owner	Page ref.
Blair Park	Park/Sportsground	Council	
Brown Reserve	Park	Council	38
Burwood Park	Park	Council / Crown	
Chelmsford Avenue Landscaped Verge	Park	Methodist Church Trustees	39
Cooinoo Reserve	Park	Council	40
Everton Place Park	Park	Council	41
Fitzroy Reserve	Park	Council	42
Flockhart Part	Park/Sportsground	Council	43
Froggatt Crescent Reserve	Park	Private Owner	44
Grant Park	Park	Council	
Henley Park	Park/Sportsground	Council / Crown	
Jackett Reserve	Park	Council	45
Jackson Park	Park	Council / Crown	46
Keith Smith Park	Park/Sportsground	Council	47
Martin Reserve	Park	Sydney Water	48
The Parade	Park	Private Owner	49
Prowse Reserve	Park	Council	50
Rochester Reserve	Park	Private Owner	51
Russell Street Reserve	Park	Council	52
Sanders Reserve	Park	Council	53
St Pauls Close Park	Park	Council	54
Stanley Street Drainage Reserve	Park	Council	55
Stanley Street Reserve	Park	Council	56
Tangarra Street Reserve	Park	Council	57
Walsh Avenue Reserve	Park	Council	58
Wangal Park	Park	Council	
Whiddon Reserve	Park	Council	59
Woodstock Park	Park/General/Cultural	Council	
Wyatt Avenue Park	Park	Council	60

4 LEGISLATION/BASIS OF MANAGEMENT

4.1 Legislative Framework

The legislation, guidelines, plans and policies which inform this PoM are:

- *NSW Local Government Act 1993*
- *NSW Local Government (General) Regulation 2005*
- *NSW Roads Act 1993*
- *Environmental Planning and Assessment Act 1979*
- *Crown Lands Act 1989*

- *Heritage Act 1977*
- *Department of Local Government, Public Land Management Practice Note No. 1, rev. May 2000*
- *Companion Animals Act 1998*
- *Burwood Local Environment Plan (BLEP) 2012*
- *Burwood Development Control Plan (DCP)*
- *Community Strategic Plan Burwood 2030*
- *Burwood Council Graffiti Management Strategy 2011-2015*
- *Burwood Council City Safe Program (i.e. CCTV) and Alcohol Prohibited Areas*
- *Burwood Council's Landscaping Code 2010*
- *Burwood Council Public Works Elements Manual 2006*
- *Burwood Council Memorials Policy 2010*
- *Burwood Community Facilities and Open Space Strategy 2014*

4.2 Crown Lands Act 1989

Crown land is generally reserved for a public purpose and uses of the land must be compatible with or ancillary to that public purpose. The consent of the Minister administering the *Crown Lands Act* is usually required for a lease or licence of community land (refer to Section 102 of the *Crown Lands Act, 1989*), however a Trust Manager (e.g. Council) may grant a temporary licence (Section 108) for prescribed purposes in accordance with the *Lands Regulation 2000*, for a maximum period of one year.

The Crown Lands Division of NSW Trade & Investment administers the *Crown Lands Act 1989* and their management philosophy directly relates to the Principles of Crown land management which is listed in Section 11 of the *Crown Lands Act 1989*. These principles affect and control all aspects of the Crown Lands Division activities including the management of Crown lands for public recreation purposes. The principles are that:

- Environmental protection principles be observed in relation to the management and administration of Crown land
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible
- Public use and enjoyment of appropriate Crown land be encouraged
- Where appropriate multiple use of Crown land be encouraged
- Where appropriate Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles
- **(Crown Lands Act 1989)**

This Plan of Management applies to both community land owned by Council and managed under the *Local Government Act 1993* and Crown land managed by the Reserve Trusts under the *Crown Lands Act 1989*, namely part of Jackson Park (Lot 7039 in DP 93367) managed by Jackson Park Reserve Trust (Burwood Council).

5 OBJECTIVES

5.1 Core objectives for Parks from the *Local Government Act 1993*

The core objectives for management of community land categorised as a park are to:

- Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- Provide for passive recreational activities or pastimes and for the casual playing of games
- Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management

- **(Local Government Act 1993)**

5.2 Zoning Objectives from Burwood LEP 2012

Most parks within Burwood LGA are zoned RE1 – Public Recreation under the Burwood Local Environmental Plan (LEP) 2012. The objectives of this zoning are:

- To enable land to be used for public open space or recreational purposes
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for recreational purposes

However some of Burwood's parks are zoned R1 – General Residential, R2 – Low Density Residential, R3 – Medium Density Residential, or IN2 – Light Industrial, under the Burwood Local Environmental Plan (LEP) 2012. The various primary objectives of these zones also allow for secondary recreational uses. However, *major recreation facilities* and *outdoor recreation facilities* are prohibited in zonings other than RE1.

5.3 General Objectives of the Plan of Management for Parks

The general objectives for the management of Burwood's Parks are to:

- Ensure the adequacy, quality, safety, accessibility, cleanliness, aesthetics and maintenance standard of the facilities provided to the community in parks
- Provide an Asset Management approach to proactively implement reasonable schedules of monitoring, audits, maintenance, repair, replacement, improvement of parks, with available funding and staff to provide optimal community open space compatible with community requirements
- Consider the community in the provision of parks in terms of accessibility, values, health and safety, security, heritage, and avoiding damage or nuisance to neighbouring residences
- Protect and improve the natural and urban environment both locally and broadly, in accordance with Ecologically Sustainable Development (ESD) principles, including vegetation, soil, waterways, air and biodiversity and minimising resource use in the management of parks including water, energy, transport and waste
- Provide a rationale for the prioritisation of funding opportunities in support of capital works from external sources
- Consider sale/disposal of community land which is under-utilised or unsuitable as public land if required.

5.4 Burwood Community Strategic Plan (Burwood2030) Goals and Actions

The Burwood Community Strategic Plan (Burwood2030) involved extensive community consultation and analysis of Council's role, with the outcome of a set of Key Themes which articulate the values of the community and provide the basis for the development of Council's future strategic goals and actions. The key themes are:

- A Sense of Community
- Leadership through Innovation
- A Sustainable Natural Environment
- Accessible Services and Facilities
- A Vibrant Economic Centre

The community's values as detailed through Burwood2030 and the goals of that strategy have informed the objectives of the PoM for Parks. In particular the following Strategic Goals extracted from Sections 1, 3, and 4 of Burwood2030 have contributed to the development of the objectives of this PoM. These values will be considered in the ongoing management of Burwood's Parks.

A safe community for residents, workers and visitors

- Maintain clean and attractive streets and public spaces
- Support and implement programs that aim to reduce anti-social behaviour such as graffiti and littering

High quality activities, facilities and services

- Upgrade existing playground areas and provide pet friendly facilities
- Upgrade existing playground areas and park structures to cater for wider community

A well connected community

- Develop campaigns designed to facilitate community and neighbour interaction

A sense of community pride

- Preserve Burwood's diverse heritage and provide more information on the history of the area

Retained and maintained open green spaces

- Ensure strong planning controls protect open green space
- Encourage new developments to include usable open green spaces
- Ensure there is adequate funding to maintain open space areas
- Pursue partnerships and opportunities to create new open spaces
- Ensure all public parks and open spaces are accessible, maintained and well managed to meet the current and future recreation needs of the community

Community educated on sustainable practices

- Identify local native flora species and develop a strategy to protect these species and encourage their planting
- Educate the community on native plants and animals

Accessible services and facilities that are well utilized

- Promote existing community facilities and services and ensure there is appropriate signage
- Explore options for funding new spaces and upgrading old facilities

Safe facilities and services

- Ensure footpath design aims to increase pedestrian only spaces for improved pedestrian access and safety
- Improve street lighting and lighting in public places

6 PERMISSIBLE LAND USES**6.1 Burwood Local Environmental Plan 2012**

Parks in Burwood LGA are currently managed under the Burwood Local Environmental Plan 2012 (BLEP) and the majority are zoned RE1 – Public Recreation. However, some parks are zoned R1 – General Residential, R2 – Low Density Residential, R3 – Medium Density Residential, IN2 – Light Industrial, or B4 – Mixed Use.

Local Environmental Plans (LEPs) guide planning decisions for local government areas. Through land use zoning and development standard controls, the LEP allows councils and other consent authorities to manage the way land is used.

Generic Plan of Management - Parks

On 31 March 2006, the NSW Government gazetted a Standard Instrument for preparing new LEPs also known as the LEP template. Local plans across NSW now use the same planning language, making it easier for communities to understand what is proposed for their local area. Councils are able to include localised planning objectives and provisions specific to their area as well as determine zoning, additional land uses, heritage items and development standards such as height and minimum lot sizes.

Under BLEP 2012, in land zoned RE1 Public Recreation, the following development is permitted without consent:

- Environmental facilities
- Environmental protection works
- Roads

The following development is permitted with consent:

- Building identification signs
- Business identification signs
- Child care centres
- Community facilities
- Emergency services facilities
- Flood mitigation works
- Function centres
- Kiosks
- Recreation areas
- Recreation facilities (indoor)
- Recreation facilities (outdoor)
- Respite day care centres
- Restaurants or cafes

Development not specified in the above items is prohibited under the BLEP in land zoned Public Recreation.

Some works including but not limited to outdoor recreation facilities, playgrounds, park furniture, shade structures and amenities facilities are permitted to be undertaken by Council on a public reserve as Development permitted without consent or Exempt development under the *State Environmental Planning Policy (Infrastructure) 2007*.

Parks which are not zoned Public Recreation have different permissible uses. The zoning of each park is itemised in section 10 (Detailed Information for Individual Parks). Refer to the BLEP for permitted uses in each zone.

6.2 Permissible Uses

This PoM authorises the granting of the following permissible uses and developments to be considered for parks. Approval of uses and developments is dependent on various factors including site conditions within and surrounding a particular park, the community's needs and availability of resources. Some uses and developments will require development consent and/or consent of other stakeholders including the associated community consultation process. Details of currently approved uses and developments in each park can be found in Section 10 (Detailed Information for Individual Parks).

Permissible Uses

- | | |
|---------------------------------|------------|
| ▪ Passive and active recreation | ▪ Exercise |
| ▪ Informal games, activities | ▪ Walking |
| ▪ Children's play | ▪ Cycling |

Generic Plan of Management - Parks

- Informal group recreational gatherings
- Public accessibility
- Residential leases of existing dwellings
- Storage for equipment associated with maintenance or management
- Service areas associated with maintenance or management
- Dog off-leash areas (refer section 7.1)
- Dog walking on-leash
- Council and Community events
- Personal training
- Picnics and celebrations

Permissible Developments

- Hard and soft landscape areas
- Amenities
- Access paths
- BBQs
- Lighting
- Café/kiosk
- Park Seating
- Picnic tables/seating/shelters
- Recreational equipment e.g. chess board, bocce court
- Community gardens
- Passive recreational facilities
- Playground equipment and shade structures Public toilets
- Gazebo
- Rotunda/Bandstand
- Bicycle racks
- Cycle/walking pathways
- Ornamental pond/fountain
- Improvements to access, amenities and aesthetics of a park
- Council park provisions signage

6.3 Non-Permissible Uses

The following activities (but not limited to) are prohibited within Parks:

- Unauthorised motor vehicles
- Motor bikes
- Horses
- Open fires
- Camping
- Golf
- Motorised hobby articles (including but not limited to motor vehicles, boats, aeroplanes and bikes)
- Dumping of rubbish

6.4 Leases, Licences and Other Estates

The *Local Government Act 1993* permits Council to grant leases, licences and other estates over all or part of community land. Leases and licences are a method of formalising the use of land and facilities. Leases and licences can be held by groups such as community organisations, schools, commercial organisations or individuals providing facilities and/or services for profit.

A lease is a contract between a land owner and another entity granting that entity a right to occupy an area for a specified period of time. Council will consider leasing areas of the land covered by this PoM under the following circumstances:

- There is a clear reason for granting a lease and the lease is consistent with the intended use of the land e.g. a child care operator may need exclusive occupation and control of the child care centre
- The occupant has made (or intends to make) a significant financial contribution to the asset; or
- There is a demonstrated link between the nature of the asset and the proposed tenant consistent with the objectives of the PoM

Generic Plan of Management - Parks

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest. A licence allows occupation and a clear and transparent way of identifying the permitted activity. The main difference between a lease and licence is that a licence does not permit the sole or exclusive use of the area.

Licences may be granted to formally recognise and endorse shared uses, for example, an area may be licensed for use by a commercial photographer at a particular time, and family gatherings at other times. Short term licences and bookings may be used to allow Council to program different uses at different times allowing the best overall use.

The definition of "estate" under Section 21 of the *Interpretation Act 1987*, includes other rights over land, such as easements including "interest, charge, right, title, claim, demand, lien and encumbrance whether at law or in equity".

6.5 Licences Applicable to Parks

Under the conditions outlined above this draft Plan of Management expressly authorises the granting of short-term licences in parks covered by this Plan of Management that fall within the following categories:

- Markets
- Concerts and performances
- Delivering a public address
- Commercial photographic sessions
- Picnics and private celebrations such as weddings and family gatherings
- Filming for cinema, television and other media
- Community, educational and/or sporting activities/uses for single one-off events
- Personal training sessions

In regard to granting such a licence, Council must take into consideration whether the use/activity:

- Is in the public interest
- Would not cause any significant detrimental impact on the park or on the local community

No permanent buildings or structures are to be erected as part of a Licence.

Hire of Council parks requires a Park Hire/Event Application form to be completed and submitted to Council. Bookings may be one-off or seasonal dependent on availability and the applicant complying with the Conditions of Park Hire including appropriate insurance, risk management and other requirements listed on the Application form. Confirmation from Council of a booking is required prior to the applicant occupying the area on the booking date.

6.6 Land Acquisition

Some land relating to parks is highlighted on the Land Acquisition Map in Burwood LEP 2012, as land which may be acquired in the future. This may be private land intended for acquisition by Council to incorporate into existing public reserves or parts of existing reserves which are intended for future incorporation into adjacent land uses such as road widening. These acquisitions are non-compulsory and would only occur as circumstances and funding allow.

6.7 Use of Road Reserves

Some Road Reserve areas have been landscaped for the amenity and aesthetic benefit of the local community and visitors where the road reserve land is surplus to requirements for providing road infrastructure. While these open spaces are available for general public use and amenity,

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such land is subject to controls and restrictions under the *Roads Act 1993* and the land is primarily reserved for road purposes and ancillary uses. As such, road reserves may not be suitable for use or development in the same ways as parks on community land, for example, permanent structures, sporting activities, memorials, and other special uses may be inconsistent with the purpose of road reserves. This is due to the size and location, but also more pertinently the impermanent nature of any current use, e.g. a road may require widening in the future which would necessitate the removal of any improvements to the land. However, there may be cases where Council would provide additional facilities within a road reserve where space and specifics of the site permit. Such facilities will be maintained as any other Council facility. Refer to section 11.

Details of each open space road reserve have been provided in the appended Landscaped Public Road Register to assist with their proper ongoing management and to illustrate the locations and requirements to stakeholders.

6.8 Compliance

Regulatory enforcement of parks provisions is carried out by Council's Compliance team (consisting of Law Enforcement Officers and Parking Patrol Officers). All Officers within the Compliance Team are delegated to enforce Park provisions. The Team performs proactive patrols of all parks and reserves and any person observed breaching the regulations may receive an infringement notice which may result in legal action. Park provision signage is intended to be placed in each Park to inform all park users of prohibited activities.

Park users are encouraged to report any breaches of the Park provisions to Council. Council's Compliance Team will follow up on all information submitted and enforcement action may occur if offences can be proven.

6.9 Alcohol in Public Parks

Burwood Council has established designated areas where it is illegal to drink alcohol in the Burwood Local Government Area. Determined by the *Local Government Act 1993* there are two measures which can be enacted to make drinking alcohol illegal – Alcohol Prohibited Areas and Alcohol Free Zones.

Section 632 and 670 of the *Local Government Act 1993* legislates that Council can make it illegal to drink alcohol by erecting a notice in accordance with the stated sections pertaining to a park, reserve and other public places (inclusive of sporting fields) that are not legislated within Alcohol Free Zones. These areas will be known as Alcohol Prohibited Areas as they are not included within the Local Government Act definition of Alcohol Free Zones. An Alcohol Prohibited Area within a park, reserve or other public place prohibits the consumption of alcohol within the designated area under the terms of the sign, which is enforceable by Police or authorised Council Officers.

In accordance with Section 670 of the *Local Government Act 1993* notices and/or signs designating Alcohol Prohibited Areas of a park, reserve or other public places in the Burwood Local Government Area must comply with the following requirements for a person to be guilty of failing to comply with the terms of notice or sign:

The notice or sign is clearly legible, and where it relates to:

- The whole of a parcel of public land, is exhibited at each entrance to the parcel of public land or in a conspicuous place in or in the vicinity of the parcel of public land, or
- Part only of a parcel of public land, is exhibited at each entrance to that part or in a conspicuous place in or in the vicinity of that part, or
- A building, is exhibited (as may be appropriate) either inside or at or near the entrance to the building

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For further information on the enactment and suspension of Alcohol Prohibited Areas refer to Council's *Prohibition of Alcohol in Public Spaces Policy*.

6.10 Smoking in Public Parks

This Plan of Management acknowledges and references *Burwood Council's Smoke-Free Environments Policy*. Under this policy, smoking is currently banned within 10 metres of children's and young people's activities and play equipment and all Council owned and managed buildings.

6.11 Personal Training

The use of Parks by Personal Trainers on a commercial basis will be undertaken in accordance with any Council policy that is in force.

6.12 Car Parking

Many parks in urban areas have limited parking due to the intensive land use. While there are some larger parks in Burwood LGA where car parking is available for park users, generally it is considered that the parks will be used by local residents and that recreation rather than parking makes better use of the limited community land. The parks within this PoM have on-street parking only. Furthermore local residents are encouraged to walk or cycle to parks. Most of Burwood's parks are located within walking distance from public transport.

Where new parks are established parking will be considered with regard to various factors including availability of space and projected usage. Provision of new parks will consider location in relation to public transport, if possible.

Unless authorised parking of a vehicle within a park is prohibited.

6.13 Telecommunications

Council may consider the granting of a lease or licence for the erection and use of "low impact" telecommunications towers as defined by the Telecommunications Act 1997 and provided the terms are consistent with Council's obligations under the *Local Government Act 1993*.

6.14 Oil Pipeline – Cooks River Parks

Under an agreement between Burwood Council and the Shell Company of Australia Ltd and Sydney Metropolitan Pipeline Pty Ltd in 1978, easements were granted in the Cooks River parks (Brown Reserve, Flockhart Park, Walsh Avenue Reserve and Whiddon Reserve) and oil pipelines of 200mm and 500mm diameter were constructed through the parks. A further pipeline of 350mm diameter has been partly constructed along the route. These are subject to payment of an annual rental. The pipelines are inspected by surveillance contractor Savcor. All proposed works in the vicinity of the easements require prior coordination with Savcor.

6.15 Other Estates

Easements or other rights over land for public utilities (electricity, telecommunications, water, drainage, sewerage, gas etc) may be granted in parks following application and approval by Council. Where this occurs on Crown land the requirements of the *Crown Lands Act* will be complied with. Where possible, Council will coordinate to minimise the disruption of public use of the Park.

7 STRATEGIES FOR MANAGEMENT

Section 36 of the Act requires a PoM to detail objectives and performance targets, the means by which Council will achieve these and how Council intends to assess their performance.

These have been prepared for each Management Principle which applies to the management of Parks in Burwood LGA and are grouped into the categories of Facilities, Asset Management, Community and Environment and Sustainability. The Action Plan in the next section details how Burwood Council addresses each of the strategies in this section.

7.1 Facilities

Facilities are the physical fabric of Parks which Council provides and manages for community use.

7.1.1 Play Equipment

Burwood Council recognises the value of playgrounds to support the recreational and developmental needs of children of all ages and abilities and their carers. Burwood's playgrounds will be replaced according to the Asset Management Schedule. The following are playground management priorities:

- Play equipment will be installed and/or replaced and scheduled according to the yearly Capital Works program
- Playgrounds will comply with Australian Standards
- Playgrounds will contribute to the quality of life of the community, be accessible for people of all ages and abilities
- Council will undertake the appropriate consultation process in relation to provision of playgrounds

7.1.2 Recreational Facilities

Council aims to provide a wide range of recreational facilities and opportunities contributing to the health and social life of the community.

Cycle paths are provided in some parks and may link to the broader network of cycleways through and around the local area. Council has created a Cycle Map – 'Burwood LGA Cycle Network' which is available on the Council website.

7.1.3 Buildings and Structures

Where new buildings and structures are to be provided within parks they are to be designed sympathetic to the surrounding character and intended use of the land. Buildings and structures will be repaired and maintained to facilitate continued use. Toilets, change rooms and other buildings are generally only provided in larger open spaces which have high levels of usage such as sportsgrounds. None of the parks in this PoM currently require facility buildings. The sportsground section of Flockhart Park contains an amenities building which is detailed in the Plan of Management: Sportsgrounds.

7.1.4 Park Furniture

Provision of park furniture such as seating, picnic tables, BBQs, drinking fountains and other elements will consider size, purpose, and usage rates of each park, durability of materials, and minimisation of vandalism by design and maintenance availability. Placement of seating should optimise comfortable, convenient and accessible seating opportunities by considering shade/solar, safety, access, views, visual surveillance and social interaction. Wood-fired BBQs will be phased out and replaced with gas BBQs as required and as funding allows.

7.1.5 Park Infrastructure

Infrastructure which supports the use of a park such as lighting, drainage, services and irrigation are provided according to site specific requirements. These include location, topography, levels of

usage and surrounding land uses.

7.1.6 Dog Off-leash Areas

Council is committed to providing dog off-leash areas consistent with the *Companion Animals Act*. There are currently five time-limited fenced and unfenced dog off-leash areas within Burwood LGA. They are permitted in Sanders Reserve, Blair, Burwood, Grant and Henley Parks.

7.1.7 Cooks River Shared Pedestrian and Cycle Pathway

The Cooks River Pathway is a shared pedestrian and cycle path which runs from Homebush Bay to Botany Bay and passes through parks in Burwood LGA which front the Cooks River – Walsh Avenue Reserve, Whiddon Reserve, Brown Reserve and Flockhart Park. The Pathway was funded by Federal, State and Local Governments, and was coordinated by the Roads and Maritime Service (RMS, formerly Roads and Traffic Authority). Signage was developed by Council and the Cooks River Alliance. Council maintains the pathway within Burwood's parks.

7.2 Asset Management

Asset Management refers to the whole of life cycle approach to Burwood's parks from planning, through to maintenance and monitoring, to replacement and disposal of assets.

7.2.1 Asset Management Plan

Council owned park assets are managed according to the principles prescribed by the Institute of Public Works Engineering Australia Limited 'National Asset Management System' (NAMS Plus).

An Asset Register catalogues all Council owned equipment and infrastructure in Council's parks. It contains key data to assist with the management of future repairs, maintenance and replacement of park assets. Additionally it assists Council in establishing and maintaining appropriate park management budgets. The replacement of park assets may be included in the yearly Capital Works Program. Day to day maintenance and replacement of assets are included in the yearly park maintenance budget.

The Asset Register also informs the strategy for playground management by detailing the locations, estimated cost and proposed dates for existing play equipment to be replaced. This strategy will ensure that the community is well provided with playground facilities and will assist Council to better understand the community's needs for the future development and maintenance of play facilities in parks.

A key objective from a risk and insurance perspective is the reduction and prevention of injuries and damages claims caused by Council's parks and reserves assets. This will be achieved by the provision of well-maintained assets and playground equipment, compliant with Australian Standards.

7.2.2 Maintenance

Council aims to provide efficient and effective maintenance of its parks to meet the needs of the community. Parks require ongoing scheduling for cleaning, maintenance, repair and replacement of parks assets. Monitoring of parks and their assets is carried out as part of the maintenance process to identify inadequate or faulty assets.

7.2.3 Maintenance of Parks Signage

Signage is maintained, repaired and replaced or revised on an ongoing basis as required. Park provisions signage will be provided in all parks and reserves for management purposes.

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Park provisions signage is provided in the following parks: Brown Reserve, Cooinoo Reserve, Fitzroy Street Reserve, Flockhart Park, Jackett Reserve, Jackson Park, Keith Smith Park, Martin Reserve, Prowse Reserve, Russell Street Reserve, Sanders Reserve, The Parade, Whiddon Reserve, Wyatt Avenue Reserve and Walsh Avenue Reserve.

Park name and wayfinding signs are provided in the following parks and road reserves: Brown Reserve, Cooinoo Reserve, Jackett Reserve, Keith Smith Park, Martin Reserve, Rochester Reserve, Sanders Reserve, Whiddon Reserve and Reed Reserve.

7.2.4 Capital Improvements

Capital improvements are systematically planned, managed, and prioritised. New facilities are budgeted for and scheduled for installation as required and may involve community consultation and other feasibility studies.

7.2.5 Cooks River Alliance

The Cooks River Alliance was formed in 2011 consisting of eight councils in the Cooks River Catchment. The Alliance aims to help councils achieve sustainable urban water management in the Cooks River Catchment. Burwood Council is involved in the improvements including the Cooks River Shared Pedestrian and Cycle Pathway.

7.2.6 Cooks River Bank Naturalisation

Sydney Water, in partnership with Sydney Metropolitan Catchment Management Authority, completed the Cooks River Bank Naturalisation project in 2014. Cooks River flows through a concrete stormwater channel, however current urban water management principles aim to improve the health of waterways by removing concrete channels and creating gently sloped landscaped banks and wetlands.

7.2.7 Future Planning

Ongoing management of and in addition to Burwood's parks will be in accordance with the objectives of this PoM. Council aims to improve the use of and access to parks. Consideration will be given to the relevant legislation, including but not limited to the *Local Government Act 1993*, State Environmental Planning Policy (Infrastructure) and Burwood Local Environmental Plan 2012.

7.3 Community

This section addresses the principles which facilitate and promote community use of park facilities.

7.3.1 Equal Access

Access is to be provided to enable equitable use and enjoyment of community facilities. Consideration is given not only to the items within the park but the entryways and footpaths, as well as the availability of transport to access the area.

Under the *Disability Discrimination Act 1992* (DDA), public places must be accessible to people with a disability. Accessibility will be considered during improvement of parks including features such as play equipment, drinking fountains and picnic tables. Fencing, signage and delineation of boundaries also improve the usability of a park. Universal Design is considered during design of new park facilities and landscaping as detailed in Burwood Council's Landscaping Code.

7.3.2 Values

The community values from Burwood2030 which are addressed in this PoM are a sense of community, a sustainable natural environment and accessible services and facilities.

7.3.3 Health, Safety and Security

Burwood Council has an ongoing commitment to minimise risks by designing and improving open spaces as necessary for the safety of the community. Council has a duty of care to provide public spaces which comply with the relevant Australian Standards and Building Codes.

Relevant Council staff and the NSW Police Force meet regularly as part of the Community Safety and Crime Prevention Standing Committee. This Committee discusses and implements improvements to health, safety and security to all Council parks.

7.3.4 Heritage

Where relevant, Burwood Council aims to maintain and protect any heritage features in parks. Interpretive signage and/or design features will be utilised where appropriate to protect and increase awareness and appreciation of heritage values.

The following parks are adjacent Heritage Items or Heritage Conservation Areas: Cooinoo Reserve, Fitzroy Street Reserve, Froggatt Crescent Landscaped Verge, Prowse Reserve and Wyatt Avenue Park. St Pauls Close Park is within a Heritage Conservation Area.

7.4 Environment and Sustainability

Council is committed to addressing the environmental considerations and responsibilities involved in managing and maintaining its Parks.

7.4.1 Environment

To protect and enhance the natural and urban environment of Burwood's Parks, consideration will be given to the principles of Environmentally Sustainable Design during maintenance and management. Particular attention will be given to:

- Vegetation
- Soil
- Waterway
- Air
- Biodiversity
- And, minimising resource use, including:
 - Water
 - Energy
 - Transport
 - Waste

7.4.2 Trees

Trees are valuable community assets within the complex public infrastructure system, and are worthy of retention and protection to contribute to the Urban Forest. Council acknowledges the many economic, social, environmental and ecological benefits that trees provide to our urban environment. Some notable examples are:

- Reduction in stormwater runoff
- Improving soil health
- Temperature regulation
- Biodiversity, and
- Improved community life

The Urban Forest including park trees, is managed and maintained in accordance with the

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Burwood Council Local Environmental Plan 2012, Development Control Plan, Community Strategic Plan Burwood2030 and industry best practice. Park trees are periodically pruned by Council's Tree Maintenance Team for dead wood, storm damaged branches, lifting and selective pruning as determined by Council's Tree Management Officer.

Park trees will only be removed when they are dead, dying, structurally defective or adversely interacting with structures where there are no repair alternatives available.

Trees are not pruned or removed due to complaints regarding:

- Dropping of leaves, flowers, fruit, cones, bark, twigs or other debris
- Bird droppings
- Insects
- Shading
- Loss of views

Insurance claims regarding property damage from trees located in parks are referred to Council's insurer for determination.

Tree planting is planned for the following parks and road reserves across Burwood LGA: Blair Park, Brown Reserve, Burwood Park, Cooinoo Reserve, Grant Park, Henley Park, Jackett Reserve, Jackson Park, McCall Avenue Reserve, Russell Street Reserve, Stanley Street Reserve, Walsh Avenue Reserve and Whiddon Reserve. Tree planting is carried out in parks as budget and resources allow, with species chosen according to the constraints and opportunities of the site.

7.4.3 Community Engagement

Community engagement with the objectives of improvement of the environment within parks may include:

- Provision of signage with environmental information
- Community events which improve the environment
- Consulting with the community regarding proposed works

8 ACTION PLAN

8.1 Facilities

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Landscape Elements/ Aesthetics	<ul style="list-style-type: none"> ▪ Park to support desired uses through appropriate shape/design and size ▪ Ensure parks have acceptable standards of amenity and quality ▪ Provide a co-ordinated suite of accessible park furniture ▪ Maintain high quality visual character sympathetic to its surrounding ▪ Clean and well maintained 	<ul style="list-style-type: none"> ▪ Landscape designed to support and enhance local character ▪ Engage community in planting projects ▪ Maintain register of all park assets ▪ Regular maintenance and control of weeds 	<ul style="list-style-type: none"> ▪ Community feedback ▪ Maintain asset management register for parks and reserves ▪ Park amenity and quality to accepted Australian Standard ▪ Regular inspections to ensure good maintenance
Play Equipment	<ul style="list-style-type: none"> ▪ Meet Australian Standards and the needs of the community ▪ Fenced as required ▪ Possible inclusion of shade structures ▪ Upgrade where appropriate to rubber impact attenuation material 	<ul style="list-style-type: none"> ▪ Schedule playground replacement ▪ Regular inspections for repair/replacement of identified faults or breakages ▪ Identify needs for additional play equipment and fences as required 	<ul style="list-style-type: none"> ▪ Maintain asset management register for parks and reserves ▪ Faults and breakages repaired/replaced ▪ Park amenity and quality to accepted Australian Standard ▪ Regular inspections and audits to ensure good maintenance ▪ Regular assessments reveal that playground equipment is well used and maintained ▪ Play equipment replaced/repared according to asset management

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
			<p>schedule</p> <ul style="list-style-type: none"> ▪ Incident report register
Provision of Facilities and Signage	<ul style="list-style-type: none"> ▪ Park to support desired multi uses strategy ▪ Providing appropriate quality facilities ▪ Provide adequate/informative signage ▪ Provisions for equal access 	<ul style="list-style-type: none"> ▪ All built facilities to meet Australian Standards/building codes etc ▪ Facilitate multiple uses ▪ Facilities to be fully accessible to meet the needs of the community ▪ Maintain high quality visual character to be sympathetic to its surrounding ▪ Regular inspections for repair/replacement of identified faults or breakages ▪ Clean and well maintained ▪ Provide appropriate signage where necessary ▪ Standard BC sign with park/reserve name ▪ Wayfinding/directional signage where required ▪ Interpretative signage i.e. natural feature or heritage where required 	<ul style="list-style-type: none"> ▪ Building provide a positive contribution to the amenity and use of the park ▪ Regular inspections and audits to ensure good maintenance ▪ Maintain asset management register for parks and reserves ▪ Faults and breakages repaired/replaced ▪ Regular assessments reveal that facilities are well used and maintained ▪ All signage replaced as required ▪ All graffiti removed regularly
Park Furniture (seating, fencing, lighting, drinking)	<ul style="list-style-type: none"> ▪ Provide a co-ordinated suite of accessible park furniture 	<ul style="list-style-type: none"> ▪ All inclusions to be fully accessible to meet the needs of 	<ul style="list-style-type: none"> ▪ Regular inspections and audits to ensure good maintenance

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
fountains, BBQs)	<ul style="list-style-type: none"> ▪ Provide appropriate quality inclusions ▪ Provide appropriate lighting in parks for security ▪ Provide fencing where required 	<p>the community</p> <ul style="list-style-type: none"> ▪ All inclusions to maintain high quality visual character and be sympathetic to surrounding ▪ Regular inspections for repair/replacement of identified faults or breakages ▪ Clean and maintained regularly ▪ Replace as whole life cycle approach and as per maintenance schedule ▪ Fencing to be sturdy and complementary to the aesthetics of the park 	<ul style="list-style-type: none"> ▪ Maintain asset management register for parks and reserves ▪ Faults and breakages repaired/replaced ▪ Regular assessments reveal that park furniture is well used and maintained ▪ Lighting is adequate and appropriate for each park ▪ Lighting does not impact on adjacent residents ▪ All graffiti removed regularly ▪ Fencing to provide protection
Drainage	<ul style="list-style-type: none"> ▪ Effective stormwater management ▪ Comply with Ecologically Sustainable Development (ESD) principles in the design, upgrade and maintenance of the park ▪ Incorporate water sensitive urban design (WSUD) where appropriate 	<ul style="list-style-type: none"> ▪ Planning and designing for stormwater management where possible ▪ The design, upgrade and maintenance of parks is to consider the use of : <ul style="list-style-type: none"> ▪ Recycled material ▪ Re-use of site materials ▪ WSUD elements 	<ul style="list-style-type: none"> ▪ ESD principles are incorporated in park management whenever possible to reduce stormwater flood incidents ▪ The design and upgrade of parks incorporates WSUD elements whenever possible to reduce stormwater flood incidents ▪ Design to re-use of water on site
Irrigation	<ul style="list-style-type: none"> ▪ Comply with Ecologically Sustainable Development (ESD) principles in the design, upgrade and maintenance of the park ▪ Incorporate water sensitive urban 	<ul style="list-style-type: none"> ▪ Park design, upgrade and maintenance is to consider the use of WSUD elements ▪ Monitor irrigation needs 	<ul style="list-style-type: none"> ▪ ESD principles are incorporated in park management whenever possible ▪ The design and upgrade of parks incorporates WSUD elements

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	<ul style="list-style-type: none"> design (WSUD) where appropriate ▪ Efficient use of irrigation as required to maintain use of parks 	<ul style="list-style-type: none"> ▪ Regular inspection for repairs/replacement of identified faults/leaks/breakages ▪ Identify needs for additional irrigation as required 	<ul style="list-style-type: none"> whenever possible ▪ Maintain asset management register for parks and reserves ▪ Regular inspections and audits to ensure good maintenance ▪ Faults/leak/breakages repaired/replaced
Rubbish Bins and Litter	<ul style="list-style-type: none"> ▪ Adequate bins provided for waste management ▪ Bins to be fully accessible ▪ Minimise litter 	<ul style="list-style-type: none"> ▪ Recycling bins where appropriate (signage maybe required, additional information maybe appropriate for community education about recycling) ▪ Regular waste and litter collection ▪ Regular inspection for repair/replacement of bin 	<ul style="list-style-type: none"> ▪ Regular inspections and audits to ensure appropriate waste and litter maintenance ▪ Regular assessments reveal that bins are well used and maintained
Provision of Recreation Facilities	<ul style="list-style-type: none"> ▪ High quality recreation facilities compatible with community requirements ▪ Provide opportunities for all kinds of physical and recreational activities in parks i.e.: ▪ Space for unstructured activities ▪ Playgrounds that are interesting, creative and fun ▪ Outdoor exercise stations ▪ Facilities for older people (bocce, 	<ul style="list-style-type: none"> ▪ Overall LGA recreation needs addressed ▪ All inclusions to be fully accessible to meet the needs of the community ▪ All inclusions to maintain high quality visual character and be sympathetic to surroundings ▪ Regular inspections for repair/replacement of identified faults or breakages 	<ul style="list-style-type: none"> ▪ Regular inspections and audits to ensure good maintenance ▪ Maintain asset management register for parks and reserves ▪ Completed works identified in asset register ▪ Faults, breakages of damaged parts repaired/replaced ▪ Regular assessments reveal that recreational facilities are well used and maintained

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	<ul style="list-style-type: none"> chess, etc) ▪ Pedestrian/cycle paths ▪ Areas for peace and quiet ▪ Optimise recreation facility usage across the LGA 	<ul style="list-style-type: none"> ▪ Improvement works identified as Capital works ▪ Clean and maintain regularly 	<ul style="list-style-type: none"> ▪ All graffiti removed regularly
Buildings and Structures	<ul style="list-style-type: none"> ▪ Provide high quality building/structures to facilitate a range of uses compatible with community requirements ▪ All buildings/structures provided in good condition, safe and well maintained ▪ Building/structures to provide a positive contribution to the amenity and use of the park ▪ All new buildings/structures to comply with Ecologically Sustainable Development (ESD) principles in the design and construction ▪ All new buildings/structures to incorporate water sensitive urban design (WSUD) where appropriate 	<ul style="list-style-type: none"> ▪ All buildings/structures to be fully accessible to meet the needs of the community ▪ All build facilities to meet Australian Standards/building codes etc ▪ Existing facilities may need: <ul style="list-style-type: none"> ▪ Modification/modernisation ▪ To be made more multi-functional ▪ To be made more energy efficient, e.g. solar panels etc ▪ To be rented to other community groups ▪ Demolished ▪ Maintain high quality visual character to be sympathetic to its surrounding ▪ Regular inspections for repair/replacement of identified faults or breakages ▪ Clean and well maintained 	<ul style="list-style-type: none"> ▪ Regular inspections and audits to ensure good maintenance ▪ Maintain asset management register for parks and reserves ▪ Faults and breakages repaired/replaced ▪ Surveys of users to ascertain satisfaction levels ▪ Regular assessments reveal that buildings and structures are well used and maintained ▪ Increase in park bookings and overall use ▪ All graffiti removed regularly

8.2 Asset Management

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Maintenance	<ul style="list-style-type: none"> ▪ Maintain high level of maintenance for park: ▪ Facilities ▪ Equipment\inclusions ▪ Landscaped areas ▪ Trees 	<ul style="list-style-type: none"> ▪ Maintenance as per General Schedule of Maintenance ▪ Manage parks to monitor and maximise health of existing trees & vegetation ▪ Ongoing planting to replace and improve any dead/dying/damaged plants and trees as required 	<ul style="list-style-type: none"> ▪ Regular inspections and audits to ensure good maintenance ▪ Maintain asset management register for parks and reserves ▪ Repair/replace all faults and breakages ▪ All graffiti removed regularly
Monitoring	<ul style="list-style-type: none"> ▪ Infrastructure monitored for condition and cleanliness ▪ For non-permissible uses or anti-social behaviour ▪ Parks to be designed and maintained to ensure safety 	<ul style="list-style-type: none"> ▪ Implement program of monitoring, as part of maintenance regime ▪ Preserve passive surveillance, ensuring good sight lines throughout parks ▪ Parks to be designed and maintained in accordance with Crime Prevention Through Environmental Design (CPTED) principles 	<ul style="list-style-type: none"> ▪ Development of monitoring program embedded in maintenance schedule
Funding	<ul style="list-style-type: none"> ▪ Park to be sustainable from social, economic and ecological stand points ▪ Ensure appropriate funding source for continued maintenance and upgrades to 	<ul style="list-style-type: none"> ▪ Monitor available grants ▪ Apply for relevant grants 	<ul style="list-style-type: none"> ▪ Council is successful in obtaining grant funding ▪ Project completed within budget ▪ Adequate maintenance budget secured

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	<p>parks</p> <ul style="list-style-type: none"> Pursue all grant opportunities available for parks and open space 		
Capital Improvements	<ul style="list-style-type: none"> Assets replaced according to the Asset Management Plan 	<ul style="list-style-type: none"> Refer to Asset Register 	<ul style="list-style-type: none"> Regular inspections and audits of asset condition Record keeping of asset management register for parks & reserves
Permissible uses and development	<ul style="list-style-type: none"> Park use is compatible with community requirements Encroachments and breaches identified and rectified 	<ul style="list-style-type: none"> Community consultation Provide facilities for permissible uses as required Due diligence checks for leasing arrangements and new developments 	<ul style="list-style-type: none"> Increased use of Parks measured by survey and observation Appropriate development completed Reduced breaches of park provisions
Future planning	<ul style="list-style-type: none"> Recreation needs of community informed by Burwood 2030 Community Strategic Plan Maintain or increase overall number and quality of parks Parks located equitably across the LGA Integrate Stormwater strategy / Water Sensitive Urban Design (WSUD) where appropriate 	<ul style="list-style-type: none"> Community consultation Maintain ownership of appropriate Parks for maximum community benefit Identify improvement to parks and/or accessibility of parks Development works to meet all relevant development control/guidelines 	<ul style="list-style-type: none"> Increased use of Parks measured by survey and observation Engage community/stakeholder forums to provide feedback on park usage and community needs (continuation of satisfaction levels in community surveys) Appropriate development completed/reduced breaches of park provisions

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Leases, licenses and other estates	<ul style="list-style-type: none"> ▪ Ownership and permitted use arrangement ensure all park users and associated activities in parks are in line with the permissible uses as set out in this PoM 	<ul style="list-style-type: none"> ▪ Assess leases and uses against the principles in this PoM ▪ All future leases and licences to meet the requirements of the <i>Local Government Act 1993</i> and the <i>Crown Lands Act 1989</i> where applicable 	<ul style="list-style-type: none"> ▪ Increased use of parks measured by survey and observation ▪ Engage community/stakeholder forums to provide feedback on park usage and community needs (continuation of satisfaction levels in community surveys) ▪ Type and extent of licensing as measured by survey and observation of uses

8.3 Community

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Access and circulation	<ul style="list-style-type: none"> ▪ Ensure fairness and equity in use of parks ▪ Ensure physical access is easy for all users including the aged and people with special needs and disabilities – Equal access ▪ Ensure parks have adequate paths, ramps, pedestrian and cycle access to accommodate gophers/scooters/prams ▪ Ensure walking and cycling routes that pass through the park or incorporated in parks are clearly defined ▪ Ensure park boundary definition 	<ul style="list-style-type: none"> ▪ Ensure one user group does not dominate the use of a park, preventing other groups from use ▪ Ensure commercial operators such as personal trainers do not use an excessive amount of time and space or make too much noise ▪ Maintaining pathways adding or upgrading paths as required ▪ Provide adequate signage ▪ Provide clearly defined park boundaries 	<ul style="list-style-type: none"> ▪ All parks are well used ▪ Adequate paths allocated in parks measured by survey and observation ▪ Engage community/stakeholder forums to provide feedback on park usage and community needs (continuation of satisfaction levels in community surveys) ▪ Provide clear boundary markings
Traffic and parking	<ul style="list-style-type: none"> ▪ Car parking provided where appropriate ▪ Avoid adverse interactions between cars and people ▪ Sufficient on-street parking relative to park use 	<ul style="list-style-type: none"> ▪ Monitor parking requirements and consider new parking where appropriate ▪ Maintain existing car parks, improve/ repair as required ▪ Design to clearly define vehicle and pedestrian spaces 	<ul style="list-style-type: none"> ▪ Provide adequate parking for recreational use, measured by audits and feedback ▪ Reduced user conflicts and increased public safety by utilising best practice design standards
Values	<ul style="list-style-type: none"> ▪ Consider community values in planning and design informed by Burwood 2030 community Strategic Plan 	<ul style="list-style-type: none"> ▪ Community consultation ▪ Communicate Council's objectives to the community 	<ul style="list-style-type: none"> ▪ Liaise with user groups and survey local community and neighbouring residents regularly with positive results

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	<ul style="list-style-type: none"> Minimise neighbour complaints 		<ul style="list-style-type: none"> Minimise neighbour complaints
Health, safety, risk management, security	<ul style="list-style-type: none"> Parks to be designed and maintained to ensure security and safety Provide shaded areas, especially for playgrounds, paths, car parks and entry ways Adequate fencing provided where appropriate Discourage vandalism, graffiti, littering and dumping Identify and reduce risks from Council assets 	<ul style="list-style-type: none"> Crime Prevention Through Environmental Design consultations and manage open space for security and safety including lighting, anti-vandal devices etc Preserve passive surveillance, ensuring good sight lines throughout parks Provision of shade, via tree planting, or shade structures Regular inspection for repair/replacement of identified faults or breakages Clean and maintained regularly Replace as whole life cycle approach and as per maintenance schedule Fencing to be sturdy and complementary to the aesthetics of the park 	<ul style="list-style-type: none"> Works in accordance with Australian Standards Works undertaken in parks is carried out in accordance with Australian Standards, building codes etc Community feed via audits or risk Ensure all risk/hazards are minimised Reduced incidence of vandalism, graffiti and rubbish dumping Increased public safety by utilising best practice design standards and Crime Prevention through Environmental Design (CPTED) and manage open space for security and safety including lighting, anti-vandal devices etc Regular inspections and audits of risk to ensure safety of parks Maintain asset management register for parks and reserves Repair/replace all faults and breakages All graffiti removed regularly
Heritage	<ul style="list-style-type: none"> Preserve Burwood's heritage in Council's Parks Ensure heritage elements/items are identified, protected, 	<ul style="list-style-type: none"> Maintain and protect heritage elements/items including trees Inclusion of interpretive signage 	<ul style="list-style-type: none"> Regular inspections and audits to ensure high standard of maintenance Works undertaken on heritage elements/items in parks to be carried

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	maintained and recognised in the community	and educational elements <ul style="list-style-type: none"> ▪ All heritage elements/items to be maintain to a high quality visual character 	out in accordance with Australian Standards, building codes, heritage guidelines etc <ul style="list-style-type: none"> ▪ Community feedback ▪ Condition of heritage elements identified in asset management register for parks and reserves ▪ Repair/replace all faults and breakages ▪ All graffiti removed regularly

8.4 Environment and Sustainability

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Biodiversity	<ul style="list-style-type: none"> ▪ Maintain and improve biodiversity 	<ul style="list-style-type: none"> ▪ Identify and respond to any source of weed infestation ▪ Comply with statutory responsibilities under the <i>Noxious Weeds Act (1993)</i> ▪ Ensure DCP guidelines are upheld ▪ Manage parks to monitor and maximise health of existing trees and vegetation ▪ Ongoing planting to replace any dead/dying/damaged plants and trees 	<ul style="list-style-type: none"> ▪ Regular monitoring, inspections and audits of trees and vegetation to ensure long term health and integrity ▪ Reduction of the frequency and spread of weeds in parks and reserves ▪ Consideration of introducing habitat structures for fauna ▪ Preservation of trees or vegetation pursuant to section 6.1 of Burwood DCP

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Soil, Water, and Air	<ul style="list-style-type: none"> ▪ Ensure waterways are protected ▪ Avoid soil, water and air pollution ▪ Minimise incidence of soil erosion, compaction, sedimentation and degradation ▪ Ensure parks are clean and tidy ▪ Manage stormwater runoff 	<ul style="list-style-type: none"> ▪ Incorporate Water Sensitive Urban Design (WSUD) elements into parks design to reduce waste of water and downstream flooding, erosion and contamination ▪ Minimise chemical use in maintenance methods to avoid environmental impact ▪ Comply with Ecologically Sustainable Development (ESD) principles in the design, upgrade and maintenance of parks ▪ Chemical use limited and used in accordance with legislation ▪ Water interceptor devices where appropriate 	<ul style="list-style-type: none"> ▪ Incorporate inspections and audits to monitor quality of soil, water and air in parks ▪ ESD principles are incorporated in park management wherever possible ▪ Community feedback
Noise	<ul style="list-style-type: none"> ▪ Minimise excessive noise in parks that spoil the recreation experience of users and neighbouring residents 	<ul style="list-style-type: none"> ▪ Do not permit the following activities in parks and reserves ▪ Trail bike riding ▪ Stunt kites ▪ Model cars ▪ Any other excessively noisy activity 	<ul style="list-style-type: none"> ▪ Monitor noise complaints received from users of Council's parks or surrounding residents
Resource Use	<ul style="list-style-type: none"> ▪ Consider and encourage water saving initiatives ▪ Consider and encourage energy 	<ul style="list-style-type: none"> ▪ Ensure parks have an adequate supply of litter bins ▪ Ensure adequate management of 	<ul style="list-style-type: none"> ▪ Consider incorporating inspections and audits to monitor resource use in parks ▪ Reduction in water and energy

Management Principle	Objectives & Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	saving initiatives <ul style="list-style-type: none"> ▪ Encourage waste reduction and waste management ▪ Informative signage 	waste collections from parks <ul style="list-style-type: none"> ▪ Encourage the introduction of water energy saving initiatives ▪ Consider special/informative signage 	usage <ul style="list-style-type: none"> ▪ Reduction in waste and litter
Environmental Awareness	<ul style="list-style-type: none"> ▪ Consider education programs to engage and inform the community 	<ul style="list-style-type: none"> ▪ Provide educational signage to increase community awareness about environmental processes 	<ul style="list-style-type: none"> ▪ Increased community awareness and appreciation of the benefits of parks and recreational places ▪ Implement informative signage where appropriate
Trees	<ul style="list-style-type: none"> ▪ Maintain, preserve, protect and enhance the health of existing trees ▪ Protect and enhance the Urban Forest ▪ Planting of site appropriate replacement trees ▪ Identify new tree planting opportunities ▪ Promote trees for carbon sequestration, solar access and shade ▪ Minimise adverse interactions between park trees and people or property 	<ul style="list-style-type: none"> ▪ Consult with Tree Management Officer regarding development impacts on trees ▪ Optimise tree planting opportunities ▪ Develop a preferred species list for parks replacement trees ▪ Ensure all tree protective measures are enforced to reduce damage ▪ Consult with Tree Management Officer regarding all pruning or removal of trees ▪ Consult with Tree Management Officer regarding all replacement tree planting or new tree plantings 	<ul style="list-style-type: none"> ▪ Regular monitoring, inspections of trees to ensure long term health and integrity ▪ Increase in the health of park trees ▪ Increased quantity of trees over time ▪ Reduction in the damage claims regarding park trees ▪ Regular tree inspections

9 GENERAL SCHEDULE OF MAINTENANCE

Maintenance Task	Service Level	Schedule Interval
Turf maintenance	Mown turf at acceptable length	1-4wks depending on season in active areas 2-4wks depending on season in passive areas
	Minimise weeds in turf	Weed spraying in spring and as required
Waste collection	Adequate emptying of bins	Weekly in passive parks 3 times/wk active areas
	Regular litter pick up	Weekly in passive parks 3 times/wk active areas
	Dog litter bins serviced	Weekly
Amenities maintenance (where provided)	Toilets clean	Cleaned minimum 3 times/wk
	Amenities building maintained	As required
	Toilets secured (locked/ unlocked)	Daily
	Seats, picnic shelters, drinking fountains, bins, fences, signs, lights - clean and maintained	Clean and repair as required
Gardens and trees	Trees maintained	Pruning of defects as required Pest-disease treatment as required
	Removal of dead or dangerous trees	As assessed
	Garden beds maintained	Pruning, planting, watering, fertilising as required
	Mulched garden beds and tree surrounds	Mulch applied as required
	Irrigation operational	Clean and repair as required
Playgrounds	Control weeds in gardens	As required
	Inspected regularly for safety, cleanliness and damage	Weekly checks Quarterly comprehensive inspections Repair, clean as required
Access	Replenish mulch softfall	Yearly
	Report illegal access or prohibited use	As required
	Provide access for services, emergencies	As required
	Paths clear of obstructions and trip points	Clear and repair as required

10 DETAILED MANAGEMENT INFORMATION FOR INDIVIDUAL PARKS

This section provides a table of attributes and management details for each park covered by this Plan of Management.

10.1.1 Notes Related to Individual Parks Tables

The condition of the land and structures within each park is averaged from ratings of each asset in the Asset Register using the following scale:

1. Excellent – no work required or as new condition
2. Good – well maintained, minor maintenance only
3. Average – maintained but in need of repair
4. Poor – in need of major repair or renewal
5. Very Poor – urgent renewal or upgrading required

The heritage field indicates the heritage status of the park itself and whether there are any adjacent heritage items or heritage conservation areas.

The facilities field indicates the main facilities available to the community at each park.

The leases, licenses field indicates any current specific leases, licenses or other estates on the land.

Aerial photos are generally from 2014 or 2011 mapping.

10.2 Brown Reserve



Location	Lees Avenue, Croydon Park	
Area (approx.)	10,333m ²	Council ID number: 30
Land Owner	Council / Sydney Water - Sydney Water (SW) owns all except Lot 1 in DP 561126. Council appointed Trustee 19 May 1950.	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage.	
Facilities	<input checked="" type="checkbox"/> Walking paths <input checked="" type="checkbox"/> Cycle paths <input checked="" type="checkbox"/> Picnic tables	<input checked="" type="checkbox"/> Drinking fountains <input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Solar park light
Legal Description	Lot 1 in DP 561126 (Council) Part 1 in DP 456857 (SWC)	Part 7 in DP 1130181 (SWC) Part 9 in DP 109572 (SWC)
Specific Management Requirements	Maintenance of all signage and Solar lights as required. SW notification required for this PoM, and any new leases or licences. Oil Pipeline easement through – works in or near easement require coordination with surveillance contractor Savcor. (see TRIM# LEG/524) No trees or assets within 10 metres of pipeline. Drainage lines through. Transmission line easement southeast corner. Cooks River Shared Pedestrian and Cycle Pathway	
Leases, licenses	Licence (under <i>Pipeline Act 1967</i>), Easement for Shell oil pipeline, Easement for electricity transmission line	
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 - Picnic shelter, tree planting	2018-20 - Resurface pathway

10.3 Chelmsford Avenue Landscaped Verge



Location	Part of 2A Chelmsford Avenue, Croydon
Area (approx.)	Approx. 300m ² Council ID number: xx
Land Owner	Methodist Church Trustees
Zoning	R2 – Low Density Residential
LGA 1993 Category	Park
Property Type	Passive recreation open space
Condition of land & structures	Assets in park average condition rating of 3
Heritage	Park within Malvern Hill Heritage Conservation Area.
Facilities	<input checked="" type="checkbox"/> Walking path <input checked="" type="checkbox"/> Seat
Legal Description	Part Lot 37 Sec F DP 5639
Specific Management Requirements	Management agreement with Church to be formalised Land is not subject to any Trust. Conditions or Restrictions on the land imposed by the owner
Leases, licenses	Nil
Five year proposed capital works schedule	Nil

10.4 Cooinoo Reserve



Location	23-31 King Street, Enfield	
Area (approx.)	4,261m ²	Council ID number: 80
Land Owner	Council Ausgrid owns Lot 1 in DP 601289 which contains a substation	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage. Adjacent to Heritage item (St Thomas Church) and Mitchell and Kembla Street Heritage Conservation Area.	
Facilities	<input checked="" type="checkbox"/> Drinking fountains <input checked="" type="checkbox"/> Picnic tables <input checked="" type="checkbox"/> Seats	<input checked="" type="checkbox"/> Wood fired BBQ's <input checked="" type="checkbox"/> Park lights <input checked="" type="checkbox"/> Footpaths
Legal Description	Lot 2 in DP 601289 (Council) Lots A & B in DP 308739 (Council) Lot 1 in DP 601289 (Ausgrid)	
Specific Management Requirements	Easement in north western corner for access to Ausgrid owned substation Private access path through adjacent property to Mitchell Street	
Leases, licenses	Ausgrid easement for access to substation	
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 - Replacement fencing and pathway, tree planting 2018-20 - Replacement BBQs and bubbler	

10.5 Everton Pocket Park



Location	26A Everton Road, Strathfield	
Area (approx.)	540m ²	Council ID number: 100
Land Owner	Council	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage.	
Facilities	Nil	
Legal Description	Lot PT19 Sec 2 DP 914939	
Specific Management Requirements	Monitor Council owned retaining wall on boundary with 26 Everton Road.	
Leases, licenses	Nil	
Five year proposed capital works schedule	2016-18 - Park upgrade and naming	

10.6 Fitzroy Street Reserve



Location	73 Fitzroy Street, Burwood
Area (approx.)	400m ² Council ID number: 110
Land Owner	Council
Zoning	RE1 – Public Recreation
LGA 1993 Category	Park
Property Type	Passive recreation open space, road realignment
Condition of land & structures	Assets in park average condition rating of 3
Heritage	Park not heritage. Opposite Heritage Conservation Areas + Planning Streetscape provisions – refer BDCP s.4.5.3.2 Streetscape
Facilities	<input checked="" type="checkbox"/> Seat
Legal Description	Lot 20 in DP 590855
Specific Management Requirements	Road reserves adjacent maintained similarly – refer to s.11
Leases, licenses	Nil
Five year proposed capital works schedule	2016-18 - Replace seat

10.7 Flockhart Park



Location	Burwood Road, Hextol Street, Trelawney Street, Croydon Park	
Area (approx.)	45,055m ²	Council ID number: 120
Land Owner	Council	
Zoning	RE1 – Public Recreation	
LGA 1993 Classification	Park / Sportsground (to be covered in <i>Flockhart Park Plan of Management - Sportsgrounds</i>)	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage	
Facilities	<input checked="" type="checkbox"/> Drinking fountain <input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Bike rack <input checked="" type="checkbox"/> Dog waste bin	<input checked="" type="checkbox"/> Picnic tables <input checked="" type="checkbox"/> Pathways cycle track <input checked="" type="checkbox"/> Solar park lights
Legal Description	Pt 1 in DP 456857 Part of Lots A & B in DP 389672	Lot 3 in DP 365495 Lots D & E in DP 18129
Specific Management Requirements	Report non-working park lighting to service provider. Electricity transmission line across southwest corner of park	
Leases, licenses	Electricity transmission line	
Five year proposed capital works schedule	2018-20 - Resurface pathway	

10.8 Froggatt Crescent Landscaped Verge



Location	Froggatt Crescent, Young Street, Croydon
Area (approx.)	414m ² Council ID number: 130
Land Owner	Private ownership (lot left in subdivision) under care, control, and management of Council. Owners listed as Andrew Hardie McCulloch Junior and Albert Elkington as joint tenants.
Zoning	R2 – Low Density Residential
LGA 1993 Category	Park
Property Type	Median strip reserve
Condition of land & structures	Assets in park average condition rating of 4
Heritage	Park not heritage. Adjacent to Froggatt Crescent Conservation Area & Heritage items. Froggatt Crescent named after Walter Froggatt (Government Entomologist and past president of the Linnean Society of NSW)
Facilities	<input checked="" type="checkbox"/> Seat <input checked="" type="checkbox"/> Drinking fountain
Legal Description	Lot 15 Sec 2 in DP 369
Specific Management Requirements	Maintained as passive recreation open space Land is not subject to any Trust.
Leases, licenses	Nil
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2018-20 - Replace bollards

10.10 Jackson Park



Location	Georges River Road, Blenheim & Tavistock Streets, Croydon Park
Area (approx.)	8213m ² (1969 Council / 6244 Council ID number: 180 Crown)
Land Owner	Council / Crown
Zoning	RE1 – Public Recreation
LGA 1993 Category	Park
Property Type	Passive recreation open space
Condition of land & structures	Assets in park average condition rating of 3
Heritage	Park not heritage.
Facilities	<input checked="" type="checkbox"/> Drinking fountain <input checked="" type="checkbox"/> Playground with shade structure <input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Mulch softfall
Legal Description	Lots 1, 2, 3, 4 in DP 313913 Lot 7039 in DP 93367 (Crown)
Specific Management Requirements	Underground power cables for lights Jackson Park Reserve Trust (Burwood Council) manages the Crown land. Georges River Road frontage affected by Land Acquisition zoning for potential future road widening
Leases, licenses	Nil
Five year proposed capital works schedule	2014-16 - Park Provisions signage, tree planting 2016-18 - Park name signage, picnic shelter 2018-20 - Playground replacement , fence along Georges River Road

10.11 Keith Smith Park



Location	Brighton Street, Croydon	
Area (approx.)	4,332m ² (park only)	Council ID number: 190
Land Owner	Council	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park / Sportsground (tennis centre to be covered in <i>Keith Smith Reserve Plan of Management - Sportsgrounds</i>)	
Property Type	Passive recreation open space, tennis courts, leased dwellings	
Condition of land & structures	Assets in park average condition rating of 2-3	
Heritage	Park not heritage. Nearby Heritage Conservation Area and Heritage items	
Facilities	<input checked="" type="checkbox"/> Drinking fountain <input checked="" type="checkbox"/> Playground with shade structure <input checked="" type="checkbox"/> Seats	
Legal Description	Lot 1 in DP 581 887 (park)	
Specific Management Requirements	Leased residences #41 and #43 Brighton Street owned by Council. Land Acquisition Map highlights Lot 1 in DP 629656 (#37A) and Lot 1 in DP 174372 (#39), bounded by the park, for potential future acquisition, and they are zoned Public Recreation in BLEP. Potential for future open space upgrade incorporating all Lots, as circumstances and funding allow. Underground power cable for lights. No direct access between park & tennis courts. No current plans for change of use of tennis courts.	
Leases, licenses	Nil	
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 - Bins, picnic shelters, improve drainage, park name signage 2018-20 – Replace drinking fountains, pathway	

10.12 Martin Reserve



Location	Seymour Street, Beresford Avenue, Croydon Park	
Area (approx.)	2018m ²	Council ID number: 220
Land Owner	Sydney Water (SW)	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage.	
Facilities	<input checked="" type="checkbox"/> 2 x Playgrounds <input checked="" type="checkbox"/> Shade structure <input checked="" type="checkbox"/> Mulch softfall	<input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Picnic table <input checked="" type="checkbox"/> Paths
Legal Description	Lot 4 in DP 5412 Lot 5 Sec 2 in DP 5412	Lot 16 in DP 9997 Lot 1 in DP 1146131
Specific Management Requirements	Drainage lines west to east and easement in eastern corner. Underground power cables for lights Under care, control & management of Council - SW notification required for this PoM, and any new leases or licences	
Leases, licenses	Nil	
Five year proposed capital works schedule	2014-16 - Park Provisions signage, playground replacement west side 2016-18 - Seating, bins, fencing, drinking fountains, picnic shelter, park name signage 2018-20 – Playground replacement east side, shade structure	

10.13 The Parade



Location	The Parade, Enfield
Area (approx.)	2114m ² Council ID number: 400
Land Owner	Private ownership (lot left in subdivision) under care, control and management of Council. Owner listed as George Moss.
Zoning	R2 – Low Density Residential
LGA 1993 Category	Park
Property Type	Private Passive recreation open space (median strip)
Condition of land & structures	Information not available
Heritage	No. Nearby Heritage items + Planning Streetscape provisions
Facilities	
Legal Description	Lot 1 Sec 5 in DP 335
Specific Management Requirements	Private land maintained as Passive recreation open space Ausgrid kiosk Land is not subject to any Trust.
Leases, licenses	Nil
Five year proposed capital works schedule	Nil

10.14 Prowse Reserve



Location	18 - 20 Cheltenham Road, Royce Avenue, Croydon	
Area (approx.)	2296m ²	Council ID number: 280
Land Owner	Council	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage. Adjacent Rostherne Ave Heritage Conservation Area	
Facilities	<input checked="" type="checkbox"/> 2 x Playgrounds (1 fenced) <input checked="" type="checkbox"/> 1 x Mulch softfall <input checked="" type="checkbox"/> Paths	<input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Drinking fountain
Legal Description	Lot 1 in DP 1125950	Lot 2 in DP 319962
Specific Management Requirements	Nil	
Leases, licenses	Nil	
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 - Replace older playground, seats 2018-20 - Replace drinking fountain, bollards	

10.15 Rochester Reserve



Location	MacGregor Street, Croydon
Area (approx.)	277m ² Council ID number: 310
Land Owner	Private ownership (lot left in subdivision) under care, control and management of Council. Owners listed as Andrew Hardie McCulloch Junior and Albert Elkington as joint tenants.
Zoning	R2 – Low Density Residential
LGA 1993 Category	Park
Property Type	Passive recreation open space (median strip)
Condition of land & structures	Assets in park average condition rating of 3
Heritage	Park not heritage.
Facilities	Nil
Legal Description	Lot 10 & 16 Sec 4 in DP 369
Specific Management Requirements	Maintained as Passive recreation open space Land is not subject to any Trust.
Leases, licenses	Nil
Five year proposed capital works schedule	Replacement of palm trees as required

10.16 Russell Street Reserve



Location	33 - 41 Russell Street, Strathfield
Area (approx.)	1,423m ² Council ID number: 320
Land Owner	Council
Zoning	RE1 – Public Recreation
LGA 1993 Category	Park
Property Type	Passive recreation open space & leased dwelling
Condition of land & structures	Assets in park average condition rating of 4
Heritage	Park not heritage.
Facilities	<input checked="" type="checkbox"/> Playground <input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Mulch softfall
Legal Description	Lots A & B in DP 440363 Lot 11 Sec 2 DP 555 Lots 1 & 2 in DP 934012
Specific Management Requirements	Future incorporation of 33 Russell Street into the park Ball games prohibited. Surrounding land mostly unit blocks.
Leases, licenses	The dwelling at 33 Russell Street is leased
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 - Playground replacement with shade structure, drinking fountains, pathway, fencing, tree planting 2018-20 - Picnic shelters

10.17 Sanders Reserve



Location	Corner Oxford Street, Norwood Street, Burwood	
Area (approx.)	3,091m ²	Council ID number: 330
Land Owner	Council	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage.	
Facilities	<input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Drinking fountain <input checked="" type="checkbox"/> Fencing	<input checked="" type="checkbox"/> Playground with shade structure <input checked="" type="checkbox"/> Mulch softfall <input checked="" type="checkbox"/> Dog off-leash area
Legal Description	Lots 4, 5, 6, 7, 8, 9 Sec A in DP 5087	
Specific Management Requirements	Stormwater drainage easement through park from middle northern boundary to south-eastern corner Ausgrid kiosk with cable runs	
Leases, licenses	Drainage easement, Ausgrid substation	
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 - Picnic shelters and fencing 2018-20 - Park name signage. Replace playground, drinking fountain	

10.18 St Pauls Close Park



Location	St Pauls Close, Burwood	
Area (approx.)	773m ²	Council ID number: 360
Land Owner	Council	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 1	
Heritage	Yes - within Heritage Conservation Area + Planning Streetscape provisions – refer BDCP s.4.5.3.2 Streetscape	
Facilities	<input checked="" type="checkbox"/> Playground	<input checked="" type="checkbox"/> Seat
Legal Description	Lot 16 DP 249255	
Specific Management Requirements	Nil	
Leases, licenses	Nil	
Five year proposed capital works schedule	2014-16 - Park Provisions signage	

10.19 Stanley Street Drainage Reserve



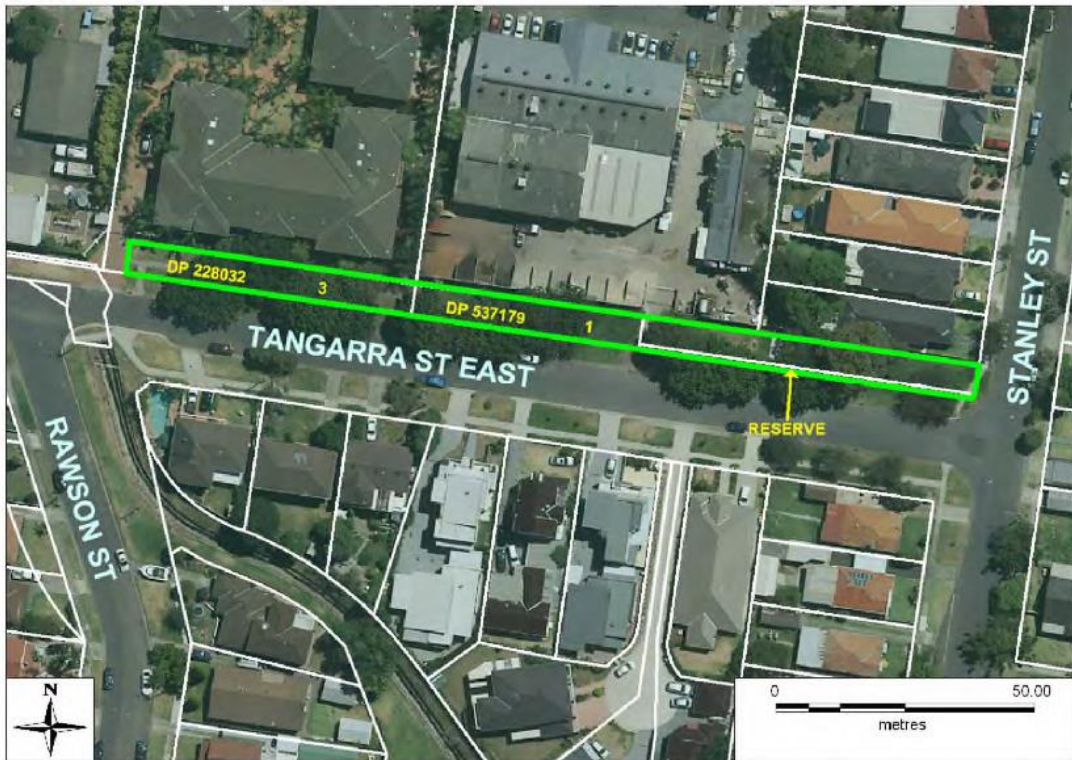
Location	Stanley Street, Rawson Street, Croydon Park
Area (approx.)	6266m ² Council ID number: 370
Land Owner	Council
Zoning	R3 – Medium Density Residential
LGA 1993 Category	Park
Property Type	Drainage reserve passive recreation open space
Condition of land & structures	Assets in park average condition rating of 3
Heritage	Park not heritage. Nearby Heritage Conservation Area
Facilities	Nil
Legal Description	Lot 108 in DP 1055347
Specific Management Requirements	Drainage channel and easements through reserve.
Leases, licenses	Drainage easements; right of carriageway to rear of Georges River Road properties
Five year proposed capital works schedule	Tree planting

10.20 Stanley Street Reserve



Location	Corner Stanley Street, Georges River Road, Croydon Park
Area (approx.)	283m ² Council ID number: 380
Land Owner	Council
Zoning	R1 – General Residential
LGA 1993 Category	Park
Property Type	Passive recreation open space
Condition of land & structures	Assets in park average condition rating of 3
Heritage	Park not heritage. Nearby Heritage Conservation Area
Facilities	Nil
Legal Description	Lot 19A in DP 327130
Specific Management Requirements	Drainage channel reserve adjacent Ausgrid electricity kiosk Georges River Road frontage affected by Land Acquisition zoning for future road widening Current zoning prohibits outdoor, indoor and major recreation facilities
Leases, licenses	Ausgrid substation
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 – Tree planting 2018-20 – Seat

10.21 Tangarra Street Landscaped Verge



Location	Corner Tangarra Street, Stanley Street, Croydon Park	
Area (approx.)	1717m ²	Council ID number: 390
Land Owner	Council	
Zoning	R1 – General Residential, R2 – Low Density Residential, & IN2 – Light Industrial	
LGA 1993 Category	Park	
Property Type	Passive recreation open space, road verge	
Condition of land & structures	Assets in park average condition rating of 2 - 3	
Heritage	Park not heritage. Nearby Heritage Conservation Area	
Facilities	Nil	
Legal Description	Lot 3 in DP 228032 Lot 1 in DP 537179	Unclassified Reserve Unclassified Lane
Specific Management Requirements	Comprised of two lots and one parcel of land with no title but noted as 'lane' on DP for Lot 1 in DP 537179 (road reserve). Drainage line through Lot 1 and Reserve Current zoning prohibits outdoor and major recreation facilities	
Leases, licenses	Nil	
Five year proposed capital works schedule	2018-20 - Extend path	

10.22 Walsh Avenue Reserve



Location	Walsh Avenue, Georges River Road, Croydon Park	
Area (approx.)	10,147m ²	Council ID number: 420
Land Owner	Council	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage.	
Facilities	<input checked="" type="checkbox"/> Playground <input checked="" type="checkbox"/> Walking paths <input checked="" type="checkbox"/> Cycle paths <input checked="" type="checkbox"/> Solar park lights <input checked="" type="checkbox"/> Fencing	<input checked="" type="checkbox"/> Drinking fountain <input checked="" type="checkbox"/> Picnic shelter <input checked="" type="checkbox"/> Picnic table <input checked="" type="checkbox"/> Seats
Legal Description	Pt 31 & 47 in DP 16549	Lot 1 in DP 539495
Specific Management Requirements	Drainage reserve adjacent Oil Pipeline and access easements through – works in or near easement require coordination with surveillance contractor Savcor. (see TRIM# LEG/524) – refer to Cooks River survey (TRIM #13/16826). No tree planting or assets within 10 metres of pipeline. City Pressure Tunnel sewer line and water main through park Cooks River Shared Pedestrian and Cycle Pathway	
Leases, licenses	Licence (under <i>Pipeline Act 1967</i>) and Easement for Shell oil pipeline	
Five year proposed capital works schedule	2014-16 - Tree planting, Park Provisions signage 2016-18 – BBQs 2018-20 - Resurface pathway	

10.23 Whiddon Reserve



Location	Lees Avenue, Croydon Park	
Area (approx.)	4,231m ²	Council ID number: 450
Land Owner	Council / Department of Planning / Housing NSW. Council appointed Trustee 1 April 1955.	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & structures	Assets in park average condition rating of 3	
Heritage	Park not heritage.	
Facilities	<input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Drinking fountain	<input checked="" type="checkbox"/> Cycle path <input checked="" type="checkbox"/> Solar park lights
Legal Description	Pt 5 in DP 35153 (Housing)	Lot 362 in DP 712568 (Planning) Lot D in DP 356868
Specific Management Requirements	Cooks River (drainage reserve) adjacent Notify land owners of this PoM, & any new lease, licence Oil Pipeline easement through – works in or near easement require coordination with surveillance contractor Savcor. (see TRIM# LEG/524) – refer to Cooks River survey (TRIM #13/16826). No trees or assets within 10 metres of pipeline. Cooks River Shared Pedestrian and Cycle Pathway, Cooks River Sydney Water Bank Naturalisation project under construction 2014.	
Leases, licenses	Licence (under <i>Pipeline Act 1967</i>) and Easement for Shell oil pipeline	
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 - Replace seat, tree planting 2018-20 - Resurface pathway	

10.24 Wyatt Avenue Park



Location	Lot 2, 10 - 12 Wyatt Avenue, Burwood	
Area (approx.)	1,015m ²	Council ID number: 490
Land Owner	Council	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park	
Property Type	Passive recreation open space	
Condition of land & Structures	Assets in park average condition rating of 3	
Heritage	No. Adjacent Heritage item + Planning Streetscape provisions – refer BDCP s.4.5.3.2 Streetscape	
Facilities	<input checked="" type="checkbox"/> Playground <input checked="" type="checkbox"/> Mulch softfall <input checked="" type="checkbox"/> Drinking fountain	<input checked="" type="checkbox"/> Picnic table <input checked="" type="checkbox"/> Seat
Legal Description	Lot 2 in DP 610160	
Specific Management Requirements	Reclassification dependant on Council resolution from operational to community land within this Plan of Management.	
Leases, licenses	Nil	
Five year proposed capital works schedule	2014-16 - Park Provisions signage 2016-18 - Replace playground, bollards 2018-20 - Bin	

11 COUNCIL ROAD RESERVES AS OPEN SPACE

Council owns and maintains some road reserve land which is used as landscaped open space.

However, as it forms part of a public road it is not public land and therefore not community land for the purposes of the *Local Government Act 1993*. Such land is subject to controls and restrictions under the *Roads Act 1993*. Council proposes to maintain such land in the same manner as Council's parks subject to the maintenance being not inconsistent with the *Roads Act 1993*. Below is a table of such road reserves and more detailed information is provided as Appendix II (Landscaped Public Road Register) to this Plan of Management. These road reserves are not intended to form part of this Plan of Management as they are not public land for the purposes of the *Local Government Act 1993*.

Park / Land	Land Owner
Acton Street Landscaped Verge	Council
Cobden Street Landscaped Verge West Side	Council
Coronation Parade Landscaped Median	Council/Strathfield
Fitzroy Street Landscaped Traffic Control Area (Reed Reserve)	Council
King Edward Street Landscaped Traffic Control Area	Council
Luke Avenue Landscaped Traffic Control Area	Council
McCall Avenue Landscaped Traffic Control Area	Council
Mills Crescent Landscaped Median	Council
Paisley Road Landscaped Traffic Control Area	Council
Parnell Street Garden	Council
Richmond Street Landscaped Verge	Council
Shaftesbury Road Landscaped Verge North and South	Council
Trelawney Street Landscaped Verge	Council
Webb Street Landscaped Verge	Council
White Street Landscaped Median	Council
Willee Street Landscaped Median (Mitchell Reserve)	Council
Willee Street Playground	Council
Wyatt Avenue Landscaped Median (Horton Reserve)	Council

12 REFERENCES

Documents referred to in the preparation of this Plan of Management:

- City of Canada Bay Council, March 2007, *Generic Plan of Management*.
- City of Sydney, 2012, *Generic Plan of Management: Parks, Sportsground, General Community Use Land*.
- *NSW Local Government Act 1993*
- *NSW Local Government (General) Regulation 2005*
- *NSW Roads Act 1993*
- *Environmental Planning and Assessment Act 1979*
- *Crown Lands Act 1989*
- *NSW Government Trade & Investment Crown Lands, Trust Handbook, January 2014*
- *Heritage Act 1977*
- Department of Local Government, *Public Land Management Practice Note No. 1*, revised May 2000
- Burwood Local Environment Plan (BLEP) 2012
- Burwood Development Control Plan (DCP)
- Burwood Graffiti Management Strategy 2011-2015
- Burwood 2030 Community Strategic Plan
- Burwood Community Facilities and Open Space Strategy 2014
- Burwood Council's Landscaping Code 2010

13 APPENDIX I – PLAY EQUIPMENT REPLACEMENT STRATEGY

The following table presents the proposed strategy and priorities (as at February 2015) for replacement of Council's play equipment across the LGA, for the ten year period of 2015 - 2025.

PARK, PLAY EQUIPMENT USAGE AND PROPOSED WORKS	PRIORITY
BLAIR PARK (MEDIUM USAGE)	
Replace play equipment and, if required, shade sails	LOW
Replace softfall	VERY LOW
BURWOOD PARK (VERY HIGH USAGE)	
Replace play equipment and softfall	VERY LOW
FLOCKHART PARK (MEDIUM USAGE)	
Replace play equipment and softfall	VERY LOW
HENLEY PARK (HIGH USAGE)	
Replace play and softfall on Portland Street	VERY LOW
Replace play equipment and softfall on Mitchell Street	MEDIUM
JACKETT RESERVE (MEDIUM USAGE)	
Replace play equipment and softfall	HIGH
JACKSON PARK (MEDIUM USAGE)	
Replace play equipment and softfall	MEDIUM
KEITH SMITH PARK (MEDIUM USAGE)	
Replace play equipment, softfall, shade structure	VERY LOW
MARTIN RESERVE (HIGH USAGE)	
Replace senior (western side) play equipment and softfall (replaced in 2015)	VERY LOW
Replace junior (eastern side) play equipment and softfall	LOW
MONASH RESERVE (MEDIUM USAGE)	
Replace play equipment (Space net)	VERY LOW
Replace play equipment	VERY LOW
PROWSE RESERVE (MEDIUM USAGE)	
Replace junior play equipment and softfall	VERY LOW
Replace senior play equipment and softfall (will be replaced in 2015)	HIGH
REED RESERVE (MEDIUM TO HIGH USAGE)	
Replace play equipment and softfall	VERY LOW
RUSSELL STREET RESERVE (MEDIUM TO HIGH USAGE)	
Replace play equipment and softfall	HIGH
SANDERS RESERVE (HIGH USAGE)	
Replace play equipment and softfall	LOW
ST. PAULS CLOSE (LOW USAGE)	
Replace play equipment, softfall and seat	VERY LOW
WALSH AVENUE RESERVE (MEDIUM TO HIGH USAGE)	
Replace play equipment and softfall to include a shade structure	VERY LOW
WILLEE STREET RESERVE (MEDIUM TO HIGH USAGE)	
Replace play equipment and softfall to include a shade structure	LOW
WOODSTOCK PARK (MEDIUM TO HIGH USAGE)	
Replace swing, nest swing and softfall	VERY LOW
Replace play equipment and softfall with shade structure	MEDIUM
WYATT AVENUE RESERVE (LOW TO MEDIUM USAGE)	
Replace play equipment and softfall	MEDIUM



Notes Do not scale this drawing, use figured dimensions only. Refer to Burwood Council for all omissions and discrepancies. This drawing is checked and approved only if signed. This drawing remains the property of Burwood Council. Any reproduction, complete or in part, infringes copyright.	Revision	Issue	Date rev.	Hydraulics	Structural Engineer	Survey	Client	Certification	Project	Firm no.	Scale	Drawing	North
									Sanders Reserve Dog Off Leash Area	20/7259	1:200	Proposed Dog Off-Leash Area Plan	
									Design & Draft	RS	Checked	PS	
											LA-RS157		





(ITEM 34/20) INVESTMENT REPORT AS AT 31 MAY 2020

File No: 20/25741

REPORT BY CHIEF FINANCE OFFICER

Summary

In accordance with Clause 212 of the *Local Government (General) Regulation 2005*, this report details all money that Council has invested under Section 625 of the *Local Government Act 1993*.

Operational Plan Objective

2.3.1 Identify and maintain additional revenue sources to ensure financial sustainability

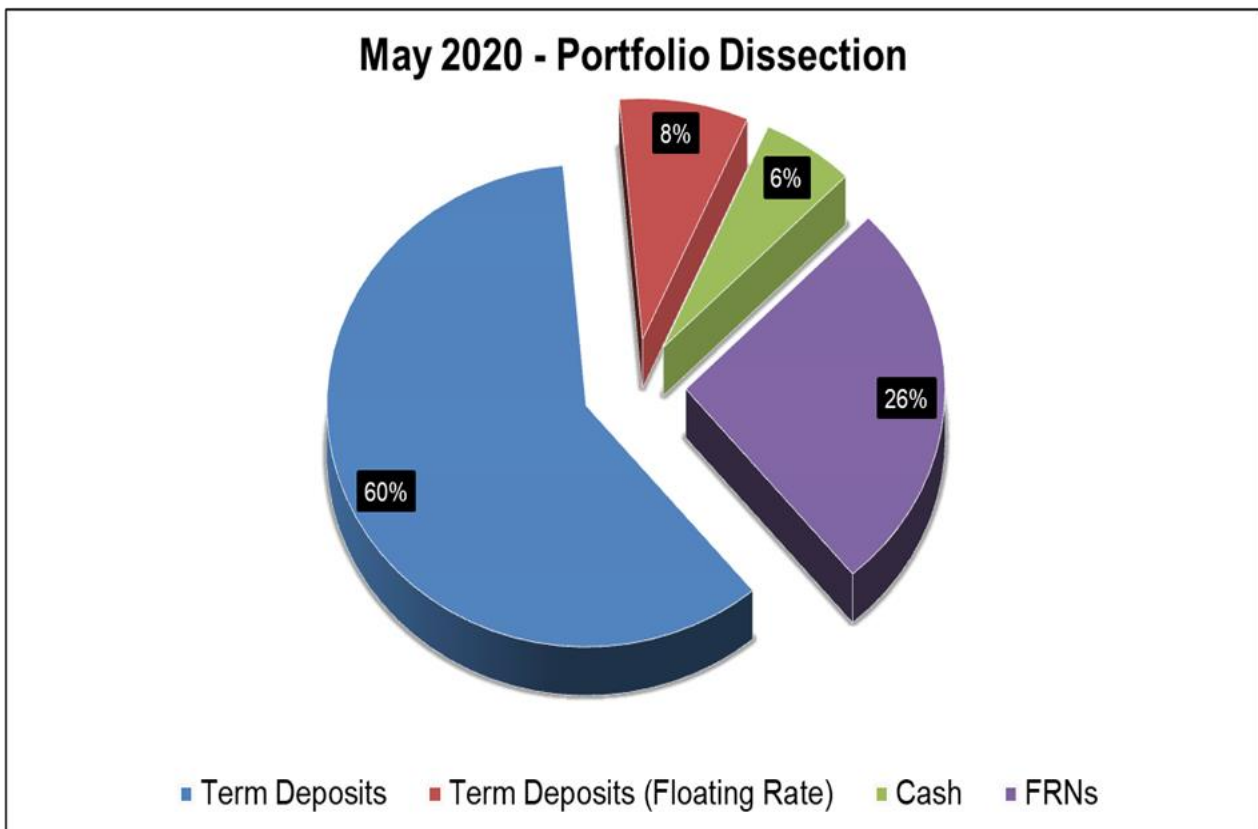
Background

As provided for in Clause 212 of the *Local Government (General) Regulation 2005*, a report listing Council's investments must be presented to Council.

Council's investments are made up of a number of direct investments some of which are managed or advised by external agencies.

Investment Portfolio

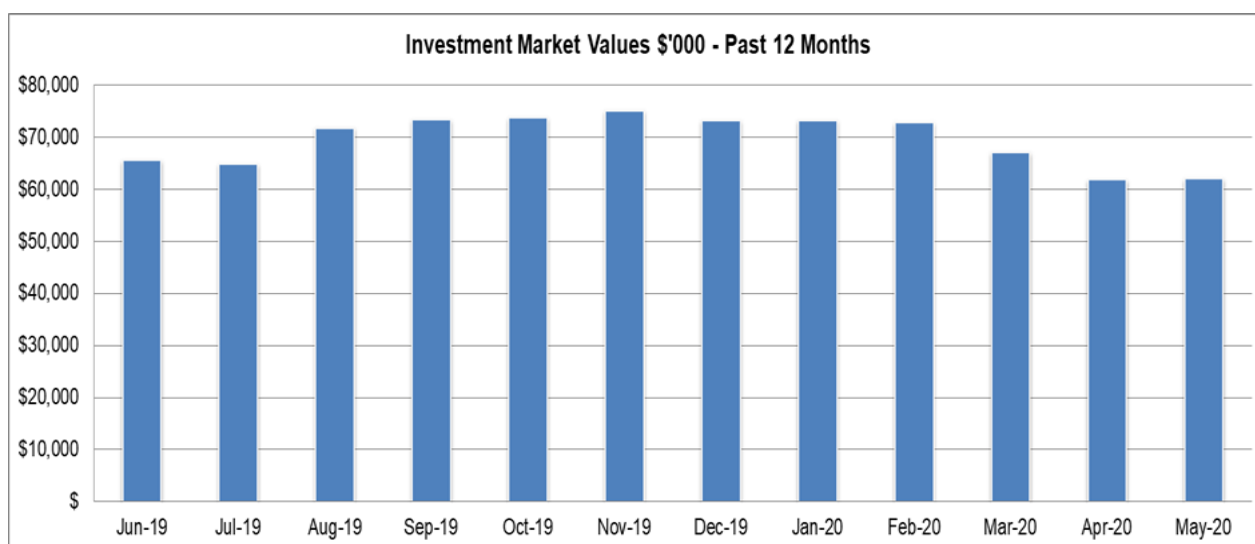
Council has a diversified investment portfolio and has a number of direct investments in term deposits. Its investment portfolio as at 31 May 2020 is:



As at 31 May 2020 Council held the following term deposits:

Purchase Date	Financial Institution	Principal Amount	Interest Rate	Investment Days	Maturity Date
31 Aug 18	National Australia Bank	3,000,000	2.80%	731	31 Aug 20
24 Jul 19	Westpac	3,000,000	1.81%	365	23 Jul 20
16 Aug 19	National Australia Bank	4,000,000	1.60%	364	14 Aug 20
31 Aug 19	Westpac	3,000,000	1.58%	367	31 Aug 20
23 Oct 19	Suncorp-Metway	4,000,000	1.60%	244	23 Jun 20
02 Dec 19	AMP Bank (Imperium)	3,000,000	2.10%	182	01 Jun 20
09 Dec 19	ING Bank	4,000,000	1.58%	183	09 Jun 20
09 Dec 19	ING Bank	4,000,000	1.58%	275	09 Sep 20
10 Mar 20	National Australia Bank	3,000,000	1.35%	184	10 Sep 20
24 Mar 20	Suncorp-Metway	4,000,000	1.75%	184	24 Sep 20
13 May 20	AMP Bank (Imperium)	2,000,000	1.40%	61	13 Jul 20
Total		37,000,000			

The following graph highlights Council's investment balances for the past 12 months:



Council's investment portfolio is recognised at market value and some of its investments are based on the midpoint valuations of the underlying assets and are subject to market conditions that occur over the month.

Council's investment balances as at reporting date and for the previous two months are detailed in Attachment 1. Definitions on the types of investments are detailed in Attachment 2.

Investment Performance and Market Commentary

At the Reserve Bank of Australia (RBA) meeting on the 2 June 2020, the Board decided to maintain the current policy settings, including the targets for the official interest rate at 0.25%. According to the RBA Governor "...The Board took this decision stating that the global economy is experiencing a severe downturn as countries seek to contain the coronavirus. Many people have lost their jobs and a sharp rise in unemployment is occurring. Over the past month, infection rates have declined in many countries and there has been some easing of restrictions on activity. If this continues, a recovery in the global economy will get under way, supported by both the large fiscal packages and the significant easing in monetary policies. Globally, financial markets are working more effectively than they were a month ago, although conditions have not completely normalised.

The Australian economy is going through a very difficult period and is experiencing the biggest economic contraction since the 1930s. In April, total hours worked declined by an unprecedented 9 per cent and more than 600,000 people lost their jobs, with many more people working zero

hours. Household spending weakened very considerably and investment plans are being deferred or cancelled.

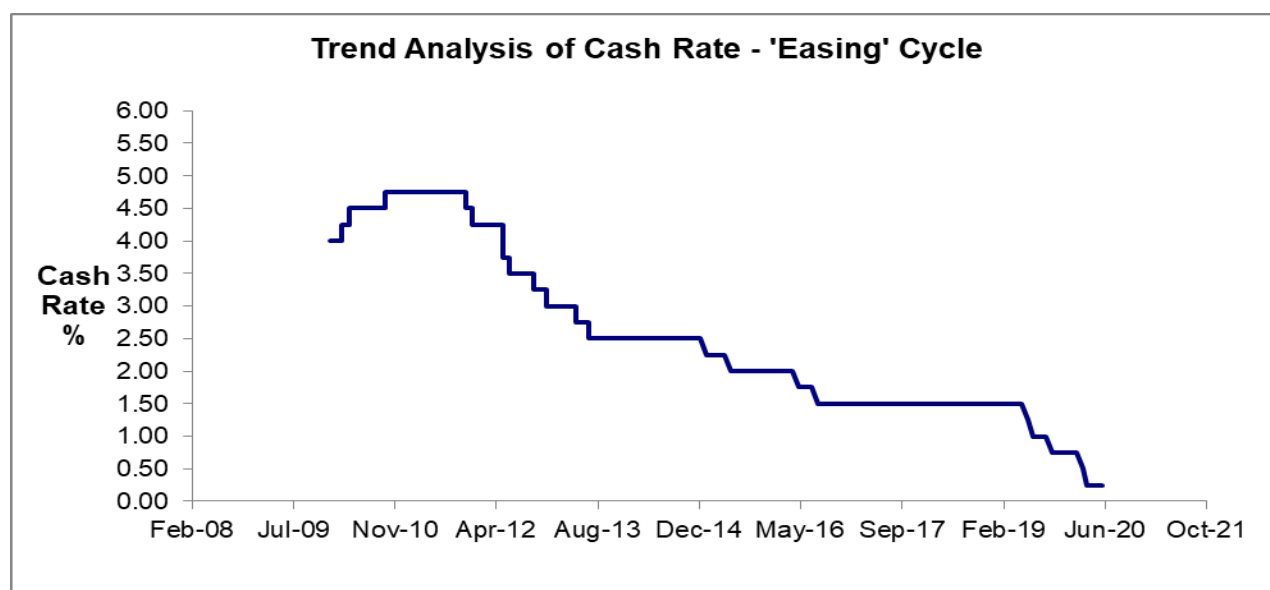
Notwithstanding these developments, it is possible that the depth of the downturn will be less than earlier expected. The rate of new infections has declined significantly and some restrictions have been eased earlier than was previously thought likely. There are signs that hours worked stabilised in early May, after the earlier very sharp decline. There has also been a pick-up in some forms of consumer spending.

However, the outlook, including the nature and speed of the expected recovery, remains highly uncertain and the pandemic is likely to have long-lasting effects on the economy. In the period immediately ahead, much will depend on the confidence that people and businesses have about the health situation and their own finances.

The substantial, coordinated and unprecedented easing of fiscal and monetary policy in Australia is helping the economy through this difficult period. It is likely that this fiscal and monetary support will be required for some time.

The Board is committed to do what it can to support jobs, incomes and businesses and to make sure that Australia is well placed for the recovery. Its actions are keeping funding costs low and supporting the supply of credit to households and businesses. This accommodative approach will be maintained as long as it is required. The Board will not increase the cash rate target until progress is being made towards full employment and it is confident that inflation will be sustainably within the 2–3 per cent target band.” Statement by Philip Lowe, Governor: Monetary Policy Decision – 2 June 2020”.

The following graph provides information on the current RBA monetary policy:



Recommendations(s)

1. That the investment report for 31 May 2020 be received and endorsed.
2. That the Certificate of the Responsible Accounting Officer be received and noted.

Attachments

- 1 [↓](#) Investment Register May 2020 1 Page
- 2 [↓](#) Investment Types 1 Page

**BURWOOD COUNCIL
INVESTMENT PORTFOLIO
as at 31 May 2020**

Investment Adviser	Issuer	ADI or N-ADI	Investment Name	Type	Rating S&P	Invested Amount	Market Value as at 31 March 2020	Market Value as at 30 April 2020	Market Value as at Reporting Date	% of Total Invested
Cash										5.80
Council	Commonwealth Bank	ADI	Operating Account	Cash	AA-	1,643,892	1,081,233	3,265,240	1,643,892	2.65
Council	Commonwealth Bank	ADI	Cash Deposit Account	At Call	AA-	1,890,831	2,648,859	50,586	1,890,831	3.05
Council	Commonwealth Bank	ADI	Online Saver	At Call	AA-	34	34	34	34	0.00
Council	AMP Bank Limited	ADI	AMP Business Saver & Notice Account	At Call / Notice 30 days	A	61,538	61,400	61,473	61,538	0.10
Term Deposits										59.69
Council	AMP Bank (Imperium)	ADI	AMP Bank	Term Deposit	BBB+	3,000,000	3,000,000	3,000,000	3,000,000	4.84
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	3,000,000	3,000,000	3,000,000	3,000,000	4.84
Council	Westpac	ADI	Westpac	Term Deposit	AA-	3,000,000	3,000,000	3,000,000	3,000,000	4.84
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	3,000,000	3,000,000	3,000,000	3,000,000	4.84
Council	BankWest	ADI	BankWest	Term Deposit	AA-	-	3,000,000	-	-	-
Council	Westpac	ADI	Westpac	Term Deposit	AA-	3,000,000	3,000,000	3,000,000	3,000,000	4.84
Council	Westpac	ADI	Westpac	Term Deposit	AA-	-	2,000,000	-	-	-
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	A+	4,000,000	4,000,000	4,000,000	4,000,000	6.45
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	A+	4,000,000	4,000,000	4,000,000	4,000,000	6.45
Council	AMP Bank (Imperium)	ADI	AMP Bank	Term Deposit	BBB+	2,000,000	-	-	2,000,000	3.23
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	4,000,000	4,000,000	4,000,000	4,000,000	6.45
Council	ING Bank	ADI	ING Bank	Term Deposit	A-	-	2,000,000	2,000,000	-	-
Council	ING Bank	ADI	ING Bank	Term Deposit	A-	4,000,000	4,000,000	4,000,000	4,000,000	6.45
Council	ING Bank	ADI	ING Bank	Term Deposit	A-	4,000,000	4,000,000	4,000,000	4,000,000	6.45
Term Deposits - Fixed & Floating Rates										8.07
Council	Commonwealth Bank	ADI	Commonwealth Bank	Global Fixed Income Deposit 0.5 Yr fixed plus 4.5 yr (90day BBSW + 0.80 bps)	AA-	2,000,000	2,000,000	2,000,000	2,000,000	3.23
Council	Westpac	ADI	Westpac	Coupon Select Deposit 2 Yr Fixed plus 3 Yr (90day BBSW + 1.05 bps)	AA-	3,000,000	3,000,000	3,000,000	3,000,000	4.84
Floating Rate Notes										26.45
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Floating Rate Notes (90 day BBSW mid +94 bps)	A+	1,500,000	1,498,880	1,505,495	1,508,988	2.43
Council	Bendigo-Adelaide	ADI	Bendigo Bank & Adelaide Bank	Floating Rate Notes (90 day BBSW mid + 105 bps)	BBB+	1,500,000	1,491,650	1,500,020	1,503,920	2.43
Council	ANZ Group	ADI	ANZ Group	Floating Rate Notes (90 day BBSW mid + 77 bps)	AA-	2,000,000	1,988,406	2,007,844	2,014,384	3.25
Council	Newcastle Permanent Building Society	ADI	Newcastle Permanent Building Society	Floating Rate Notes (90 day BBSW +140 bps)	BBB	1,250,000	1,251,816	1,255,078	1,256,890	2.03
Council	Members Equity Bank Pty Ltd	ADI	ME Bank	Floating Rate Notes (90 day BBSW mid +127 bps)	BBB	2,500,000	2,504,583	2,507,108	2,507,858	4.05
Council	Bank Australia Ltd	ADI	Bank Australia Ltd	Floating Rate Notes (90 day BBSW +130 bps)	BBB	1,500,000	1,505,045	1,507,842	1,507,758	2.43
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +93 bps)	AA-	2,000,000	1,992,426	2,017,364	2,024,024	3.26
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +113 bps)	AA-	4,000,000	4,002,852	4,059,088	4,071,968	6.57
Grand Total						61,846,296	67,027,182	61,737,171	61,992,085	100.00

Credit Ratings	
AAA	Extremely strong capacity to meet financial commitments Highest Rating
AA	Very strong capacity to meet financial commitments.
A	Strong capacity to meet financial commitments but somewhat susceptible to adverse economic conditions and changes in circumstances.
BBB	Adequate capacity to meet financial commitments, but more subject to adverse economic conditions.
CCC	Currently vulnerable and dependent on favourable business, financial and economic conditions to meet financial commitments
D	Payment default on financial commitments
+	Means that a rating may be raised
-	Means that a rating may be lowered

Certificate of Responsible Accounting Officer

I hereby certify that the investments listed have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policies at the time of their placement.

W. Armitage

Wayne Armitage

Chief Finance Officer

Investment Types

Types of Investments

Council's investment portfolio consists of the following types of investment:

1. **Cash and Deposits at Call** – Cash and Deposits at Call accounts are a flexible savings facility providing a competitive rate of interest for funds which are at call (available within 24hours). These accounts enable us to control Council's cashflows along with council's General Fund Bank account. Interest rates are updated in accordance with movements in market rates.

The following investments are classified as Cash and Deposits at Call:

- Commonwealth Bank of Australia – Operating Bank Account AA-
- Commonwealth Bank of Australia – Online Saver AA-
- AMP Business Saver and Notice – At Call/Notice A

2. **Floating Rate Notes (FRN)** - FRNs are a contractual obligation whereby the issuer has an obligation to pay the investor an interest coupon payment which is based on a margin above bank bill. The risk to the investor is the ability of the issuer to meet the obligation.

FRNs are either sub-debt or senior-debt which means that they are guaranteed by the bank that issues them with sub-debt notes rated a notch lower than the bank itself. The reason for this is that the hierarchy for payments of debt in event of default is:

- a. Term Deposits
- b. Global Fixed Income Deposits
- c. Senior Debt
- d. Subordinated Debt
- e. Hybrids
- f. Preference shares
- g. Equity holders

In the case of default, the purchaser of subordinated debt is not paid until the senior debt holders are paid in full. Subordinated debt is therefore more risky than senior debt.

(ITEM 35/20) INTERIM BUDGET AND FEES AND CHARGES DURING JULY 2020

File No: 20/26403

REPORT BY CHIEF FINANCE OFFICER

Summary

In accordance with Clause 211 of the *Local Government (General) Regulation 2005*, a Council, or a person acting on behalf of a council, must not incur a liability for the expenditure of money unless the council at the annual meeting approves the expenditure and votes the money.

Operational Plan Objective

2.3 Ensure financial sustainability and organisational effectiveness

Background

In response to the evolving COVID-19 situation, the NSW Government and the Office of Local Government have issued a number of Orders in particular Circular 20-12 A696830 which reads.

“Regulations have been made under section 747B of the Local Government Act 1993 to temporarily modify the application of the Act in response to the COVID-19 pandemic. The regulations made under section 747B modify the Act as follows:

- Councils have been provided with a one-month extension:
 - to adopt their 2020-21 Operational Plan (including Revenue Policy, Statement of Fees and Charges and annual budget) before 31 July 2020;
 - to submit audited financial reports by 30 November 2020; and
 - for the preparation and publishing of annual reports by 31 December 2020.
- Councils have the option to delay issuing rates notices to ratepayers until 1 September 2020, and the collection of the first quarter rates instalment until 30 September 2020”.

Comment

In April the General Manager provided Council with a progress report on activities undertaken by Burwood Council in response to the COVID-19 (Coronavirus) pandemic, as well as a summary of actual and potential impacts to Council’s activities and finances.

Within the report under NSW Government Directives, Statutory requirements the extension of one month for adoption of Operational Plan, Budget, Statement of Revenue Policy and Fees and Charges were highlighted at which time Council approved.

Closer examination of the Circular has raised two issues which need to be addressed, Fees and Charges for 2020-21 and the voting of an interim expenditure budget during July. In accordance with Financial Regulation 211, a Council, or a person acting on behalf of a council, must not incur a liability for the expenditure of money unless the council at the annual meeting approves the expenditure and votes the money.

Therefore, until the Operational Plan, Budget and Fees and Charges are adopted by Council in July 2020, it is recommended that the Fees and Charges set down in the 2019-20 are carried over during July and Council approve an interim expenditure Budget being 1/12th of the total 2020-2021 expenditure budget totalling \$5,950,030 until the 2020-21 Operational Plan, Budget and Fees and Charges are adopted at the Council meeting in July 2020.

Recommendations(s)

1. That Council adopt the continuation of the 2019-20 Fees and Charges during the month of July 2020.
2. That Council approve an interim expenditure Budget being 1/12th of the total expenditure 2020-2021 budget totalling \$5,950,030 until the 2020-21 Operational Plan, Budget and Fees and Charges are adopted at the Council meeting in July 2020.

Attachments

There are no attachments for this report.

(ITEM 36/20) COMMUNITY RECYCLING CENTRE - RESOURCE SHARING ARRANGEMENT WITH CANADA BAY COUNCIL

File No: 20/27017

REPORT BY DEPUTY GENERAL MANAGER LAND, INFRASTRUCTURE AND ENVIRONMENT

Summary

To have Council enter into a formal agreement with Canada Bay City Council allowing the residents of Burwood local government area to access and use the Canada Bay Community Recycling Centre located at Regatta Road Five Dock.

Operational Plan Objective

3.2.2 Identify emerging waste management solutions – Actively seek and identify new processes and technology

3.2.3 Ensure a community wide increase in recycling and reduction in landfill

3.3.1 Encourage the community to follow sustainable practices

Background

Canada Bay Council provides a recycling drop off facility for its residents for problem household waste that should not be disposed of through the normal weekly waste bin collection. The type of materials includes motor, cooking and other oils, paints, car and household batteries, gas bottles, fluoro globes and tubes, fire extinguishers and smoke detectors.

Residents from Burwood have been delivering material to the site however it is proposed to have a formal agreement in place allowing Burwood residents to deliver the material to the site. Burwood Council would be able to promote the facility as another responsible disposal point for problem wastes to our residents.

Proposal

It is proposed to enter into a joint agreement with Canada Bay Council with Burwood making a financial contribution for the ongoing operation and upkeep of the facility which would officially allow Burwood residents to access and use the facility.

Consultation

Council staff has been consulting with the Canada Bay staff about allowing Burwood residents to use the facility. It has been advised that there is capacity at the facility to accept materials from Burwood residents.

Planning or Policy Implications

The facility was constructed by Canada Bay Council and has been in operation for some years and as such, there no planning or policy implications.

Financial Implications

It is proposed that Council make an annual contribution of \$50,000 towards the operation and upkeep of the facility. Funding is available through Council's annual payment from the former NSW EPA (now known as Energy, Climate Change and Sustainability, Department Planning Industry and Environment) under the Better Waste and Recycling Fund (BWRf). The money is distributed to councils specifically for waste programs and projects as approved by the fund coordinator.

Council received approximately \$73,000 for the current financial year and there is sufficient remaining funding to cover the proposed contribution to Canada Bay Council. Council staff has contacted the funds coordinator to discuss the proposal and have received a positive response, however, the coordinator will need to approve the proposal prior to Council making a final commitment.

Options

A community recycling centre is now an integral part of an overall waste and recycling strategy for the safe disposal of problem wastes. Council could construct and establish its own centre but Council's urban density contributes to space and capacity limitations making it difficult to establish such a facility.

Entering into a joint agreement with Canada Bay Council will allow for wider community access to an already established facility which will benefit the residents of both Canada Bay and Burwood Councils.

Conclusion

The access to a community recycling facility for problem wastes for the residents of Burwood would provide another element in an overall sustainable waste and recycling management strategy ensuring we continue to pursue and deliver best practice options and solutions.

Recommendations

1. That, subject to approval from the Better Waste and Recycling Fund Coordinator, Burwood Council enters into a formal agreement with Canada Bay Council allowing access and use for the residents of Burwood local government area to the Canada Bay Community Recycling Centre.
2. That the General Manager be authorised to complete and sign the formal agreement on behalf of Council.

Attachments

There are no attachments for this report.

(ITEM IN20/20) ANSWERS TO QUESTIONS WITHOUT NOTICE - COUNCIL MEETING OF 28 APRIL 2020

File No: 20/21946

REPORT BY GOVERNANCE OFFICER

Summary

At the Council Meeting of 28 April 2020 the following Questions without Notice (QWN) were submitted by Councillors. Council Officers responded to the QWN and Councillors were notified on 19 May 2020 of the outcome of the QWN.

Operational Plan Objective

2.1.3 Ensure transparency and accountability in decision making.

This is now submitted as part of the Council Agenda for Public Notification:

QUESTIONS WITHOUT NOTICE – COUNCIL MEETING OF 28 APRIL 2020	
Question	Response
<p><u>Councillor Lesley Furneaux-Cook</u></p> <p>Question 1:</p> <p>Could staff outline the potential impacts of the NSW Planning Acceleration Program recently announced by Minister Stokes - especially on the LEP and the meeting of the two planning panels?</p>	<p><u>Acting Group Manager – Strategic Planning, Heritage and Place Planning</u></p> <p>There is no impact to development applications within the Burwood LGA or the Burwood LEP by the announcement made by Minister Stokes.</p> <p>The projects identified for acceleration are a specific list of State Significant Developments which can be found at https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/fast-tracked-assessments-tranche-one-2020-04.pdf?la=en</p> <p>Council staff are assessing whether any projects within the Burwood LGA are appropriate for inclusion in future tranches of this program.</p>
<p><u>Councillor Lesley Furneaux-Cook</u></p> <p>Question 2:</p> <p>A few residents have expressed concern regarding the use of their emails for the Burwood cares communication without their knowledge. How were the emails sourced and will they be guaranteed only to receive information regarding Council's response to the COVID for the duration of the emergency?</p>	<p><u>Group Manager - Corporate Planning and Communications</u></p> <p>Currently Council is operating under Crisis Management protocols. This necessitates being able to communicate broadly to our community through the many channels Council has at hand.</p> <p>The first edition of both the business and community E-News included an explanation of the objectives of the Burwood Cares E-Newsletters, namely: Keeping our community informed on Council initiatives to protect the health and wellbeing of our community and promote the Burwood Cares program as a central platform to find support.</p>

QUESTIONS WITHOUT NOTICE – COUNCIL MEETING OF 28 APRIL 2020

	<p>The Burwood Cares database is not a single list but segmented into the following groups:</p> <ul style="list-style-type: none"> ▪ Existing Burwood Council E-Newsletter subscribers ▪ Existing Business Newsletter subscribers ▪ The Burwood Library database ▪ The Enfield Aquatic Centre database ▪ The Facilities Hirers database which included community groups etc. ▪ Ratepayer database ▪ Council Executive and Councillors <p>An “unsubscribe” option is present on every E-Newsletter sent by council, so anyone receiving Burwood Cares E-Newsletters is able to quickly and easily unsubscribe and be removed from Council’s E-News database.</p> <p>Post crisis:</p> <ul style="list-style-type: none"> ▪ The existing Council E-News and Business databases will continue to receive the E-Newsletters they originally subscribed to. ▪ The other databases will continue to receive the original content they subscribed to, such as Library specific E-News for Library subscribers. However they will be asked if they would like to also subscribe to a general Council Update and What’s On E-Newsletter. <p>Those that do not take up the subscription offer will no longer be emailed and removed from the active database segments.</p>
<p><u>Councillor Lesley Furneaux-Cook</u></p> <p>Question 3:</p> <p>As the usual council matters leaflet is not currently in production, when will all Councillors’ contact details be included in the current e-communication?</p>	<p><u>Group Manager - Corporate Planning and Communications</u></p> <p>The current E-Newsletters have been developed in response to the COVID-19 Crisis. It was considered appropriate to only include Council’s contact details on the E-Newsletter in order to provide a direct channel to Council’s COVID-19 response and resources. The media and communications team are continuing to develop physical newsletters that will include the contact details of all Councillors.</p>
<p><u>Councillor Joseph Del Duca</u></p> <p>Question 1:</p> <p>Can Council provide a breakdown of small businesses in the area and how many of those are receiving assistance due to being in Council property?</p>	<p><u>Acting Deputy General Manager – Corporate, Governance & Community</u></p> <p>Information sourced from the Department of Planning, Industry and Environment (2018) breaks down Burwood LGA businesses as follows:</p>

QUESTIONS WITHOUT NOTICE – COUNCIL MEETING OF 28 APRIL 2020

	<table border="1"> <tr> <td>0 employees</td> <td>2,919</td> </tr> <tr> <td>1-4 employees</td> <td>1,467</td> </tr> <tr> <td>5-19 employees</td> <td>358</td> </tr> <tr> <td>20 or more employees</td> <td>67</td> </tr> </table>	0 employees	2,919	1-4 employees	1,467	5-19 employees	358	20 or more employees	67	<p>Council is the Landlord for 12 small businesses and rent assistance has been provided to eight of them. The remaining four are presently under review and evaluation in line with the Federal Government's Code of conduct for commercial tenancies.</p>
0 employees	2,919									
1-4 employees	1,467									
5-19 employees	358									
20 or more employees	67									
<p><u>Councillor Joseph Del Duca</u></p> <p>Question 2:</p> <p>How many businesses are receiving benefits from having their outdoor licencing fees waived?</p>	<p><u>Group Manager Compliance</u></p> <p>Currently Council has 32 shops with approved outdoor eating licences. All of these premises will receive the three month fee reduction over the next financial period.</p>									

No Decision – Information Item Only

Attachments

There are no attachments for this report.

(ITEM IN21/20) ANSWERS TO QUESTIONS WITHOUT NOTICE - COUNCIL MEETING OF 19 MAY 2020

File No: 20/25683

REPORT BY GOVERNANCE OFFICER

Summary

At the Council Meeting of 19 May 2020 the following Questions without Notice (QWN) were submitted by Councillors. Council Officers responded to the QWN and Councillors were notified on 2 June 2020 of the outcome of the QWN.

Operational Plan Objective

2.1.3 Ensure transparency and accountability in decision making.

This is now submitted as part of the Council Agenda for Public Notification:

QUESTIONS WITHOUT NOTICE – COUNCIL MEETING OF 19 MAY 2020	
Question	Response
<p><u>Councillor Lesley Furneaux-Cook</u></p> <p>Question 1:</p> <p>Do the changes in state legislation on how councils can spend their Section 94 contributions impact on Burwood Council?</p>	<p><u>Chief Finance Officer</u></p> <p>No – process/criteria for expenditure of contributions remains the same for the Burwood LGA.</p>
<p><u>Councillor Lesley Furneaux-Cook</u></p> <p>Question 2:</p> <p>Is there any potential funding available from the state/federal government to increase bike paths in our LGA (temporarily or permanently) to alleviate the use of public transport and car use during the current COVID-19 pandemic?</p>	<p><u>Chief Finance Officer</u></p> <p>Transport for NSW (TfNSW) considered implementing additional cycle lanes during the COVID-19 pandemic in streets which have two lanes of travel in the same direction by converting one lane for cyclists only. Given the placement of kerbside parking lanes there were no suitable locations meeting these criteria in Burwood which connected to existing cycling routes.</p> <p>As part of the current Parramatta Road Urban Amenity Improvement Program (PRUIAP) being managed by the Department of Planning, Council received just under \$800,000 in funding to construct three new mixed on-road and off-road cycle paths that will provide additional amenity for both cyclists and pedestrians. All three cycle routes will offer links between existing recreational areas within Burwood Council and the City of Canada Bay. This program is currently underway and expected to be finalised by the end of 2020.</p> <p>These cycle routes are as follows:</p> <ol style="list-style-type: none"> 1. Luke Ave to Burwood Rd – via Arthur St and Meryla

QUESTIONS WITHOUT NOTICE – COUNCIL MEETING OF 19 MAY 2020

- St (designed).
2. Parramatta Rd to Burwood Park – via Neich Pde (completed).
 3. Short St to Wangal Park – via Acton St and Monash Pde (designed).

Following the completion of the Burwood Traffic and Transport Study currently being undertaken a review of cycleway will be undertaken to determine additional links required as well as funding opportunities from TfNSW Walking and Cycling Programs.

No Decision – Information Item Only**Attachments**

There are no attachments for this report.

(ITEM IN22/20) PETITIONS

File No: 20/25622

REPORT BY GOVERNANCE OFFICER

Summary

Petitions received are reported to Council on a monthly basis. Council has received two petitions since the May 2020 Council Meeting.

Operational Plan Objective

2.1.1 Provide opportunities for discussions and report decisions back to the community

Background

Date Received	Petition Subject	No. of Households and Businesses within the LGA	No. of Households outside the LGA	Responsible Council Division
21 May 2020	Petition received in objection to: <ul style="list-style-type: none"> ▪ The zoning (R3) on the north side of Mitchell Street Enfield ▪ The laneway between Mitchell Street and Cooinoo Reserve Enfield not being listed as public access. 	28	0	Land, Infrastructure and Environment
29 May 2020	Petition received from the residents of Brighton Retirement Village at 17-23 Croydon Avenue Croydon, seeking Council's support in retaining the 'No Parking' zone to the right of the driveway exit to Brighton Street at said address.	76	0	Land, Infrastructure and Environment

Comments

That Council notes that the Petitions have been referred to the appropriate Council Officers for attention.

No Decision – Information Item Only**Attachments**

There are no attachments for this report.

**(ITEM IN23/20) POWER OF ATTORNEY FOR THE GENERAL MANAGER -
REPORT FOR PERIOD OF MARCH TO MAY 2020**

File No: 20/25952

REPORT BY GENERAL MANAGER

Summary

At the Council Meeting of 28 May 2019, Council resolved to delegate to Tommaso Briscese a general Power of Attorney.

The resolution included a request for a report to Council every three months on all documents signed under the general Power of Attorney.

Council notes that there were no documents signed under Power of Attorney between March and May 2020.

Operational Plan Objective

2.1.3 Ensure transparent and accountability in decision making

No Decision – Information Item Only**Attachments**

There are no attachments for this report.